AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, March 16, 2026 - 5:30 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)

III. Adjourn Executive Session

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

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

VI. Proclamations / Awards / Recognitions

1. Surveyors Week Proclamation

2. American Red Cross Month Proclamation

VII. Appointment Items

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

VIII. Open Forum

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

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

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

1. Consider approval of the minutes from the March 2, 2026, city council meeting, and take any action necessary.

2. **Z2026-002** - Consider a request by Alex Flores for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary **(2nd Reading)**.

3. Consider authorizing the City Manager to execute purchase orders and/or contracts for The Harbor dock repairs and new wave attenuator installation project awarded to All-In Marine in the amount of $2,881,905 and an additional $278,095 in contingency funding - both to be funded by TIF bonds - and take any action necessary.

4. Consider the approval of an **ordinance** amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees, and take any action necessary. **(1st reading**)

5. Consider authorizing the City Manager to execute a contract for professional services with MESA for the “North Goliad Street Reimagining Project" in the amount of $1,999,825 to be paid for by Rockwall County Road Bonds with an additional $20,000 of contingency funding to be paid from City General Fund Reserves, 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. **Z2026-004** - Hold a public hearing to discuss and consider a request by Peter Drake for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary **(1st Reading)**.

2. **Z2026-006** - Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of an **ordinance** for a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary **(1st Reading)**.

3. **Z2026-007** - Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an **ordinance** for a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary **(1st Reading)**.

4. **Z2026-008** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary **(1st Reading)**.

5. **- - REMOVED FROM AGENDA on 03/11/26 - -** ~~**Z2026-009** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary **(1st Reading)**.~~

6. **Z2026-010** - Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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 presentation by Pattillo, Brown & Hill, LLP of the city's Annual Comprehensive Financial Report for Fiscal Year 2025, and take any action necessary.

2. Discuss and consider a request by David English on behalf of Ridge Pointe Founders, LTD for the abandonment of the undeveloped right-of-way for S. First Street between 401 W. Rusk Street and 365 W. Rusk Street, and being bounded by W. Rusk Street to the north and W. Washington Street to the south, and take any action necessary.

3. **A2026-001** - Discuss and consider approval of a **resolution** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a ~268.220-acre tract of land identified as a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149, Rockwall County, Texas, generally located adjacent to FM-548, and take any action necessary **(1st Reading).**

XIII. 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 10th day of March, 2026, at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

_____ _____

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

Date Removed

Rockwall, Texas

Proclamation

Whereas, for more than a quarter millennium, surveyors have played a central role in the epic saga of America, her people, and the land they love; and

Whereas, perhaps the most famous land surveyors in U.S. History were Meriwether Lewis and William Clark, two explorers at the turn of the nineteenth century who embarked on an expedition through the uncharted territory purchased from France, sowing seeds of "Manifest Destiny" and a sense of purpose that would shape the trajectory of our people for years to come; and

Whereas, the promise of land ownership beckoned pioneers from each corner of the globe, and in the era of westward expansion, many settlers journeyed to the Lone Star State to build a better life; and

Whereas, to inspire continued immigration from the United States, Stephen F. Austin, the Father of Texas, published the first commercially-produced map of the region in 1830 and updated it in 1840 to reflect Texas' newfound status as a sovereign nation; and

Whereas, although surveyors paved the way for many glories of the past, their present influence is as significant as ever – whether construction, transportation, conservation, industry or disaster recovery, much of modern life depends on land surveyors; and

Whereas, the field of land surveying is a sophisticated science that involves advanced data collection methods and precise geographic information systems; and

Whereas, from land ownership to infrastructure development, surveyors make a meaningful, tangible difference in our city, state and nation, with these professionals possessing a great deal of both technical expertise and advanced analytical abilities.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **MARCH 15–21, 2026** as

SURVEYORS WEEK

in the City of Rockwall and encourage all citizens to acknowledge and applaud these hardworking professionals for the important work they do, which is of great benefit to us all.

In Witness Whereof, I hereunto set my hand and official seal this 16th day of March, 2026.

_____

Tim McCallum, Mayor

Rockwall, Texas

Proclamation

Whereas, in 1943, President Franklin D. Roosevelt issued a proclamation, recognizing and celebrating the compassion of people across the nation who care for others in times of crisis; and

Whereas, each day, more than 65 dedicated Rockwall residents put on their Red Cross vest, offering hope to neighbors in need; and

Whereas, the Red Cross carries out disaster relief operations serving the Rockwall community, delivering shelter, food, and comfort to neighbors facing unexpected emergencies; and

Whereas, the Red Cross holds blood drives in Rockwall to collect blood, ensuring lifesaving care for new mothers, cancer patients, and accident victims; and

Whereas, the Red Cross proudly provides critical services to Rockwall military members and their families, helping them navigate the challenges of service; and

Whereas, Rockwall residents enroll in Red Cross first aid, CPR, and AED training courses, making this community more prepared and resilient in emergencies.

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

AMERICAN RED CROSS MONTH

in the City of Rockwall and encourage all citizens to support the humanitarian efforts of this organization, applauding it and its volunteers for the many services they provide to countless communities and individuals in need across our great nation.

In Witness Whereof, I hereunto set my hand and official seal of the City on this 16th day of March, 2026.

Tim McCallum, Mayor

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, March 2, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Pro Tem Moeller called the meeting to order at 5:00 p.m. Present were Mayor Pro Tem Mark Moeller and Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Mayor Tim McCallum was absent from the meeting.

Mayor Pro Tem Moeller read the below-listed discussion items in the public record before recessing the meeting to go into Executive Session.

II. Executive Session

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

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

2. Discussion regarding the disincorporation of land within the City's Extraterritorial Jurisdiction (ETJ), pursuant to Section §551.071 (Consultation with Attorney).

3. **ACTION ITEM 4.** Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:50 p.m.

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

Mayor Pro Tem Moeller reconvened the meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Cheryl Remchuk (Hope Global Methodist Church)

Cheryl came forth and delivered the invocation and led the Pledges.

VI. Proclamations / Awards / Recognitions

1. Theater in our Schools Month Proclamation

Mayor Pro Tem Moeller, Councilmember Anna Campbell (teacher at Rockwall High School), along with various high school theater students came forth. Mayor Pro Tem Moeller read the proclamation. One of the students briefly spoke, expressing gratitude for being able to participate in her local high school theater program and mentioning several skills she has developed through being in the theater program.

VII. Appointment Items

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

John Hagaman of the city's Planning & Zoning Commission briefed Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following his briefing.

VIII. Open Forum

Mayor Pro Tem Moeller asked if anyone would like to speak during Open Forum. There being no one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Council took no action as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the February 17, 2026 city council meeting, and take any action necessary.

2. **Z2026-001** - Consider the approval of an **ordinance** for *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary **(2nd Reading)**.

3. Consider authorizing the City Manager to execute a Joint Elections Agreement & Contract for Election Services with the Rockwall County Elections Administrator for conducting the May 2, 2026 General Election (for city councilmembers) and Special Election (for Charter Amendments), and take any action necessary.

4. Consider authorizing the City Manager to execute purchase orders and/or contracts for Chandler Park soccer field renovation project awarded to United Turf and Track for an amount not to exceed $175,000 and take any action necessary.

5. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of $168,858 to be funded by the Parks Operations Budget, and take any action necessary.

6. **P2026-006** - Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a *Final Plat* for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

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

CITY OF ROCKWALL

ORDINANCE NO. 26-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion then passed by a vote of 6 ayes with 1 absence (McCallum).

XI. Public Hearing Items

1. **Z2026-002** - Hold a public hearing to discuss and consider a request by Alex Flores for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained the applicant would like to construct a 1,539 square foot single-family, one-story, two-car garaged, residential, bricked home at this location. He went on to explain that the Council is being asked to consider size, location and architecture (when compared to other, nearby existing homes). Staff sent out 163 notices to owners and occupants located within 500 feet, and no HOA notices were sent since no HOAs are located nearby. So far, staff has not received any notices back, neither in support nor in opposition. Also, the Planning & Zoning Commission has recommended approval of this SUP by a vote of 7 to 0.

Mayor Pro Tem Moeller opened the public hearing, but no one indicated a desire to speak. So he then closed the public hearing.

Mr. Miller reminded Council that they do have discretion, based on a recently set policy, to either table this case until a later date when the applicant can be present, or deny it without prejudice.

Councilmember Lewis moved to approve Z2026-002. He commented that he is willing to make an exception at this time related to the applicant not actually being present this evening. He pointed out that the applicant was present at other, prior meetings, and he has complied with what's been asked of him. Councilmember Campbell seconded the motion and generally reiterated Councilmember Lewis' comments. She expressed that, although the Council does not like for an applicant to be absent when their case is being heard, in this instance, he did attend all prior meetings, and she does not see a reason to not go ahead and approve this case and not have to revisit it at a later date. Following additional, brief comments, the ordinance caption was 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 PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes with 1 absence (McCallum).

XII. Action Items

1. **MIS2026-003** - Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Special Request* to reduce the front yard building setback on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

Planning Director, Ryan Miller provided background information on this case. He shared that the Council previously approved an SUP for allow for the construction of a 2,120 sq. foot single-family home at this location, and the applicant did apply for a building permit. On the building permit was included a covered front porch, and it was discovered that the building permit was issued in error since allowing that covered front porch was not part of the previously approved SUP that Council granted back in September of 2025. He went on to explain that the applicant's desire to build the front porch would result in encroaching over the twenty-foot build line adjacent to Lamar Street. The applicant also submitted a building permit request to construct a living room; however, that permit was never issued, but construction on the living room commenced anyway. The applicant was then notified he would need to seek special approval from Council regarding the encroachment the living room will result in (which will result in the building line on the east side of the structure being reduced from twenty-feet down to

ten feet). He pointed out that this is a corner lot, and there are other nearby corner lots that also have only a 10 foot building setback from structure to property line. Also, he pointed out, Lamar Street dead ends into the southern property line of this property. Mr. Miller went on to share that the City's Planning & Zoning Commission has reviewed and recommended approval of this case by a vote of 7 ayes to 0 nays. The applicant is not present tonight, and this is a discretionary decision on the part of Council this evening.

Councilmember Henson moved to approve MIS2026-003. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

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

Chair of the Commission, David Rohlf, came forth and expressed gratitude to the artist, to Mayor Pro Tem Moeller (who he indicated helped conduct some research related to the project, and to staff member, David Sweet. He mentioned the artist is present this evening, and this project is one that the ART Commission has been working on for about the last year or so.

He explained the proposal, suggesting the commissioning Rockwall County artist, Barbara Dybala, to create a mosaic tractor for the City of Rockwall, which will be placed near the museum at Harry Myers Park and will be unveiled at the May 2026 Founder's Day Festival event. He explained that the project aims to enhance the city's visual appeal and draw visitors, reflecting our commitment to integrating art into the community. Ms. Dybala's Farm to Market themed mosaic tractor is designed to foster community interaction and has been successfully implemented in other venues, demonstrating its potential as a cultural landmark. After reviewing Ms. Dybala's extensive portfolio and visiting her Hidden Mosaic Studio, we are confident in her ability to deliver an outstanding piece on schedule and within budget. He also explained that the base of the tractor will be a Farmall H, which is a medium-sized, two-plow, row crop tractor produced by International Harvester under the Farmall brand from 1939 to 1954. Several methods of fabrications will be used due to the three dimensionalities of the base tractor. The mosaic work will be created in the artist's studio on either fiberglass mesh backing, or double-indirect with an acrylic film face mounting. A majority of the work will be a direct mount to the tractor. Regarding cost - $59,600 includes tractor, design, materials, mosaic. The ART Commission has worked closely with the city's Parks & Rec Department, which has provided an estimate for the delivery, pad, and installation. With the addition of security lighting, no more than $5,000 is anticipated for the installation, for an overall total of $64,600. Mr. Rohlf introduced Mary Jo Marvin, indicating that she is the liaison representing the artist. Ms. Marvin shared additional details concerning the proposed project as well as the artist. She pointed out that the artists' in-home studio is opened up 'as a gift' to the community each Mother's Day, and she encouraged visitors to take advantage of that opportunity that happens once per year.

Following Ms. Marvin's comments, Councilmember Campbell thanked the ART Commission and the Rockwall County Historical Foundation. She expressed excitement about this project and is especially thankful it will be made by a local artist. She asked the artist a couple of questions. Answers given by Ms. Marvin were generally that the construction adhesive that will be used has an estimated lifespan of twenty years or so. The materials utilized will be durable. Also, it's not expected that any sharp edges or anything that would cause safety concerns will be present. It can be climbed on and played on, and some do install a sign nearby that states "climb at your own risk." It will be a really good 'photo op' piece that will also serve as a beautiful art piece.

Councilmember Lewis thanked the ART Commission, city staff members and the artist for all the work done on this project. He went on to make a motion to approve the proposal, as presented and appropriate the $65,000 for the project. Councilmember Jeffus enthusiastically thanked the ART Commission and provided high compliments about the project. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

3. Discuss and consider a request from John Rose representing HEB seeking approval of a variance to the city's sign height and size requirements for a property located at 1600 East Interstate 30, and take any action necessary.

Building Official, Jeffrey Widmer, briefed the Council on this request. He explained that at the time of construction, HEB erected two pole signs on their property – one being 40' in height and 198 square feet in size. They are now seeking approval to replace that existing pole sign and instead erect an 85' tall sign that is 658 square feet in size. The City's sign ordinance does allow Council to grant variances for a sign's height and size if Council determines that compliance with the established size restrictions would create a hardship for the applicant. Mr. Rose, on behalf of HEB, has submitted a letter requesting this variance and explaining the hardship.

Mr. Widmer went on to explain that the currently adopted sign ordinance allows for a maximum height of 40' for a sign associated with a general business – which includes gas, food, or lodging – along IH-30. Mayor Pro Tem Moeller wonders how tall flagpoles are allowed to be. Mr. Miller shared that the height depends on the zoning district; however, much of the IH-30 corridor would allow for flagpoles to be a maximum of 60' in height.

Mr. Rose then came forth and shared that this is the 3rd time in twenty-five years he's been in front of City Council representing different grocery stores. He went on to explain that his company desires to bring folks in from all areas, including cities like Greenville and Sulphur Springs. They'd like to increase the sign height in order to be more visible and allow drivers to have ample decision-making time to exit and visit the HEB store. He made some comments regarding topography, the nearby airport, safety, and other factors that led to them deciding to request an 85' tall sign (658 sq. feet in size).

Councilmember Campbell generally expressed concern that what is being asked is just a very, very large – significantly larger – sign than what's there now. She wonders if something lower could suffice. Mr. Rose shared that they could make a 75' tall sign work, but the square footage is really needed at the dimensions currently being requested. She doesn't consider that the sign height poses a safety concern, believing that those who miss the exit would just go one more exit down, turn around, and go back.

Councilmember Jeffus asked what the tallest sign is along IH-30. Mr. Widmer initially shared that the tallest signs are 60' in height other than the Travel Centers of America. Eventually, Mr. Miller shared that the QuickTrip location received an SUP that allowed for a sign that is 75' high. Councilmember Henson indicated agreement to a 75' sign for the HEB. Councilmember Campbell expressed concern about the square footage of the sign, even if the height is 75'. Wendy Allgood with FSG Signs (accompanying Mr. Rose) spoke, providing various reasons why the height and size were chosen, including a site study they performed in order to select the height they're asking for.

Discussion ensued pertaining to the square footage (overall) that's being proposed, which includes the main HEB sign and other, supplementary signs below (i.e. BBQ, Curbside, Pharmacy, etc. signs).

Councilmember Henson asked how tall the previously approved sign is for the IKEA that is coming. After

a few minutes, Mr. Miller shared that the sign height for the future IKEA was approved at 120' high with 700 square feet of sign space.

After further discussion, Councilmember Lewis moved to approve the variance to allow for a 75' tall sign and increase the size of the signs (collectively, overall) to 524 square feet. Councilmember Thomas seconded the motion. After further, positive comments from Councilmember Thomas and Mayor Pro Tem Moeller, the motion passed by a vote of 6 ayes with 1 absence (McCallum).

4. Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

Mr. Garza, City Attorney, indicated that when a municipality is attempting to purchase property, it must make an offer. A broker was previously utilized by the city in order to make an offer on and attempt to purchase this property for a much-needed fire station; however, the offer was not accepted. He went on to provide options to the Council. So, what the city is doing with this item is to begin the process under property code chapter twenty one. And, what this requires, it requires the city to in good faith, make an offer, an initial offer, uh, and it has to provide the property owner with an appraisal with a clear description of the property looking to be acquired, for what purpose it's being acquired for, and a bill of rights that the legislature has prepared that every property owner should receive when a governmental body is trying to buy property. It authorizes city to begin the negotiations and to complete the negotiations - if they're not successful - with a possible eminent domain. He explained that the Council has the option to adopt a resolution, giving full authority for staff and the city attorney to begin negotiations to attempt to acquire the property but not to go so far as to file suite for condemnation or eminent domain proceedings. It would require the city to make an initial offer, give the property owner 30 days. Then, if the initial offer is not successful, the city would be required to give a final offer under state law. That final offer would represent the final amount the city is willing to pay for the property. They would then have fourteen days to respond to the final offer. If not successful, then if Council did not want to proceed with condemnation, staff would have to come back to Council, give a status report and discuss options. The first option is to adopt the resolution that was included in the packet (up to and including condemnation and eminent domain authorization). Or, an alternative resolution could be adopted, which stops short of the condemnation / eminent domain authorization and steps.

Councilmember Thomas made a motion to instruct the staff and city attorney to move forward with making a good faith offer initially, followed by a second offer before possibly taking additional steps.

Councilmember Thomas withdrew his motion, and Councilmember Lewis then made a motion as follows: a motion to proceed in adopting the resolution making the finding of a public use and necessity and determining that acquisition of fee simple title to approximately 2.048 acres near E. Boydstun and S. Clark Street is necessary for the purpose of constructing, operating and maintaining a fire station and taking all necessary steps to negotiate in good faith to acquire the property; but staff and the city attorney are not authorized to proceed with eminent domain without first obtaining City Council approval. Mayor Pro Tem Moeller sought and received clarification, questioning the 1.04 acres stated in the agenda caption. Councilmember Lewis clarified that it is actually 2.048 acres of land. Councilmember

Thomas then seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

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

1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Roadway Projects Update
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

Mrs. Smith, City Manager, shared that sales tax for January was up 3.3%, which was under the 6% that had been budgeted. This is representative of Christmas sales, and hopefully the numbers will turn around in the next couple of months. She explained she has had conversations with each department director to discuss how the budgets are going to have to change in order to be sure we don't go over budget. The Parks Director, Travis, has stepped up today and made some changes in the maintenance cycles, which will save a significant amount of money, but will likely not account for everything needed. She encouraged everyone to shop local and spend their money in Rockwall. Mayor Pro Tem Moeller commented that he almost exclusively shops local in Rockwall, and Councilmember Thomas commented that he had previously stated that 6% was going to be tough.

XIV. Adjournment

The meeting was adjourned at 7:13 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 16th DAY OF MARCH, 2026.

_____

Tim McCallum, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-07

SPECIFIC USE PERMIT NO. S-391

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 846-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 214 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

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

3) The subject property shall be replatted prior to the issuance of a Building Permit.

4) The applicant shall obtain a *Demolition Permit* from the Building Inspections Department prior to the removal of the mobile/manufactured home currently on the subject property; and,

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF MARCH, 2026.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: March 2, 2026

2nd Reading: March 16, 2026

Exhibit 'A':
Location Map

Address: *214 Blanche Drive*

Legal Description: *Lot 846-A of the Rockwall Lake Estates #2 Addition*

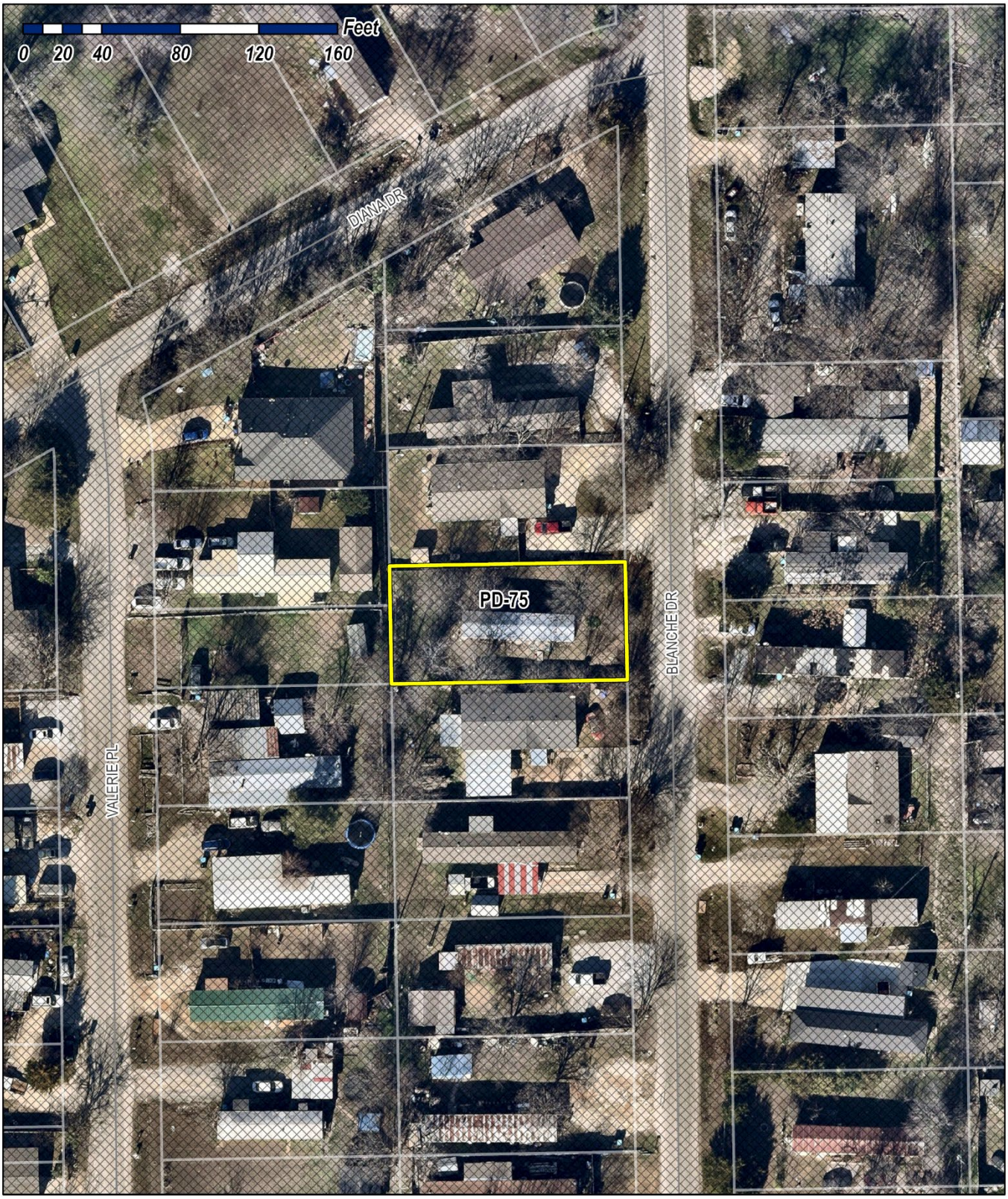


Exhibit 'B':
Residential Plot Plan

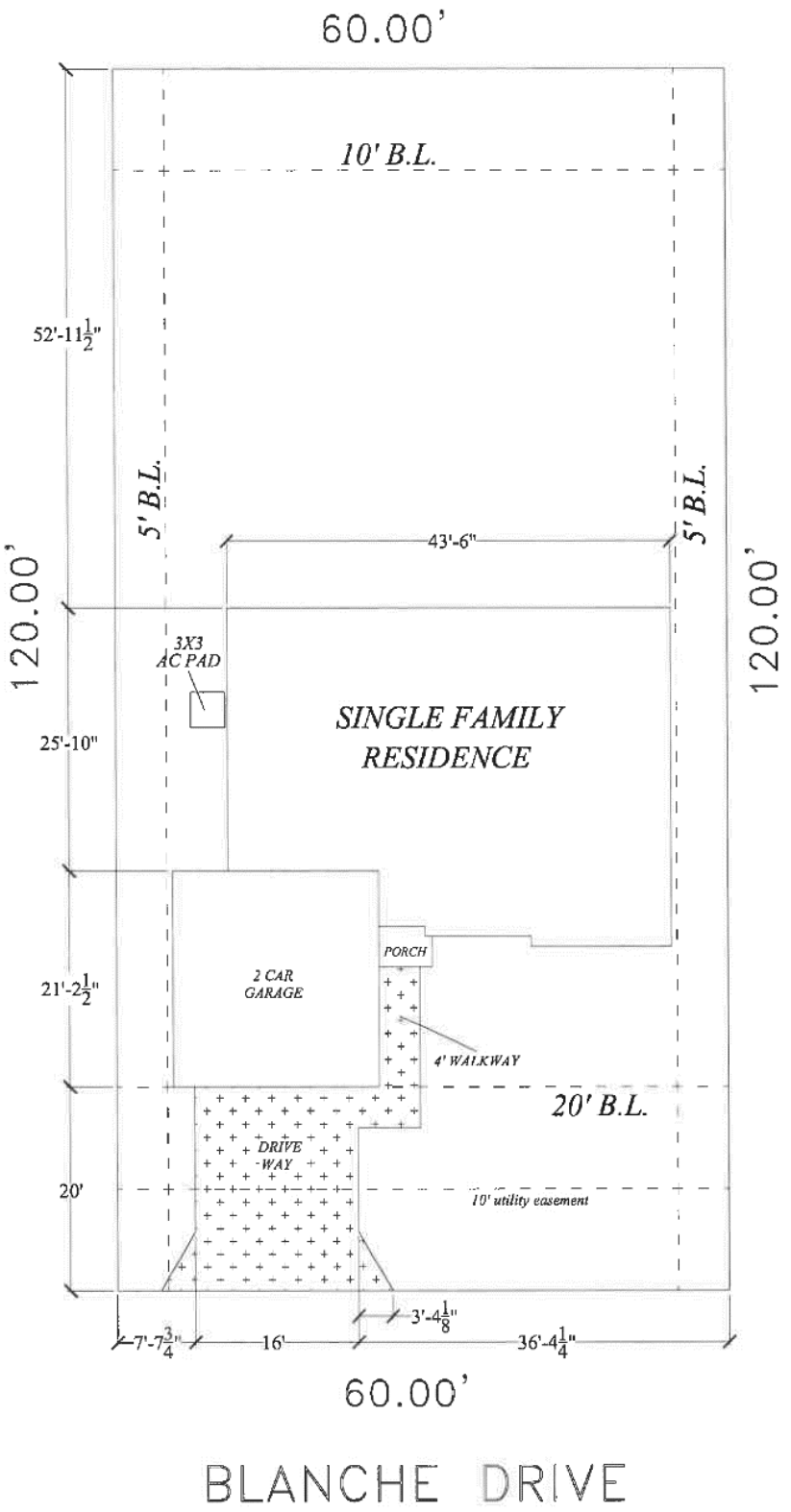
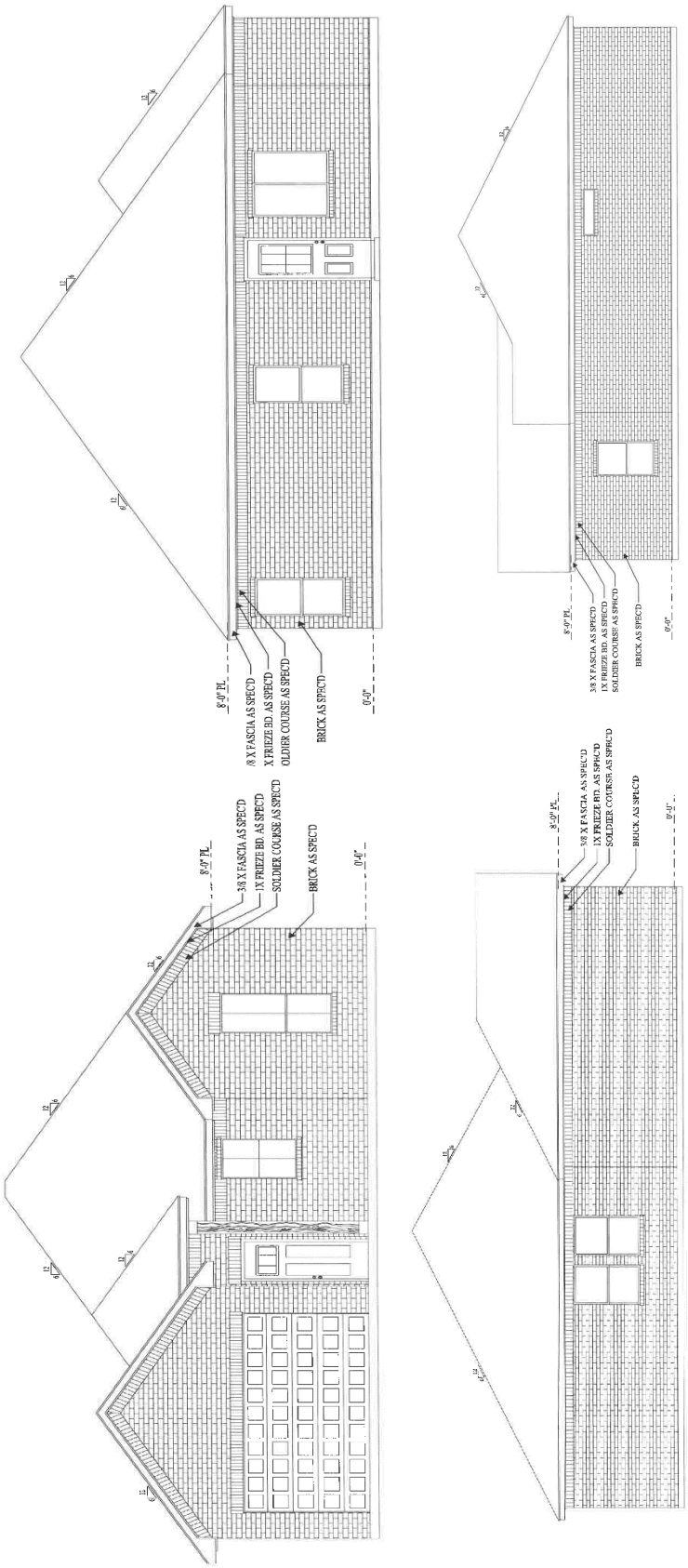


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mary Smith, City Manager**
Joey Boyd, Assistant City Manager
Misty Farris, Purchasing Agent

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

DATE: **March 2, 2026**

SUBJECT: **Harbor Dock Repair and Wave Attenuator Installation – Contract Award**

This project is for the complete replacement of a destroyed existing outer dock and the installation of a new wave attenuator beyond the existing docks to provide additional wind and wave protection. The project is included in the approved FY 2025–2026 budget.

The City of Dallas is aware of the project, and All-In Marine is one of their pre-qualified vendors authorized to work on Lake Ray Hubbard. The project will work simultaneously with City of Dallas and City of Rockwall for approvals and appears at this time the Army Corp of Engineers will not have to be part of the project.

All-in Marine projects an installation timeline of 3–4 weeks for the new wave attenuator, which will be installed first to provide protection during dock repairs. Dock repairs are projected to take approximately 6–8 weeks, contingent upon product and material availability.

Four companies attended the mandatory pre-proposal meeting. Sealed proposals were opened on February 4, 2026, at 3:00 p.m., and the City has met all formal procurement requirements for this project. One responsive proposal and one non-responsive proposal were received.

The successful best-value proposal was submitted by All-In Marine in the amount of $2,881,905. Staff recommends a total project authorization of $3,160,000.00 to allow for unforeseen contingencies.

For Council consideration staff recommends Council award the Harbor dock replacement and wave attenuator installation project to All-In Marine in an amount not to exceed $3,160,000.00 and authorize the City Manager to execute the necessary purchase orders and/or contracts to complete the project.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
FROM:	Travis Sales, *Director of Parks and Recreation*
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager* Ryan Miller, *Director of Planning and Zoning*
DATE:	March 16, 2026
SUBJECT:	*Pro-Rata Equipment Fees and Cash-in-Lieu of Land Fee Updates*

Each year the City of Rockwall adopts an ordinance that establishes the average per acre price of vacant land in the City and the equipment fees necessary to provide the required land and amenities for a public park. In 2025, the adopted costs were $75,000 per vacant acre of land and $680,000.00 for all equipment necessary to establish a neighborhood park. Recently, the City's consultant -- *Clint Hurley of Hurley Valuation Group* -- completed the annual market study concluding that the average per acre price of land for 2026 is $77,500.00 or an increase of $2,500.00 from last year (*see attached*). In addition, staff has updated the equipment costs associated with providing a fully amenitized, 11.00-acre public park. Staff did this in conformance with the methodology approved by the City Council with the adoption of the *Subdivision Ordinance* in 2023. This methodology assumes the estimated costs for a neighborhood park that consists of one (1) acre public parking, four (4) acres of fully developed amenities, and six (6) acres of natural open space. The four (4) acres of fully developed amenities consists of the following:

ITEMS	NOTES	REFERENCE	QOUTE	CHANGE FROM 2025
AUTOMATIC IRRIGATION SYSTEM	IRRIGATION SYSTEM AND CONTROLLER	PHILIPS LAWN SPRINKLER	$120,750.00	+$15,750.00
TURF INSTALLATION	TIF-TUF SPECIES	TRI-TEX GRASS	$112,500.00	-$2,500.00
LANDSCAPE AND TREE INSTALLATION	LANDSCAPING PER ORDINANCE	COVINGTON'S NURSERY	$50,000.00	NO CHANGE
TRAIL INSTALLATION	~1,500-FEET OF EIGHT (8) FOOT TRAIL	B&B CONCRETE	$98,000.00	-$22,000.00
PICNIC PAVILION	30-FOOT BY 30-FOOT PAVILION WITH STONE COLUMNS, CONCRETE FOUNDATION AND ARCHITECTURAL SHINGLES	DEAN CONSTRUCTION	$95,000.00	+$5,000.00
PLAYGROUND	STANDARD PLAYGROUND WITH FIBAR	CHILD'S PLAY INC.	$200,000.00	+$25,000.00
MISCELLANEOUS AMENITIES	TRASH CANS, TABLES AND BENCHES	SITESCAPES	$25,000.00	NO CHANGE
		TOTAL:	$701,250.00	+$21,250.00

Based on the above information staff is requesting that the City Council consider adopting: [*1*] the *Pro-Rata Equipment Fee* of $701,250.00 for a fully developed neighborhood park, and [*2*] an increase in the cost per acre of parkland from $75,000.00 to $77,500.00 (*total cost of an 11.00-acre neighborhood park would be $852,500.00*). If adopted, the total cost of a Neighborhood Park in 2026 would be $1,553,750.00. In the attached packet is a draft ordinance making the necessary changes to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and an updated Parks District Map. On March 2, 2026, the Parks and Recreation Board reviewed the proposed fee updates and made a recommendation to recommend approval by a vote of 6-0 with Board Member Mike McEwen_ absent. Should the City Council have any questions concerning the proposed fee update, staff will be available at the *March 16, 2026* City Council meeting.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II, *PARK LAND DEDICATION*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL FOR THE PURPOSE OF UPDATING TABLE 1 WITH THE REVISED *ANNUAL PRICE PER ACRE OF LAND* AND THE *TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK*; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall desires to provide a park system that includes adequately sized and appropriately equipped *Neighborhood Parks*, and

WHEREAS, the City Council of the City of Rockwall has adopted a *Parks and Recreation Master Plan* designed to facilitate the development of a *Park System* for the benefit of the citizens of the City of Rockwall, and

WHEREAS, Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall has adopted *Mandatory Neighborhood Park Land Dedication* fees, designed to facilitate participation by developers -- *on a pro-rata basis* -- in acquisition and development of *Neighborhood Parks*, and

WHEREAS, the provisions contained in Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances provide that the City Council shall annually adopt a resolution establishing an *Annual Price Per Acre of Land* and a *Total Equipment Cost* to be used in calculation of a development's pro-rata share contribution for *Neighborhood Park Land* and *Neighborhood Park Equipment Fees.*

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

SECTION 1. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of $852,500.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land* Dedication, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

SECTION 2. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of $701,250.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land* Dedication, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

SECTION 3. That *Table 1. Land and Equipment Costs* of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions,* of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of updating the *Annual Price Per Acre of Land* and the *Total Equipment Cost for a Neighborhood Park* in the City of Rockwall, and that this table shall be as specifically described and depicted in *Exhibit 'A'* of this ordinance;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF MARCH 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading:

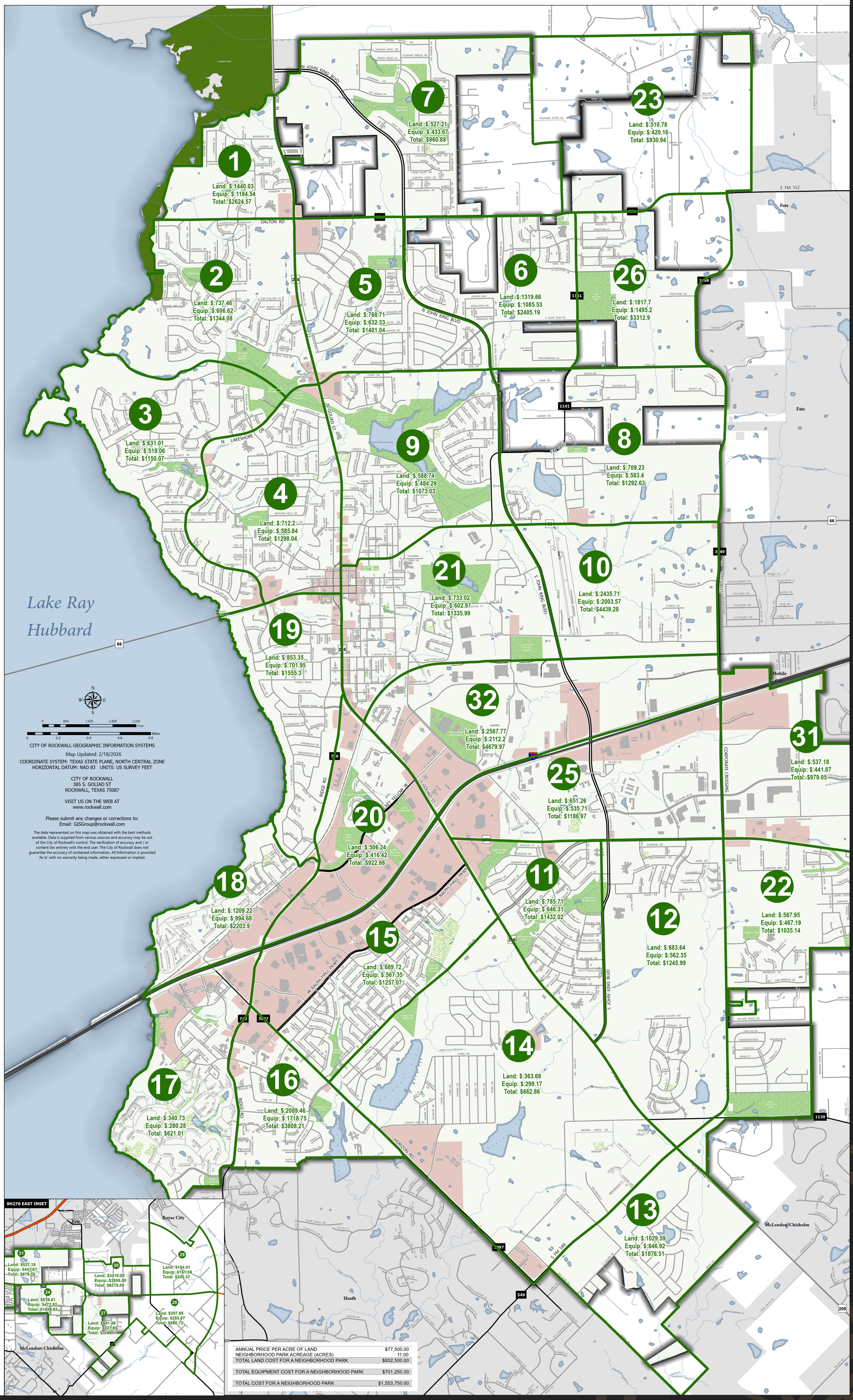
2nd Reading:

TABLE 1. LAND AND EQUIPMENT COSTS

ANNUAL PRICE PER ACRE OF LAND	$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	$852,500.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	$701,250.00
TOTAL COST FOR A NEIGHBORHOOD PARK	$1,553,750.00

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	592	0.0186	$1,440.03	$1,184.54	$2,624.58
2	1,156	0.0095	$737.46	$606.62	$1,344.07
3	1,351	0.0081	$631.01	$519.06	$1,150.07
4	1,197	0.0092	$712.20	$585.84	$1,298.04
5	1,109	0.0099	$768.71	$632.33	$1,401.04
6	646	0.0170	$1,319.66	$1,085.53	$2,405.19
7	1,617	0.0068	$527.21	$433.67	$960.88
8	1,202	0.0092	$709.23	$583.40	$1,292.64
9	1,448	0.0076	$588.74	$484.29	$1,073.03
10	350	0.0314	$2,435.71	$2,003.57	$4,439.29
11	1,085	0.0101	$785.71	$646.31	$1,432.03
12	1,247	0.0088	$683.64	$562.35	$1,245.99
13	828	0.0133	$1,029.59	$846.92	$1,876.51
14	2,344	0.0047	$363.69	$299.17	$662.86
15	1,236	0.0089	$689.72	$567.35	$1,257.08
16	408	0.0270	$2,089.46	$1,718.75	$3,808.21
17	2,502	0.0044	$340.73	$280.28	$621.00
18	705	0.0156	$1,209.22	$994.68	$2,203.90
19	999	0.0110	$853.35	$701.95	$1,555.31
20	1,684	0.0065	$506.24	$416.42	$922.65
21	1,163	0.0095	$733.02	$602.97	$1,335.98
22	1,501	0.0073	$567.95	$467.19	$1,035.14
23	1,669	0.0066	$510.78	$420.16	$930.95
24	1,480	0.0074	$576.01	$473.82	$1,049.83
25	1,309	0.0084	$651.26	$535.71	$1,186.97
26	469	0.0235	$1,817.70	$1,495.20	$3,312.90
27	1,329	0.0083	$641.46	$527.65	$1,169.11
28	2,771	0.0040	$307.65	$253.07	$560.72
29	4,633	0.0024	$184.01	$151.36	$335.37
30	250	0.0440	$3,410.00	$2,805.00	$6,215.00
31	1,587	0.0069	$537.18	$441.87	$979.05
32	332	0.0331	$2,567.77	$2,112.20	$4,679.97



City of Rockwall
Park Land Dedication Fee Map

2026

www.rockwall.com/gis

PARKS DISTRICT WORKSHEET

LAST UPDATED: 01.02.2025

2/18/2026 = FIELDS TO UPDATE ANNUALLY

ANNUAL PRICE PER ACRE OF LAND	$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	$852,500.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	$701,250.00
TOTAL COST FOR A NEIGHBORHOOD PARK	$1,553,750.00

TABLE 2. FEE SCHEDULE

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19	999	0.0110	$853.35	$701.95	$1,555.31
20	1,684	0.0065	$506.24	$416.42	$922.65
21	1,163	0.0095	$733.02	$602.97	$1,335.98
22	1,501	0.0073	$567.95	$467.19	$1,035.14
23	1,669	0.0066	$510.78	$420.16	$930.95
24	1,480	0.0074	$576.01	$473.82	$1,049.83
25	1,309	0.0084	$651.26	$535.71	$1,186.97
26	469	0.0235	$1,817.70	$1,495.20	$3,312.90
27	1,329	0.0083	$641.46	$527.65	$1,169.11
28	2,771	0.0040	$307.65	$253.07	$560.72
29	4,633	0.0024	$184.01	$151.36	$335.37
30	250	0.0440	$3,410.00	$2,805.00	$6,215.00
31	1,587	0.0069	$537.18	$441.87	$979.05
32	332	0.0331	$2,567.77	$2,112.20	$4,679.97
	42,199				

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **David Sweet, Director of Administrative Services**

DATE: **March 16, 2026**

SUBJECT: **MESA Contract**

The County Road Bond projects included advance funding of aspects of the widening of North Goliad from Downtown to John King Boulevard. The County allocated and approved $2 million to begin this planning effort through an Interlocal Cooperation Agreement in which the City Council approved.

At the January 5, 2026 meeting the City Council authorized the City Manager to negotiate the terms of a contract with MESA to be presented to the council at a later date. Staff request the City Council consider authorizing the City Manager to execute a contract with MESA in the amount of $1,999,825.00 to be paid from voter approved County Road Bond funds and to approve $20,000.00 from City of Rockwall Contingency funds to pay for any unforeseen additions to their scope and to cover ancillary cost that might arise.

Staff is available to answer any questions.

ATTACHMENTS:

1. Rockwall Goliad_MESA-TNP Proposal_20260309

Proposal and Contract for Professional Services

March 9, 2026

City of Rockwall
David Sweet, Administrative Services Director
385 S. Goliad
Rockwall, Texas 75087

Project: North Goliad Street Reimagining Project
Rockwall, Texas

Dear Mr. Sweet,

This proposal and contract describes the landscape architectural and engineering services to be provided by MESA Design Group (MESA), Teague Nall & Perkins, Inc. (TNP), and Integrated Environmental Solutions (IES), the costs of these services and general terms and conditions under which these services would be executed for the North Goliad Street Reimagining project. This proposal covers the conceptual design of medians, intersections, parkways, and the associated trail network along an approximately 4-mile segment of North Goliad Street (SH 205), extending from Washington Street (the east bound portion of the couplet routing SH 66 through Rockwall's historic downtown) to North John King Boulevard. The study area will include the proposed TxDOT realignment of the existing intersection between SH 205 and North John King Boulevard (extending 1,400 linear feet both north and east of the existing intersection).

**Reference 'Exhibit A' for the Limits of Work Diagram.*

Reimagining this major north–south corridor is critical to Rockwall's future growth, as it serves as a primary gateway for traffic traveling to and from both Lavon and Wylie, Texas. The impact of this effort is significant, as SH 205, SH 66, and North John King Boulevard are all principal arterials that converge within this vital transportation hub serving greater Rockwall County.

We have divided this proposal and scope of services into 2 phases:

Stage 1: Assessments and Analysis
Stage 1 will focus on developing impact studies and assessment.
Anticipated outputs to include, but are not limited to:

- Traffic impact studies (projected to the year 2050)
- Surveying
- Subsurface Utility Engineering (SUE)
- Right-of-way acquisition needs determination
- Public and private utility conflict analysis
- Desktop and field surveys to determine potential environmental concerns
- Initial Programming
- Visioning

Stage 2: Stakeholder & Community Engagement

- Stakeholder & Community Engagement
    - Public Workshops
    - Stakeholder Groups, including:
        - City of Rockwall Staff
        - Rockwall Elected Officials
        - Affected Property Owners & Business
        - Rockwall ISD
        - TxDOT Dallas
        - TxDOT Area Office (Kaufman-Rockwall County)
        - North Texas Council of Governments (NCTCOG)
        - Franchise Utilities
        - Traveling Public
    - City of Rockwall Staff Input
    - City of Rockwall Staff Guidance Reviews
    - Digital Tools

Stage 3: Conceptual Design, Visioning & Budgeting

Stage 3 will focus on developing concept designs that explore a variety of design, phasing, and/or construction budget strategies. The goal at the end of stage 3 will be to have a clear conceptual design, desired construction budget and visioning sign off by the City Council. The design will include the following areas:

- Concept Master Plan
- Preliminary Budget/Pro-Forma
    - To create funding strategies and facilitate potential grant writing processes.
    - To assist the City of Rockwall in securing funding for the environmental, design, and construction phases.
- Final Master Plan/Conceptual Plan
- Implementation Strategy
- Final Budget/Pro-Forma

The conceptual design will include the following areas:

<u>Traffic Impact</u>

- Typical Cross Sections
- Roadway Alignments
- Truck Turning Movements
- Bicycle and Pedestrian Accommodations

<u>Streetscape Median & Parkways:</u>

- Landscaping
- Decorative hardscape features (including vertical structures - columns, vertical icons, etc.)
- Hardscape treatment of nosings
- Irrigation design
- Landscape lighting

<u>Parkways</u>

- Landscaping
- Decorative hardscape features (including vertical structures - columns, vertical icons, etc.)
- Incorporation of existing flatwork:
    - flatwork redesign on limited basis (areas in need of repair or replacement)
- Irrigation design

- Bridge abutment façade enhancements
- Enhanced railings
- Accent and landscape lighting

Intersections

- Landscaping
- Decorative hardscape features (including vertical structures - columns, vertical icons, etc.)
- Hardscape flatwork treatment at/around curb ramps
- Enhanced crosswalks (coordinate into street design by others)
- Irrigation design
- Accent and landscape lighting
- Screening/treatment of infrastructure apparatus (signal boxes, equipment, etc.)

Trails Network

- Regional Veloweb
- Pedestrian Sidewalks/Trails
- Bike Paths/Lanes

SCOPE OF SERVICES:

STAGE 1: ASSESSMENTS AND ANALYSIS

TASK 1: DATA COLLECTION AND DOCUMENTATION, PROJECT KICKOFF | MESA & TNP

MESA will collect from Client and other sources made available by the Client the following graphic materials necessary for preparation of the following described plan documents. MESA has the right to rely on this information and any information provided by others.

These materials include, but are not limited to:

1. Site Survey
2. Roadway proposed design and as-built drawings (for any completed portions)
3. Any previous design/programming documents
4. Existing irrigation as-built plans.
5. Location of existing landscape, utilities, easements, right of ways, and other conditions imposed by plat, deed restriction, or restrictive covenant.
6. Connections to offsite elements
7. Overlay requirements
8. Streetscape guidelines
9. Identification of the geographic limits of the Project Area
10. City and County Thoroughfare plans
11. Any other plans or development initiatives not mentioned above

TNP to conduct field reconnaissance and collect data as necessary to complete the conceptual design. Data to include the following information. Items 1-7 will be obtained from the City/State, if available, while items 8-11 will be obtained from other agencies as required.

1. Available Corridor Major Investment Studies
2. Design data from record drawings of existing and proposed facilities
3. Existing and future design year traffic data
4. Roadway inventory information, including the number of lanes, speed limits, pavement widths and rating, bridge widths and ratings, and ROW widths
5. Aerial photos, planimetric mapping, and digital terrain model (DTM)

6. Subsurface Utility Engineering (SUE)
7. Environmental Data (desktop survey only)
8. Previously prepared drainage studies
9. Adopted land use maps and plans as available
10. Federal Emergency Management Agency (FEMA) Flood Boundary Maps and Flood Insurance Studies and Models
11. Public and private utility information

Project Kickoff:
MESA and TNP will meet with the City staff to establish the design intent and program requirements, the budget available for the proposed project, and review anticipated schedules, delivery dates, and any design standards/ordinances that may impact the project.

Deliverable: Base information encompassing all the above-mentioned items.
Meetings: Included in Task 12.

TASK 2: CORRIDOR ASSESSMENT | MESA
MESA will conduct two separate one (1) day site visits to inventory the existing conditions to help us understand the opportunities and constraints the existing conditions of the corridor provides. The purpose of the inventory is to identify the existing natural, and infrastructure features the site has and any sensitive areas the project needs to accommodate in the design. MESA will review any design guidelines or ordinances covering the corridor, any previous design visioning studies, and the proposed street sections to gain an understanding of any existing development/design and regulatory control the streetscape designs will have to follow.

During this site visit, MESA will visually inspect the site and undertake a site analysis identifying the environmental and physical aspects of the site. Development opportunities and constraints including the following elements will be studied:

- **Political sensitivity:** Input gained from the stakeholder engagements identifying concerns with location, adjacent areas, and economic effects the project may bring the adjacent residents.
- **Environmental:** Identifies the existing natural features the site has and any sensitive areas the project needs to accommodate in the design of the corridor improvements. Input gained to identify existing natural features through the utilization of GIS data (provided from publicly available geographic datasets).
- **Physical sensitivity:** Site physical conditions will be identified including topography, slopes, access, setbacks, access, screening/buffering, easements, etc.

The Site Analysis will be a diagrammatic and photo illustration of the existing conditions with a summary of opportunities or constraints for the corridor design.

Deliverable: Diagram maps and summary report depicting the suitability of development outlining both opportunities and constraints throughout the North Goliad Street corridor.
Meetings: Included in Task 12.

TASK 3: ROADWAY NETWORK ANALYSIS | TNP
TNP will perform a Roadway Network Analysis to review roadway network growth in the area and make recommendations for the design of North Goliad Street (SH 205) in Rockwall, TX.

NOTE - Limits of the analysis shall be 1,400 linear feet both north and east of the existing intersection of North Goliad Street and North John King Boulevard to the north, and Washington Street to the south.

Data Collection:
TNP will obtain peak-hour traffic counts through a subconsultant for the following locations of interest along North Goliad Street, which will be the locations included in the analysis:

- North John King Boulevard
- Dalton Road (FM 552)
- Pecan Valley Drive
- North Lakeshore Drive
- Memorial Drive
- Caruth Lane
- East Fork Road
- Ridge Road West
- East Heath Street
- West Heath Street
- Olive Street
- Interurban St
- Kaufman St
- Rusk St
- Washington St
- Private Driveways
    - Retail at 3045 North Goliad Street North Driveway
    - Rockwall YMCA North Driveway
    - Rockwall YMCA Middle Driveway
    - Rockwall YMCA South Driveway
    - Children's Lighthouse of Rockwall North Driveway
    - Children's Lighthouse of Rockwall South Driveway

TNP will obtain peak-hour traffic counts through desktop search/survey for the following locations of interest along North Goliad Street:

- Windham Drive
- Shenandoah Lane
- Harlan Drive
- Shannon Drive
- Bordeaux Drive
- Bending Oaks Trail
- Featherstone Drive
- Sonoma Drive
- Los Altos Drive
- Darrin Drive
- Live Oak Street
- Cody Place
- Jacob Crossing

Deliverables:
This effort will include reviewing Traffic Impact Analyses (TIAs) and Traffic Memorandums provided by the City for the nearby residential and commercial developments. It is assumed that all relevant TIA data will be provided by the CITY in a single package. It is understood that the data from the TIAs will utilize different assumptions (such as growth rate). TNP will review local data from TxDOT and NCTCOG, the TIAs provided, and any other traffic growth data provided by the City and select a fixed growth rate and horizon year. Modelling work will begin immediately upon receipt of the TIA data package. It is critical to supply and review all data prior to creating a model. It is further understood that adding new TIAs, additional locations of interest, or other data not originally included in the data package may require reprocessing and rebalancing of the entire network, thus additional packages of data will only be incorporated with additional fee.
Meetings: Included in Task 12.

TASK 4: MODELING AND DRAFT TECHNICAL MEMORANDUM | TNP
TNP will perform analysis using Synchro 12 by Trafficware to determine the traffic loading throughout the corridor and determine the roadway typical section required to serve the traffic. Recommendations for turn

lanes, traffic control devices, and other improvements will be based on the projected traffic loading and resulting analysis.

The memo will recommend improvements to minimize delays based on Level Of Service (LOS). These recommendations will not suffice to warrant the installation of a traffic signal. The intent is to alert the City to future traffic issues which may be correctable by intersection signalization or other measures so that these improvements can be planned and budgeted. A signal warrant analysis must be performed prior to the full installation and operation of a traffic signal.

A draft technical memo will be prepared using the following methodology:

- Compile traffic data from City-supplied TIAs. Grow traffic data using the selected growth rate and horizon year. All traffic data used in the model will scale by this factor for parity, regardless of the growth rate used in the individual TIAs. Calculations will be performed in a Microsoft Excel spreadsheet.
- Evaluate traffic data and determine the higher of the AM and PM peak, which will govern the analysis of the roadway network. Modelling of the lesser period is not included in this scope. TNP will review traffic counts for both periods for the recommendation of turn lanes in case a specific location has higher loading in the lesser period.
- Create a traffic model of the governing peak hour using Synchro 12 software.
- Add traffic signals to the model as needed to obtain an adequate Level of Service (LOS) as defined by the Highway Capacity Manual (HCM). For the purposes of this analysis, it is assumed that City considers LOS "D" an acceptable level of service and LOS "C" or better desirable.
- Run HCM7 reports for all signalized intersections. In two-way stop-controlled applications, use HCM2000 criteria. Tabulate the Control Delay and calculated Level of Service from each report for inclusion in the technical memo.
- Recommend storage lengths for left turn bays based on the estimated queue lengths calculated by Synchro. These recommendations will be provided to the roadway designer and do not need to be detailed in the technical memo.

Deliverables:

- Create an exhibit consisting of four (4) 11"x17" layouts showing the projected LOS at each intersection approach along the corridor. Screenshots from Synchro 12 shall be acceptable.
- Prepare and submit a draft technical memo showing the projected Level of Service (LOS) for each approach of each location of interest at the selected horizon year. Describe recommendations for traffic signals and the justification for each, which can permit the installation of foundations, ground boxes, and conduits. A signal warrant analysis will need to be performed at each location prior to fully installing a traffic control device. The draft will not be sealed.

Meetings: Included in Task 12.

TASK 5: FINAL TECHNICAL MEMORANDUM | TNP

TNP shall prepare and submit one (1) electronic copy in PDF format of the Technical Memorandum to the City. Final Technical Memorandum will be prepared by following the steps described below:

- Receive comments from the City on the draft technical memorandum.
- Attend one virtual review meeting with the City.
- Incorporate review comments.
- Revise exhibit layouts as-needed for inclusion in the appendix. These are not signed and sealed.

Deliverables:
One (1) electronic copy in PDF format of the Final Technical Memorandum, signed and sealed by a Texas Professional Engineer.
Meetings: Included in Task 12.

TASK 6: TRAFFIC SIGNAL WARRANT ANALYSIS | TNP (Optional Services)
TNP will perform Traffic Signal Warrant Analysis to determine if installation of a traffic control signal is justified at the following intersections of interest: Caruth Lane and North Goliad Street.

The effort will include 24-hour turning movement counts performed by a subconsultant. Analysis will be performed using Warrants 10 by Trafficware. It is assumed that intersection crash history data will be provided by the City, that there will be no coordinated signal system in this suburban area, and that no analysis near a grade crossing is required.

A technical memo will be prepared with results of the Warrant and LOS analysis results and conclusion and submitted in Draft form for review and comment. TNP will attend once (1) comment review meeting.

Deliverables: Draft and Final technical memo in PDF format.
Meetings: Included in Task 12.

TASK 7: TOPOGRAPHIC AND DESIGN SURVEY | TNP
TNP will provide all office and field work necessary to perform a Topographic Design Survey for SH 205 / N. Goliad Street improvements located in Rockwall, Rockwall County, Texas. The survey will include the entire right-of-way for SH 205 and will extend approximately 150 feet beyond the existing right-of-way along each side. The Southern limits will begin at SH 66 and run north approximately 19,200 LF terminating just North of John King Blvd. The survey limits will also extend approximately 150 LF up intersecting streets and 300 LF up Caruth Ln (East), Memorial Dr (East), N. Lakeshore Dr, Ridge Rd (West), Dalton Rd (West), FM 552 (East)for an overall survey total of approximately 25,500 LF.

The Survey will identify topography (one-foot contours), visible features and above ground improvements including buildings within 90' of CL, pavement, curbs, fences, visible utilities, sidewalks, culverts, landscaped areas, and other pertinent features within the project area as necessary for engineering design.

TNP will obtain survey permission and right of entry for all properties adjacent to the existing Right-of-Way where survey data is required.

Field surveys will be conducted to locate property corners and/or right-of-way monuments as necessary for a Registered Professional Land Surveyor to determine existing rights-of-way and property lines within the project corridor. Existing easements identified by corresponding plats and/or deeds can be identified on the survey as well, however, TNP makes no guarantee that all easements have been identified or shown without a Title Commitment or Examiners Report provided by the City of Rockwall.

All survey information provided by TNP will be referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone No. 4202; NAD83(2011) Epoch 2010} as derived locally from Allterra Central's continuously operating reference stations via real time kinematic survey methods. Elevations will be referenced to NAVD88 datum as derived from RTK observations. Orthometric heights will be calculated by applying the Geoid 18 model to ellipsoid heights.

TNP shall perform all surveying services in accordance with the General Rules and Procedures of Practice, and the Professional and Technical Standards established by the Texas Board of Professional Engineers and Land Surveyors.

Deliverables: Topographic Design Survey - Base map and surface files provided in ORD format depicting the results of the Topographic Design Survey and Boundary Survey. Conversion of ORD files to AutoCAD C3d will be included as deliverable.
Meetings: Included in Task 12.

TASK 8: SUBSURFACE UTILITY SURVEY | TNP
The scope of subsurface utility designating and/or locating services for this project is described below. Survey services to tie utility crossing marks and/or identifiers placed during the subsurface utility designating and/or locating effort will be provided in this contract.

Utility Engineering Investigation

1. Quality Level 'C' through 'D' Utility Survey – TNP will provide utility information, up to QL-"C," along SH 205/Goliad St from Interurban Street to John King Blvd and all side streets a length of 100'. See attached vicinity map in green. This work includes:
    a. Requesting utility records on all crossing utilities from the Client, public utilities and private utility companies known to provide service within the project area, as well as other sources, to develop a comprehensive inventory of utility systems likely to be encountered. Record documents may include construction plans, system diagrams, distribution maps, transmission maps, geographic information system data, as well as oral descriptions of the existing systems. The depiction of utilities from records (QL-"C" or "D") will be based on thorough field and office activities and shall be based on the most reliable indication of position available.
    b. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, TNP will search for detectible indications of the location of anticipated subsurface utilities.
    c. Marking all locations that can be validated, using paint, flags, or other devices.
    d. Preparing documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
    e. Based on ASCE Standard 38-22 standards, a 2d CADD file in the current version of Open Roads and PDF depicting the subsurface utilities designated, signed, and sealed by a professional engineer in the state of Texas.
    f. A SUE report will be prepared consistent with TxDOT Dallas District best practices manual.
2. Quality Level A Utility Test Hole – TNP will excavate by air-vacuum or other minimally invasive methods up to eight (8) utility test holes. The location of the tests hole will be outside of any paved area at locations to be determined. This work includes:
    a. Providing all necessary personnel, equipment, supplies, management, and supervision needed for the test hole excavation, backfill and restoration.
    b. Contacting the appropriate one-call system to request utilities to be marked on-the-ground prior to beginning excavation of test hole.
    c. Preparing documentation for each test hole attempted. This documentation will include the horizontal and vertical position of the targeted utility or structure, a general description of the target utility, with condition, material and general orientation noted, a generalized

description of the material encountered in the test hole, and any other field observations noted during the excavation.

The following represents the general understanding between the Client and Engineer regarding the basis and/or limitations under which these subsurface utility designating and/or locating services are provided:

1. These services will be conducted and provided in general compliance with CI/ASCE 38-22 (Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data). This standard establishes and defines four quality levels for data collection that are briefly described as:
    a. Quality Level D (QL-"D") – Generally QL-"D" indicates information collected or derived from research of existing records and/or oral discussions.
    b. Quality Level C (QL-"C") - Generally QL-"C" indicates information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to QL-"D" information. Incorporates QL-"D" information. (Limited in this scope, this scope is to cover underground utility crossings)
    c. Quality Level B (QL-"B") – Generally QL-"B," also known as "designating" indicates information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality level B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents. Incorporates QL-"D" & QL-"C" information.
    d. Quality Level A (QL-"A") - Generally QL-"A," also known as "locating," indicates the precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, at a specific point. Incorporates QL-"D" QL-"C" & QL-"B" information.
2. These services are for the purpose of aiding the design of the subject project by providing information related to subsurface utilities to allow potential utility conflicts to be minimized or eliminated.
3. TNP will provide services that meet the standard of care for existing subsurface utility location and mapping as established in CI/ASCE 38-22 by exercising due diligence with regard to records research and acquisition of utility information, including visually inspecting the work area for evidence of utilities and reviewing the available utility record information from the various utility owners. However, TNP makes no guarantee that all utilities can or will be identified and shown as there still may be utilities within the project area that are undetectable or unknown.
4. Facilities that are discovered through field investigative efforts by TNP, but no plan records or ownership data can be identified will be hereafter referred to as unknown. As part of these services, TNP will provide QL-C information in the project deliverables for all unknown utilities that may be identified in the field investigation of the project. Designating and/or locating unknown utilities will typically not be part of the initial scope of work but depending on the client's needs can be added as additional work to address concerns of the project impacts of "unknown" facilities.
5. Ground penetrating radar will not be used as a part of the field investigation of the project site unless that use has been specifically addressed with the scope of services described herein.
6. Test holes are very limited in size or diameter (typically 12 inches by 12 inches, or approximately 144 square inches). Given this limited size, some subsurface conditions may prevent the completion of test holes, including rock(s), groundwater, large roots, other utilities & structures, etc. Test hole attempts which cannot be completed due to site conditions will be documented and noted on the plans.
7. When test holes are used to locate utilities, the nominal pipe sizes of the targeted utility will be documented and reported by using field measurements of the outside diameter (OD) of the pipe (to the nearest inch). Based upon this field measured OD, the nominal pipe size will be determined using typical pipe wall thickness data and other available data including record information. Pipe

diameters that are too large for measurement, encased or non-encased conduit duct banks and other concrete encased systems which cannot be adequately measured will be reported based upon the best available information.

8. The documented results produced by these services represent a professional opinion and interpretation based upon record information and/or field evidence. These results may be affected by a variety of existing site conditions, including soil content, depth of the utility, density of utility clusters, and electro-magnetic characteristics of the targeted utilities. Also, the lack of and/or poor condition of a trace wire for non-conductive materials such as PVC, HDPE, etc. in most cases will make the successful detection and location of the utility unlikely.
9. TNP will apply professional judgment to determine which utilities require additional field effort and/or methods to properly designate and/or locate, most commonly when record drawings are not available. In such cases, TNP will provide a recommendation or request for additional services to the Client. Among other methods, a detectable duct rodder or other conductor may be introduced into the line to enable the designation of the utility. This method is dependent upon approval by the utility owner, as well as access to, size and condition of the utility.
10. None of these services are intended to and should not be understood to relieve the Client or others from the responsibility to comply with the statutory requirements related to notifying the proper one-call system(s) in advance of all excavation, grading, and/or construction within the project site.

Deliverable: SUE CADD file
Meetings: Included in Task 12.

TASK 9: ENVIRONMENTAL STUDIES | IES

The following scope of work will be provided by Integrated Environmental Solutions (IES) as a desktop search/survey only to provide the following environmental studies for the North Goliad corridor:

1. **Regulatory Framework**
    a. Waters of the United States
        i. Jurisdictional waters of the United States are protected under guidelines outlined in Clean Water Act (CWA) Sections 401 and 404, and in Executive Order (EO) 11990 (Protection of Wetlands). The U.S. Army Corps of Engineers (USACE) has the primary regulatory authority for enforcing Section 404 requirements for waters of the United States, including wetlands.
        ii. Activities requiring construction (i.e., earthwork, placing fill, excavating, constructing dams, diverting creeks, channelizing creeks, etc.) within waters of the United States generally require a permit from the USACE. The type of permit depends upon the activity and the water resources affected. Typical permits include Nationwide Permits (NWP), Regional General Permits, Letters of Permission, and Individual Permits, ranked from simple to complex, respectively
    b. Protected Species
        i. The Endangered Species Act (ESA) was enacted to protect, and conserve endangered and threatened species and critical habitat. The U.S. Fish and Wildlife Service (USFWS) in the Department of the Interior and the National Marine Fisheries Service (NMFS) in the National Oceanic and Atmospheric Administration (within the Department of Commerce) share responsibility for administration of the ESA. Section 7 of the ESA requires that Federal agencies consult with the Services to ensure that any projects authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any

endangered species or threatened species, or result in the destruction or adverse modification of critical habitat of such species. The ESA Section 7 regulations are found at 50 Code of Federal Regulations (CFR) Part 402.

ii. The State has separate laws governing the listing of animal species as threatened or endangered. Threatened and endangered animal species in Texas are those species so designated according to Chapters 67 and 68 of the Texas Parks and Wildlife Code (TPWC) and Section 65.171-65.184 of Title 31 of the Texas Administrative Code (TAC). Animals that are not currently listed by the federal government may be listed as threatened or endangered by the State.

c. Antiquities Code of Texas (ACT)
    i. As the project will transpire within the City of Rockwall right-of-way (ROW), an entity of the State of Texas, the project must comply with the ACT. The ACT, as outlined in the 13 TAC Part II and the Texas Natural Resource Code (TNRC) Title 9 Chapter 191, requires that political subdivisions notify the Texas Historical Commission (THC) at least 30 days in advance prior to any project that may affect potential or designated archeological sites. While advance project review by the THC is required for undertakings with more than 5 acres (ac) or 5,000 cubic yards of ground disturbance, the THC can still request project information and/or an archeological survey in advance of more minor ground disturbances since all publicly sponsored projects must comply with the ACT. If the activity occurs inside a designated historic district, affects a recorded archeological site, or requires on-site investigations, the project will need to be reviewed by the THC, regardless of project size.
d. National Historic Preservation Act (NHPA) Section 106
    i. The NHPA (54 U.S. Code [USC] 306101), specifically Section 106 (54 USC 306108), requires the SHPO, an official appointed in each state or territory, to administer and coordinate historic preservation activities, and to review and comment on all actions licensed by the federal government that will have an effect on properties listed in the National Register of Historic Places (NRHP), or eligible for such listing. Per 36 CFR 800, the federal agency responsible for overseeing the action must make a reasonable and good faith effort to identify cultural resources. Federal actions include, but are not limited to, construction, rehabilitation, repair projects, demolition, licenses, permits, loans, loan guarantees, grants, and federal property transfers. For example, as this project will require federal funding, the project would be subject to NHPA Section 106 requirements.
e. National Environmental Policy Act of 1969 (NEPA)
    i. The City of Rockwall may request funding or a portion of the funding from the Texas Department of Transportation (TxDOT). If funding is approved, the City of Rockwall would have to meet TxDOT standards for design and environmental clearance, including public involvement. Depending upon the level of environmental and man-induced impacts associated with this new section of roadway, there are two levels of environmental documentation that could be used to meet the TxDOT requirements. Which level is used would be determined by the TxDOT Dallas District Environmental Coordinator in conjunction with the TxDOT Environmental staff in Austin. Either level will require a basic set of technical memorandum and forms to be completed to initiate the process. Memorandum to complete the public involvement component would be determined by the District Environmental Coordinator upon the completion of the project initiation forms.

2. Environmental Baseline Report

Integrated Environmental Solutions (IES) will provide professional services to develop an Environmental Baseline Report to investigate current conditions of the proposed project area and surroundings.

The following circumstances are evaluated for relevant resources in the potentially affected environment. These areas are evaluated to determine if there is reasonably foreseeable impact to the environment which would warrant concern or mitigation. This information will be included in a standardized report with a constraints map as well as other supporting figures and tables, as necessary. Field surveys for preliminary data collection are included within the fees.

- Listed threatened or endangered species or designated critical habitat or species proposed for Federal listing or Federally proposed critical habitat;
- Important or prime agricultural, forest, or range lands;
- Floodplains, wetlands, or other such sensitive areas;
- Special sources of water, such as sole-source aquifers, wellhead protection areas, municipal watersheds, or other water sources that are vital in a region;
- Areas having formal federal or state designations, such as wilderness areas, parks, or wildlife refuges; wild and scenic rivers; marine sanctuaries; national natural landmarks; inventoried roadless areas; or national recreation areas;
- Sources of hazardous material waste or records of areas with contamination, spills, or non-compliance of material disposal
- Communal areas, facilities, and infrastructure of importance, with determination of potential impact; or
- Property (e.g., sites, buildings, structures, and objects) of historic, archeological, or architectural significance, as designated by Federal, Tribal, State, or local governments, or property eligible for listing on the National Register of Historic Places.

Meetings: Included in Task 12.

TASK 10: PROGRAMMING | MESA

MESA will host a workshop with City Staff to discuss potential programming. The team will review the site assessments to understand any development opportunities and constraints. In addition, the team will review up to three (3) case studies in the region, as selected by the City Staff. The team will discuss relation to adjacent uses, market catalysts (pro forma feasibility), and maintenance requirements to allow all parties to describe any concerns they may have with the programming under consideration as part of the corridor programming/design.

Deliverable: Images and development data of project examples/case studies.
Meetings: Included in Task 12.

TASK 11: VISIONING | MESA

The Design Team (MESA) will review the program information including land uses, building/product mix, development objectives, desired amenities, and market study recommendations collected for the Project to establish the hardscape, softscape and public realm amenity program. The Design Team will prepare image boards (24"x36") exhibiting a sampling of the overall character for the following elements:

- Architectural character: depicting landmark element designs, style, character, form etc.
- Hardscape amenity character: depicting exterior plazas, trails, gathering areas, focal elements, entry features etc.
- Softscape amenity character: depicting landscape character typologies within the corridor

- Exterior amenity programming: up to 3 boards depicting the potential exterior amenity program throughout the corridor

These image boards will allow the Client to confirm the desired overall landscape intent, aesthetic look, and overall program prior to conceptual design.

Deliverable: Collection of images, diagrams and/or plan sketches depicting landscape/hardscape character, amenities, and open space design.
Meetings: Included in Task 12.

TASK 12: STAGE 1 COORDINATION MEETINGS (Concurrent with Tasks 1-11)
Anticipated coordination meetings, conference calls, and presentations for Stage 1 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Travel time for meetings will be billed hourly. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:
Meetings: Estimated Hourly based on up to Eleven (11), 1 Hour meetings as detailed below:

TASK	DESCRIPTION	MESA	TNP
Task 1:	Kick-off meeting (on-site).	One (1)	One (1)
Task 2:	Site visit - two (2) MESA representatives.	Two (2)	One (1)
	Follow-up coordination meeting.	One (1)	One (1)
Task 3:	Presentation/coordination meeting (virtual).	Two (2)	Two (2)
Task 4:	Presentation meeting (virtual).	One (1)	One (1)
Task 5:	Presentation meeting (virtual).	One (1)	One (1)
Task 6:	Presentation meeting (virtual).	One (1)	One (1)
Task 7:	N/A	N/A	N/A
Task 8:	Coordination meeting (virtual).	Two (2)	Two (2)
Task 9:	Presentation meeting (virtual).	One(1)	One (1)
Task 10:	Presentation/coordination meetings (virtual).	Two (2)	N/A
Task 11:	Presentation meeting (virtual).	One (1)	One (1)

STAGE 2: STAKEHOLDER & COMMUNITY ENGAGEMENT

TASK 13: STAKEHOLDER ENGAGEMENT (Task Force/City Staff) | MESA
The Design Team (MESA and TNP) will conduct/participate in up to two (2) stakeholder meetings with Task Force members and City staff members.
Meetings: Included in Task 17.

TASK 14: COMMUNITY/NEIGHBORHOOD MEETINGS | MESA
The Design Team (MESA and TNP) will design and conduct up to three (3) community meetings to share the key findings from the existing conditions, collect additional input on community needs and priorities, and discuss preliminary concepts. These community workshops will be interactive and inspire hands-on collaboration. The meetings will take place at key milestones in the project process and will occur at a location convenient to neighborhood residents and stakeholders. Feedback from the meetings will be documented as part of the Final Visioning Presentation Package.

Deliverable: Agendas, materials, presentation, handouts, display boards, mailing list, neighborhood mailings and yard signs, public meeting summary documentation.
Meetings: Included in Task 17.

TASK 15: ONLINE SURVEY EXECUTION | MESA
The Design Team (MESA) will design, launch, and manage an online survey to collect input from a wide audience. Upon closing the survey, the Design Team will analyze the responses and present findings that highlight key themes.

Deliverable: Online survey.
Meetings: Included in Task 17.

TASK 16: COMMUNICATIONS COLLATERAL | MESA, TNP, and IES
The Design Team (MESA, TNP, and IES) will design and develop communication materials to promote the in-person engagement event and an online survey. This includes flyers, social media graphics, and email templates to ensure clear and consistent messaging.

Deliverable: Collateral as described above.
Meetings: Included in Task 17.

TASK 17: STAGE 2 COORDINATION MEETINGS (Concurrent with Tasks 13-16)
Anticipated coordination meetings, conference calls, and presentations for Stage 2 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Travel time for meetings will be billed hourly. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:

Meetings: Estimated Hourly based on up to Eleven (11), 1 Hour meetings as detailed below:

TASK	DESCRIPTION	MESA	TNP
Task 13:	Stakeholder meetings (in person).	Two (2)	Two (2)
Task 14:	Presentation/coordination meetings (virtual).	Three (3)	Three (3)
Task 15:	Presentation meeting (virtual).	One (1)	N/A
Task 16:	Coordination meeting (virtual).	One (1)	One (1)

STAGE 3: VISIONING, CONCEPTUAL DESIGN, & BUDGETING
TASK 18: INITIAL COMMUNITY THEMING, BRANDING, AND CONCEPTUAL DESIGN

Conceptual Roadway Layout Studies | TNP & MESA
TNP to prepare an alignment and proposed roadway conceptual layout to include projected traffic volumes and existing and proposed typical sections. TNP to furnish Microsoft Office and OpenRoads computer generated media containing the roadway conceptual layout to the City. All supporting attachments and exhibits to accompany the conceptual layout.

All designs are to be prepared in accordance with the latest version of TxDOT Roadway Design Manual, AASHTO Policy on Geometric Design of Highways and Streets, Texas Manual on Uniform Traffic Control (TMUTCD), and Highway Capacity Manual - Transportation Research Board. The proposed design will include the applicable City of Rockwall Standards of Design and Construction,

The conceptual horizontal layout will adhere to a design scale of 1 in. = 100 ft. The conceptual layout, exhibits, and attachments will be developed in English units. All Microsoft Office and OpenRoads computer graphic files furnished to the City must be submitted in electronic format compatible to the City.

Analyze Existing Conditions | TNP
Using collected data and base maps, TNP to develop an overall analysis of the existing conditions to develop the conceptual design. The analysis must include the following:

- ROW determination
- Horizontal alignment
- Vertical alignment
- Intersection design and analysis
- Sight distance
- Level-of-service
- Locations of critical constraints
- Drainage

Alternative Analysis | TNP & MESA
TNP to identify and analyze conceptual alternatives to minimize potential adverse impacts, major utility conflicts, structural impediments, or exceptions to FHWA design criteria.

TNP to consider the following in the analysis to optimize the design (if applicable):

- Efficient use of the allocated ROW
- Control of Access (COA) and driveway locations
- Roadway and intersection geometry
- Cross Sections
- Bicycle and Pedestrian design
- Drainage and Hydraulic design
- Stopping Sight distance
- Level-of-service
- Traffic and signal operations
- Construction, ROW, easement, and utility costs
- Roadside safety appurtenances
- Environmental mitigation (For example: Noise Walls)
- Utility avoidance (if feasible); List of potential effected utilities

General Tasks | TNP

1. ROW/Property Base Map
    a. TNP to obtain information on existing ROW and property information from as-built plans, ROW maps, and tax records. TNP to prepare a base map depicting the information.
2. Utility Base Map
    a. The State to provide information on existing utilities from utility owners and to conduct investigations to identify and evaluate all known existing and proposed public and private utilities. TNP to assist to identify potential conflicts and attempt to minimize the potential

adverse utility impacts in the preparation of the conceptual design. The State to provide a base map depicting the utility locations.

3. Typical Sections
    a. TNP to develop both existing and proposed typical sections that depict the number and type of lanes, shoulders, median width, curb offsets, cross slope, border width, clear zone widths, and ROW limits.
4. Drainage Study
    a. Data collection from field visits, as_built plans, surveys, and FEMA flood studies
    b. Delineate drainage area boundaries using USGS, LiDAR, or equivalent topographic maps
    c. Develop hydrologic parameters (conveyance paths, slopes, time of concentration, runoff coefficients/curve numbers)
    d. Create HEC-HMS models for peak discharge calculations using appropriate methods
    e. Compare calculated discharges with FEMA Effective flows
    f. Develop HEC-RAS hydraulic models for FEMA Zone AE locations and propose flood-reducing designs
    g. Develop hydraulic models for FEMA Zone A and X locations using HEC-RAS or HY-8
    h. Calculate floodplain cut/fill quantities and conceptual mitigation alternatives
    i. Identify and locate drainage outfalls
    j. Delineate roadway drainage areas and hydrologic parameters
    k. Perform preliminary trunkline sizing using MicroStation ORD-DU
5. ROW Requirements
    a. TNP to determine the ROW requirements based on the proposed alignment, typical sections, design cross sections, access control, terrain, construction requirements, drainage, clear zone, maintenance, Intelligent Transportation System (ITS), and environmental mitigation requirements.
6. Design Exceptions
    a. TNP to identify design exceptions and waivers and to document the necessity for each design exception or waiver for approval.
7. Bicycle and Pedestrian Accommodations
    a. TNP to comply with the federal policy statement on Bicycle and Pedestrian Accommodations Regulations and Recommendations by United States Department of Transportation (USDOT). This policy encourages the incorporation of safe and convenient walking and bicycling facilities into transportation projects. The inclusion of bicycle and pedestrian facilities to be considered when the project is scoped. Public input when applicable, as well as local city and metropolitan planning organization for bicycle and pedestrian plans to be considered.

Traffic Impact | TNP

TNP to develop conceptual design in OpenRoads format to evaluate various methods of handling traffic while providing access in key areas. It is anticipated that a single design alternative that optimizes traffic flow and access to be produced. The conceptual design will be plan view only. Profile work will be done only to the extent necessary to lay out the proper horizontal geometry.

The conceptual designs to contain the following elements:

- Mainlane roadway alignment
- Pavement edges, face of curbs and shoulder lines
- Typical sections of existing and proposed roadways
- Proposed structure locations
- Proposed retaining wall limits and approximate height

- Preliminary ROW requirements and control-of-access locations
- Direction of traffic flow and the number of lanes on all roadways
- Existing and projected traffic volumes

Cross-Sections | TNP & MESA
TNP to use OpenRoads to generate preliminary cross-sections every 100 feet, intersections, and driveways in conjunction with the Conceptual design. TNP to determine earthwork volumes for use in the cost estimate, and to prepare 11"x17" or roll plots of the cross-sections.

Community Theming and Branding | MESA
Based on the site analysis, programming, visioning, and budgeting in the previous tasks, MESA will prepare three (3) initial Conceptual Design alternatives for the corridor. The concept designs will explore various design responses to the landscape & hardscape of the corridor and will include plans, sections, sketches, images and or diagrams displaying the design of the following elements:

- Decorative Paving (flatwork)
- Landscaping
- Street plantings/planters/irrigation
- Street Furniture (i.e. - Benches, trash, bollards, etc.)
- Adjacent land use/building Interface Transitions (building face to building face)
- Integration of Utility Box Structures with Pavement Design Layout
- Integration of Utility Pedestal (above-grade) control boxes into Design Layout
- Enhanced Pedestrian Crosswalk features
- Decorative elements: landmark elements, columns, icons, etc.
- Incorporation of existing signage
- Lighting
- Irrigation

In addition to the concept designs, MESA will prepare one (1) opinion of probable cost for each of the design alternatives. The designs and cost opinions will be presented to the Client for review and discussion of prioritization/implementation of the design.

Deliverable: Plans, sketches, elevations, diagrams, and images displaying the overall streetscape character and design concepts.
Meetings: Included in Task 29.

TASK 19: COMPUTER MODELING (Design Visioning Illustrations) | MESA
To help portray the corridor design, MESA will prepare three-dimensional illustrative models during the concept design stage. This design detail will serve as a design tool to help portray the design intent and corresponding design concepts integration into the corridor and the surrounding context.

Concept Design Model: Massing model depicting the general shapes, scale, and forms of the design elements within the corridor (Reference Exhibit 'B' – LOD 100). This clay, colorless study model will focus on the spatial relationships of the design. This model is intended as a design tool to portray the various concept designs. One (1) model developed to generate five (5) still shots for each of the three (3) concept designs.

Meetings: Included in Task 29.

TASK 20: WORK SESSION WITH CITY STAFF/COUNCIL | MESA
MESA will meet with City Staff and subsequently with City Staff/Council to brief them on the initial community theming, branding, and conceptual design. This will be an opportunity to gain input from Council on any issues of concern regarding the aesthetic or any construction-related issues that may influence future design studies. Input from the briefings will be documented as input to refine and prioritize development of Task 21.

Deliverable: Preparation of materials, as necessary, includes:
- Prepare an agenda with information about the briefing
- Prepare briefing agenda and materials
- Prepare a summary of the input received for record

Meetings: Included in Task 29.

TASK 21: REFINED COMMUNITY THEMING, BRANDING, & CONCEPTUAL DESIGN | MESA
After presentation of the initial conceptual designs, MESA will prepare one (1) refined conceptual design for the entire corridor based on the Client's preferred concept design incorporating Client comments and finalizing the design intent. The graphics will be refined, and computer rendered. MESA will prepare a refined opinion of probable costs for review with the Client. The schematic design will include a rendered plan of the entire corridor with blow ups of key intersections and prototypes of each median and parkway typology. Additionally, the design will include sketches, diagrams, and/or inspirational images necessary to help convey the intent of the design. Schematic design will address the following areas:

1. Design plan layout (plan)
    a. Exploration of variable width ROW
2. Design overlay of existing street sections (sections)
3. Design typical roadway sections
4. Pavement surface accent pattern designs (plan)
5. Landscape planting selections (plan, images)
6. Provide coordination for development of the preliminary hardscape color palette; identify finishes and major materials (images).
7. Irrigation improvements (main lines, zoning, and sleeving accommodations.)
8. Retaining Walls/Vertical structures (elevations, sections, and plans)
9. Conceptual lighting (plan, cut sheets)
10. Site furnishings (cut sheets)
11. Opinion of probable costs (outlining MESA scope components pertaining to budget scope)
12. Engineering Summary Report
    a. TNP to prepare a report to summarize the design criteria, traffic analysis, preliminary cost estimate and basis of estimate, and utility conflict issues.

Deliverable: MESA will prepare One (1) rendered conceptual design with opinion of probable cost. Five (5) hard copies and (1) digital copy for the City's record.
Meetings: Included in Task 29.

TASK 22: OPINIONS OF PROBABLE COST | MESA & TNP
To assist the Client in developing an appropriate pro forma, the Design Team will prepare opinions of probable costs based on the refined conceptual design. Although the design will be in the conceptual stages, the opinions of probable costs will assist the Client in reviewing the overall program, anticipated

costs and identify any important design or construction obstacles, prioritizing/phasing full build-out, and identifying potential funding strategies. The estimate of probable costs will include:

- Site Utilities & Infrastructure
    - City Utility Adjustments
- Site Grading, Drainage & Earthwork
- Site amenities and exterior spaces
    - Streetscape
    - Open Spaces
- ROW Impacts
    - Identify and quantify parcel-level impacts for each alignment alternative.
    - Estimate acquisition costs using market-supported unit rates.
    - Identity impacted improvements and relocation costs (residential, commercial, personal property).
    - Identify and estimate costs for temporary construction easements (TCEs), permanent easements (PEs), and fee acquisitions.

NOTE - Current TxDOT unit bid prices will be used in preparation of the estimate.

Although the detailed design of these elements will not have been completed at the time, the cost projections will be conceptual in nature and based on the preliminary designs and discussions the project team have held to date. The Design Team will present the opinion of probable costs to the Client for review and will prepare one (1) revised exhibit to incorporate Client comments.

Deliverable: Up to two (2) opinions of probable costs.
Meetings: Included in Task 29.

TASK 23: CITY COUNCIL PRESENTATION | MESA & TNP

MESA will meet with the City Council to present the conceptual design. The design model(s) and design documents generated in the various tasks will be formatted into a presentation document.

Deliverable: Presentation of the design to the City Council
Meetings: Included in Task 29.

TASK 24: JURISDICTIONAL COORDINATION MEETINGS | MESA

In addition to the presentation/coordination meetings with the Client identified in Task 29, MESA and TNP will attend meetings with TXDOT, FEMA, adjacent landowners or others as needed to assist during the design tasks of the project. Additional meetings other than those included within this task shall be billed as additional services as per the attached hourly rate schedule. The following meetings have been anticipated during development of the conceptual design package and will be attended by at least (1) Principal and/or Associate with additional staff as needed:

- Eight (8) TXDOT coordination meetings.
- Three (3) NCTCOG coordination meetings.
- Three (3) FEMA coordination meetings.
- Two (2) corridor coordination meetings: adjacent landowners, HOA's, etc.

Deliverable: Coordination, presentation, or review with jurisdictional entities; as necessary.
Meetings: Included in Task 29.

TASK 25: PERMITTING/ENTITLEMENTS REVIEW | MESA

City Permitting
MESA will coordinate with the City Staff in submitting the necessary landscape and hardscape design documents for city review and initial permit approval (if required). MESA will format the design plans to conform to the municipality's submittal requirements. City staff will facilitate the permitting review and approval process. MESA will address comments and any necessary design plan revisions.

Deliverable: Submittal material as described above.
Meetings: Included in Task 29.

TASK 26: SPECIALTY PROJECTS/CONSULTANTS | MESA (Optional, not included)
During the design of the project, a variety of specialty projects may arise that are not a part of this contract but require a unique and specific design solution. These specialty projects and/or additional specialty sub-consultants should be considered through the design stage. As the role or scope for these consultants is determined, their selection, proposals, and specific involvement in the project will be approved by the City of Rockwall and added to the consultant team via a contract modification or separate Agreement. Potential specialty projects/consultants include but are not limited to:

1. Environmental Graphics & Signage Design
2. Arborist
3. Jurisdictional Waters Delineation
4. 404 Permitting
5. Easement Documentation
6. Architect (landmark elements, etc.)
7. Lighting Design
8. Irrigation Design
9. Risk Management

Deliverable: Consultation expertise and deliverables as needed for specific design roles outside of the basic scope of services.
Meetings: As needed, billed hourly according to hourly rate schedule.

TASK 27: REFINED COMPUTER MODELING (Presentations Graphics) | MESA
At the conclusion of Refined Conceptual Site Plan development, MESA will prepare computer models of the major site and design elements (based on approved Conceptual Design CAD drawings) to help portray the corridor design, MESA will prepare three-dimensional illustrative models during the concept design stage (Reference Exhibit 'B' – LOD 200). This will serve as a design tool to help portray the design intent and corresponding design concepts integration into the corridor and the surrounding context. This model is intended to showcase the overall design and is appropriate for design review and discussion with the City Council, City Staff, TXDOT and during other coordination meetings.

These models may be used to develop high quality "snapshots" of key elements/views for creation of:

1. Presentation Boards
3. Digitally rendered 3D aerial perspectives
4. Computer generated three dimensional still images

This digital file will be based on the Conceptual Site Plan and include up to eight (8) still images. Media may be rendered and transmitted in additional digital format types as requested by the Client and billed hourly according to hourly rate schedule. Modifications to the digital still images based on design changes, modifications made throughout subsequent project phases/tasks, or additional still images beyond those included in the initial eight (8) will be billed at a rate of $1,500.00 per still image.

Deliverable: Presentation graphics noted above as requested by the Client.
Meetings: Included in Task 29.

TASK 28: COMPUTER MODELING (Animated Graphics) | MESA (Optional, not included)
At the conclusion of the development of the still images listed as part of Task 27, MESA will prepare animated walk through/fly through videos (Reference Exhibit 'B' – LOD 250). The digital video file will be based on the conceptual design and includes a total of three (3) minutes of video to consist of a montage of short video clips. Digital video files will be transmitted as an .MP4 by default and still images as .jpg files. Media may be rendered and transmitted in additional digital format types as requested by the Client and billed hourly according to hourly rate schedule. Modifications to the digital video based on design changes, modifications made throughout subsequent project phases/tasks, or additional video duration/clips requested beyond those included in the initial three (3) minutes of video will be billed hourly according to hourly rate schedule.

Deliverable: Presentation graphics noted above as requested by the Client.
Meetings: As needed, billed hourly according to hourly rate schedule.

TASK 29: STAGE 3 COORDINATION MEETINGS (Concurrent with Tasks 18-28)
Anticipated coordination meetings, conference calls, and presentations for Stage 3 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Travel time for meetings will be billed hourly. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:

Meetings: Estimated Hourly based on up to Thirty-nine (39), 1 Hour meetings as detailed below:

TASK	DESCRIPTION	MESA	TNP
Task 18:	Presentation meetings (virtual).	One (1)	One (1)
Task 19:	Presentation meeting (virtual).	One (1)	One (1)
Task 20:	Work Session with City Staff (in person).	Two (2)	Two (2)
	Work Session with City Council (in person).	One(1)	One (1)
Task 21:	Presentation meeting (virtual).	One (1)	One (1)
Task 22:	Presentation/coordination meetings (virtual).	Two (2)	N/A
Task 23:	Presentation/coordination meeting (virtual).	One (1)	One (1)
Task 24:	Coordination meetings (virtual).	Sixteen (16)	Fourteen (14)
Task 25:	Presentation/coordination meeting (virtual).	One (1)	One (1)
Task 26:	N/A	N/A	N/A
Task 27:	Coordination meetings (virtual).	Two (2)	Two (2)
Task 28:	Coordination meetings (virtual).	One(1)	One (1)

COST OF SERVICES

The scope of services below will be billed on a percentage completion basis or hourly not to exceed as applicable (in accordance with the fee schedule specified below) with the total cost of services not to exceed the amount specified for each without a written addendum to this contract. The following tasks shall be billed as follows:

Task	**Base Fees**
STAGE 1: ASSESSMENTS AND ANALYSIS	
Task 1: Data Collection and Project Kickoff *Lump Sum*	$35,675.00
Task 2: Corridor Assessment *Lump Sum*	$32,000.00
Task 3: Roadway Network Analysis *Lump Sum*	$9,225.00
Task 4: Modeling And Draft Technical Memorandum *Lump Sum*	$52,225.00
Task 5: Final Technical Memorandum *Lump Sum*	$7,475.00
Task 6: Traffic Signal Warrant Analysis *Lump Sum*	$8,625.00
Task 7: Topographic And Design Survey *Lump Sum*	$246,000.00
Task 8: Subsurface Utility Survey *Lump Sum*	$280,575.00
Task 9: Environmental Studies *Lump Sum*	$17,000.00
Task 10: Programming *Lump Sum*	$48,000.00
Task 11: Visioning *Lump Sum*	$72,000.00
Task 12: Stage 1 Coordination Meetings *Lump Sum*	$54,600.00
Sub-Total Cost of Base Services (Task 1-12)	**$863,400.00**

Task	**Base Fees**
STAGE 2: STAKEHOLDER & COMMUNITY ENGAGEMENT	
Task 13: Stakeholder Engagement *Lump Sum*	$12,000.00
Task 14: Community/Neighborhood Meetings *Lump Sum*	$24,000.00
Task 15: Online Survey Execution *Lump Sum*	$16,000.00
Task 16: Communications Collateral *Lump Sum*	$20,000.00
Task 17: Stage 2 Coordination Meetings *Lump Sum*	$28,350.00
Sub-Total Cost of Base Services (Task 13-17)	**$100,350.00**

Task	Base Fees
STAGE 3: VISIONING, CONCEPTUAL DESIGN, & BUDGETING	
Task 18: Initial Conceptual Design *Lump Sum*	$628,375.00
Task 19: Computer Modeling | Visioning *Lump Sum*	$40,000.00
Task 20: Work Session With City Council *Lump Sum*	$16,000.00
Task 21: Refined Conceptual Design *Lump Sum*	$63,725.00
Task 22: Opinions Of Probable Cost *Lump Sum*	$66,150.00
Task 23: City Council Presentation *Lump Sum*	$4,000.00
Task 24: Jurisdictional Coordination Meetings *Lump Sum*	$40,000.00
Task 25: Permitting Review *Lump Sum*	$44,000.00
Task 26: Specialty Projects/Consultants *Lump Sum*	N.I.C.
Task 27: 3D Modeling | Presentations Graphics *Lump Sum*	$32,000.00
Task 28: 3D Modeling | Animated Graphics *Lump Sum*	$24,000.00
Task 29: Stage 3 Coordination Meetings *Lump Sum*	$77,825.00
Sub-Total Cost of Base Services (Task 18-29)	**$1,036,075.00**
TOTAL COST OF SERVICES (Task 1-29)	**$1,999,825.00**

REIMBURSABLE EXPENSES:

These fees do not include sub-consultants to be included for the project such as Architect, MEP, Structural, Geotech, Fountain Consultant, Irrigation Design Consultant, Lighting Desing Consultant, Agronomist, Arborist, and Public Art Consultant. If needed, these subconsultants will be billed as a reimbursable expense. MESA will submit fees associated with sub-consultants to the Client for review and written approval prior to engagement and subsequent billing as a reimbursable expense.

ADDITIONAL SERVICES/HOURLY FEE SCHEDULE

Services requested but not specifically included in the scope of services listed above will be considered additional services. Modifications to drawings, after approval by Owner, because of changes requested by Owner or other consultant will be considered additional services and billed at an hourly rate as follows:

Senior Principal	$265.00
Principal	$210.00
Associate Principal	$195.00
Associate	$180.00
Senior Project Manager	$150.00
Marketing/Admin	$145.00
Project Manager	$140.00
Visualization Manager	$135.00
Senior Designer	$135.00
Designer	$125.00
Visualization Specialist	$125.00
Intern	$ 95.00

PROPOSAL AND CONTRACT CONDITIONS:

1. The client will provide the following and MESA has the right to rely on this information and rely on any information provided by others:
   a. Boundary and general survey locating structures, property lines, utilities that cross the property and interior lobby plans in AutoCAD format.
   b. Soils Report (if required).
   c. Budgetary Considerations.

2. The scope of work excludes the following services, which are not necessarily limited to those listed below:
   a. Utilities (water, sewer, storm, electrical, cable, telephone, etc.)
   b. Sub-consultant design fees
   c. Civil, Structural, Mechanical, Irrigation and Electrical Engineering if required.
   d. Architect or lighting design and associated consultant fees.
   e. Project signage environmental graphics.
   f. Interior design, IT/networking design
   g. Irrigation design will be billed as a Reimbursable expense if requested
   h. Landscape lighting electrical plans.
   i. Design of any related off-site improvements
   j. Illustrative plans, models, and drawings not specifically described in Scope of Services.
   k. Redesign of elements due to site plan changes (i.e., buildings relocate, site grading changes) after initial client approval.
   l. Public bid procedures
   m. All meetings requiring travel outside of DFW are not included and will be covered as an additional expense.
   n. Geotechnical information.
   o. As Built Drawings
   p. TDLR Submittal
   q. Any jurisdictional mitigation plans (including wetland, tree, 404 permit, etc.)

r. Additional Services not included in the TNP's existing Scope of Services – Client and TNP agree that the following services are beyond the Scope of Services described in the tasks above. However, TNP can provide these services, if needed, upon Client's written request. Any additional amounts paid to TNP because of material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These additional Services include the following:
   i. Traffic signal timing: Confirm with the City that they will perform the Traffic Signal timing and any progression;
   ii. Traffic signal interconnection, ITS or other connectivity;
   iii. Pedestrian lighting, lighting along shared use trails, or any lighting outside the median except for one luminaire on each signal pole;
   iv. Photometric calculations;
   v. Coordination with any other agency besides the City of Rockwall.
   vi. Analysis and incorporation of additional or newer TIAs not originally provided;
   vii. Memos or exhibits beyond those explicitly listed within this scope.
   viii. QL-B Designating
   ix. Securing right of entry on private property
   x. Permitting

3. MESA Design Associates may subcontract consultants in the performance of any services described in this agreement.

4. MESA Design Associates does not act as General Contractor in any way or accept responsibility for poor craftsmanship.

5. The above-described compensation for MESA Design Associates does not include the following non-labor costs:

Reimbursables:

a. Copies
b. Printing/reprographics
c. Federal Express, courier, and/or delivery fees
d. Blue printing, printing, or binding for bid sets
e. Mileage (percentage allowed by IRS) currently @ .72.5/mi.
f. Permits and/or registration fees
g. Travel expenses outside of Dallas such as airfare and lodging
h. Other products and services requested by the Client and not specifically described herein.
i. All Jurisdictional Submittal, Permitting or Review Fees.
j. TDLR Fees and Expenses.
k. Sub-consultants

There will be a 10% Administrative Fee added to all reimbursable expenses.

6. Should the Client or Owner cancel scheduled meetings with less than 72 hours' notice, MESA reserves the right to invoice the Client or Owner for all related travel and accommodation expenses incurred, if applicable.

7. Either Party may terminate this contract with (7) seven days' written notice to the other party. Upon termination, MESA will be paid for all work performed, including reimbursable expenses, through the date of termination.

8. Should the project go "on hold" for more than sixty (60) days, the Consultant reserves the right to charge a $600.00 restart fee when the project resumes. MESA's fees for the remaining services and the time schedules shall be equitably adjusted.

9. This agreement is to be governed by the laws of the State of Texas. Compensation for all services shall be paid in Dallas, Dallas County, Texas.

10. In the event disputes are not satisfactorily resolved through informal discussions, the Client and MESA agree that all disputes between them arising out of or relating to this agreement, or the Project shall be submitted to nonbinding mediation. In the event the parties to this agreement are unable to reach a settlement through mediation, then such disputes shall be settled by litigation, in a court of competent jurisdiction.

11. **Invoice Terms: Net thirty (30) days from invoice date.** A finance charge of 1% per month (12% per annum) will be added to accounts over thirty (30) days past due. The client agrees to pay reasonable attorney fees incurred by MESA to collect on unpaid invoices. MESA reserves the right to file a property lien if invoices go over sixty (60) days past due.

12. If the client fails to make payments to MESA in accordance with this agreement, such failure shall be considered substantial non-performance and cause for termination or, at MESA's option, cause for suspension of performance of service under this agreement. If MESA elects to suspend service, MESA shall give seven (7) days written notice to the Client. In the event of a suspension of services, MESA shall have no liability to the Client for delay or damage caused to the Client because of such suspension of services. Client agrees to hold MESA harmless and completely indemnify MESA from and against all damages, costs, attorney's fees, and/or other expenses which MESA may incur because of any claim by any person or entity arising out of such suspension of work. Before resuming services, MESA shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of MESA's services. MESA's fees for the remaining services and the time schedules shall be equitably adjusted.

13. The hourly rates and multiples for services of the Consultant and Consultant's sub consultants as set forth in this Agreement shall be adjusted in accordance with their normal salary review practices annually or as agreed upon between the Client and Consultant. MESA reserves the right to adjust hourly-based contracts and additional service fees to compensate for inflation increases annually.

14. The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas. Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337; tele: 512.305.9000; fax: 512.305.9005; e-mail: www.tbae.state.tx.us.

15. **LIMITATION OF LIABILITY: to the maximum extent permitted by law, the Client agrees to limit MESA's liability for the Client's damages to two times the fees indicated in this proposal. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.**

16. By making visits to the site, MESA is not assuming the responsibilities of the builder, Construction Manager, Construction Superintendent or any of their agents or subcontractors.

17. Plans, drawings and specifications or other writings or documents prepared or provided by MESA hereunder are prepared for this Project only but may be used by MESA for purposes of illustrating the scope and nature of project involvement. MESA shall provide the Client with a reproducible set of drawings and specifications for its records. No "live" files will be released. These drawings shall not be used by Client for other projects or extensions to the project without the express written permission of MESA.

18. **The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MESA from any damages, liabilities, or costs, including reasonable attorneys' fees and costs of defense, arising out of the use or modification by the Client to any reports, plans, specifications or other construction documents, including electronic files, prepared by MESA if such use or modification has not been explicitly approved in writing by MESA and its sub consultants. This indemnification provision shall survive the termination of this Agreement.**

19. It is expressly understood and agreed that MESA shall not have control of, or charge of, or be responsible for construction, means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the Project or for the acts or omissions of any contractor, subcontractor or other persons performing work for the Project and Client shall indemnify MESA and hold MESA harmless from and against any and all claims, demands, losses, costs, third party beneficiaries, liabilities and damages including, without limitation, reasonable attorney's fees and expenses, incurred by MESA and arising out of or related to any of the aforesaid.

20. Notwithstanding any other provision of this Agreement, MESA and MESA's sub consultants shall have no responsibility for the discovery, presence, handling, removal, disposal, or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, mold, polychlorinated biphenyl (PCB), or other toxic substances.

21. The Client agrees to waive consequential damages for claims, disputes or other matters in question arising out of or relating to this agreement.

22. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either MESA or the Client. MESA's services under this agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against MESA because of this agreement or the performance or nonperformance of services hereunder.

23. **The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MESA, its officers, directors, employees and sub consultants (collectively, MESA) against all damages, liabilities or costs, including reasonable attorney's fees and costs, to the extent caused by the Clients negligent acts or breach of this agreement, and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable. Neither the Client nor MESA shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.**

24. This document supersedes all previous discussions and documents, if any, and may only be amended by written agreement between the parties.

25. If any term of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.

26. In providing services under this Agreement, MESA shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. MESA makes no warranty, express or implied, as to its professional services rendered under this Agreement.

27. MESA shall retain ownership of all reports, drawings, plans, specifications, electronic files, videos, field data, notes and other documents and instruments prepared by MESA as instruments of service. MESA shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto.

28. Force Majeure. Any delay in or failure of performance by either party under this Agreement will not be considered a breach of this Agreement and will be excused to the extent caused by any occurrence beyond the reasonable control of such party including, but not limited to, pandemics, disease, acts of God such as fires, hurricanes, floods, or tornadoes.

Respectfully submitted,
MESA Design Associates, Inc.



Stan R. Cowan, ASLA
Senior Principal



Joseph D. Steffes, ASLA
Principal

Acceptance of Proposal and Contract Terms and Conditions:
City of Rockwall

By: _____
Authorized Representative

_____
Date

Note: Please return a signed copy to MESA.

EXHIBIT A | LIMITS OF WORK DIAGRAM

SURVEY TYPOLOGY

**Yellow = Aerial Image Only / Cyan = Lidar and Aerial Imagery / Red = Aerial Image Only*

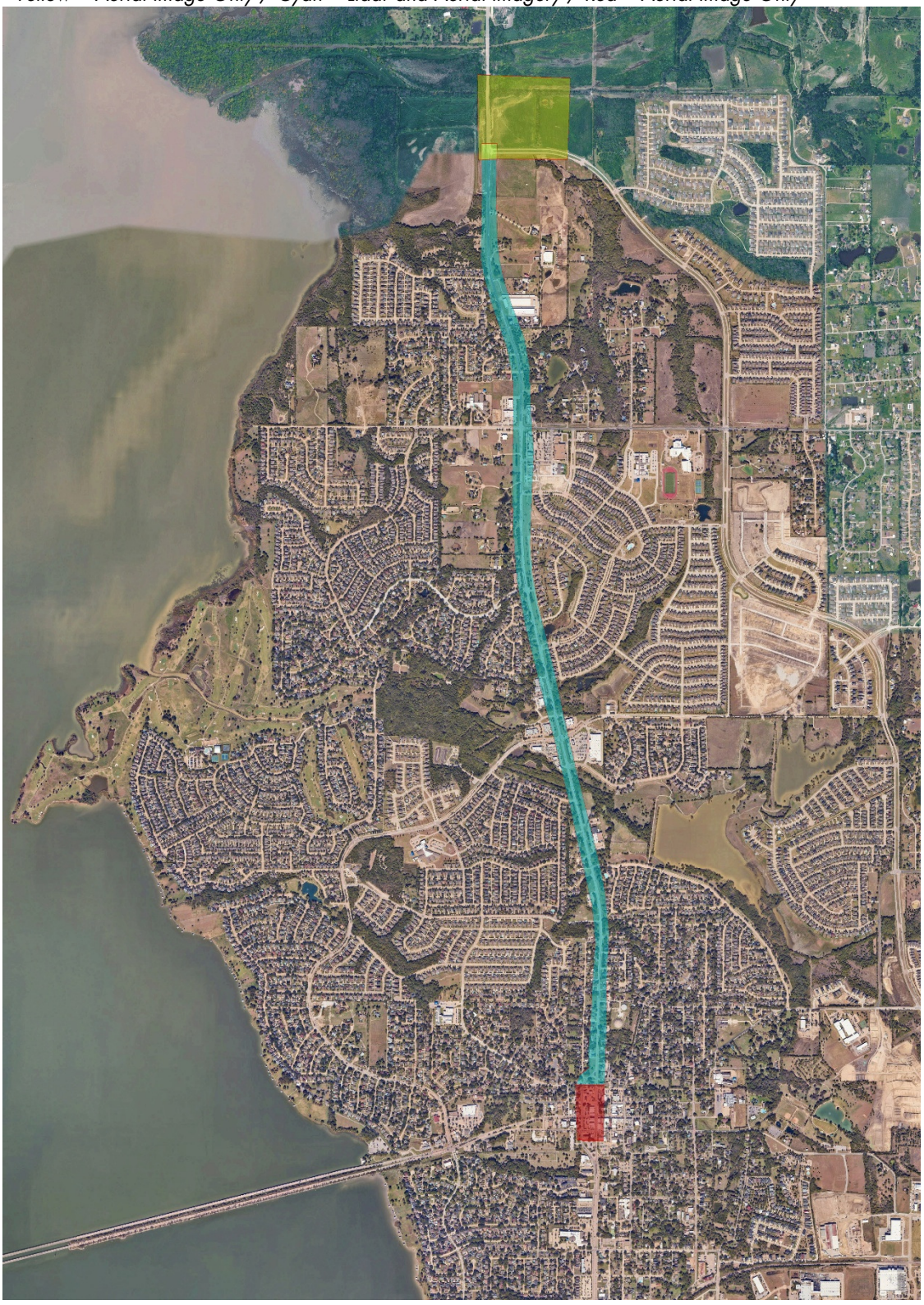


EXHIBIT B | LEVEL OF DESIGN (LOD) GUIDE

COMPUTER GENERATED 3D MODELING
LEVEL OF DESIGN (LOD) GUIDE

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN MESA



SCHEMATIC DESIGN ALTERNATIVES

LOD 100

Study model with basic topography (design grades only), buildings, hardscape, and softscape meant to portray spatial relationships of design.

OUTPUT: Still Images **PIPELINE**: SketchUp

LOD 150

Compilation of LOD 100 video sequences with integrated music meant to communicate the user experience.

OUTPUT: Still Images/Video Clip **PIPELINE**: SketchUp



REFINED SCHEMATIC DESIGN

LOD 200

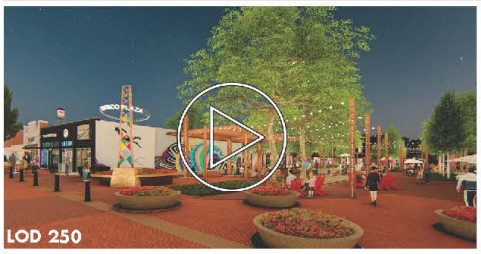
Model with basic textures and architectural massing, intermediate topography (typically includes survey grades and design grades), and site study meant to portray general design intent.

OUTPUT: Still Images **PIPELINE**: SketchUp

LOD 225

Redesign of elements due to site plan changes (i.e., building relocation, site grading changes). Revisions to the design (and subsequent computer generated 3D modeling) that affect major site elements to be billed as additional services.

OUTPUT: Still Images **PIPELINE**: SketchUp/Lumion



SCHEMATIC DESIGN VIDEO

LOD 250

Compilation of LOD 200 video sequences with integrated music meant to communicate the user experience.

OUTPUT: Presentation Video Clips **PIPELINE**: SketchUp/Lumion/Premier

LOD 275

Compilation of fully rendered still images and video sequences with integrated music, annotation, animated graphics, and branding elements that are combined to communicate both the design intent and user experience.

OUTPUT: Communication Video **PIPELINE**: SketchUp/Lumion/After Effects/Premier



DESIGN DEVELOPMENT

LOD 300

Model with rendered architecture, advanced topography, and colors/finishes to match the specified materials. Includes site study meant to portray spatial relationships and materials throughout the overall site design.

OUTPUT: Still Images **PIPELINE**: SketchUp/Lumion

LOD 325

Redesign of elements due to site plan changes (i.e., building relocation, site grading changes). Revisions to the design (and subsequent computer generated 3D modeling) that affect major site elements to be billed as additional services.

OUTPUT: Still Images **PIPELINE**: SketchUp/Lumion



DESIGN DEVELOPMENT VIDEO

LOD 350

Compilation of LOD 300 video sequences with integrated music meant to communicate the user experience.

OUTPUT: Presentation Video Clips **PIPELINE**: SketchUp/Lumion/After Effects/Premier

LOD 375

Compilation of fully rendered still images and video sequences with integrated music, annotation, animated graphics, and branding elements that are combined to communicate both the design intent and user experience.

OUTPUT: Communication Video **PIPELINE**: SketchUp/Lumion/After Effects/Premier

GENERAL NOTES:

1. All 3D models (including the resultant still images and videos) and the design shown are the property of MESA Design Associates, known also as MESA.
   **The reproduction, copying, or use of this drawing without written consent of MESA is prohibited and any infringement will be subject to action. © Copyright 2021 MESA*
2. Designs depicted in 3D models are conceptual in nature and are considered preliminary and subject to change.
3. LOD 400 and LOD 500 (as defined by AIA or similar entity) computer generated 3D modeling is excluded from the scope of work associated with this proposal and contract for professional services.
4. MESA reserves the right to prepare partial LOD 400 computer generated 3D model vignettes as supplemental material for CA/CO purposes only
   **To be provided for your information only*
5. All video files to be provided in MP4 format.

EXHIBIT C | CRITICAL PATH SCHEDULE - GANTT CHART
**Reference the following page.*

** SCHEDULE IS CONTINGENT ON CITY STAFF & CLIENT REVIEW PROCESS. DURATIONS PROVIDED ARE ESTIMATED BASED ON PAST PROJECTS. TIMELINE TO BE MODIFIED/ADJUSTED AS NECESSARY BASED ON ACTUAL REVIEW COMPLETION SCHEDULE.**

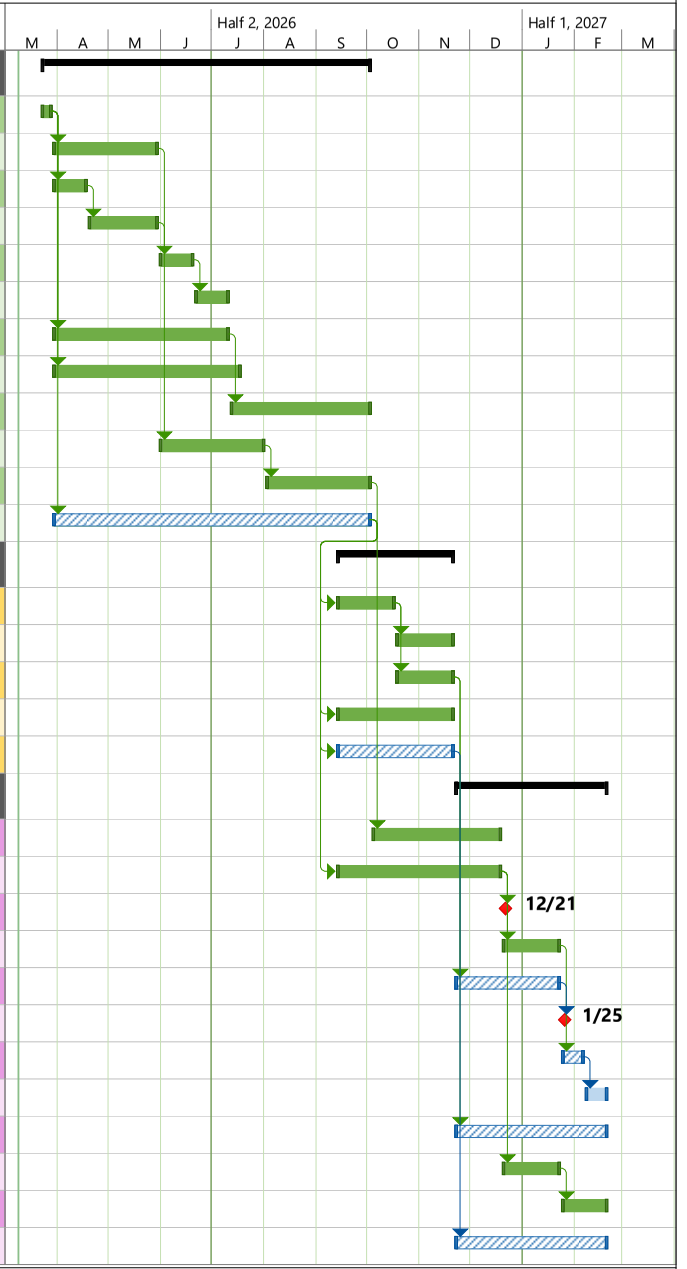
PROPOSED PROJECT SCHEDULE

PROJECT NAME: ROCKWALL, TX - NORTH GOLIAD STREET REIMAGINING PROJECT RFQ No.: 2026-001

DATE: Mon 3/9/26

MESA

ID	Task Name	Duration	Start	Finish
1	**STAGE 1: ASSESSMENTS AND ANALYSIS**	**140 days**	**Mon 3/23/26**	**Fri 10/2/26**
2	Task 1: Data Collection and Project Kickoff	5 days	Mon 3/23/26	Fri 3/27/26
3	Task 2: Corridor Assessment	45 days	Mon 3/30/26	Fri 5/29/26
4	Task 3: Roadway Network Analysis	15 days	Mon 3/30/26	Fri 4/17/26
5	Task 4: Modeling And Draft Technical Memorandum	30 days	Mon 4/20/26	Fri 5/29/26
6	Task 5: Final Technical Memorandum	15 days	Mon 6/1/26	Fri 6/19/26
7	Task 6: Traffic Signal Warrant Analysis	15 days	Mon 6/22/26	Fri 7/10/26
8	Task 7: Topographic And Design Survey	75 days	Mon 3/30/26	Fri 7/10/26
9	Task 8: Subsurface Utility Survey	80 days	Mon 3/30/26	Fri 7/17/26
10	Task 9: Environmental Studies	60 days	Mon 7/13/26	Fri 10/2/26
11	Task 10: Programming	45 days	Mon 6/1/26	Fri 7/31/26
12	Task 11: Visioning	45 days	Mon 8/3/26	Fri 10/2/26
13	Task 12: Stage 1 Coordination Meetings	135 days	Mon 3/30/26	Fri 10/2/26
14	**STAGE 2: STAKEHOLDER & COMMUNITY ENGAGEMENT**	**50 days**	**Mon 9/14/26**	**Fri 11/20/26**
15	Task 13: Stakeholder Engagement	25 days	Mon 9/14/26	Fri 10/16/26
16	Task 14: Community/Neighborhood Meetings	25 days	Mon 10/19/26	Fri 11/20/26
17	Task 15: Online Survey Execution	25 days	Mon 10/19/26	Fri 11/20/26
18	Task 16: Communications Collateral	50 days	Mon 9/14/26	Fri 11/20/26
19	Task 17: Stage 2 Coordination Meetings	50 days	Mon 9/14/26	Fri 11/20/26
20	**STAGE 3: VISIONING, CONCEPTUAL DESIGN, & BUDGETING**	**65 days**	**Mon 11/23/26**	**Fri 2/19/27**
21	Task 18: Initial Conceptual Design	55 days	Mon 10/5/26	Fri 12/18/26
22	Task 19: Computer Modeling | Visioning	70 days	Mon 9/14/26	Fri 12/18/26
23	Task 20: Work Session With City Council	1 day	Mon 12/21/26	Mon 12/21/26
24	Task 21: Refined Conceptual Design	25 days	Mon 12/21/26	Fri 1/22/27
25	Task 22: Opinions Of Probable Cost	45 days	Mon 11/23/26	Fri 1/22/27
26	Task 23: City Council Presentation	1 day	Mon 1/25/27	Mon 1/25/27
27	Task 24: Jurisdictional Coordination Meetings	10 days	Mon 1/25/27	Fri 2/5/27
28	Task 25: Permitting Review	10 days	Mon 2/8/27	Fri 2/19/27
29	Task 26: Specialty Projects/Consultants	65 days	Mon 11/23/26	Fri 2/19/27
30	Task 27: 3D Modeling | Presentations Graphics	25 days	Mon 12/21/26	Fri 1/22/27
31	Task 28: 3D Modeling | Animated Graphics	20 days	Mon 1/25/27	Fri 2/19/27
32	Task 29: Stage 3 Coordination Meetings	65 days	Mon 11/23/26	Fri 2/19/27



LEGEND:

Critical Split · Summary · Site Development · Submittal Dates · Client Review · Coordination Meetings · Bidding Activities · Construction Activities

*OPC = OPINION OF PROBABLE COST

2001 North Lamar Street, Suite 100 Dallas, Texas 75202 Office 214.871.0568 Fax 214.871.1507
www.mesadesigngroup.com

NOTE: All durations indicated herein as consecutive work days, exclusive of weekends and recognized holidays, and shall not be interpreted as calendar days. Timeline subject to jurisdictional review(s), owner/client budgeting and phasing changes, and (VE) Value Engineering process.

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:	March 16, 2026
APPLICANT:	Peter Drake
CASE NUMBER:	Z2026-004; *Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court*

SUMMARY

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

BACKGROUND

On October 21, 1996, prior to the subject property being annexed into the City of Rockwall, the City Council approved a preliminary plat [*Case No. PZ1996-072-01*] for the Sterling Farms Subdivision. On July 21, 1997, the subject property was annexed into to the City of Rockwall by *Ordinance No. 97-14* [*Case No. A1997-0001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 14, 1997 [*Case No. PZ1997-79-01],* the City Council approved a Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Sterling Farms Subdivision. On April 28, 1997, the City Council approved a final plat establishing 48 residential lots on 77.74-acres creating the Sterling Farms Subdivision. According to the Rockwall Central Appraisal District (RCAD), a 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003.

PURPOSE

The applicant -- *Peter Drake* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow the construction of a *Detached Garage* that exceeds the maximum permissible size as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1982 Sterling Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 3055 & 3075 Golden Trail*) developed with single-family homes zoned Single-Family Estate 1.5 (SFE-1.5) District. Both of these properties are within the Sterling Farms Subdivision, which consists of 48 residential lots on 77.74-acres of land. Beyond this is Golden Trail, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several single-family properties situated in the Sterling Farms Subdivision. All of these properties are zoned Single-Family Estate 1.5 (SFE-1.5) District.

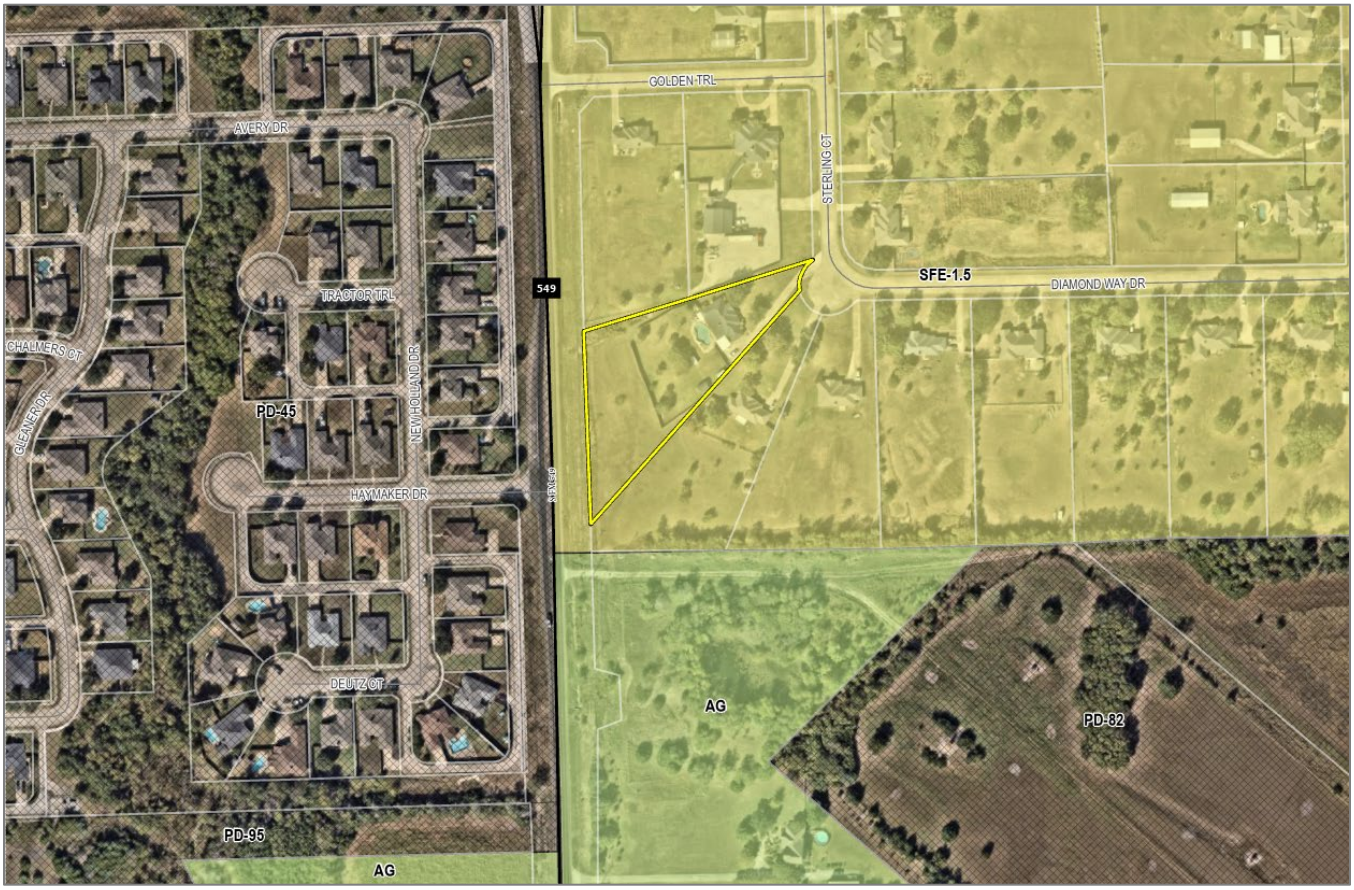
South: Directly south of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is a 6.068-acre parcel of land (*i.e. Lot 5, The McClendon Companies Addition*) developed with a single-family home zoned Agricultural (AG) District. South of this are two (2) parcels of land (*i.e. Lots 4-1R and 4-2R, The McClendon Companies Addition*) developed with single-family homes and zoned Single-Family Estate 4.0 (SFE-

4.0). Beyond this is are two (2) parcels of land (*i.e. Lots 2 & 3, The McClendon Companies Addition*) developed with single-family homes and zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is the Timber Creek Estates Subdivision, which consists of 242 residential lots, was established on June 27, 2001, and is zoned Single-Family 10 (SF-10) District. Beyond that is Rochell Road and the City of Rockwall corporate limits.

West: Directly west of the subject property is FM-549, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004, consists of 74 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. Beyond this is Phase 5A of the Lofland Farms Subdivision, which was established on January 3, 2003, consists of 85 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. West of this is Stableglen Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan..

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 30' x 40' (*i.e. 1,200 SF*). According to the site plan, the *detached garage* will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. The proposed garage will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 575 SF.

The same subsection further provides that only one (1) additional *accessory structure*, other than a *detached garage*, is permitted by right. The subject property currently contains three (3) *accessory structures*; however, the applicant has indicated that two (2) of these structures will be removed upon approval of the proposed *detached garage*. As a result, the property will remain in compliance with the maximum number of allowable *accessory structures*, with only two (2) *accessory structures* remaining after project completion (*i.e. a small pool equipment structure and the proposed detached garage*). As a condition of approval, staff has included an operational provision within the draft ordinance requiring the removal of the identified existing *accessory structure(s)* prior to final acceptance of the *detached garage*.

Additionally, the UDC requires that detached garages be located behind the front façade of the primary structure, be served by a minimum 20-foot concrete driveway, and be constructed on a permanent concrete foundation. The proposed *detached garage* complies with these standards, as it is located more than 20 feet behind the front façade of the residence, will be affixed to a permanent concrete foundation, and will be accessed by a conforming concrete driveway.

STAFF ANALYSIS

Staff reviewed *accessory structures* located on properties within the Sterling Farms Subdivision and found that the majority have existing *detached garages*, along with several smaller accessory buildings used primarily for storage. Based on this review, the proposed *detached garage* would *not* be the largest *accessory structure* within this portion of the subdivision. Additionally, due to the proposed placement of the structure on the property, visibility from the public right-of-way is expected to be limited, and the structure does not appear likely to create adverse impacts on adjacent properties. With all that being said, approval of a Specific Use Permit (SUP) is a discretionary action of the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 20, 2026, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lofland Farms Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received three (3) notices in favor applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)*, then staff would propose the following conditions of approval:

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

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

b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of this ordinance.

c) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

d) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.

e) The maximum number of *Accessory Structures* located on the property shall be two (2) Accessory Structures.

f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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

PLANNING AND ZONING COMMISSION

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-0, with Commissioners Brock and Bentley 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	1982 STERLING CT ROCKWALL. TX. 75032.				
SUBDIVISION	STERLING ACRES.	LOT	21	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☒ OWNER	PETER DRAKE	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]		
CITY, STATE & ZIP			
PHONE			
E-MAIL			

NOTARY VERIFI

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

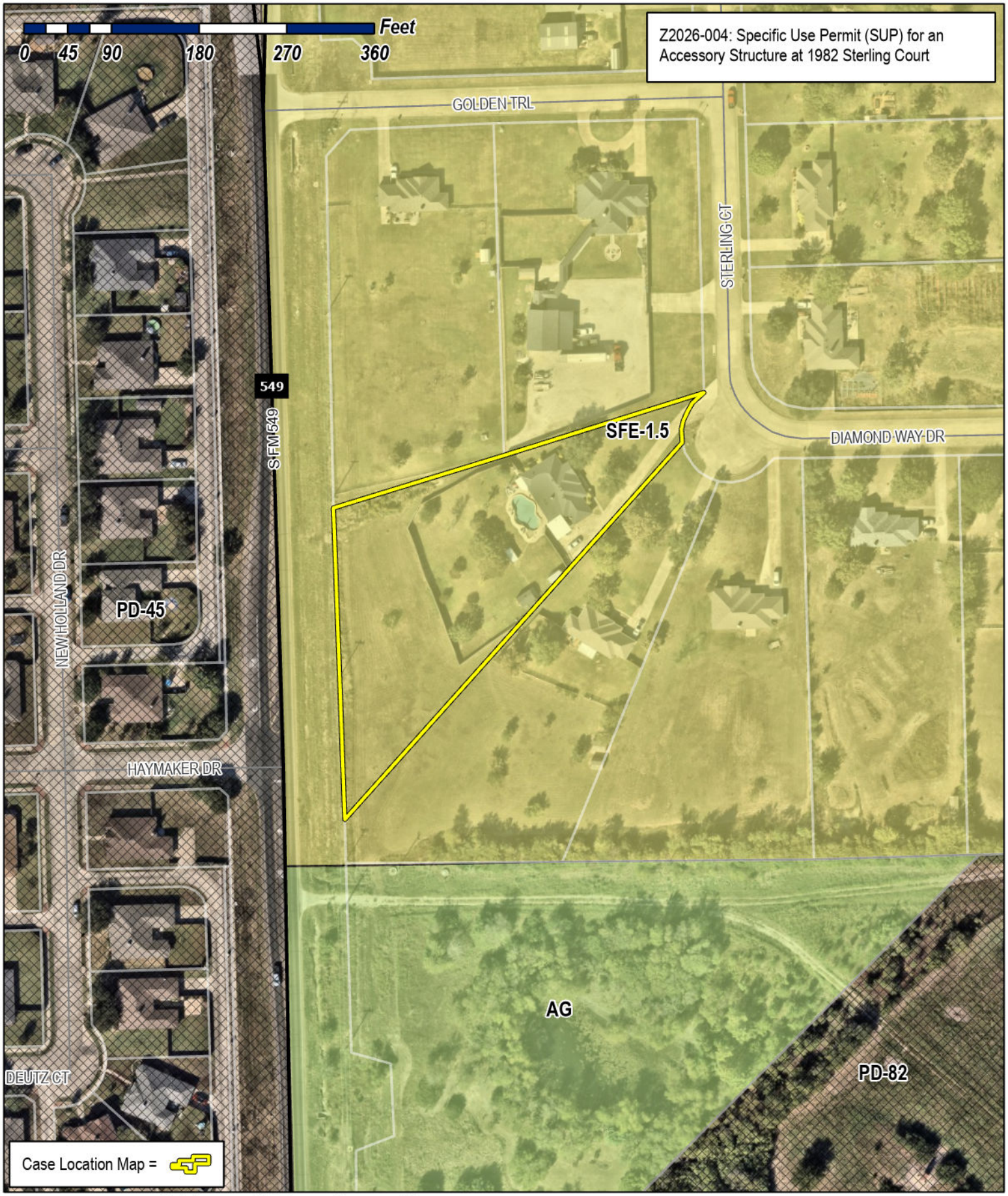
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



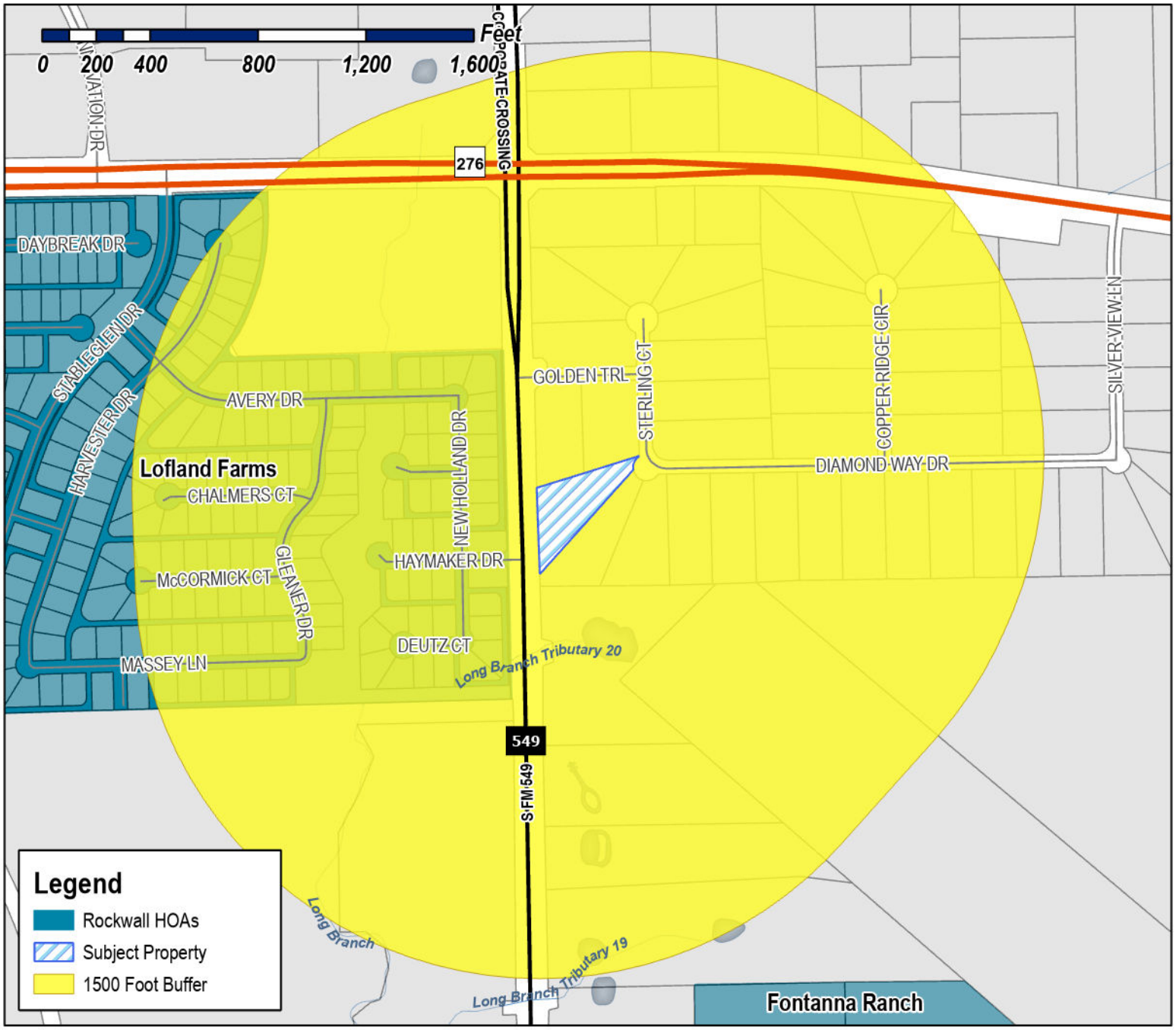
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

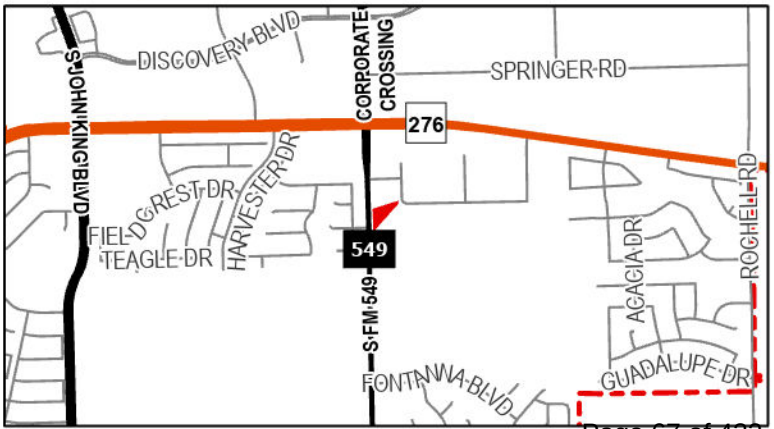
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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5) District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
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 {Z2026-004]
Date:	Thursday, February 19, 2026 1:45:09 PM
Attachments:	Public Notice (02.17.2026).pdf HOA Map (01.20.2026).pdf

HOA/Neighborhood Association Representative:

CORRECTED MEETING DATES

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, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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.

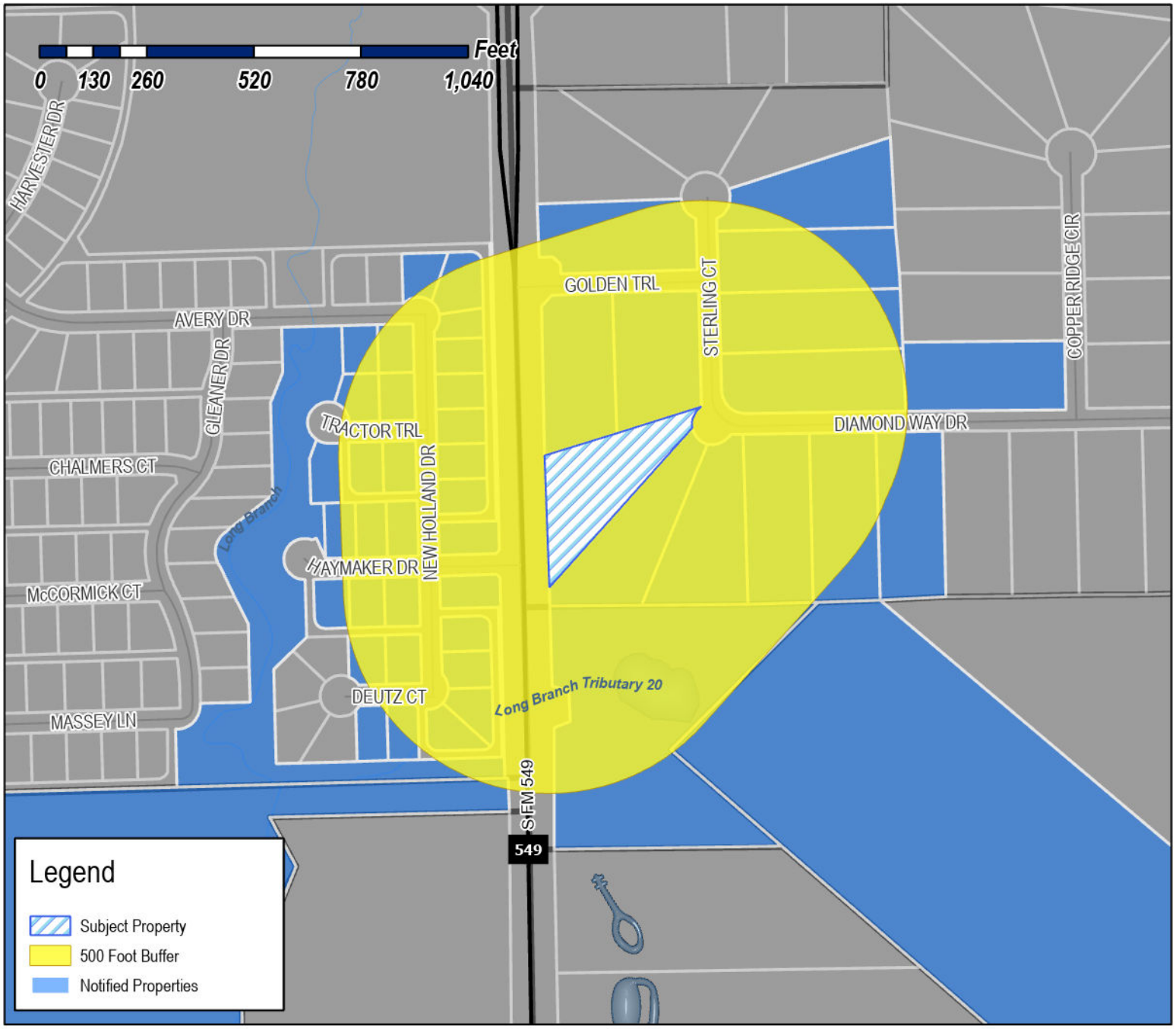
Z2026-004: SUP for an Accessory Building
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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

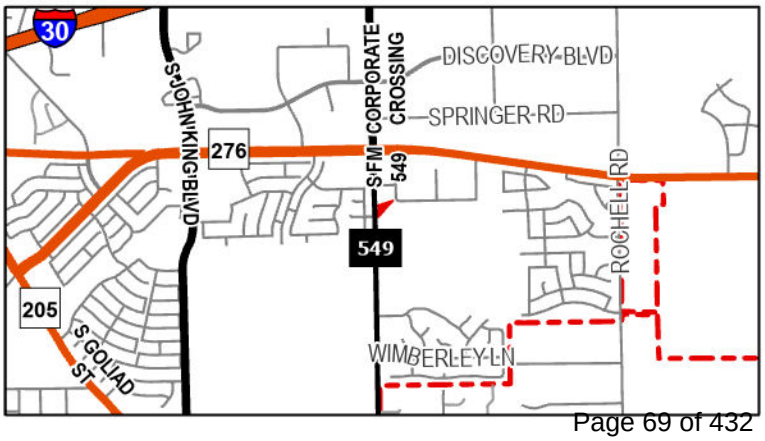
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5) District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
For Questions on this Case Call: (972) 771-7745



TERRACINA HOMEOWNERS' ASSOCIATION INC
1050 E State Highway 114 Ste 210
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI
REVOCABLE TRUST
JEFFREY BIANCHI & RAYLINN BIANCHI -
TRUSTEES
113 GARYDALE CT
ALAMO, CA 94507

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

PARAT MICHAEL A
1935 Sterling Ct
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

RESIDENT
1970 COPPER RIDGE CIR
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN
1987 CLAREMONT DR
BOUNTIFUL, UT 84010

ROCHELLE KENDRA
2000 New Holland Dr
Rockwall, TX 75032

PADILLA ELIZABETH
AND PETE RODRIGUEZ
2020 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75087

CELSUR TAMRA LEE
2040 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75087

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 New Holland Dr
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH
2840 HAYMAKER DR
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75087

RESIDENT
2850 HAYMAKER DR
ROCKWALL, TX 75087

FISSEHAYE SABA G
2850 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2851 AVERY DR
ROCKWALL, TX 75087

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S
2851 TRACTOR TR
ROCKWALL, TX 75032

RESIDENT
2860 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN
2861 AVERY DRIVE
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL
2870 AVERY DRIVE
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST
JULIE RAE GODWIN & BOBBY MAC GODWIN -
TRUSTEES
3112 SAN MARCOS DR
ROCKWALL, TX 75032

RESIDENT
3125 DIAMOND WAY DR
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

SHARMA PUNEET
6242 VICKERY BLVD
DALLAS, TX 75214

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.
C/O FIRST SERVICE RESIDENTIAL
PO Box 32562
Charlotte, NC 28232

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:

Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 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 *Monday, March 16, 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. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PLEASE RETURN THE CARD

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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: Holly Drake

Address: 1982 Sterling Ct Rockwall, TX 75032

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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: Howard Brown

Address: 3085 Diamond Way Dr. Rockwall TX 75032

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

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

From: Michael Parat
To: Planning
Subject: Z2026-004: SUP for a Detached Garage at 1982 Sterling Court
Date: Monday, February 23, 2026 8:31:45 AM

To Whom It May Concern,

I am writing today as the home owner of 1935 Sterling Ct. I am submitting this letter to express my full and enthusiastic support for the proposed zoning change and the construction of the detached garage on their property. In Sterling Farms, we are characterized by expansive lots and a more traditional, rural atmosphere. A detached garage is a perfectly appropriate addition, in fact most of the neighbors already have. It aligns with the character of our neighborhood and enhances the utility of the land.

While I am formally affirming this change to ensure my neighbor can move forward, I must also express my skepticism regarding the necessity of this entire process. We live in a part of Rockwall where residents value space, independence, and the "country" feel of our community. It's a stretch to understand why the city feels the need to intervene in the placement of a private outbuilding on such substantial acreage. In my view, this is an unnecessary layer of bureaucracy for a project that has zero negative impact on the surrounding properties or the public interest.

To summarize:

- I have **no objections** to the proposed structure or the zoning change.
- I believe the project is a **positive addition** to our street.
- I urge the Commission to **approve this request immediately** so we can return to enjoying our properties without further administrative delay.

Thank you for the opportunity to share my comments.

Michael A. Parat
Dallas TX, U.S.A.
Mobile: +1 847 751 4797

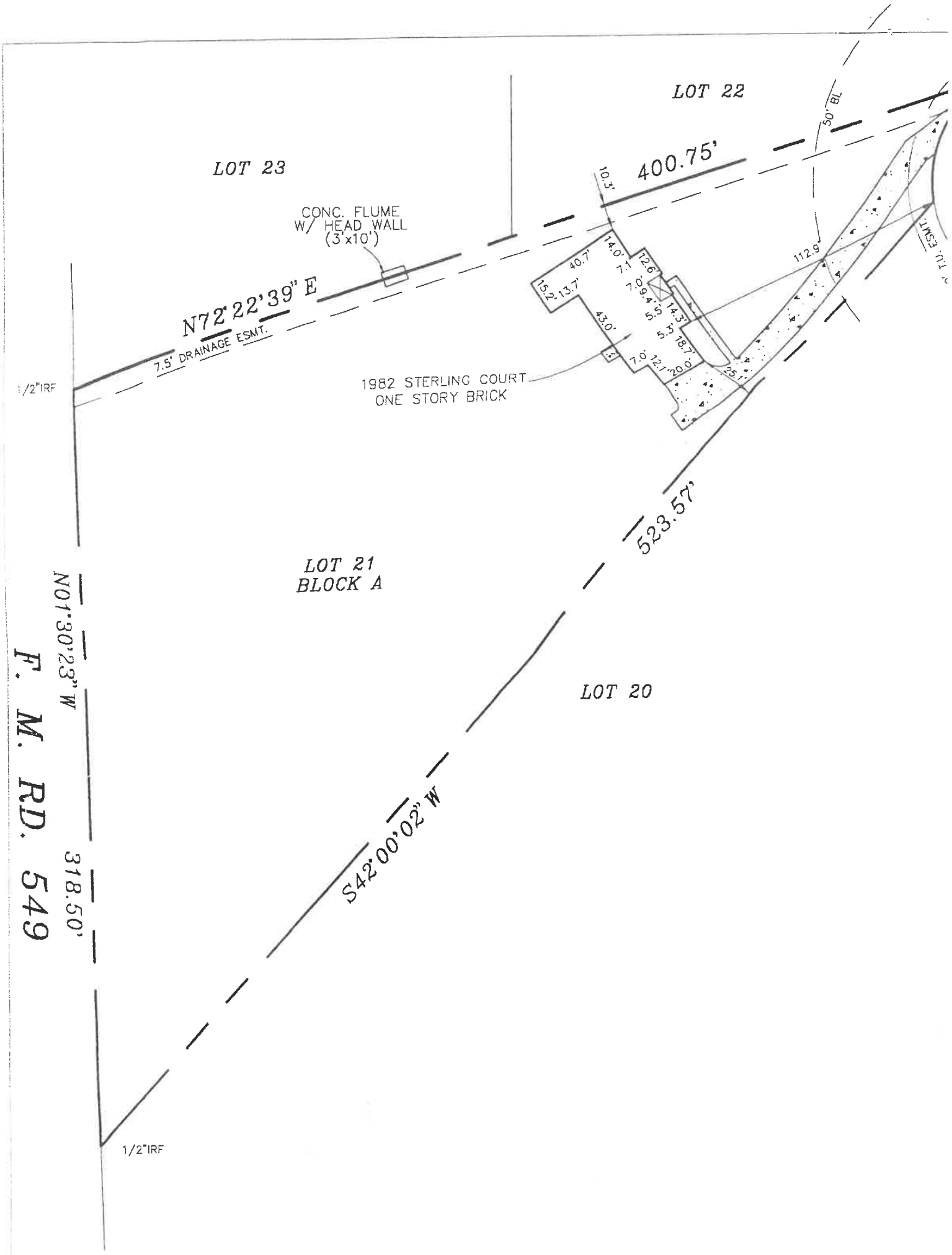
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Maersk will as part of our communication and interaction with you collect and process your personal data. You can read more about Maersk's collection and processing of your personal data and your rights as a data subject in our privacy policy

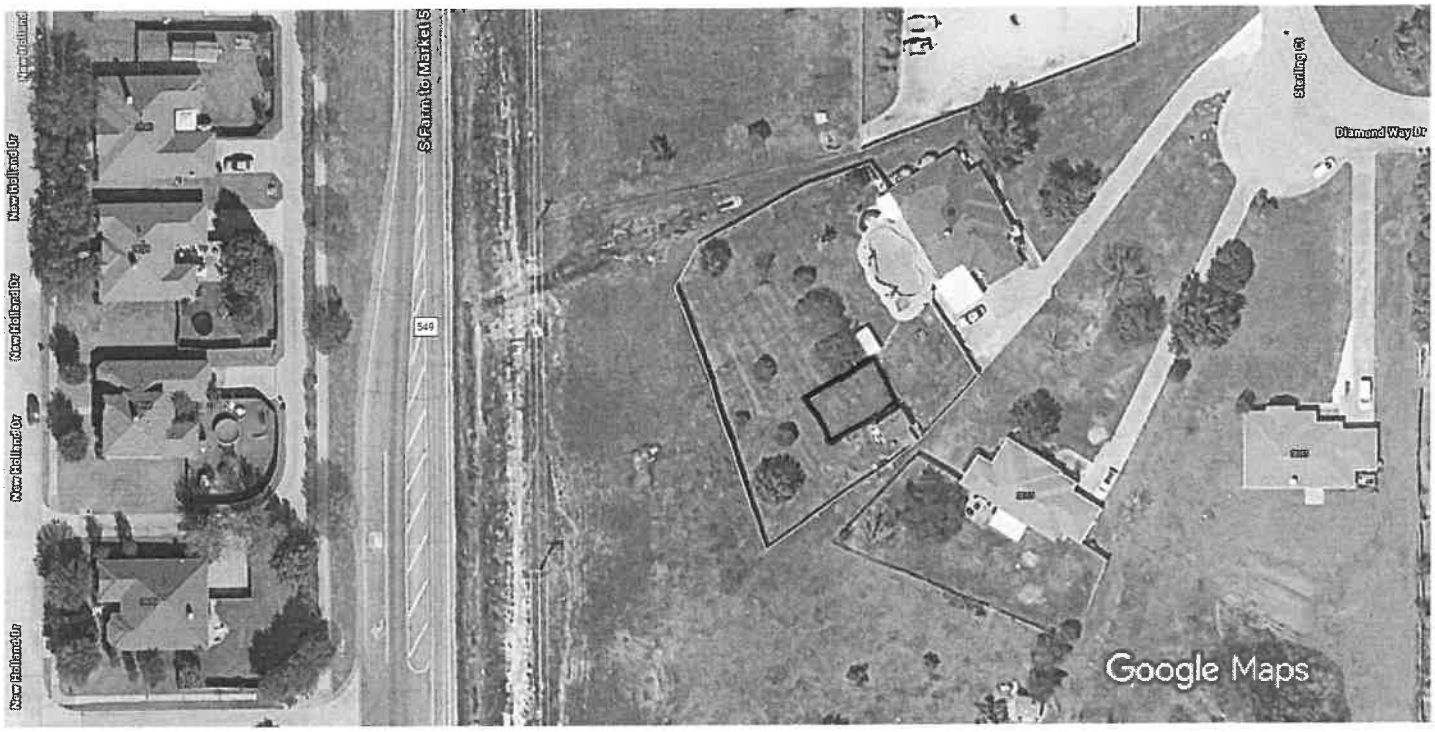
Please consider the environment before printing this email.

Classification: Internal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


LOT 22
LOT 23
400.75'
50' BL
10.3'
CONC. FLUME
W/ HEAD WALL
(3'x10')
N72°22'39" E
7.5' DRAINAGE ESMT.
1/2"IRF
1982 STERLING COURT
ONE STORY BRICK
40.7'
14.0'
7.1'
12.6'
15.2'
13.7'
7.0'
9.4'
5.5'
14.3'
43.0'
5.3'
18.7'
7.0'
12.1'
20.0'
25.1'
112.9'
523.57'
LOT 21
BLOCK A
LOT 20
N01°30'23" W
318.50'
F. M. RD. 549
S42°00'02" W
1/2"IRF

Google Maps 1982 Sterling Ct



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building

Directions Save Nearby Send to phone Share

1982 Sterling Ct, Rockwall, TX 75032

Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX 75503
903-277-9966
Sales@whitestonesteel.com

Customer Order - **Nov 19, 2025**

Ship To

Name _____ Order # _____

Billing Address _____

City _____ State _____ Zip Code _____

Install Address _____

City _____ State TX Zip Code 75503

Email _____ Phone # _____ Mobile # _____

Building Info		Size	Color		Anchoring & Site Preparation	
Style:	Double Garage	40' Width X 40' Frame Length X 15'/12' Leg Height	Roof	Light Stone	Installation Surface:	Concrete
Roof Overhang:	6"		Trim:	Brown	Power Available	☐
Roof Style:	A-Frame Vertical		Gable End Siding	Light Stone	Site Ready	☐
Leg Style:	Double Legs		Side Wall Siding	Light Stone	Job Site Level	☐
Brace:	Standard Brace				Permit Required	☐
					Job Site Images	

Building Images



Perspective View



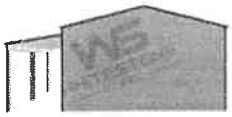
Front



Left Side

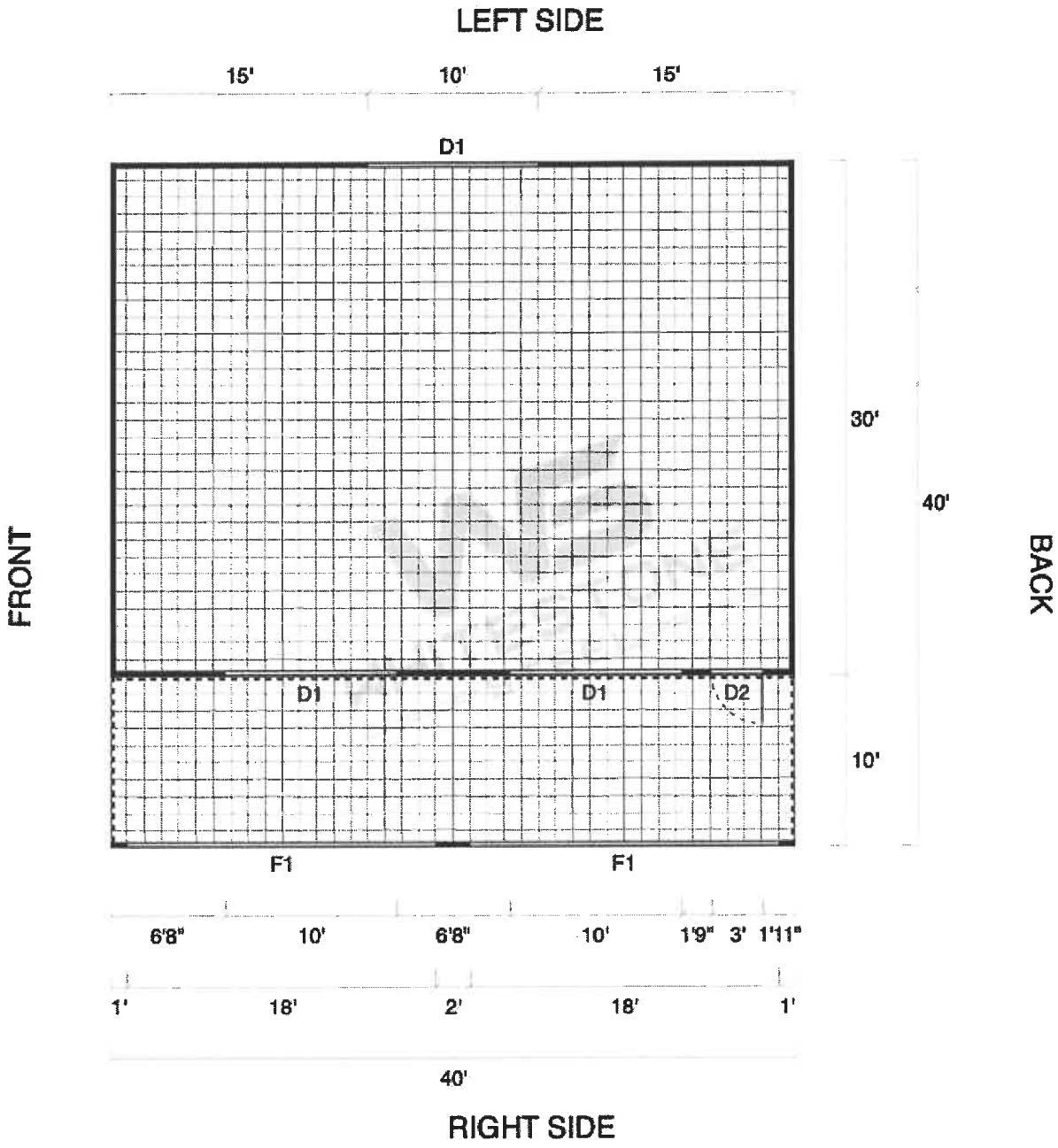


Right Side



Back

FLOOR PLAN



SYMBOL LEGEND

D1 — 16' x 16' Roll Up Door	D2 — 36" x 80" Walk-in Door
F1 — Custom Size Frameout	Closed Wall
Open Wall	

WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This Is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8 " rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is $300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed $450.

CUSTOMER SIGNATURE: X_____

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.

Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com

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 *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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 Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

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

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

3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the Subject Property prior to the issuance of a building permit for the proposed *Detached Garage*.

5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.

6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE 03.16.2026

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

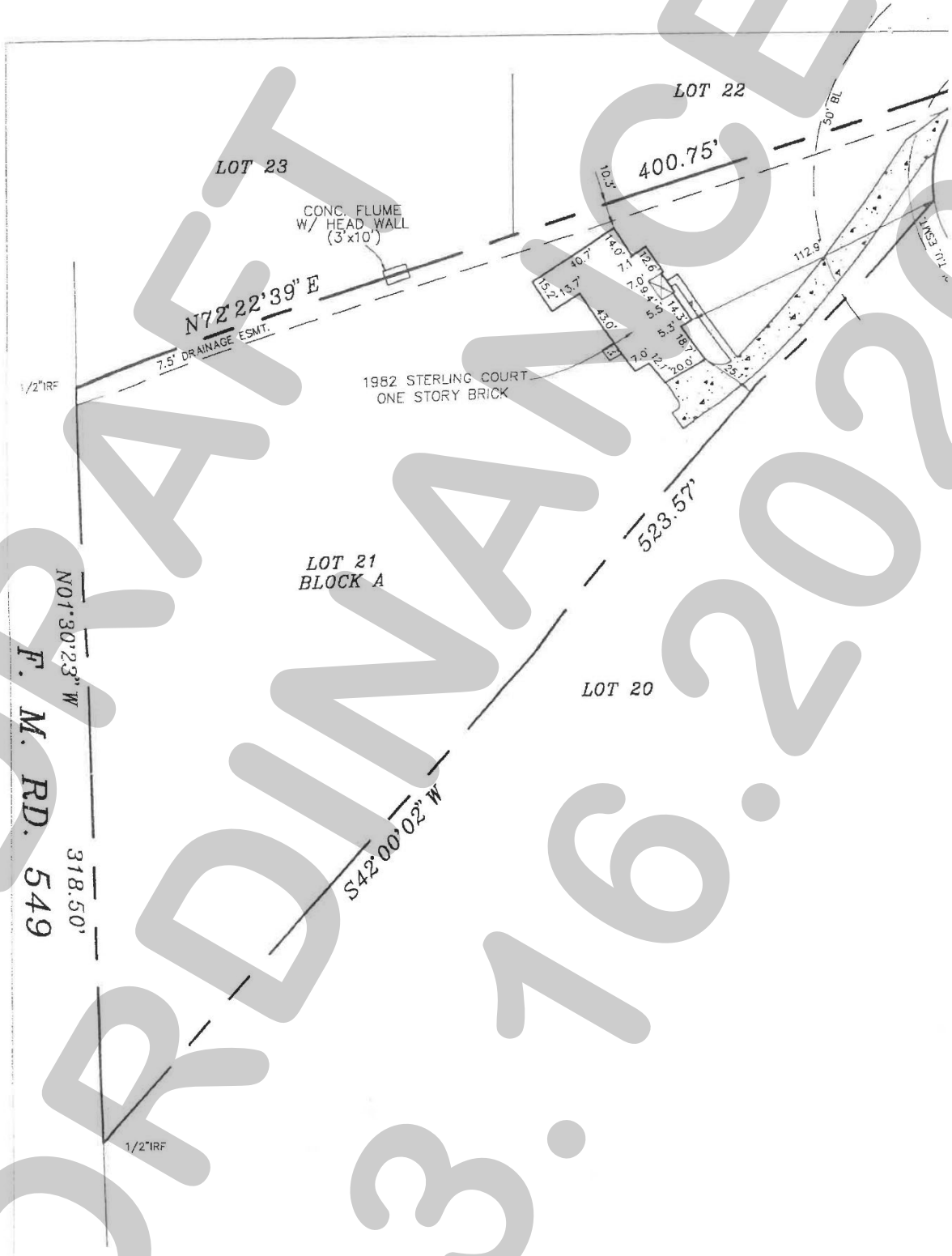
1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.16.2026

Exhibit 'A'
Survey

Address: 1982 Sterling Court
Legal Description: *Lot 21, Block A, Sterling Farms Addition*



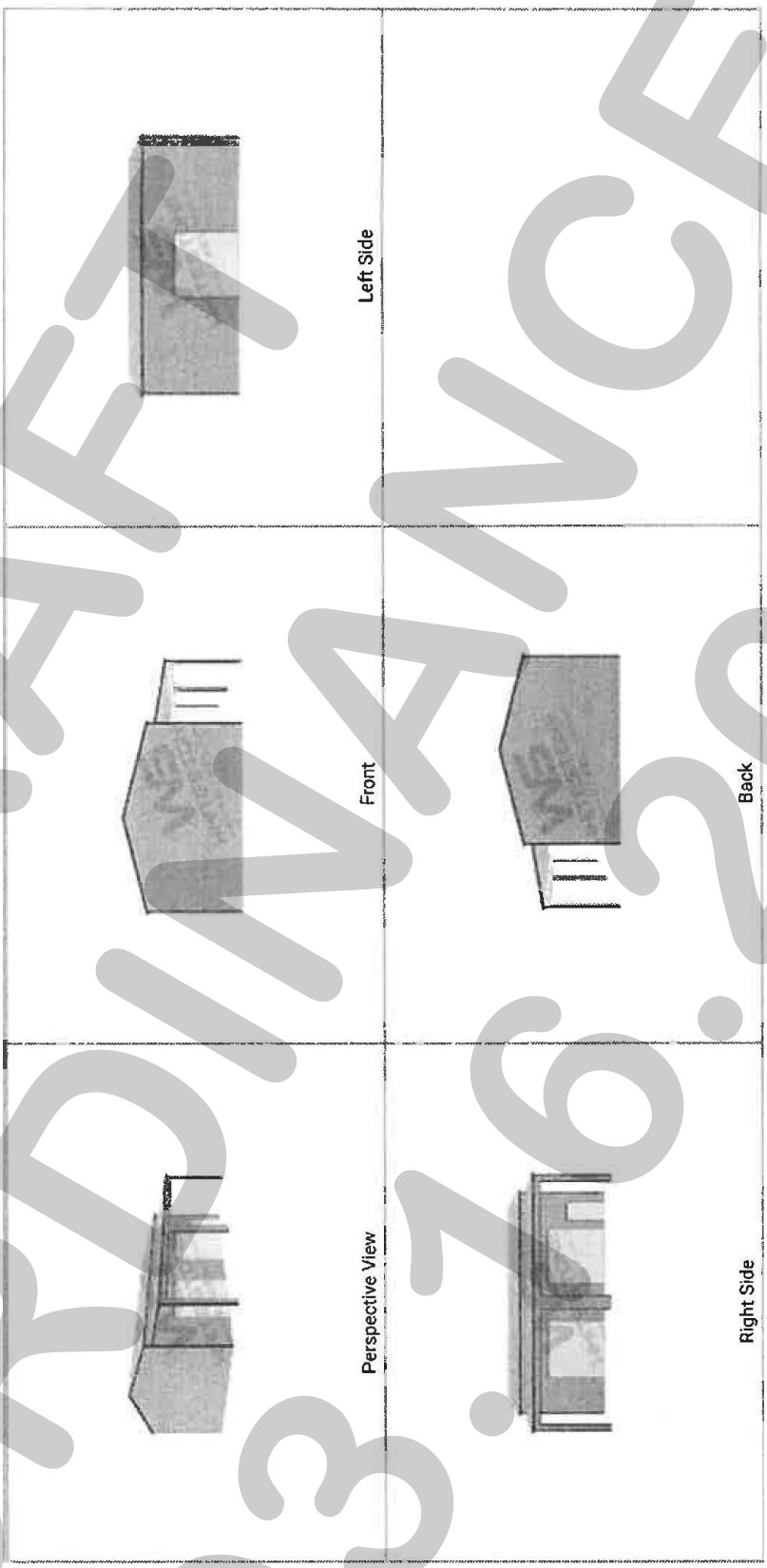
DRAFT ORDINANCE 03.16.2026

Exhibit 'B':
Site Plan



DRAFT
ORDINANCE
2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.16.2026

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:	March 16, 2026
APPLICANT:	Michael Lewis
CASE NUMBER:	Z2026-006; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 2592 FM 549*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

BACKGROUND

The subject property was annexed on July 21, 1997, by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a *Zoning Change* [*Case No. PZ2001-103]* from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District for the Lofland Lake Estates Addition including the subject property. The subject property has remained vacant since annexation. On December 1, 2026, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2025-071*; *Ordinance No. 25-80, S-389*] for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on the subject property. This ordinance will be superseded by this request should the City Council approve this Specific Use Permit (SUP).

PURPOSE

The applicant -- *Michael Lewis* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2592 FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.00-acre parcel of land [*i.e. 2548 S FM-549*] zoned Single-Family Estate 4.0 (SFE-4.0) District. Beyond this are five (5) parcels of land [*i.e. 2516, 2480, 2424, 2390, 2380 S FM-549]* that make up a part of the Lofland Lake Estates Addition. All of these properties are developed with single-family homes and are zoned Single-Family Estate 4.0 (SFE-4.0) District except for 2390 S. FM 549, which is vacant.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 2638 and 2676 S FM-549*], zoned Single Family Estate 4.0 (SFE-4.0) District, and developed with single family homes. Beyond that is seven (7) parcels of land [*i.e 2716, 2744, 2778, 2816, 2844, 2884, and 2914 S FM-549*], zoned Single-Family Estate 2.0 (SFE-2.0) District, and developed with single family homes. Beyond this is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Homestead Phase 1 Subdivision, which consists of 186 residential lots, was incorporated on July 3, 2024, and is zoned Planned Development 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is the Somerset Park Phase 2 Subdivision, which consists of 171 residential lots, was incorporated on August 31, 2022, and is zoned Planned Development 63 (PD-63) District for Single Family 10 (SF-10) District land uses. Beyond this is a 16.90-acre tract of land (*i.e. portion of Tract 3, Abstract No. 123, of the A Johnson Survey*), which is zoned Planned Development 103 (PD-103) for limited Commercial (C) District land uses. Beyond this is SH-205 which is classified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to Phase 2 of the Lofland Lake Estates Subdivision, which has been in existence since January 6, 1995, consists of seven (7) lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 4.0 (SFE-4.0) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within Phases 1 & 2 of the Lofland Lake Estates Subdivision compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing within Lofland Lake Estates	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face FM-549
Year Built	1900 - 2022	*N/A*
Building SF on Property	752 SF – 5,408 SF	5,510 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	86-Feet
Side	10-feet or Greater	69-Feet
Rear	10-feet or Greater	More than 500-Feet
Building Materials	Brick, Siding, and Stone	Stone, Brick, Wood Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties within the Lofland Lake Estates Subdivision and the proposed building elevations in the attached packet.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 20, 2026, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received one (1) notice in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

(1) That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80* (*S-389*).

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

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

b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.

.

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

PLANNING AND ZONING COMMISSION

On March 10, 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 Commissioners Brock and Bentley absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

[2] A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2592 FM 549				
SUBDIVISION	Loftland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☒ OWNER	Michael Lewis	☒ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Michael Lewis [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 275.75 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* February *, 20* 26 *. 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."*

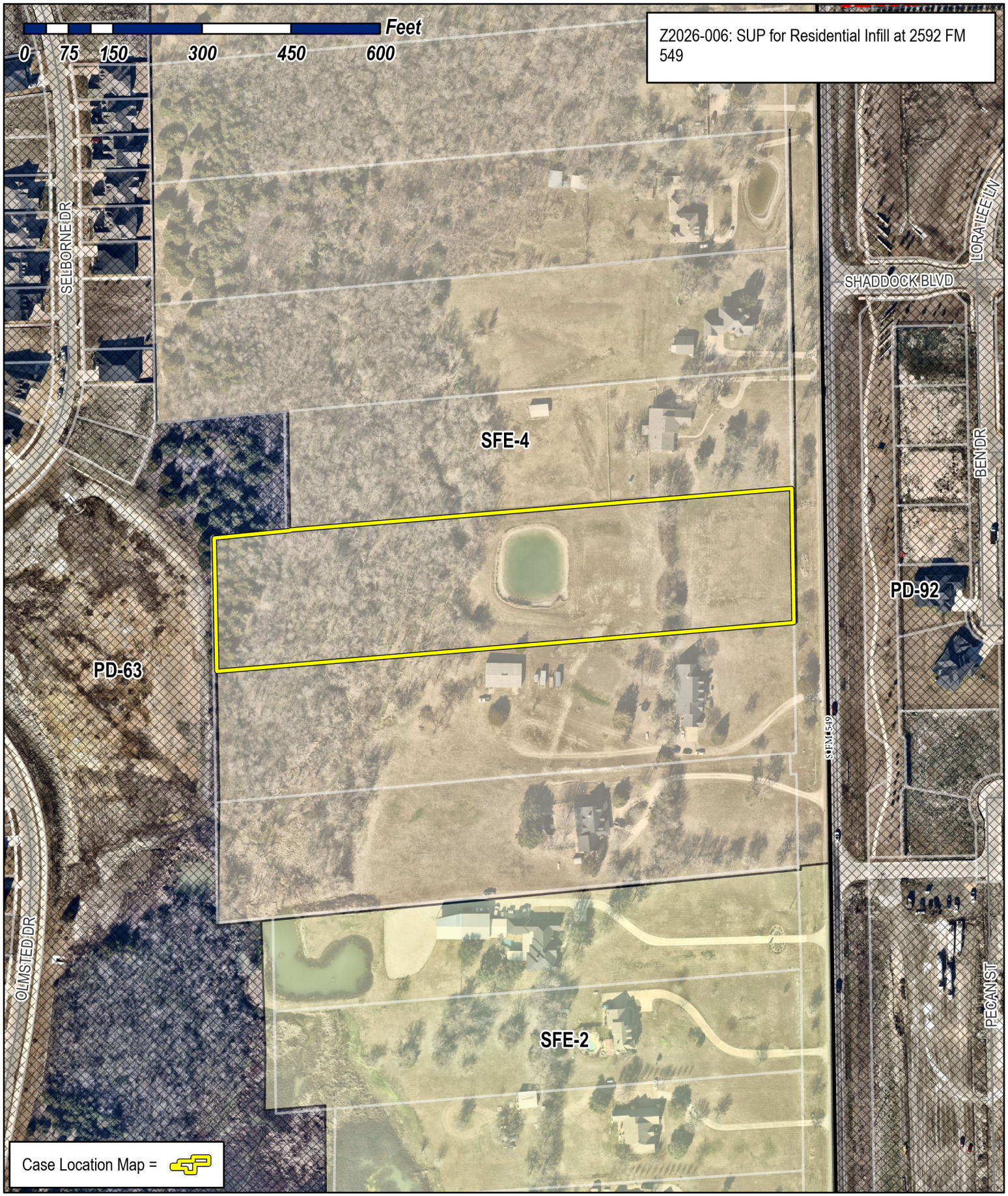
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* February *, 20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ERIC KELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



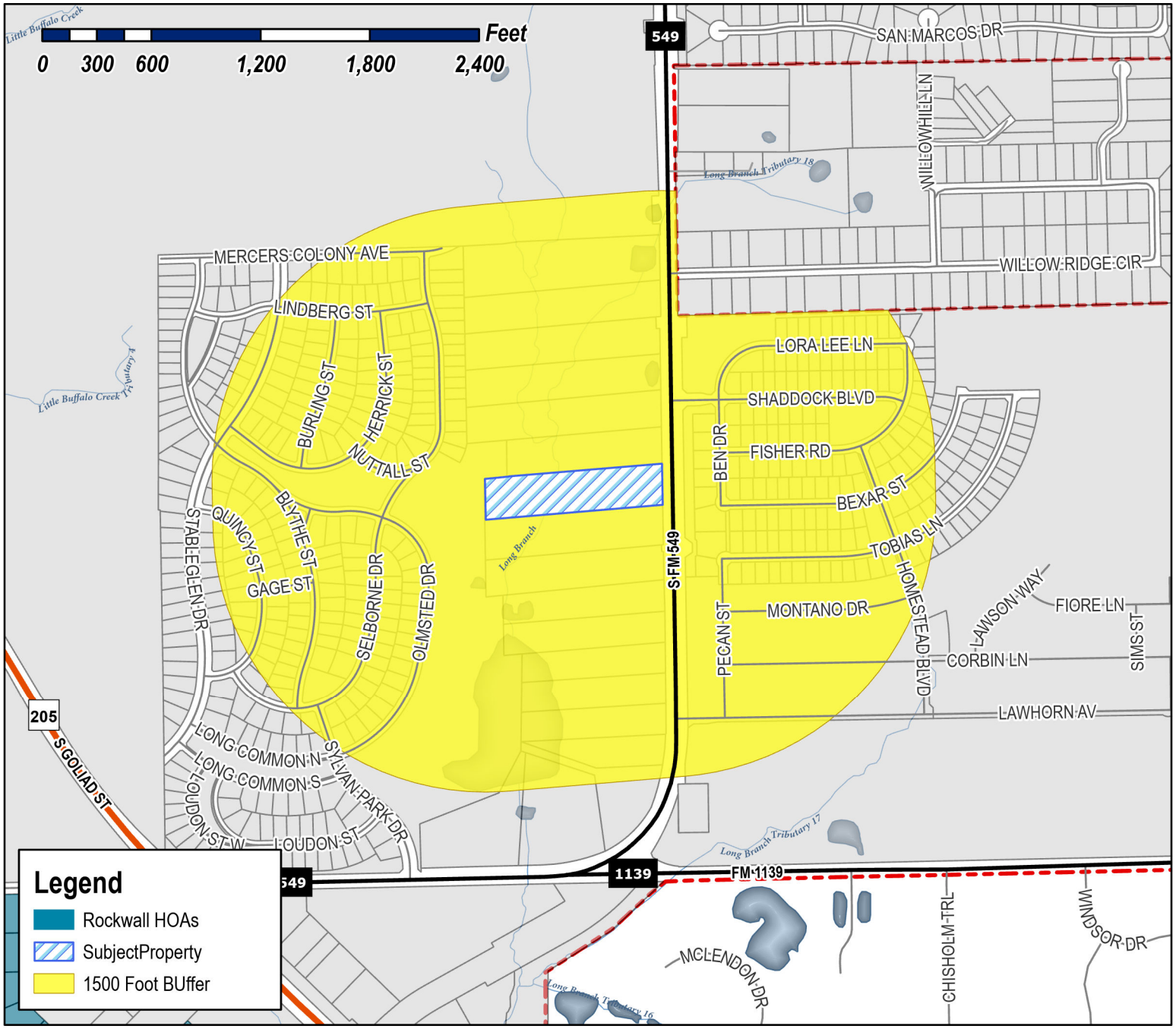
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

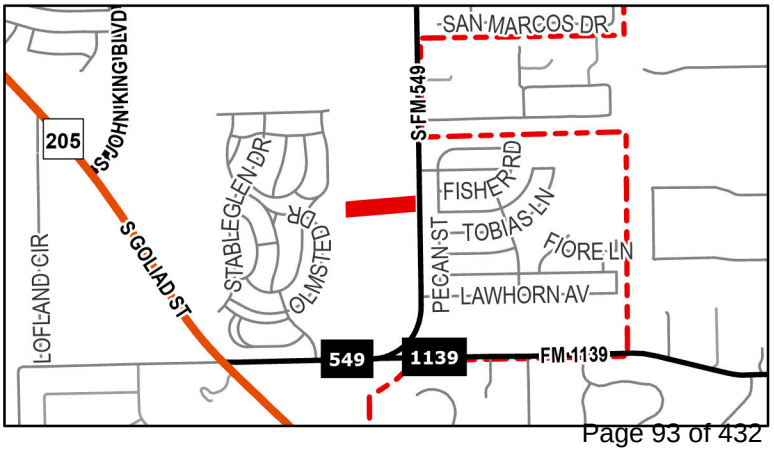
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Case Number: Z2026-006
Case Name: SUP for Residential Infill at 2592 FM 549
Case Type: Zoning
Zoning: Single-Family Estate 4 (SFE-4) District
Case Address: 2592 FM 549

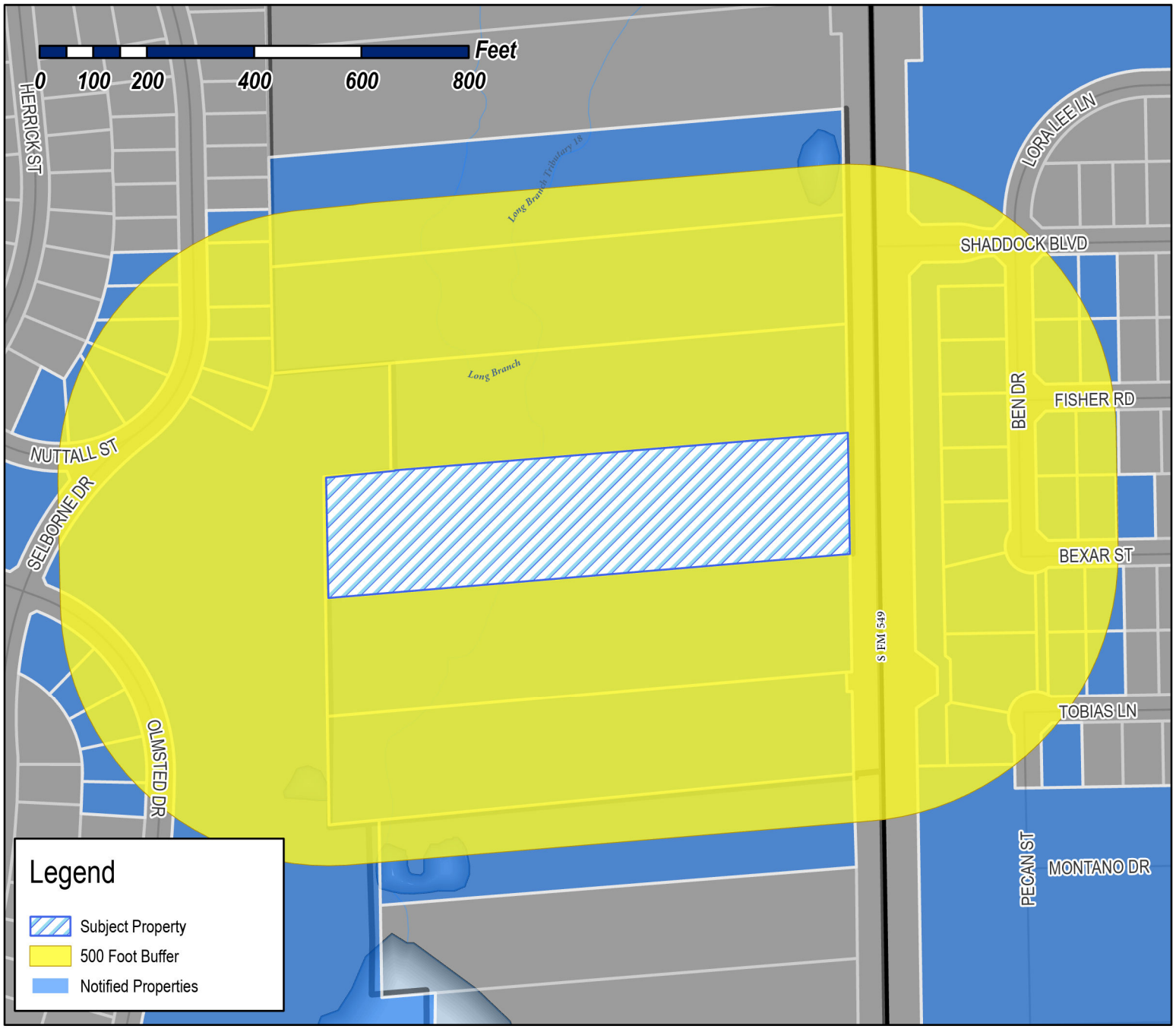
Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



City of Rockwall

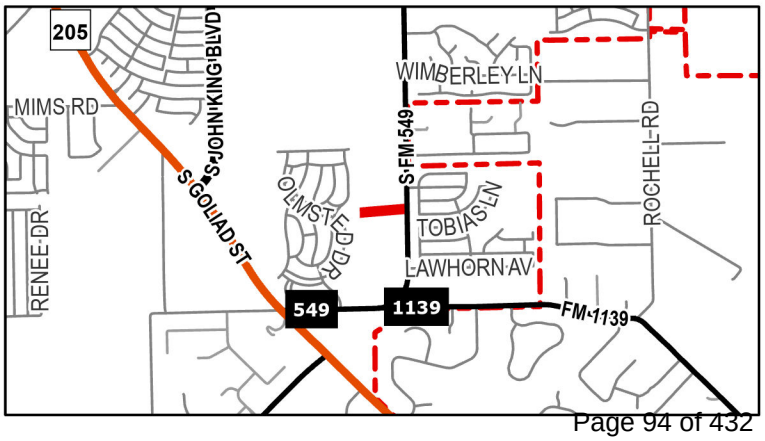
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Case Number: Z2026-006
Case Name: SUP for Residential Infill at 2592 FM 549
Case Type: Zoning
Zoning: Single-Family Estate 4 (SFE-4) District
Case Address: 2592 FM 549

Date Saved: 2/13/2026
For Questions on this Case Call: (972) 771-7745



SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

SHADDOCK HOMES, LTD
2400 DALLAS PARKWAY SUITE 560
PLANO, TX 75093

SHADDOCK HOMES, LTD
2400 DALLAS PKWY STE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTED DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-006: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 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 *Monday, March 16, 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. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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PLEASE RETURN THE BELOW FORM

Case No. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

I love the fact it is quiet and less homes. I love how we have natural life of the trees and animals. We go on walks everyday and its peaceful w/ fewer homes.

Name: Katelyn N. Waara

Address: 3813 Selborne Drive, Rockwall, TX 75032

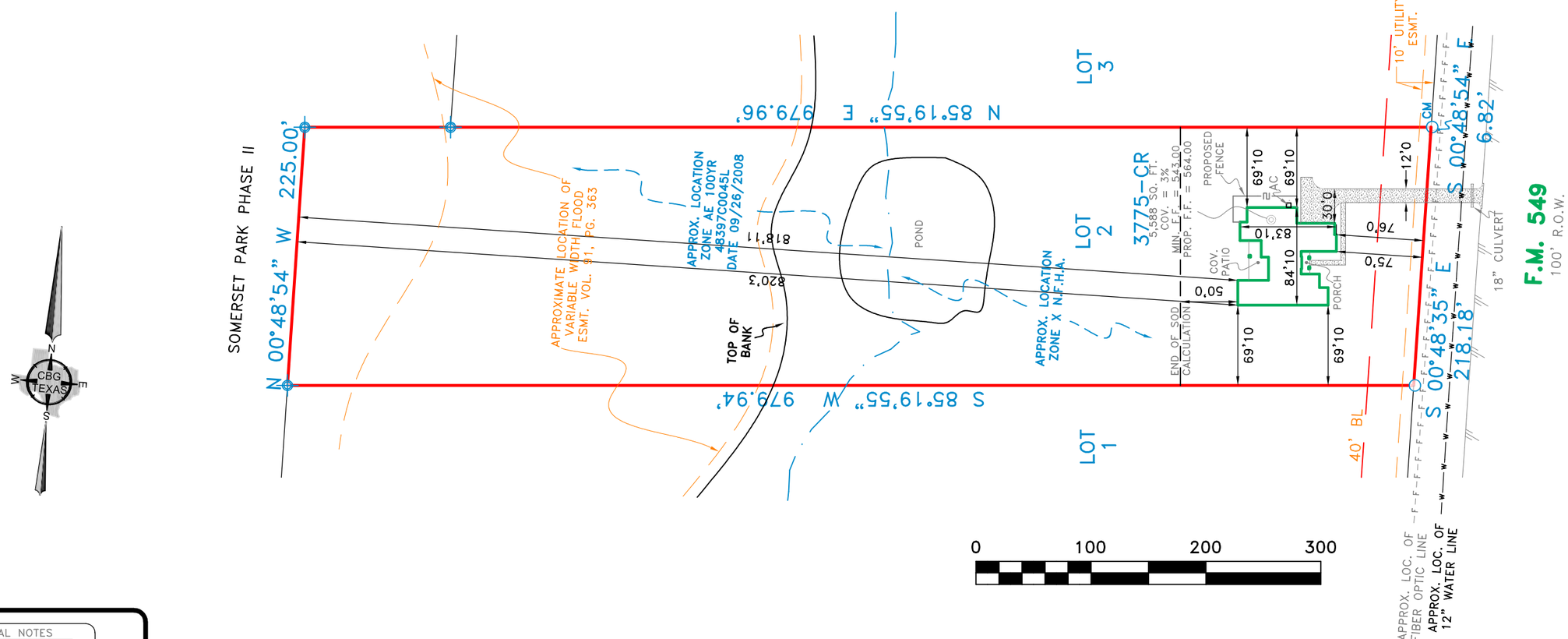
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

KINDRED HOMES
An HCP Company

PLOT PLAN



GENERAL NOTES

SPOT GRADE ELEVATIONS AND PAD AREA SHOWN ARE BASED ON GRADING PLANS PROVIDED BY BUILDER

WATER INLET NOT PRESENT

SCALE: 1" = 100'

SOD REAR:	1,329	SQ. YD.
FRONT & SIDES:	4,181	SQ. YD.
TOTAL SOD:	5,510	SQ. YD.
PATIO:	–	SQ. FT.
LEAD WALK:	326	SQ. FT.
CITY WALK:	–	SQ. FT.
DRIVEWAY:	2,314	SQ. FT.
APPROACH:	261	SQ. FT.
TOTAL:	2,901	SQ. FT.
FENCE:	–	LN. FT.
FENCE:	94	LN. FT.
LOT:	219,989	SQ. FT.

2592 FARM TO MARKET 549

LOT 2, BLOCK 1
LOFLAND LAKE ESTATES

ROCKWALL, TEXAS

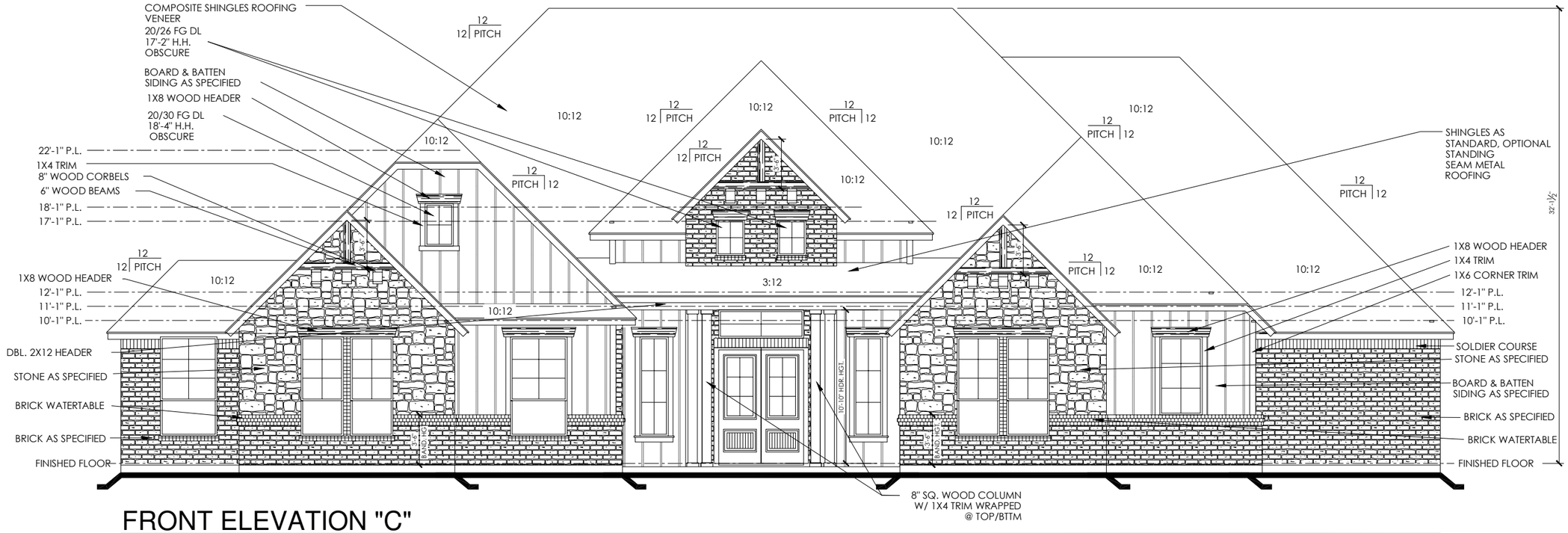
DRAWING IS BASED ON RECORDED PLAT DATED OCT 17, 1994

RETAINING WALL PER GRADING PLAN
WOOD FENCE
FLATWORK
PAD

STRUCTURAL OPTIONS
* NO OPTIONS
* ---
* ---
* ---

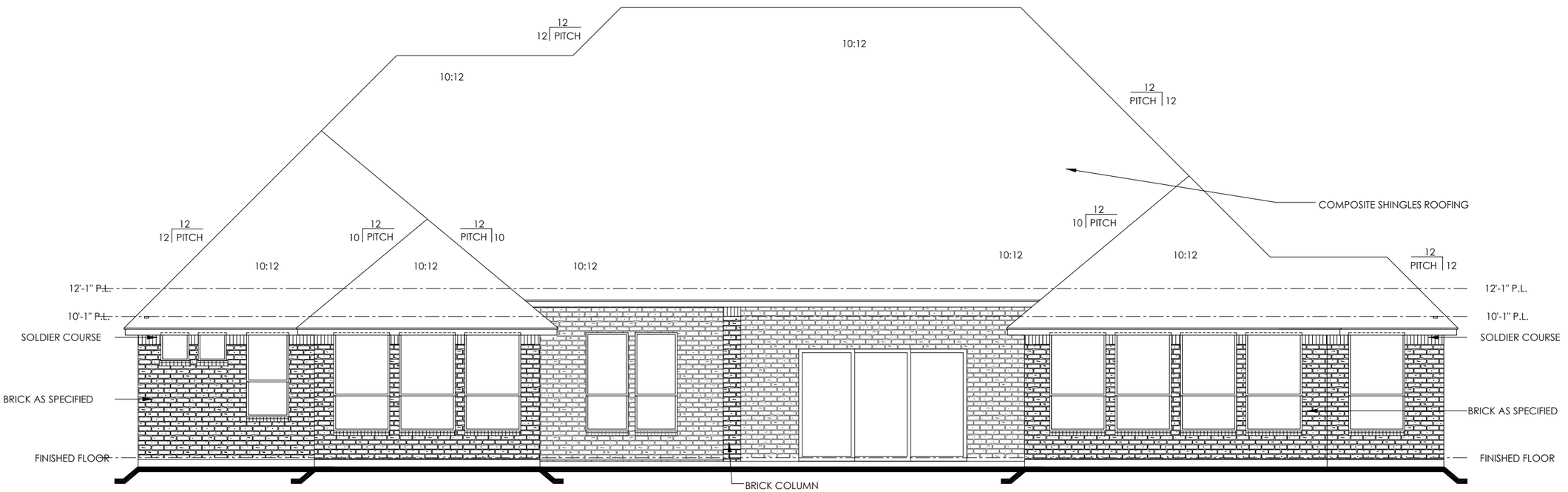
NOTE: BUILDER TO VERIFY ALL INFORMATION LISTED

CBG SURVEYING TEXAS
Firm No. 10168800
(214) 349-9485
DRAWN BY: AMF
JOB# 11741
DATE: 02/11/2026
REV. DATE: 02/23/2026



FRONT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



REAR ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

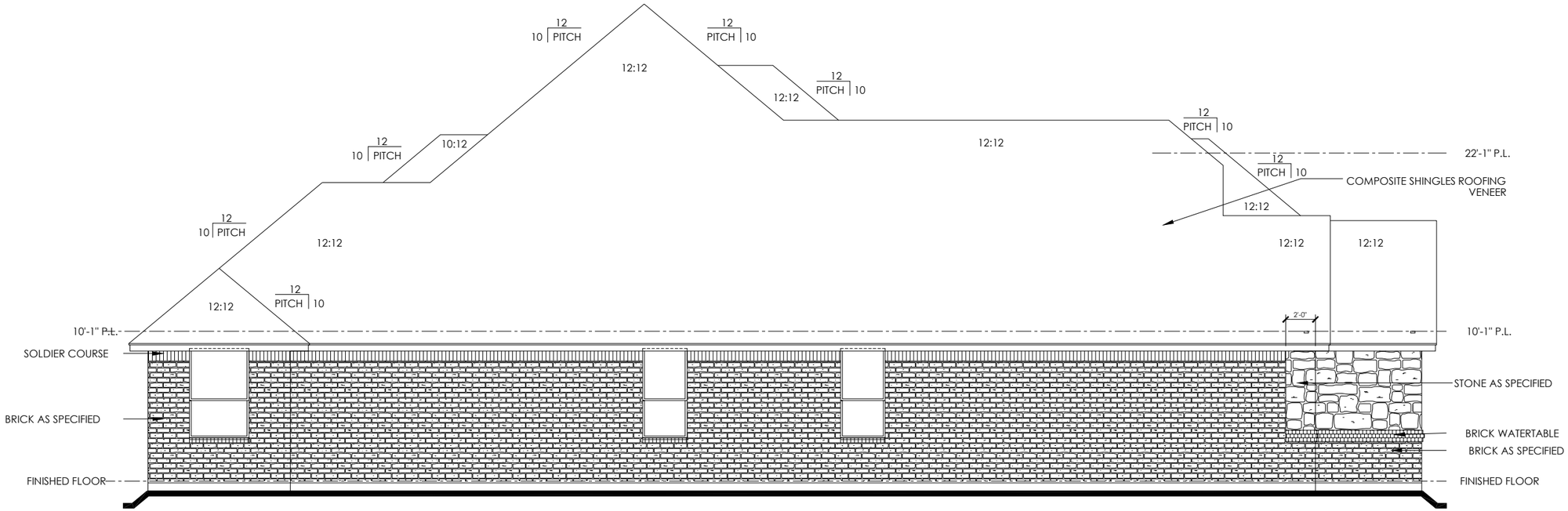
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

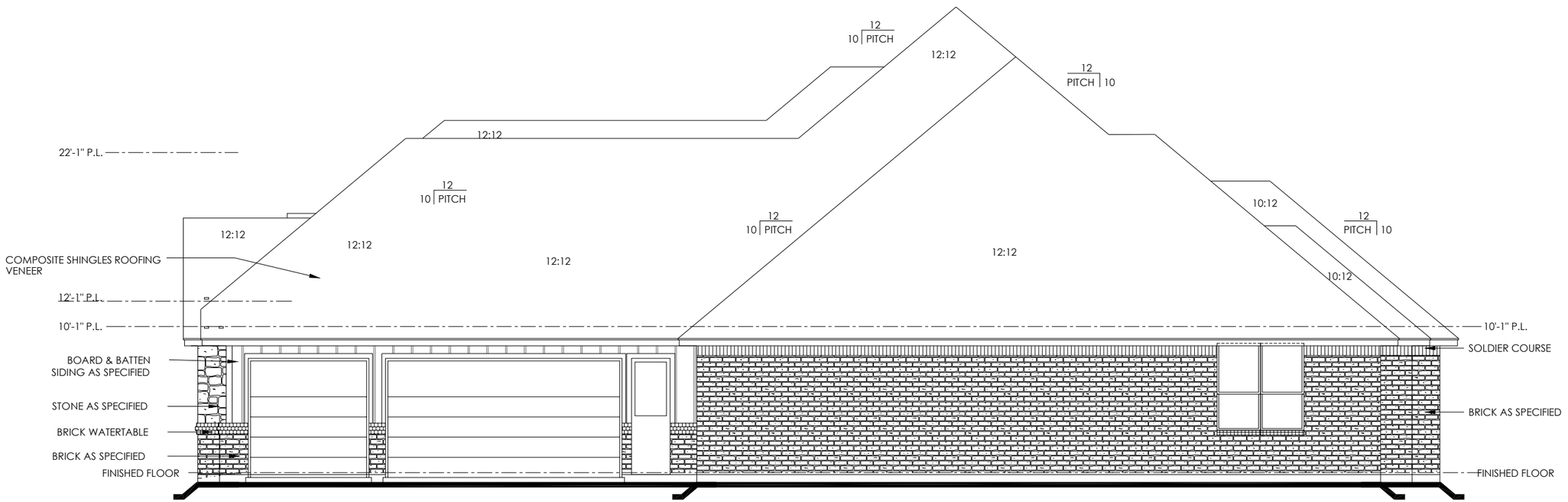
EXTERIOR
ELEVATIONS "C"

SHEET 5



LEFT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



RIGHT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

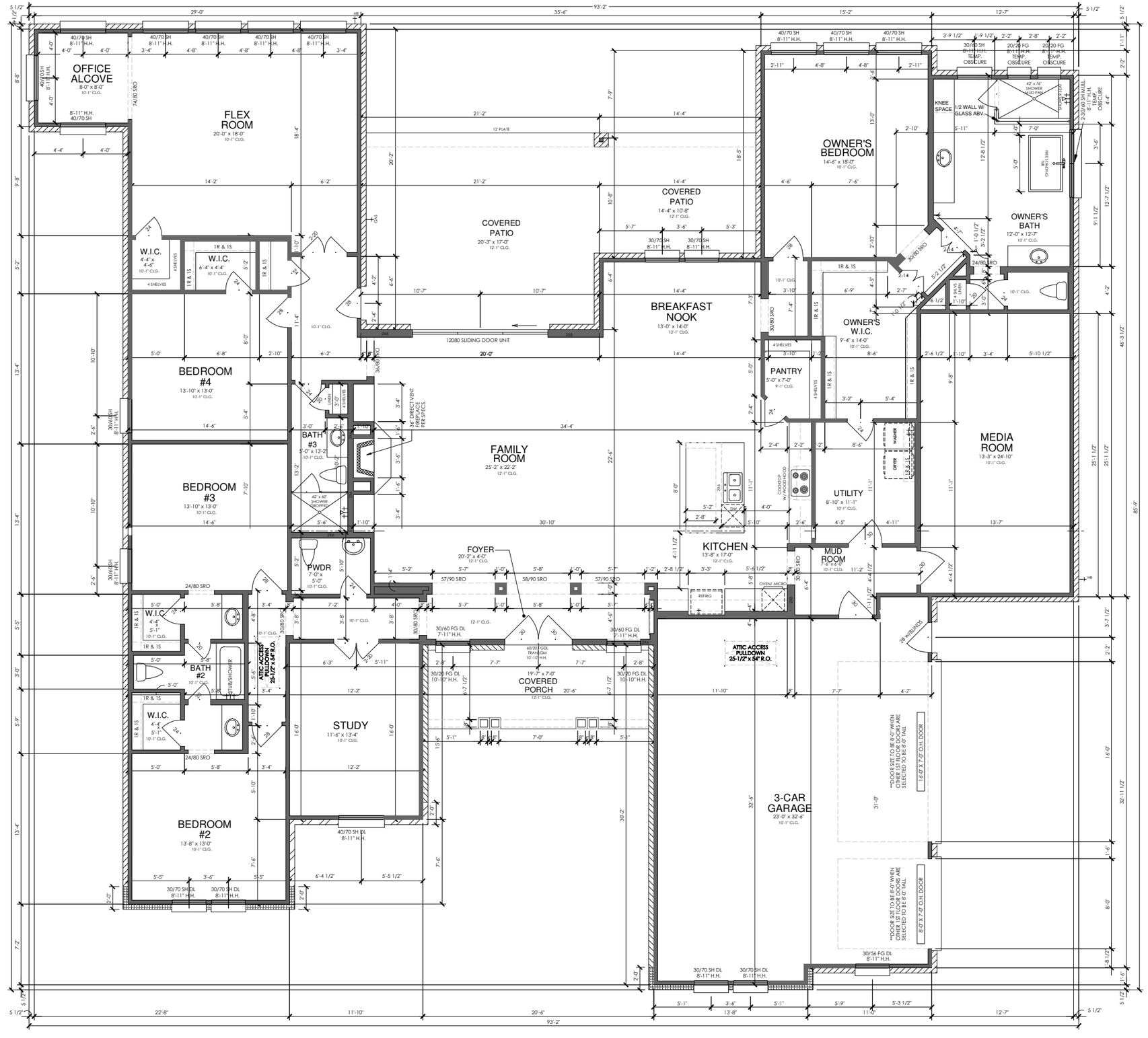
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

EXTERIOR
ELEVATIONS "C"

SHEET 6



FIRST FLOOR PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)

2592 FM 549

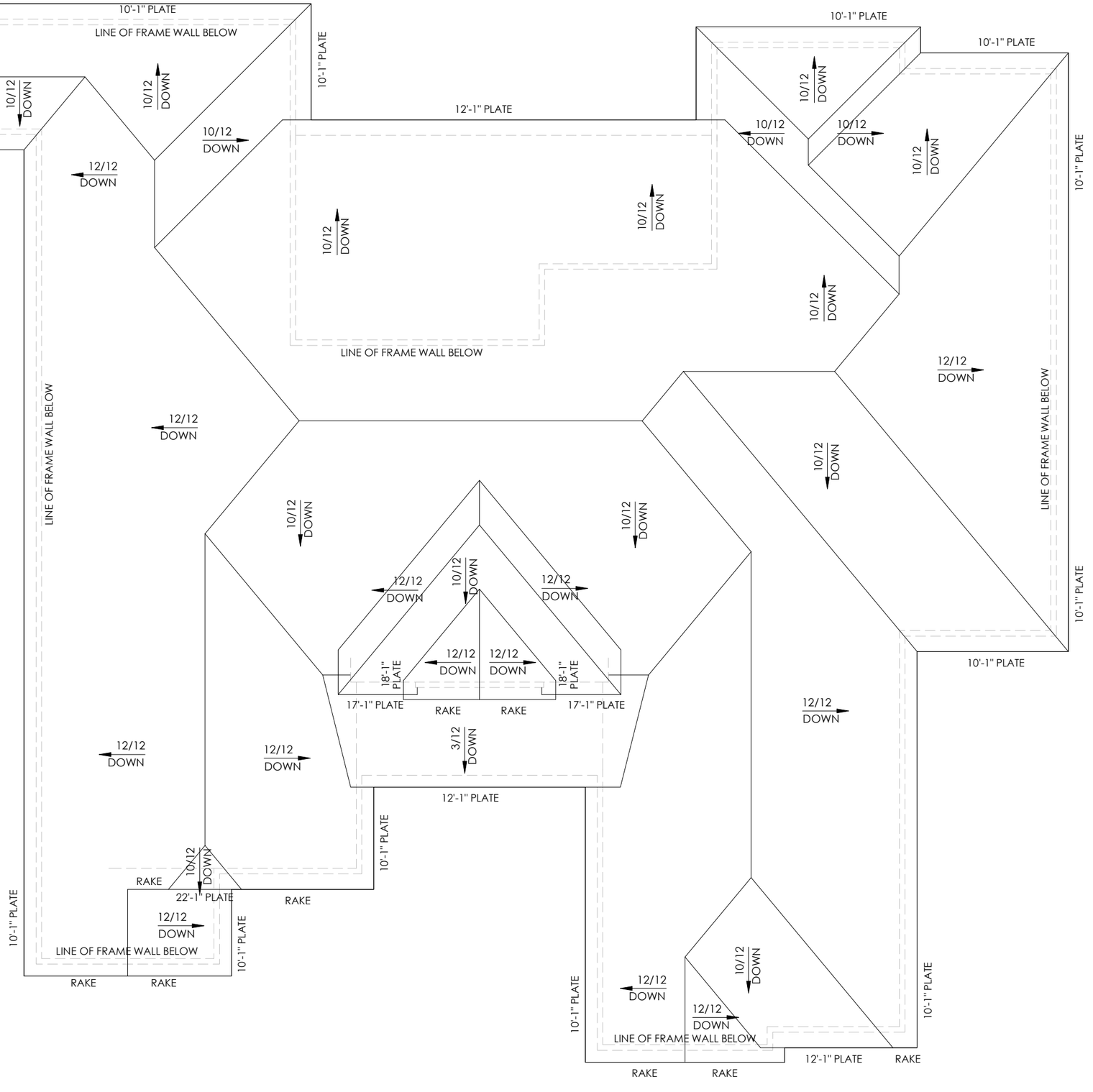
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

FIRST FLOOR
PLAN "C"

SHEET 1



ATTIC VENT CALCULATION

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW
(PER 2006 IRC SECTION R806.2)

ATTIC AREA 'C'

6212 X 144 =	894528	
894528 / 300 =	2981.76	OF VENT REQ'D
2981.76 / 2 =	1490.88	

1490.88 OF VENT AT HIGH &
1490.88 OF VENT AT LOW

** NOTED COMPOSITE ROOF TO BE A 30-YEAR COMPOSITION SHINGLE **

ROOF PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)

2592 FM 549

PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

ROOF PLAN "C"

SHEET 7

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-006

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	5,510	1,267	Stone, Brick, & Siding
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



2480 S. FM-549



2498 S. FM-549



2548 S. FM-549



2638 S. FM-549



2716 S. FM-549



2744 S. FM-549



2778 S. FM-548



2816 S. FM-549



2844 S. FM-549



2884 S. FM-549



2914 S. S. FM-549

CITY OF ROCKWALL

ORDINANCE NO. 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 *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* to allow the construction of a single family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80* (*S-389*).

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 03.16.2026

Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

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

2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 03-16-26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.16.2026

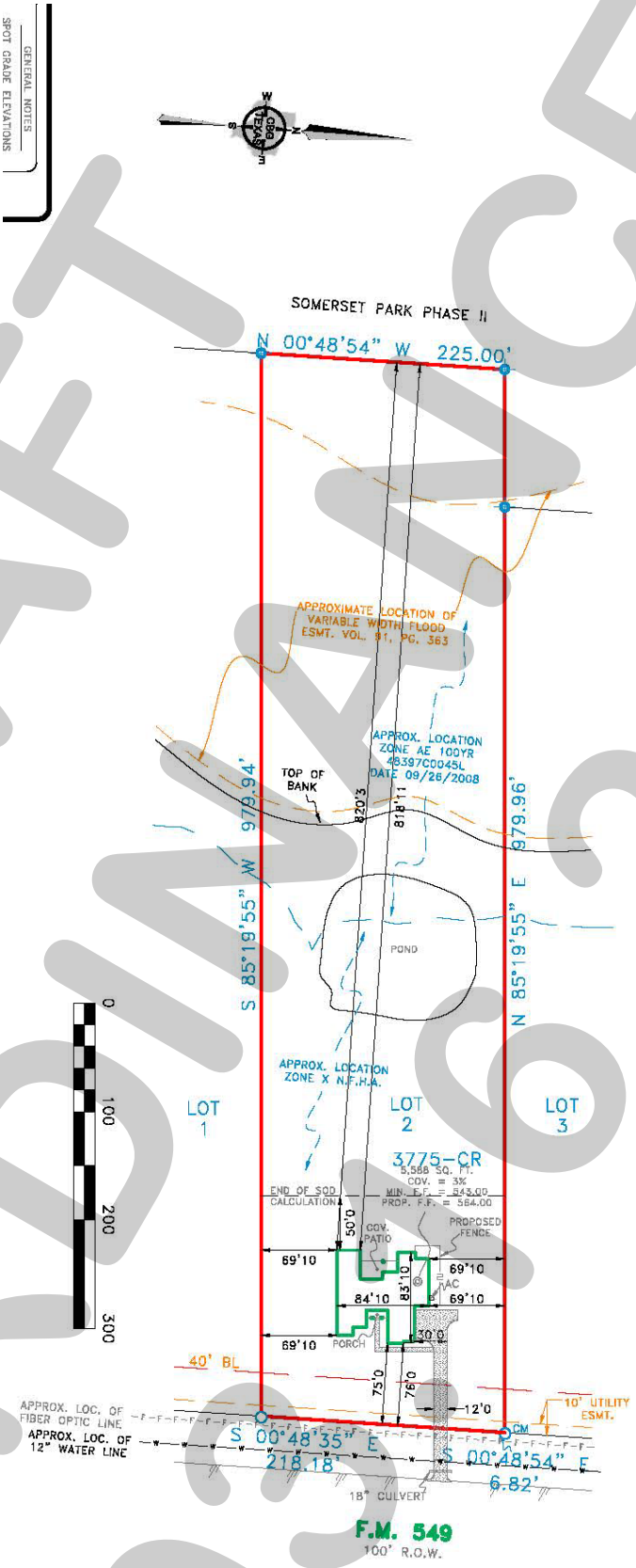
Exhibit 'A':
Location Map

Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*



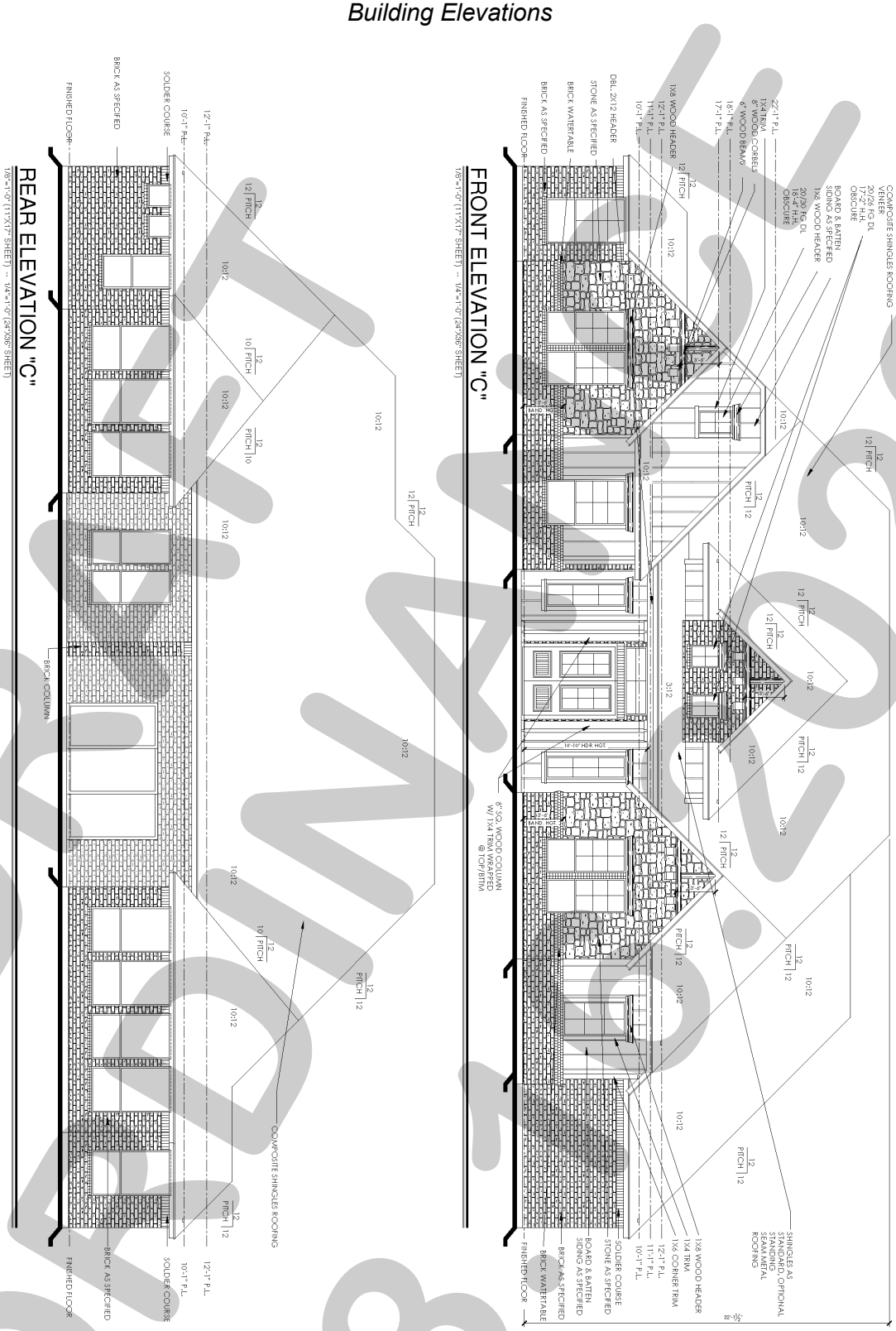
DRAFT 03.06.26

Exhibit 'B':
Residential Plot Plan



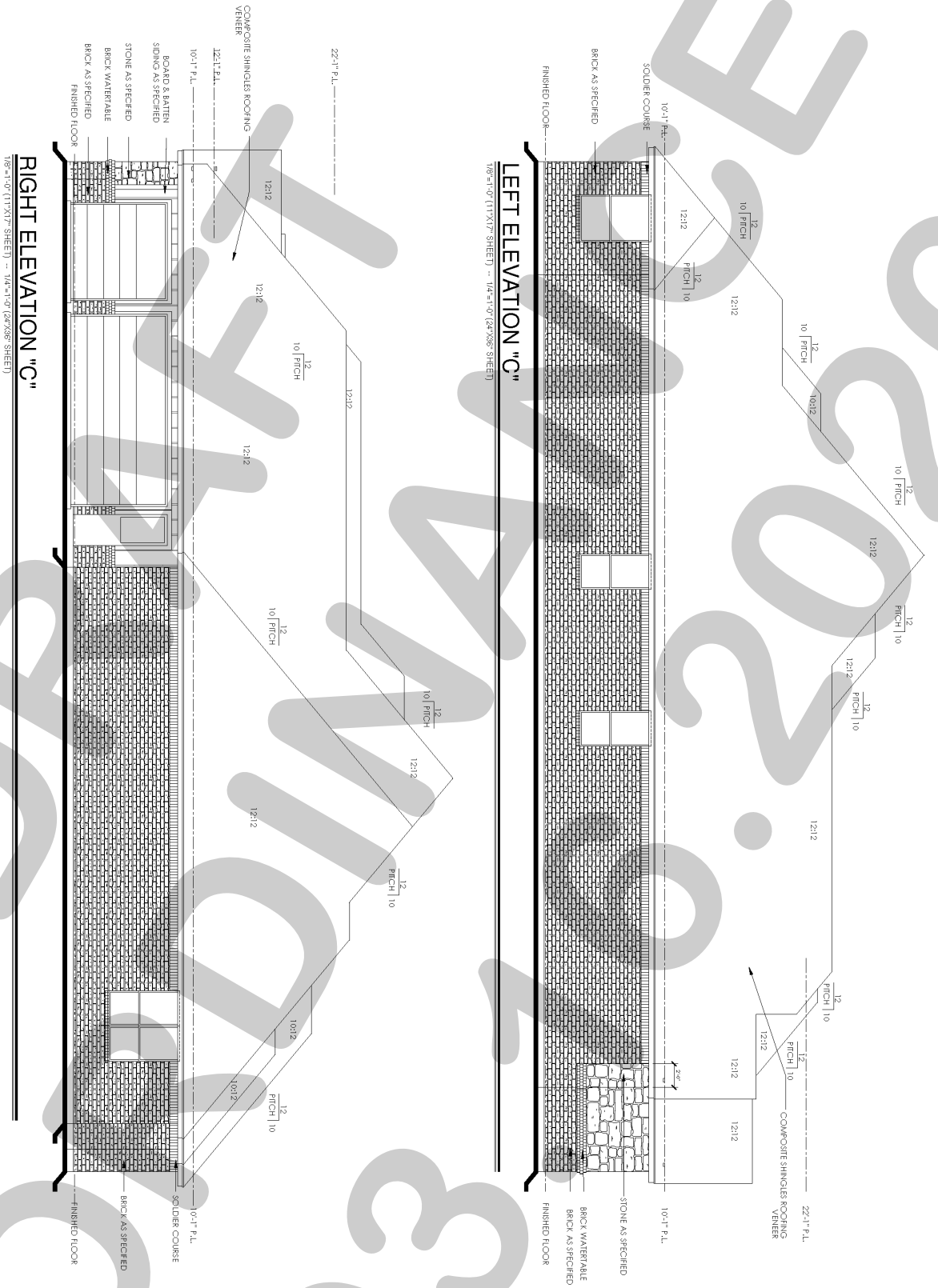
DRAFT ORDINANCE 03.06.2026

Exhibit 'C':
Building Elevations



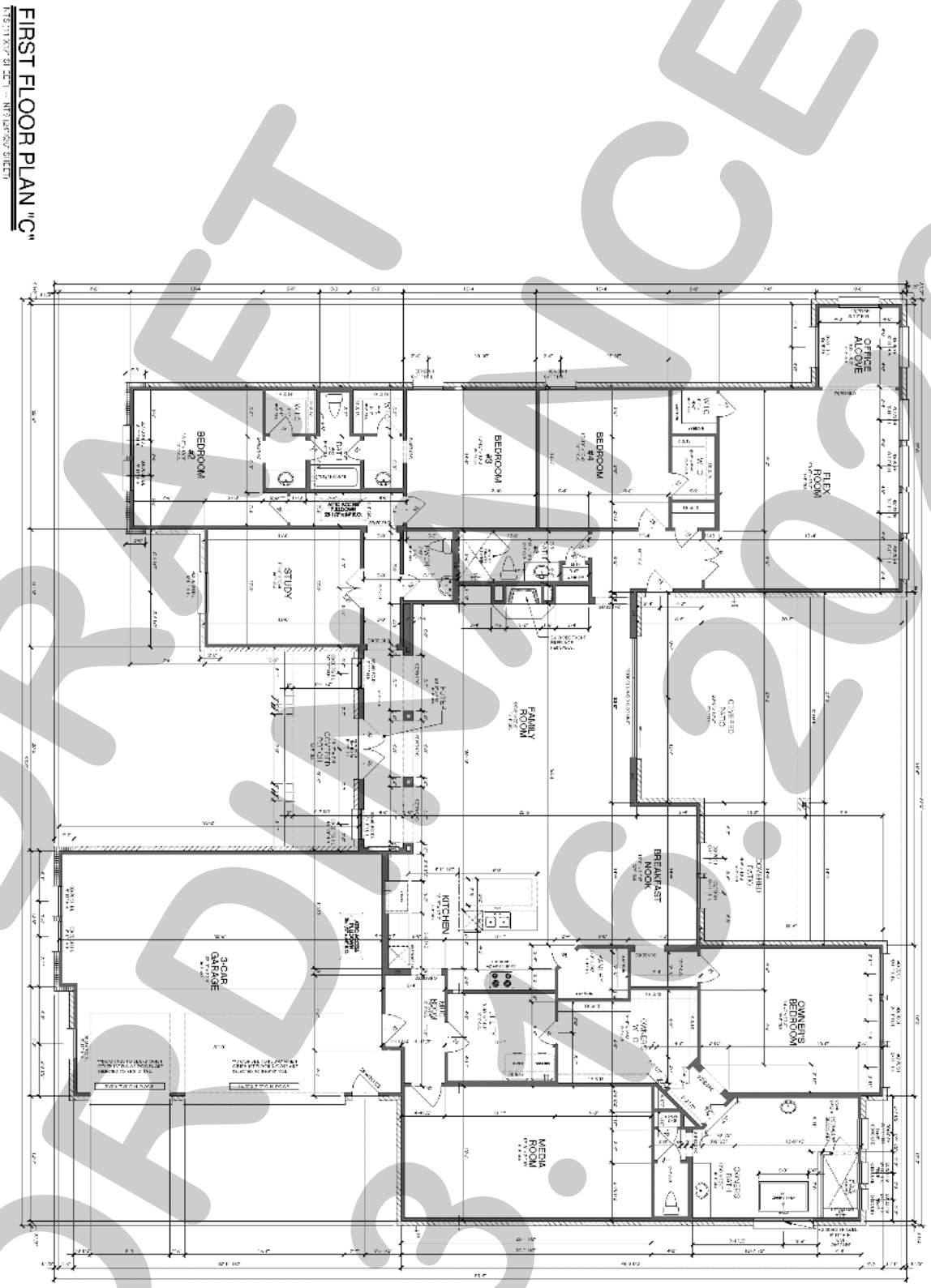
DRAFT
03.16.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.10.2026

Exhibit 'D':
Floor Plan



DRAFT
ORDINANCE
03.06.2026

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:	March 16, 2026
APPLICANT:	Dylan Adame, PE; *Kimley Horn & Associates*
CASE NUMBER:	Z2026-007; *Zoning Change AG & LI to a Planned Development District for C & LI*

SUMMARY

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- *of the larger 80.50-acre subject property* -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- *of the larger 80.50 subject property* -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District.

PURPOSE

On February 13, 2026, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned

Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Justin Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office Building, Flex Office Building, and a Pawn Shop*), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, 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 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

The applicant has submitted a *Subdistrict Plan* showing that the subject property will be subdivide into three (3) subdistricts (*i.e. Subdistricts 'A', 'B' & 'C'*) [*see Figure 1*]. *Subdistrict 'A'* is intended to be developed as a *Sheet Metal Facility*. *Subdistrict 'B'* is intended to be developed as a corporate headquarters with *Office* and *Light Industrial* land uses. *Subdistrict 'C'* is intended to be developed with *Retail*, *Restaurant*, and/or *Entertainment* land uses. A total of 77.80-acres will be within the proposed Planned Development District. Based on the development standards submitted by the applicant, *Subdistrict 'A'* and *Subdistrict 'B'* will be subject to limited Light Industrial (LI) District land uses and *Subdistrict 'C'* will be subject to limited Commercial (C) District land uses. In addition, staff has incorporated language that would require the proposed developments to meet the *General Overlay*

District Standards as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The following is a breakdown of the specific standards for each of the proposed subdistricts:



FIGURE 1: PROPOSED SUBDISTRCT PLAN WITH THE SUBDISTRICT DELINEATED.

Subdistrict 'A'.

The applicant has indicated that *Subdistrict 'A'* will be the first portion of the subject property to be developed. Based on the provided *Concept Plan*, *Subdistrict 'A'* will incorporate one (1) building that will operate as a *Sheet Metal Facility* and will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). Staff has included the *Concept Plan* and *Conceptual Building Elevations* into the *Draft Ordinance* to generally tie down *Subdistrict 'A'* to this *Concept Plan* and *Conceptual Building Elevations*. Given this, if the applicant were to change how they wanted to develop *Subdistrict 'A'* they would need to return to the City Council and Planning and Zoning Commission and amend the Planned Development District. Staff should note, that based on the *Concept Plan* the proposed facility will incorporate an internal truck dock and transit facility. This means all industrial operations will be completely contained within the proposed facility. In addition, staff has limited the land uses permitted within *Subdistrict 'A'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of the proposed *Concept Plan* and the established adjacent land uses. As previously stated, *Subdistrict 'A'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'B'.

Based on the development standards provided by the applicant, *Subdistrict 'B'* is intended to be developed as corporate headquarters with *Office* and *Light Industrial* land uses. Unlike with *Subdistrict 'A',* a *Concept Plan* was not provided for Subdistrict *'B'*. Based on this, staff has required a *PD Development Plan* be submitted and approved by the City Council, pending a recommendation from the Planning and Zoning Commission. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'B'* before a *PD Site Plan* is submitted. As with *Subdistrict 'A'*, *Subdistrict 'B'* will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). In addition, staff has limited the land uses permitted within *Subdistrict 'B'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of *Subdistrict 'B'* and the established adjacent land uses. That being said, the applicant has requested that a *Helipad* be permitted *by-right* in *Subdistrict 'B'*. With regard to this land use, the applicant has stated that they would like to incorporate it as a future land use should it be needed. As previously stated, *Subdistrict 'B'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'C'.

Unlike *Subdistrict 'A'* and *Subdistrict 'B'*, the applicant does not intend on developing *Subdistrict 'C'* for the corporate offices and light industrial land uses. Rather the applicant intends to allow this portion of the subject property to develop in a similar manner as the adjacent property to the south (*i.e. Planned Development District 102 [PD-102]*). The adjacent properties to the south are located within the *Special Commercial Corridor* (SC) as identified in the OURHometown Vision 2040 Comprehensive Plan. The *Special Commercial Corridor* 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." The adjacent property to the south was zoned Planned Development District 102 (PD-102) for limited Commercial (C) District land uses on October 21, 2024. Within PD-102, are a list of specifically permitted land uses and density and development standards that were established in order to create a uniform development pattern. The applicant is requesting to allow *Subdistrict 'C'* to utilize these same land uses and development standards as contained in PD-102. In addition, *Subdistrict 'C'* shall be required to complete a *PD Development Plan* similar to *Subdistrict 'B'*. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'C'* before a *PD Site Plan* is submitted. *Subdistrict 'C'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Commercial (C) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1* below.

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM BETWEEN BUILDINGS [2]	15'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE [4]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains "...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *District Strategies* identify "(t)he area south of the railroad tracks ... [*as representing*] an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*." In this case, the applicant is requesting to change the zoning to a Planned Development District for limited Light Industrial (LI) District land uses and limited Commercial (C) District land uses. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*. Since the proposed zoning change appears to take into account both opportunities identified in the plan, it can be seen as generally conforming to the Comprehensive Plan; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, when the property is developed the following infrastructure is required to be constructed to provide adequate public services for the subject property:

(1) *Water*. The applicant will be required to construct all water lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Water Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(2) *Wastewater*. The applicant will be required to construct all wastewater lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Wastewater Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(3) Roadways. Justin Road must be installed per the City's Master Thoroughfare Plan, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*). In addition, Traffic Impact Analysis (TIA) shall be required.

(4) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual* and the required drainage study. In addition, a wetlands/WOTUS determination will be required for all lakes/ponds and streams/creeks on site.

STAFF ANALYSIS

The proposed zoning change appears to be consistent with the Unified Development Code (UDC), and generally conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either *Technology/Employment* or *Special Commercial Corridor*, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 26, 2026, staff mailed 31 notices to property owners and occupants within 500-feet of the subject property. There are no 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 two (2) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

(1) *Subdistrict 'A'* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'C'* and *Exhibit 'D'* of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the *Development Standards* contained within *Exhibit 'E'* of the Planned Development District ordinance; and,

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

PLANNING AND ZONING COMMISSION

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley 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	300 N Stodghill Road				
SUBDIVISION	Rockwall Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	North of the western dead end of Justin Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial/AG	CURRENT USE	Vacant		
PROPOSED ZONING	Planned Development	PROPOSED USE	Planned Development		
ACREAGE	77.8	LOTS [CURRENT]	8	LOTS [PROPOSED]	3

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

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

☐ OWNER	James Collier Properties Inc.	☑ APPLICANT	Kimley Horn & Associates
CONTACT PERSON	Clay Collier	CONTACT PERSON	Dylan Adame
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 Clay Collier [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."

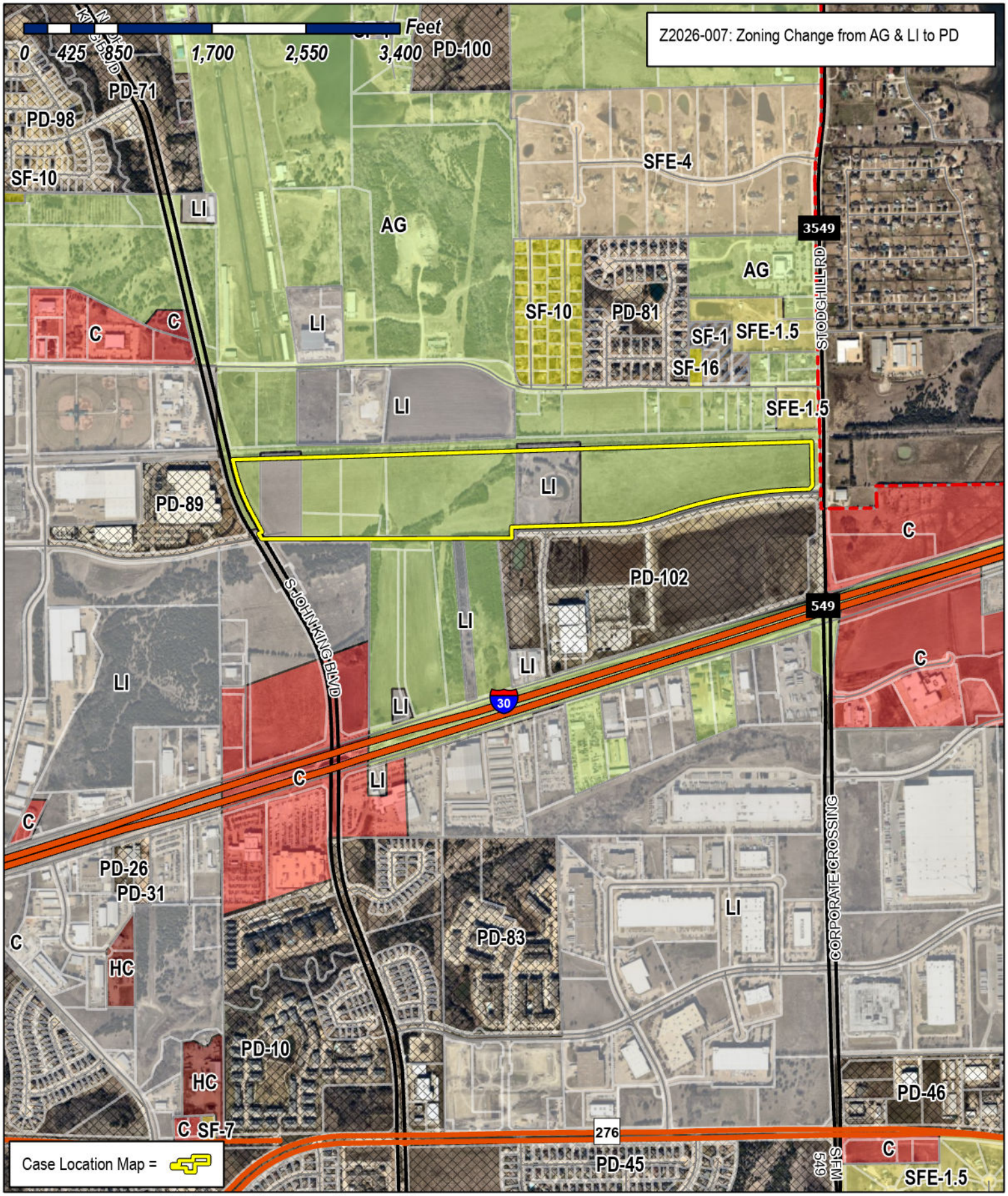
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *, 20* 26

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Cochran

MY COMMISSION EXPIRES

JENNIFER COCHRAN NOTARY PUBLIC STATE OF TEXAS ID# 134061726 EXP. 11-11-2026



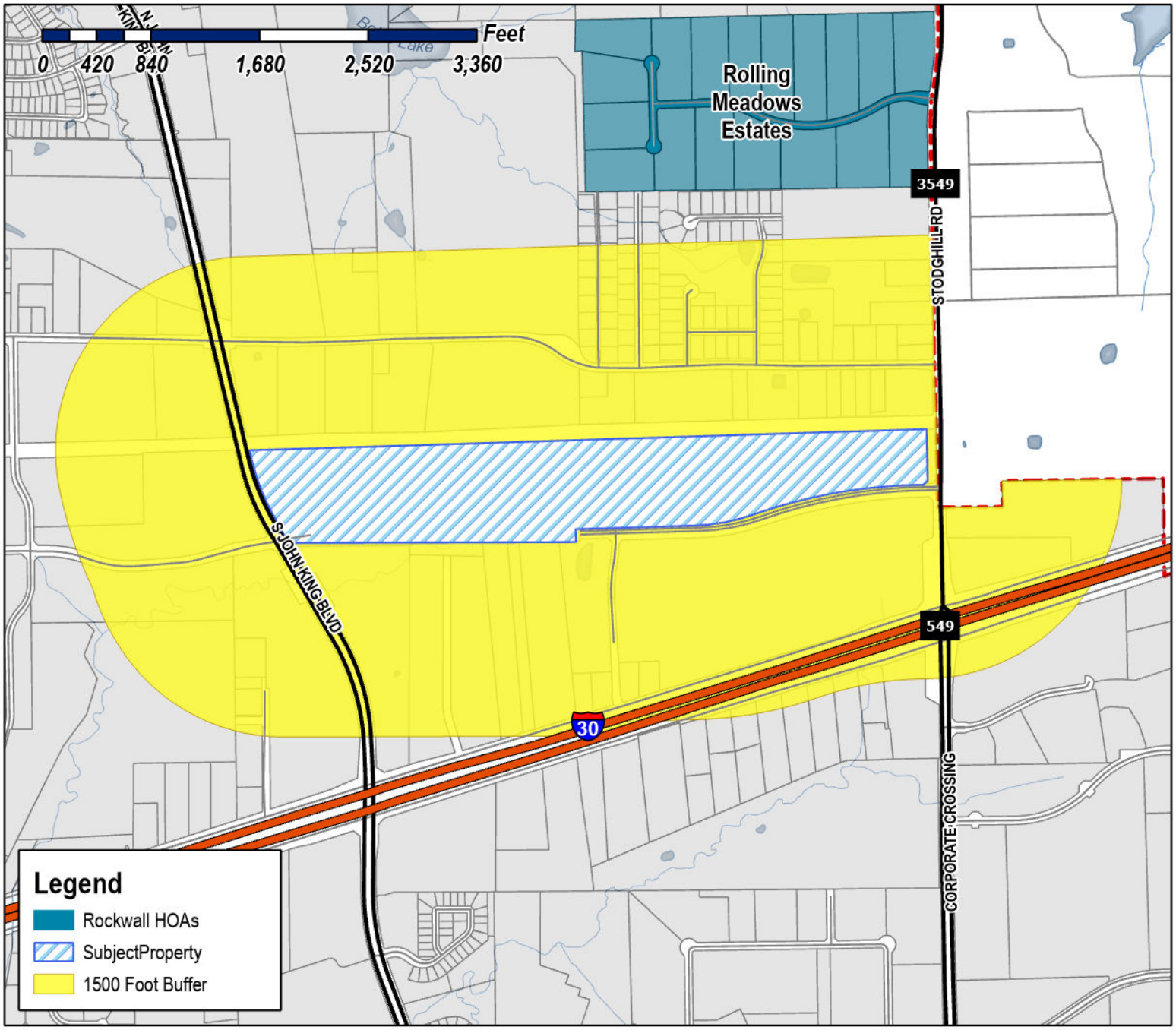
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

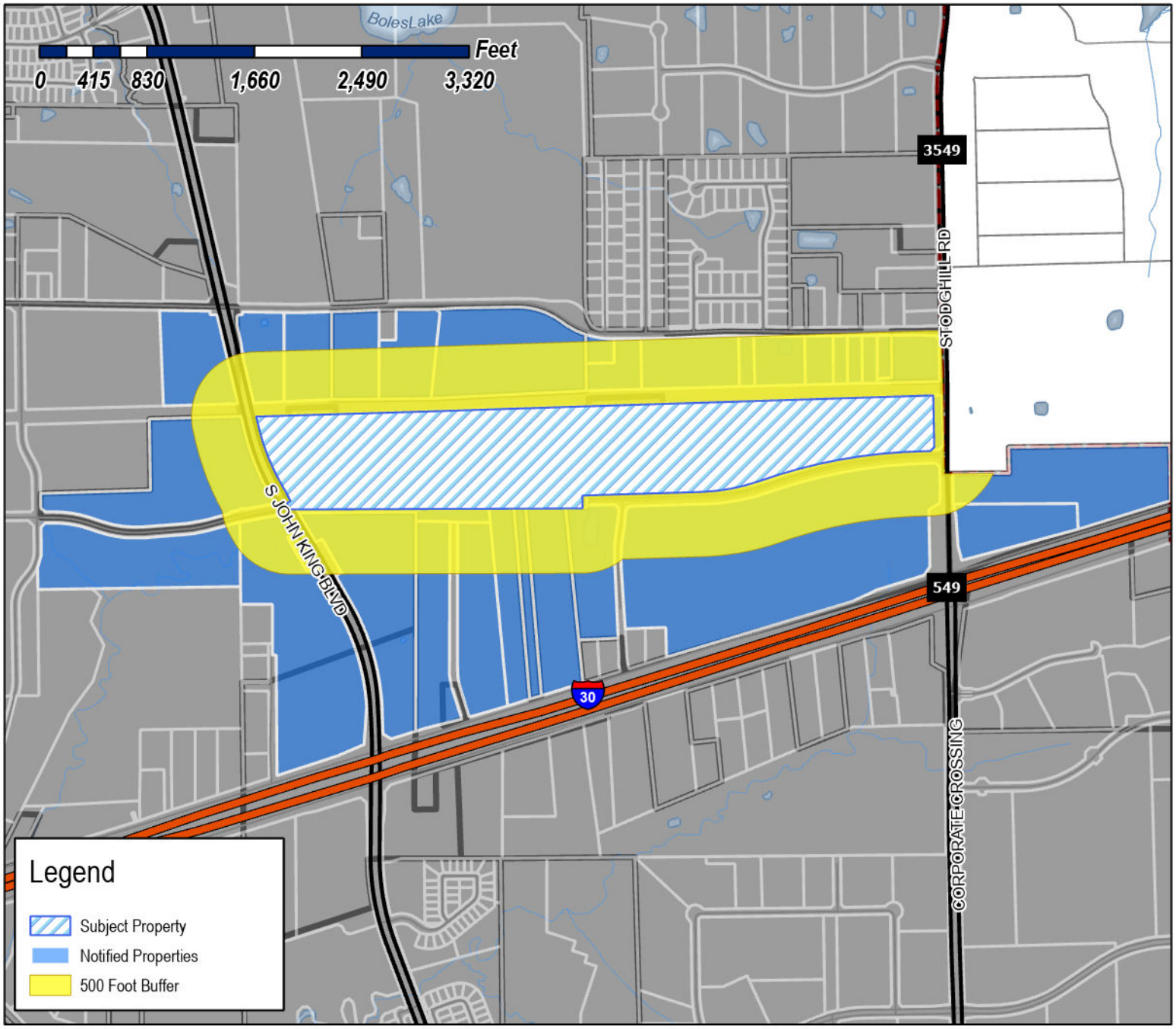
Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
For Questions on this Case Call: (972) 771-7745



COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1600 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1700 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1820 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1890 AIRPORT RD
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS
1930 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 Ridge Rd Ste A57
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-314
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC
835 Tillman Dr
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP
8750 N Central Expy Ste 1735
Dallas, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-007: Zoning Change from AG and LI to PD

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 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:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 16, 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. Z2026-007: Zoning Change from AG and LI 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.

February 21, 2026

Mr. Henry Lee
Rockwall Planning and Zoning Dept
385 S. Goliad Street
Rockwall, Texas 75087

Subject: Written Opposition To Proposed Rezoning to PD (Buffer and Compatibility Concerns)
Property Address: [redacted]

To Mr. Lee:

I respectfully submit this written comment regarding the proposed rezoning of the vacant tract within 500 feet of my property.

While my property is not being rezoned, I have owned my home since 1994 and have lived through significant changes in this area, including annexation into the City, roadway expansion from a rural road to a four-lane corridor, and major surrounding development such as the recent IKEA and residential approvals.

My neighborhood consists of six homes that have remained stable despite these changes. The active railroad corridor has historically functioned as a transition boundary between higher-intensity uses and our residential enclave.

This proposed Planned Development introduces commercial entitlements up to that railroad boundary, reducing the remaining transitional buffer that has protected our homes.

My concerns are focused on:

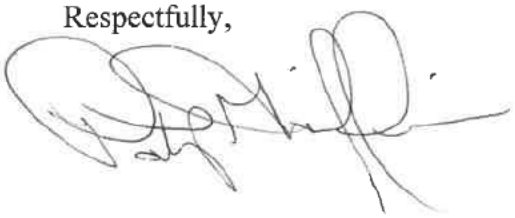
- Compatibility with the City's Comprehensive Plan
- Adequacy of transitional buffering between commercial and residential uses
- Cumulative impact of successive intensification in this corridor
- Long-term stability and property value protection for existing homeowners

Rail corridors are commonly recognized planning features used to separate differing land-use intensities. When development reaches that boundary without sufficient transition standards, the result can be incremental commercial encroachment that undermines neighborhood stability.

I respectfully request that the Commission carefully evaluate whether this proposal maintains the Comprehensive Plan's principles of orderly growth, compatibility, and protection of established residential areas.

Thank you for your consideration.

Respectfully,



Patty Griffin

[redacted]

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:

Z2026-007: Zoning Change from AG and LI to PD

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 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:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 16, 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. Z2026-007: Zoning Change from AG and LI to PD

Please place a check mark on the appropriate line below:

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

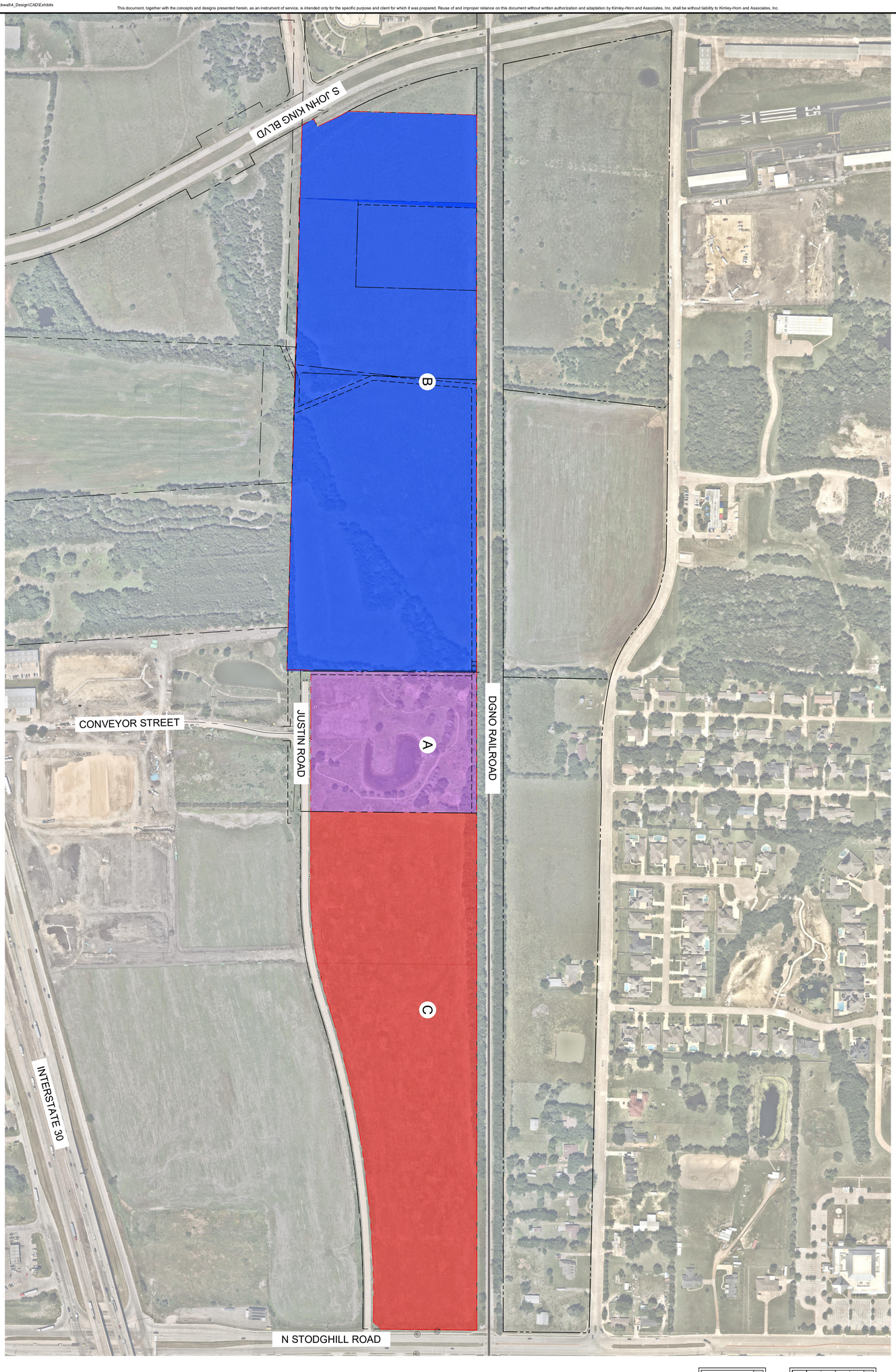
☒ I am opposed to the request for the reasons listed below. This is directly behind my home. Light industrial and Commercial will drastically increase light and noise pollution as well as traffic. Commercial development will also mean "landscaping" which is detrimental to our homesteading way of life. (killing gardens + affecting bees) This will impact all surrounding neighborhoods not for the better. Please for the Save of Rockwall and our children in the area, Vote NO! Please don't push your citizens out!

Name: Ran + Jessica Valentine

Address: [redacted]

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

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XREFS xBody : xSite : xEsmt : xMetal : xTitb - PD Concept Zoning Plan : xSite-V14 : xSurv : xRail
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DWG PATH K:\RCH_Civil\066077707 - Broaddus Rockwall\4_Design\CAD\Exhibits
DWG NAME Subdistrict Plan.dwg
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NOTES

1. THESE EXHIBITS ARE CONCEPTUAL IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/22/2025

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DYLAN ADAME
P.E. No. 138132 Date: FEB 2026

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

IMAGES : Rockwall Heights Master Concept Plan0f2c0f28 : Rockwall Heights Master Concept Plan83400530 : Rockwall Heights Master Concept Plan9b10461c : Rockwall Heights Master Concept Plane8558f234 : Rockwall Heights Master Concept Plan4f788ee6 : Rockwall Heights Master Concept Plan6f1f04a0 : DSA :
XREFS x16b - PD Concept Zoning Plan LA : xSite : xBndy : xRail : xSurfFG : xLandscape : E-PHOTOMETRICS : xWat : xSurv : xAerial : xSite-V13 : xSite-V131
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DETENTION POND

TWO-STORY
OFFICE
24,000 SF

PROPOSED BUILDING
136,800 SF

CONVEYOR STREET

JUSTIN ROAD

DNGO RAIL ROAD

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LANDSCAPE EXHIBIT

SHEET NUMBER
LP 0.00

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING

ROCKWALL TX

KHA PROJECT	066077707
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

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Kimley»Horn
Not for construction or permit purposes
BLAINE D. MIKULIK
P.L.A.
2/26/26

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE





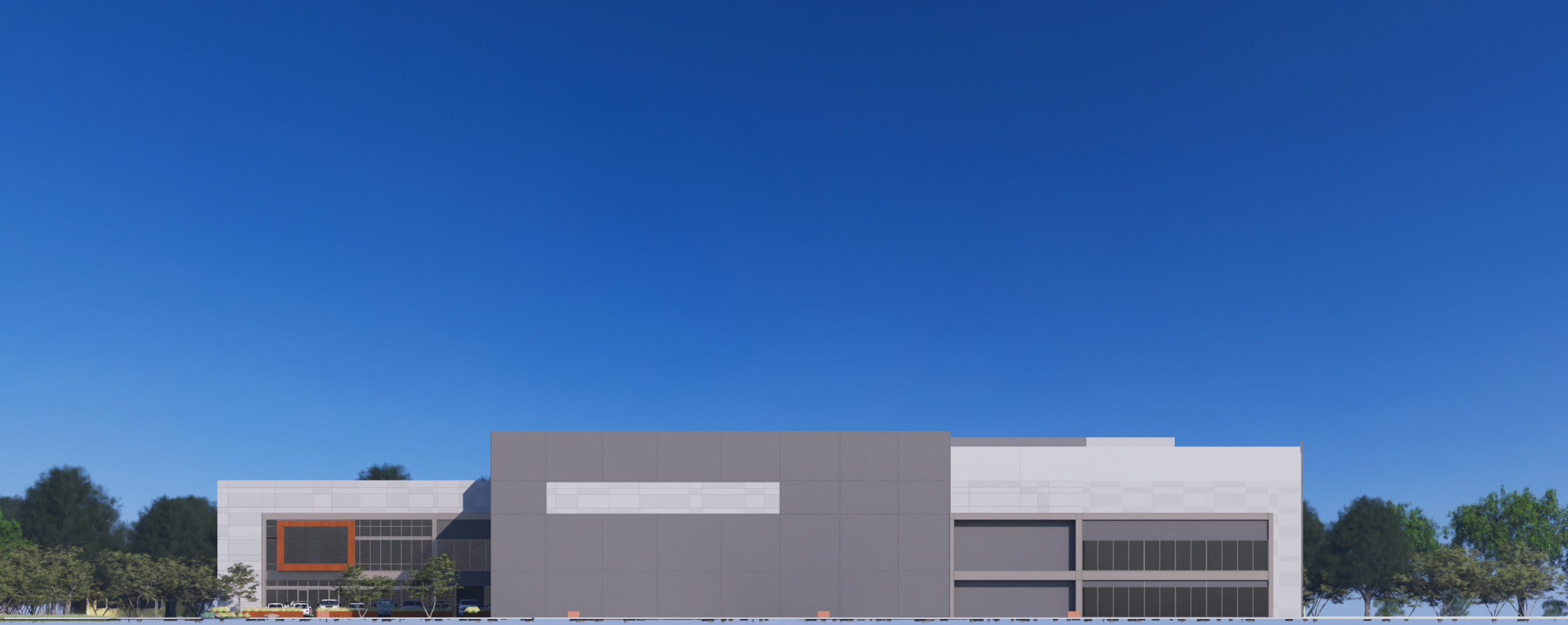




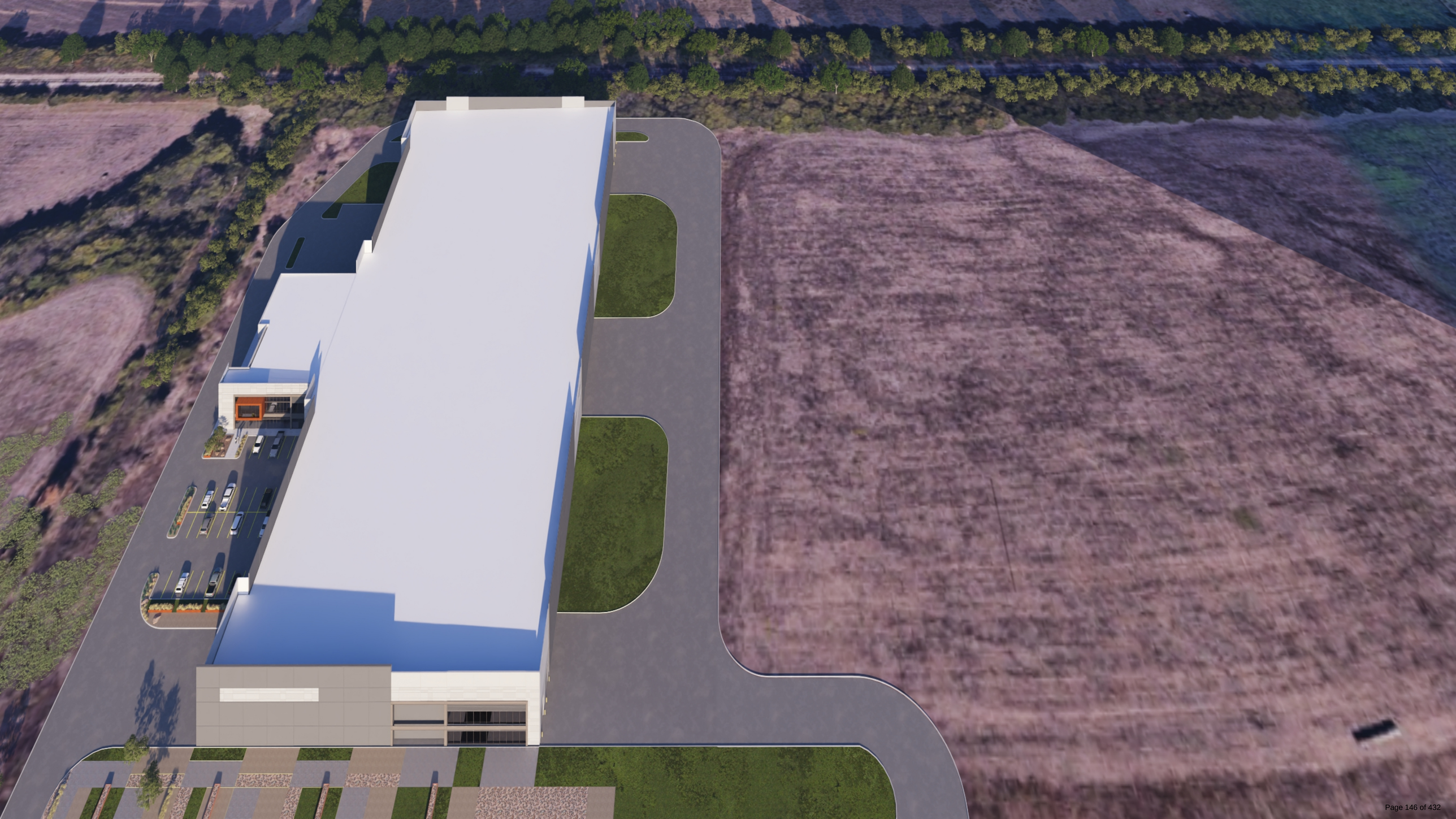


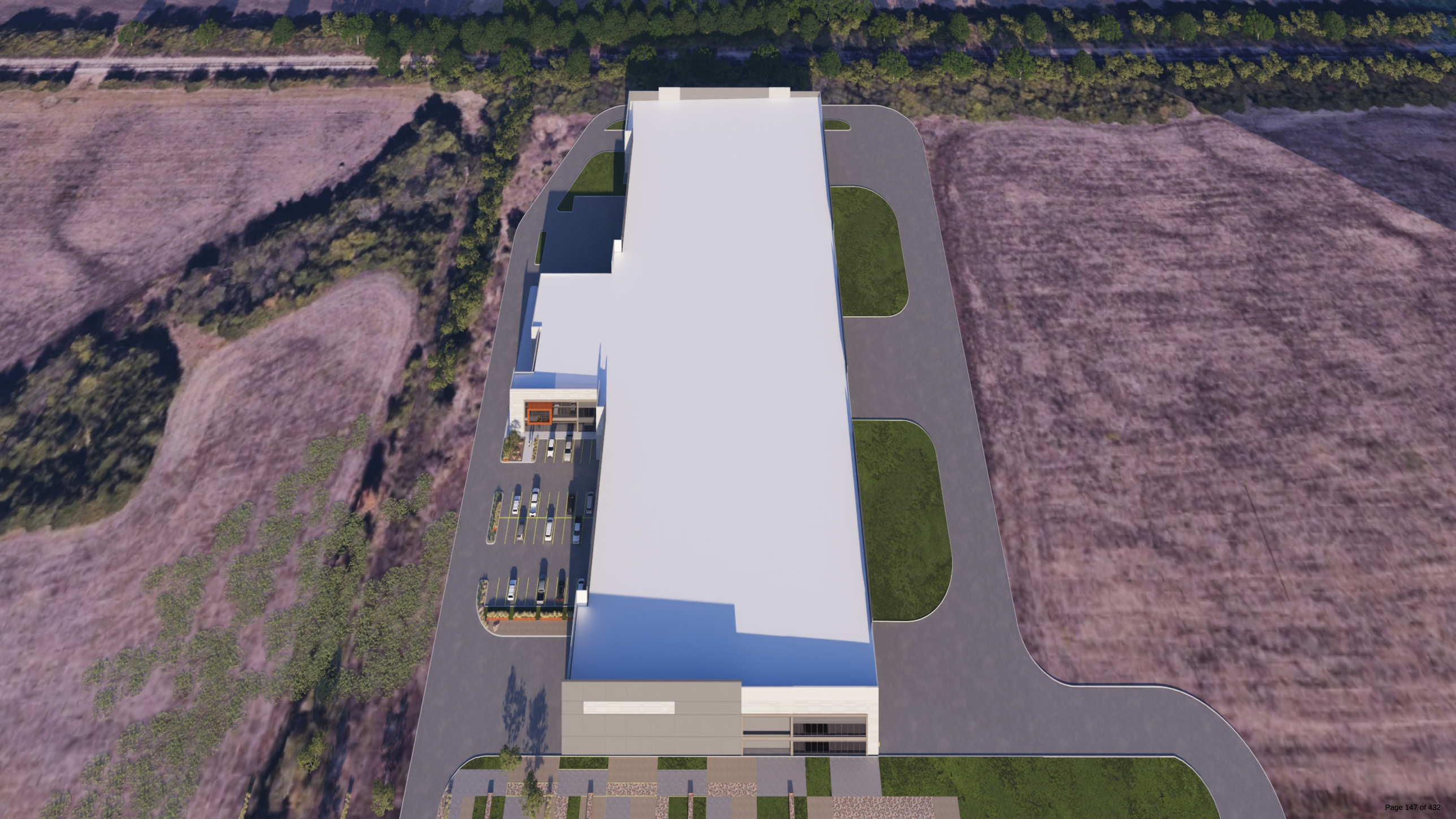












01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

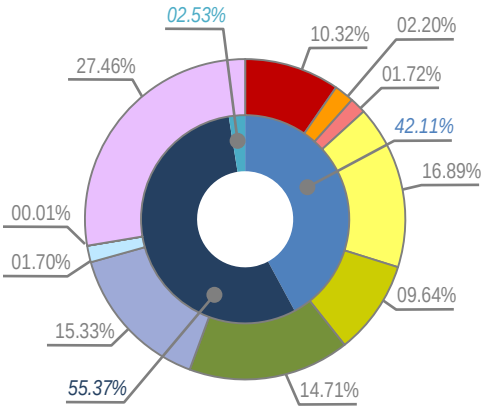
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

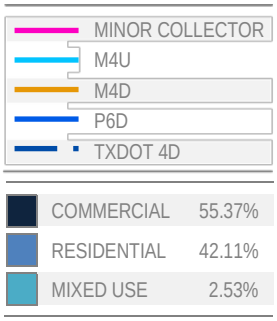
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

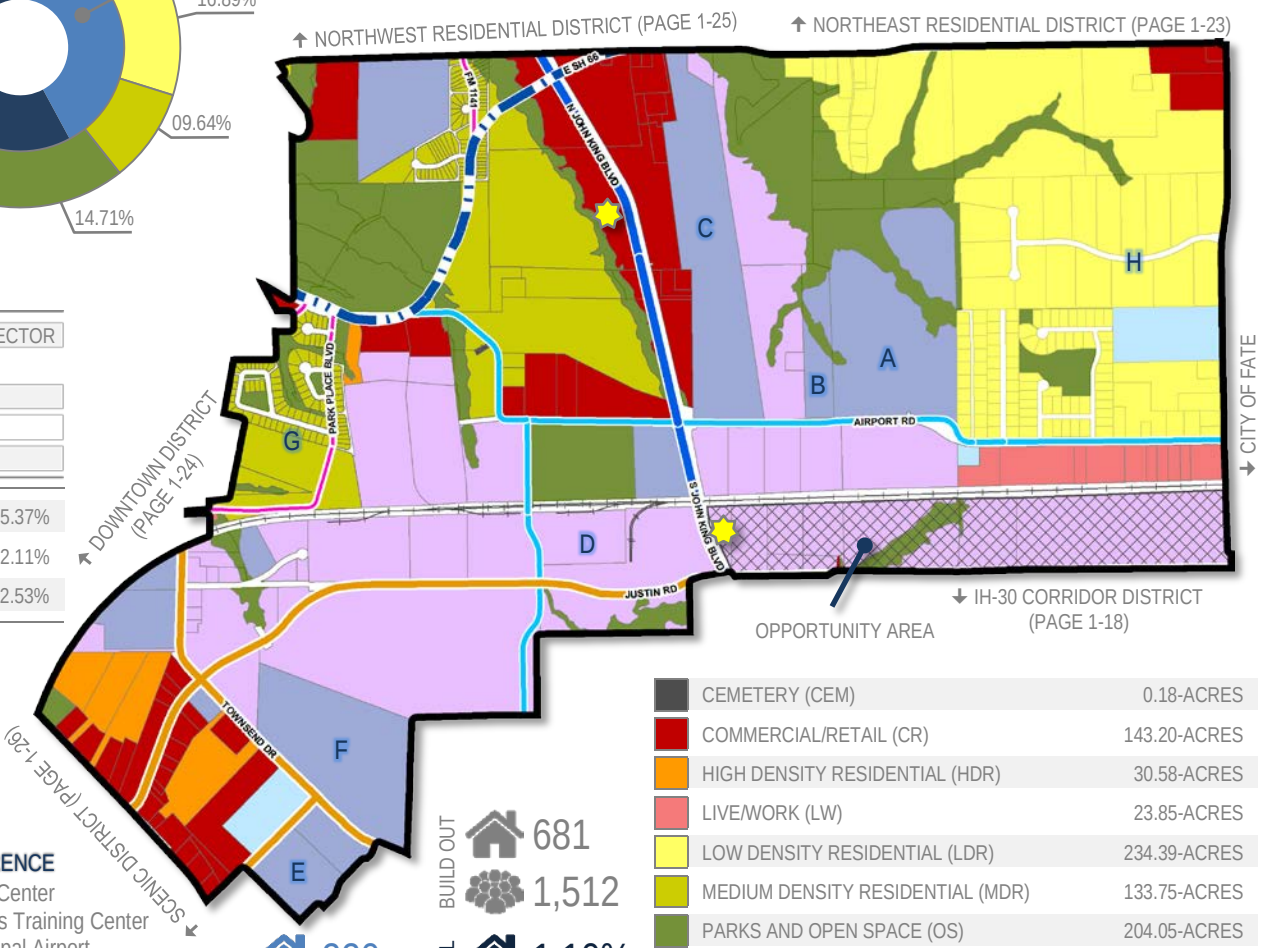
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

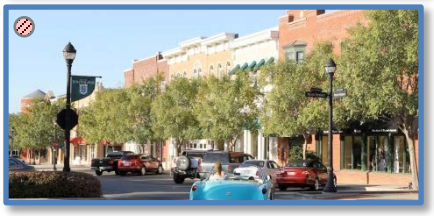
CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

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)

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA











MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District

DOWNTOWN (DT)

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 AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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

DRAFT ORDINANCE 03.26.2026

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, 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 the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, 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 *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 [UDC]*), 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 6th DAY OF APRIL, 2026.

DRAFT ORDINANCE 03.16.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

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Exhibit 'A'
Legal Description

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

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a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

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THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

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Exhibit 'B'
Subdistrict Plan



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03.10.2026

Exhibit 'C'
Concept Plan for Subdistrict A



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ORDINANCE
03.10.2026

Exhibit 'D'
Conceptual Building Elevations for Subdistrict A







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Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A & B*. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.

(2) *Subdistrict C*. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan* for *Subdistrict A* if it is determined that the *PD Site Plan* does *not* meet the intent of this Planned Development District Ordinance

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(4) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

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procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does <u>*not*</u> meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* oar an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) <u>GENERAL STANDARDS</u>.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in ***Exhibit 'C'*** of this ordinance:

(1) <u>*Development Standards*</u>. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) <u>*Landscape Buffers*</u>. All landscape buffers shall be provided as follows:

(a) <u>*Landscape Buffer Adjacent to the N. John King Boulevard*</u>. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) <u>*Landscape Buffer Adjacent to Stodghill Road (FM-3549)*</u>. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) <u>*Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B')*</u>. A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) <u>*Landscape Buffer Adjacent to Justin Road (Subdistrict 'C')*</u>. A minimum of a 20-foot

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landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) *Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland)*. A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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(D) SUBDISTRICT A:

(1) *Concept Plan*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.

(2) *Building Elevations*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

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- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

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- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

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Standards, 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 may be amended in the future.

(E) SUBDISTRICT B:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- HELIPAD

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

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- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

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- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, 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 may be amended in the future.

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(F) SUBDISTRICT C:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [(1)]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [(2)]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

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- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
(1): *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
(2): *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, 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 may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1)	25'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	March 16, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-008; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 213 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 15, 1983. Based on aerial images, an existing single-family home was situated on the subject property as of February 2014; however, this home was removed from the property through a demolition permit [*DEM2014-009*], which was issued on July 22, 2014. On August 14, 2014, the Board of Adjustments (BOA) approved *Order No. BOA 2014-5-V* approving a variance to reduce the front yard setback from 20-feet to ten (10) feet; however, no building permit was submitted associated with this request.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 213 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land [*i.e.201, 205, 209 & 211 S. Clark Street*] developed with single-family homes. Beyond this is Washington Street, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is an 18.4070-acre parcel of land [*i.e. Lot 1, Block A, Rockwall School Addition, No. 1*] developed with a school (*i.e. Howard Dobbs Elementary*). All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Hartman Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of six (6) different subdivisions [*i.e. B.F. Boydstun, Shaw, Clark Street Homesite, Haley and Kyle, Harris, & Allen Hogue Subdicvisions*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Boydstun

Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land [*i.e. 705 & 707 Hartman Street*] developed with single-family homes that make up part of the Richard Harris No. 3 Subdivision. Beyond this is Wade Drive, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a vacant 0.66-acre tract of land [*i.e. Tract 60 of the R. Ballard Survey, Abstract No. 29*]. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of three (3) different subdivisions [*i.e. Dawson, B.F. Boydston, & Pittman Subdivisions*]. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District. West of this is Tyler Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the Dawson Subdivision which has been in existence for more than ten (10) years, consists of 16 lots, and is 100% developed. The *Permissible Use*

Charts contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on S. Clark Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1911-2025	*N/A*
Building SF on Property	1,209 SF – 3,373 SF	3,604 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	10-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick, Siding, and Stone	Board & Batten Siding
Paint and Color	Grey, White, Red, Orange, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be a j-swing garage facing onto Hartman Street.

Overall, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along S. Clark Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 18, 2026, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff 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. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

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

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The subject property shall be replatted prior to the issuance of a Building Permit; and,

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

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

PLANNING AND ZONING COMMISSION

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley 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	213 S Clark St 75087 PID 14424				
SUBDIVISION	B F BOYDSTUN	LOT		BLOCK	48B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☒ OWNER	SixFold Ventures	☒ APPLICANT	JMS Custom Homes
CONTACT PERSON	Ruben Fragoso	CONTACT PERSON	Javier Silva
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ $215 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13 *DAY OF* February *, 20*26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February *, 20*26.

OWNER'S SIGNATURE Ruben Fragoso

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS April Ridley-Cutts
QRC Virginia
County of Chesapeake

April Ridley-Cutts
REGISTRATION NUMBER 00358833
COMMISSION EXPIRES July 31, 2029

MY COMMISSION EXPIRES 07/31/2029

Notarized remotely online using communication technology via Proof.



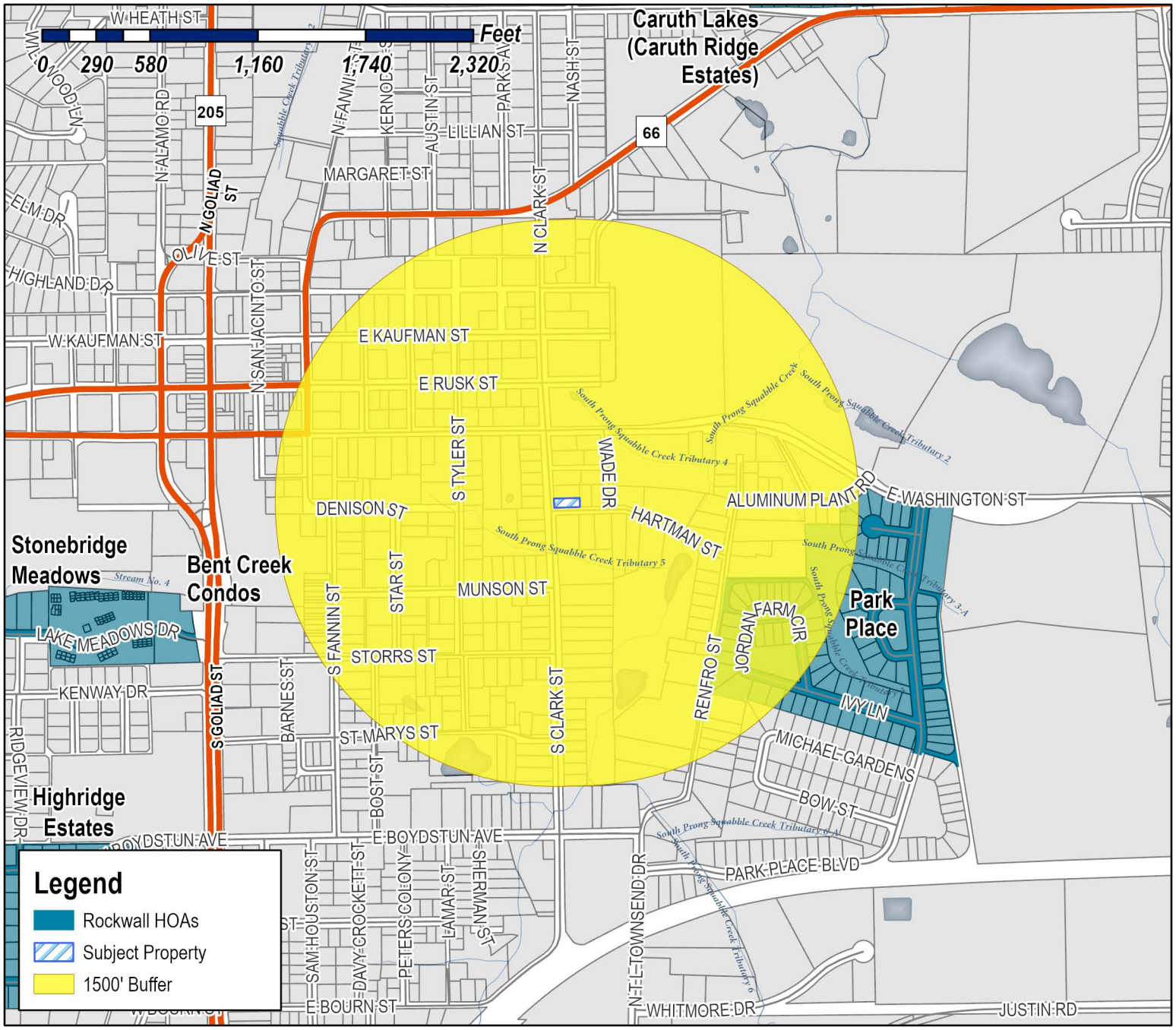
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 213 S. Clark Street



Date Saved: 2/13/2026
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 [Z2026-008]
Date: Thursday, February 19, 2026 1:48:13 PM
Attachments: Public Notice (02.13.2026).pdf
HOA Map (02.13.2026).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, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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.

Z2026-008: SUP for Residential Infill

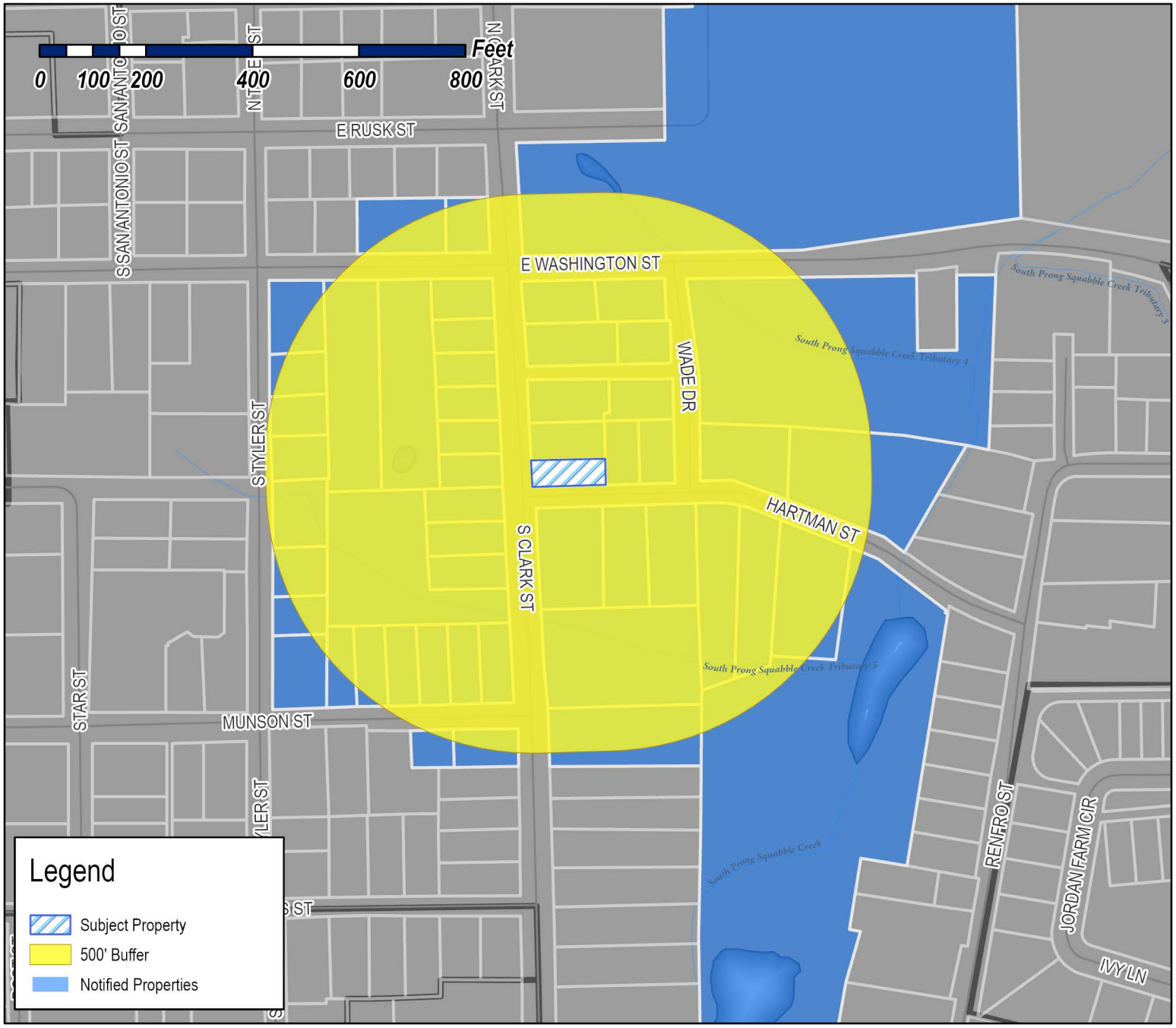
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

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

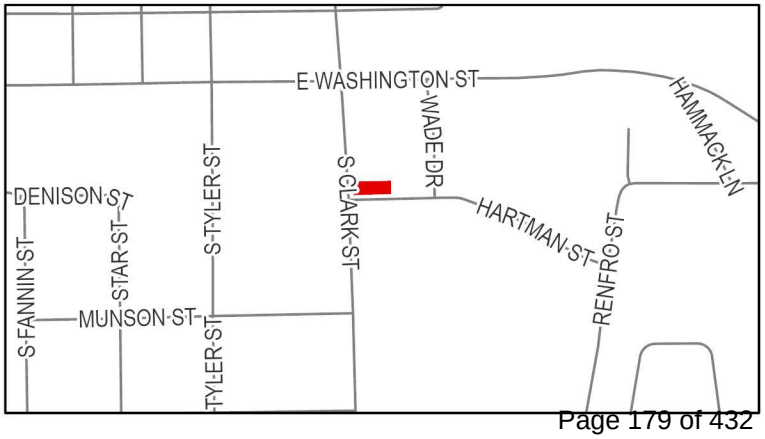
City of Rockwall

Planning & Zoning Department
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Case Number: Z2026-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 213 S. Clark Street



Date Saved: 2/13/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
106 SCLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 SCLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
205 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
206 SCLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

RESIDENT
208 SCLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
210 SCLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
307 SCLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA
602 E WASHINGTON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

RESIDENT
801 EWASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
Rockwall, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 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:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 16, 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. Z2026-008: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2026-008: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Please See attached Reasons

Name: Kim Armstrong

Address: [redacted]

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

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

Kim Armstrong
[redacted]

March 6th

City of Rockwall Planning and Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: Opposition to Proposed Zoning Change / Development in the Historic District- for address- 213 S. Clark St.

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed zoning change and development plans for the property on South Clark Street within Rockwall's historic district area.

As a homeowner in this neighborhood, and as someone with experience in the design and building industry, I am deeply concerned about the long-term impact this type of development could have on the integrity, scale, and character of our historic community. My home was built in the 1800s, and I purchased it because I value the charm, preservation, and architectural character that make this part of Rockwall so special.

My concern is not with the idea of building on the property in and of itself. If this were a situation in which an individual sought to build a home for personal use with a sincere desire to preserve and respect the historic nature of the neighborhood, I would not be opposed. Thoughtful infill, when done with care and restraint, can be appropriate.

However, I am concerned that this proposed development appears to be driven primarily by investment and resale objectives rather than by a commitment to preserving the historic integrity of the district. In my professional experience, profit-driven development often creates pressure to increase square footage and reduce construction quality in order to maximize return. That combination is rarely compatible with the scale, craftsmanship, and architectural sensitivity that a historic neighborhood requires.

Once the character of a historic district begins to erode, it is extremely difficult to restore. Allowing projects that prioritize financial gain over contextual design sets a precedent that could gradually diminish the very qualities that make downtown Rockwall desirable and distinctive. This neighborhood should be protected not only for current residents, but for future generations who deserve to experience its unique historic charm.

I respectfully urge the Commission to deny any zoning change or development proposal that would compromise the scale, quality, and historic character of this neighborhood. Please preserve the integrity of this district and ensure that any future development is held to a standard that genuinely reflects the architectural and cultural value of Old Town Rockwall.

Thank you for your time and consideration.

Sincerely,

Kim Armstrong

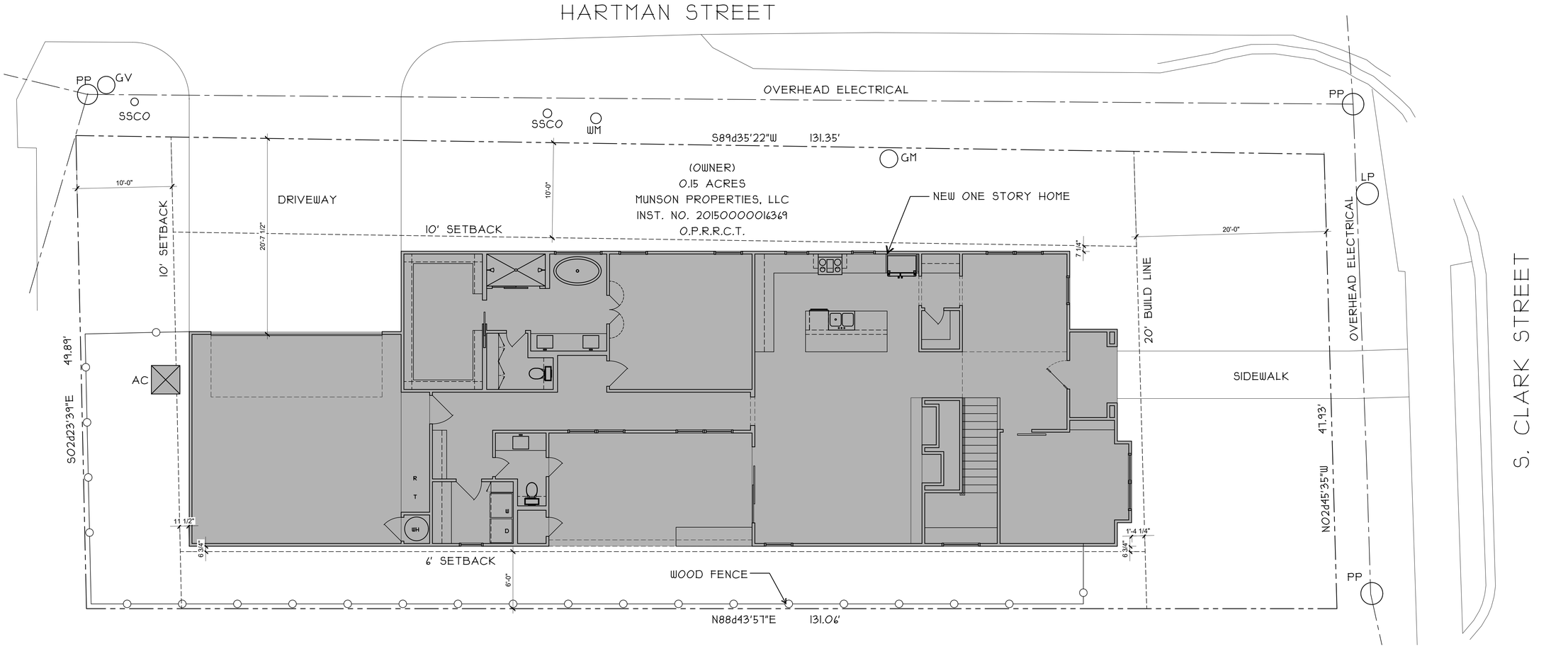
SITE PLAN NOTES:

1. BUILDER TO VERIFY ALL UTILITY LOCATIONS.

SQUARE FOOTAGE CALCS

SF	AREAS
1918	FIRST FLOOR PLAN
1144	ESTIMATED SECOND FLOOR PLAN
2705	TOTAL CONDITIONED
597	2 CAR GARAGE
47	COVERED FRONT PORCH
255	COVERED PATIO
899	TOTAL
3604	TOTAL UNDER ROOF

FAR: IMPERVIOUS / 6412 SF LOTCOVER
SF = 2799/6412 = 44%



NORTH

1 ARCHITECTURAL SITE PLAN
Scale: 3/16" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9482

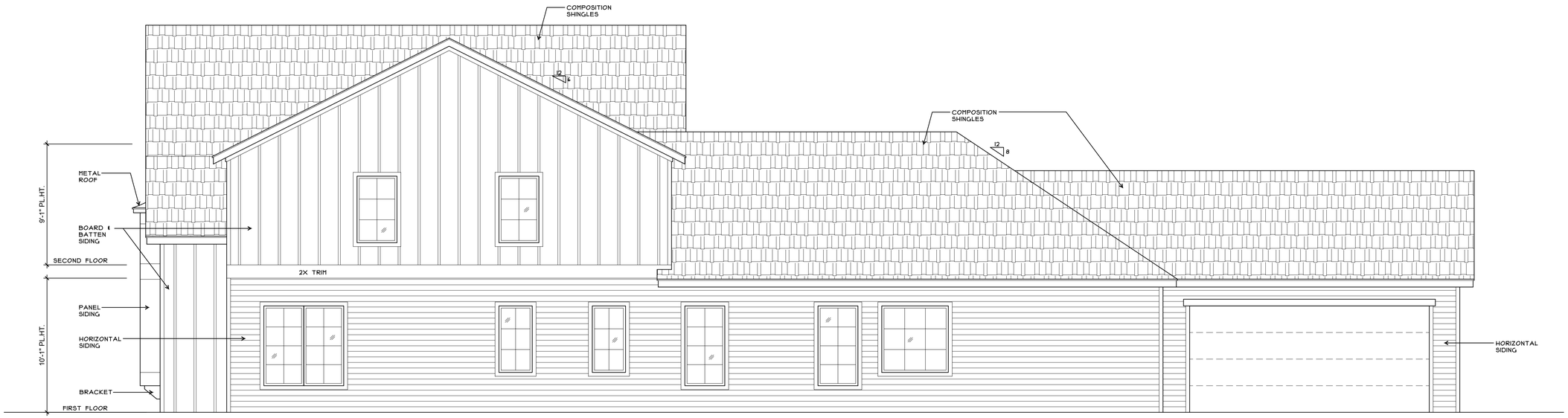
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

SHEET NO.

A2.1

ARCHITECTURAL SITE PLAN



2 SOUTH ELEVATION

Scale: 1/4" = 1'-0"



1 WEST ELEVATION

Scale: 1/4" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ■ PRELIMINARY -
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

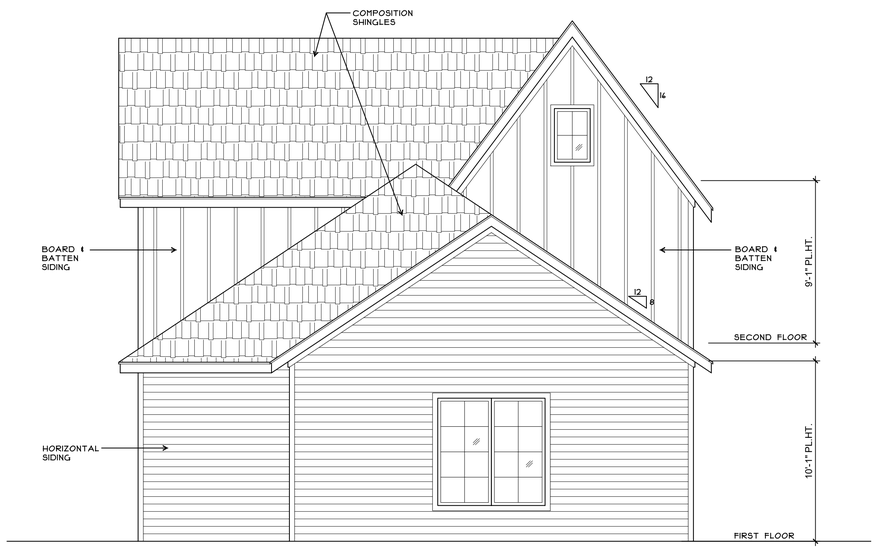
SHEET NO.

A5.1

ELEVATIONS



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



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

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

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- ☐ REVISION
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FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
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972-814-9462

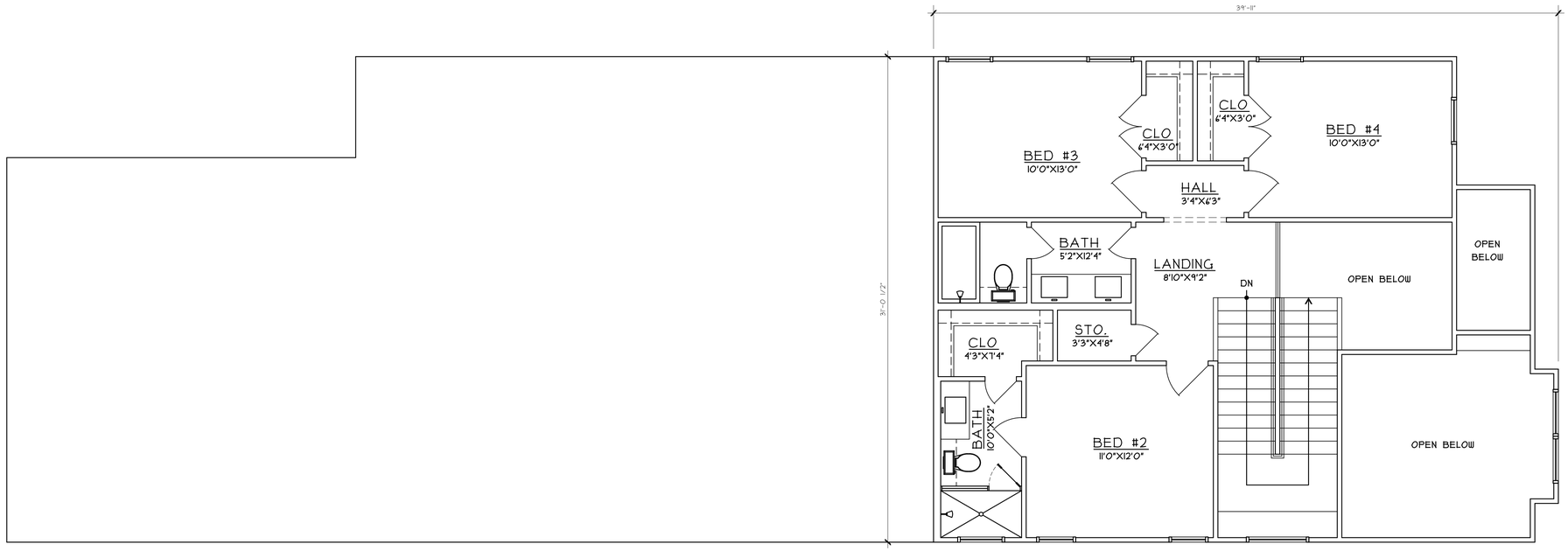
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
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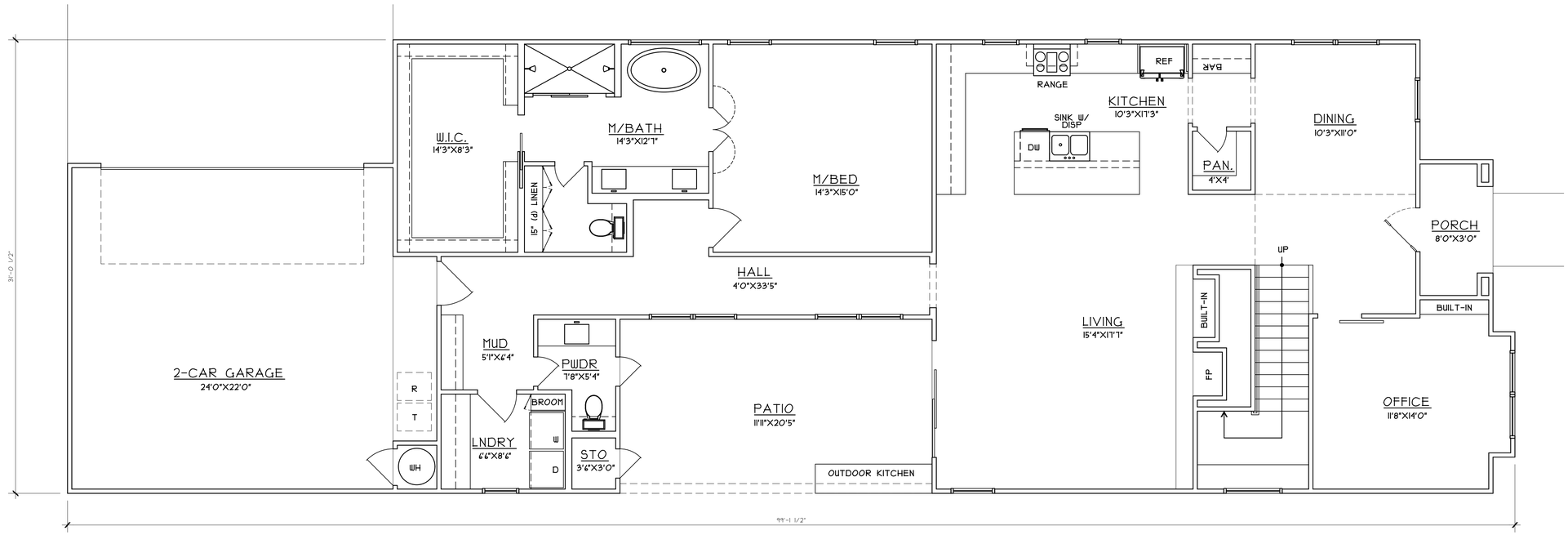
SHEET NO.

A5.2

ELEVATIONS



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

A NEW RESIDENCE

213 S. CLARK STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #	SCALE:
26103	REF. DRAWING

SHEET NO.

A3.2

FIRST FLOOR PLAN

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
201 S. Clark Street	Single-Family Home	1911	3,373	*240*	Siding
202 S. Clark Street	Single-Family Home	1990	2,254	*160*	Siding
204 S Clark Street	Single-Family Home	1980	1,658	*N/A*	Siding
205 S. Clark Street	Single-Family Home	1980	2,761	*140*	Siding
206 S. Clark Street	Single-Family Home	1985	1,209	*N/A*	Siding
208 S. Clark Street	Single-Family Home	1985	1,670	*100*	Siding
209 S. Clark Street	Single-Family Home	1980	1,690	*36*	Siding
210 S. Clark Street	Single-Family Home	1950	1,800	*N/A*	Siding
211 S. Clark Street	Single-Family Home	1999	2,345	*64*	Siding
212 S. Clark Street	Single-Family Home	1960	1,295	*100*	Siding
213 S. Clark Street	Vacant	N/A	N/A	*N/A*	N/A
214 S. Clark Street	Single-Family Home	1975	1,896	*N/A*	Siding
	AVERAGES:	1972	1,996	120	



201 S. Clark Street

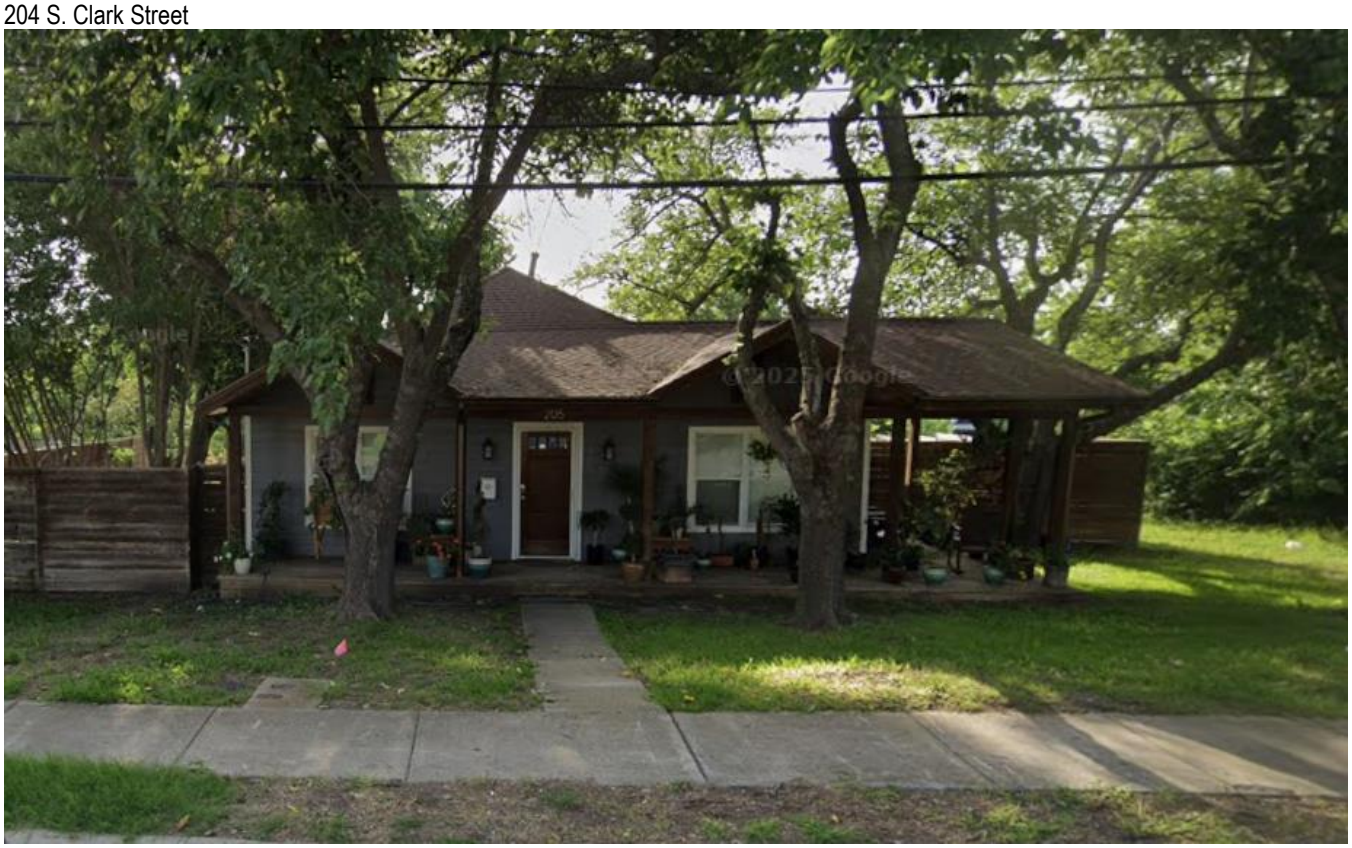


202 S. Clark Street

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



204 S. Clark Street



205 S. Clark Street



206 S. Clark Street



208 S. Clark Street

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



209 S. Clark Sreet



210 S. Clark Street



211 S. Clark Street



212 S. Clark Street

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



213 S. Clark Street



214 S. Clark Street

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 RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME A ON A 0.150-ACRE TRACT OF LAND, IDENTIFIED AS BLOCK 48B OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.150-acre tract of land identified as Block 48B of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

DRAFT 03.26

2.1 OPERATIONAL CONDITIONS

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

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

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

3) The subject property shall be replatted prior to the issuance of a Building Permit.

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT ORDINANCE 03.16.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF APRIL, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.16.2026

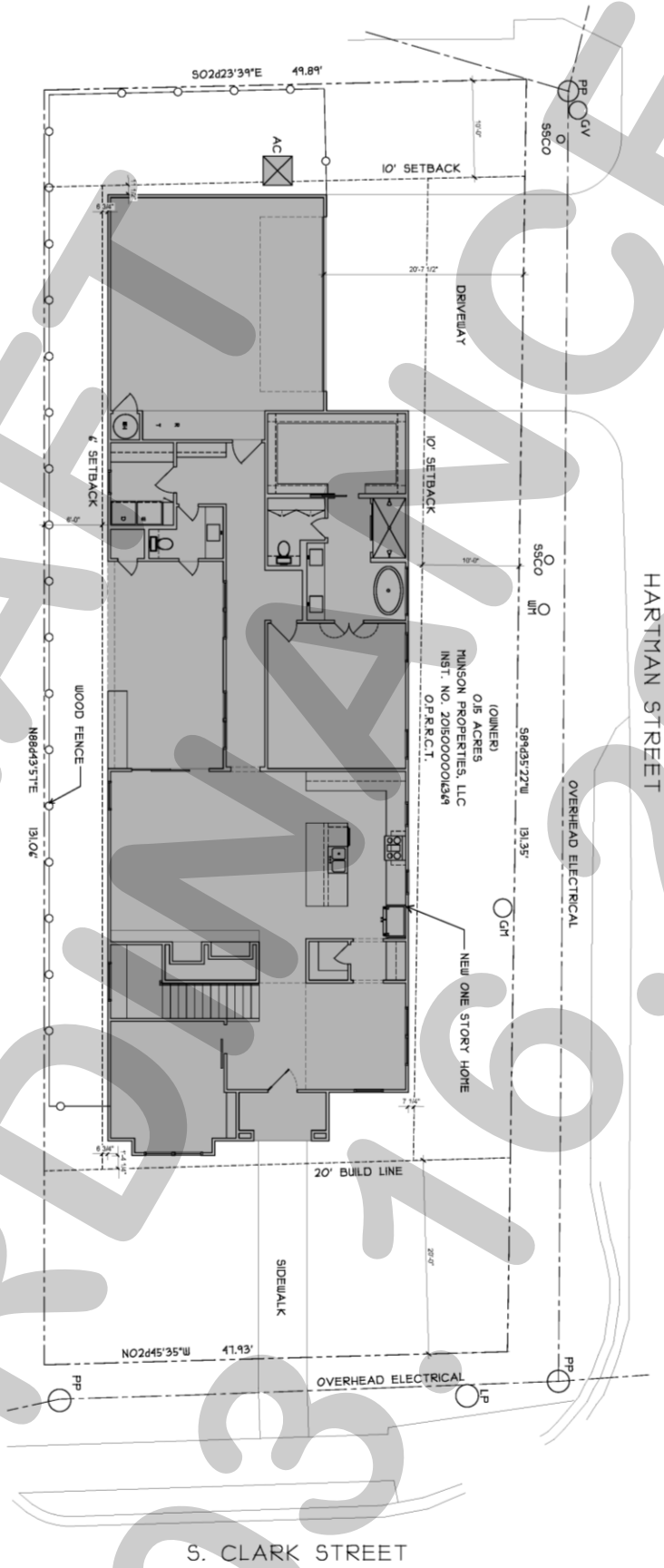
Exhibit 'A':
Location Map

Address: *213 S. Clark Street*
Legal Description: *Block 48B of the B.F. Boydston Addition*



DRAFT 03/06/26

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 03.16.2026

Exhibit 'C':
Building Elevations



DRAFT
ODD MAY 05 2026

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:	March 16, 2026
APPLICANT:	Manuel Tijerina
CASE NUMBER:	Z2026-010; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 709 Forest Trace*

SUMMARY

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.



FIGURE 1. STOP WORK ORDER POSTED ON THE SUBJECT PROPERTY



FIGURE 2. GRADING WORK COMPLETED AFTER THE STOP WORK ORDER

On August 21, 2023, the City Council approved *Ordinance No. 23-42, S-309* [*i.e. Case No. Z2023-031*] to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (*i.e. Building Permit No. RES2024-747*), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the competition of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, *Expiration*, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, *or if more than 180-days passes between inspections after the commencement of work*. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property (*as seen in Figure 1*). This also resulted in the expiration of *Ordinance No. 23-42* in accordance with the requirements Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the

Unified Development Code (UDC). This section of the code states that a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the Unified Development Code (UDC).

Staff is obligated to note, that despite the stop work order being posted and the building permit and Specific Use Permit (SUP) being expired, the applicant did re-grade the property as depicted in *Figure 2* after these actions were taken. On February 13, 2026, the applicant did resubmit a new development application requesting a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*.

PURPOSE

The applicant -- *Manuel Tijerina* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 709 Forest Trace. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is are three (3) parcels of land (*i.e. 703, 705, and 707 Forest Trace*) developed with single-family homes. North of these properties is W. Boydstun Avenue, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is one (1) parcel of land (*i.e. 202 W. Boydstun Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 10 (SF-10) District.

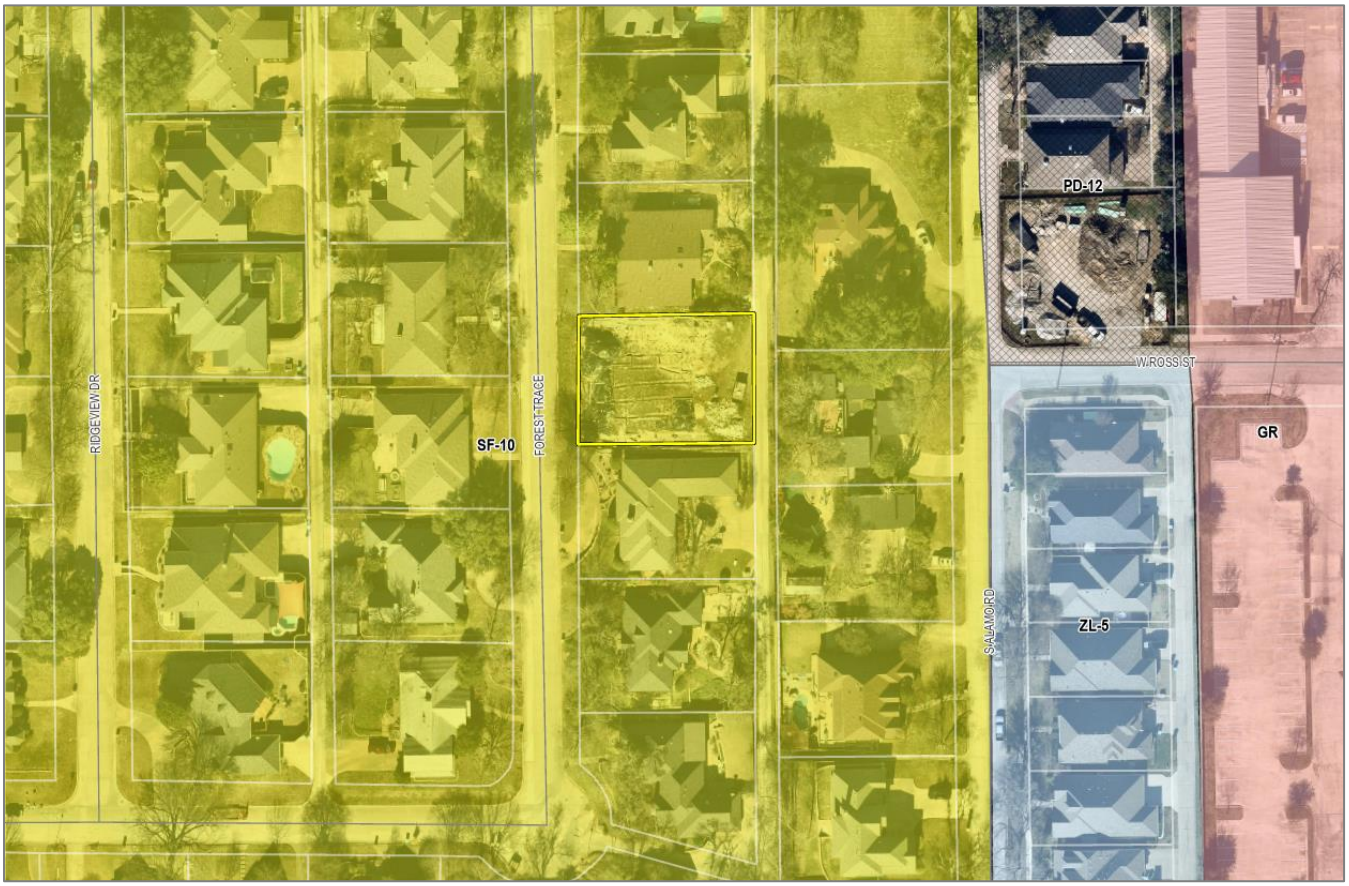
South: Directly south of the subject property are four (4) parcels of land (*i.e. 711, 713, 715, and 201 Forest Trace*) developed with single-family homes. Beyond this is the Lake Meadows Subdivision, which consists of 26 single-family residential lots on 18.53-acres. These properties and this subdivision are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as an R2 *(i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 706 and 710 S. Alamo Road*) developed with single-family homes that are zoned Single-Family 10 (SF-10) District. East of this is the intersection of S. Alamo Road and W. Ross Street. Both of these roadways are identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are Lots 1-7 of the Amachris Place Subdivision and Lot 5, Block F, of the Sanger Addition which are zoned Planned Development District 12 (PD-12), as well as a portion of the Sanger Subdivision *(i.e. Lots 6-13, Block M, Sanger Addition)* zoned Zero Lot Line 5 (ZL-5) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 708 and 710 Forest Trace*) developed with single-family homes. East of these are an additional two (2) parcels of land *(i.e. 707 and 709 Ridgeview Drive)* developed with single-family homes and are zoned Single-Family 10 (SF-10) District. Beyond this is Ridgeview Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

Continued on Next Page …

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is located in the Highridge Estates Subdivision, which has been in existence since 1972, consists of 99 single-family residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Single-Family 10 (SF-10) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Forest Trace compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Forest Trace	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Forest Trace are oriented towards Forest Trace.	The front elevation of the home will face onto Forest Trace.

Year Built	1976-2003	*N/A*
Building SF on Property	2,509 SF – 4,730 SF	4,237 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) foot rear yard setback.	10-Feet
Building Materials	HardiBoard/HardiePlank, Brick, and Stone.	Combination of Brick, Stone, and Siding
Paint and Color	White, Cream, Red, Pink, Beige, and Brown	*Undefined by the Applicant*
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the rear of the homes and not visible from Forest Trace.	The garage will be located in the rear of the proposed home.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Forest Trace and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 18, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos, Stonebridge Meadows, and Highridge Estates Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* to construct a single-family home as a *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

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

  (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

  (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

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

(2) Any construction resulting from the approval of this 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 March 10, 2026, the Planning and Zoning Commission approved a motion to recommend denial with prejudice of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioners Brock and Bentley absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	709 Forest Trace				
SUBDIVISION	High Ridge Estates	LOT	13	BLOCK	A
GENERAL LOCATION	S Goliad & Boydston				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-10	CURRENT USE	VAcant		
PROPOSED ZONING	SF-10	PROPOSED USE	New Home Construction		
ACREAGE	.248	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER		☐ APPLICANT	
CONTACT PERSON	Manuel Tijerina	CONTACT PERSON	Otilio Posadas
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 30th *DAY OF* January *20* 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 30 DAY OF January 2020

OWNER'S SIGNATURE × [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS × Zoila Ybarra

ZOILA YBARRA
My Notary ID # 125804101
Expires June 26, 2027

MY COMMISSION EXPIRES



City of Rockwall

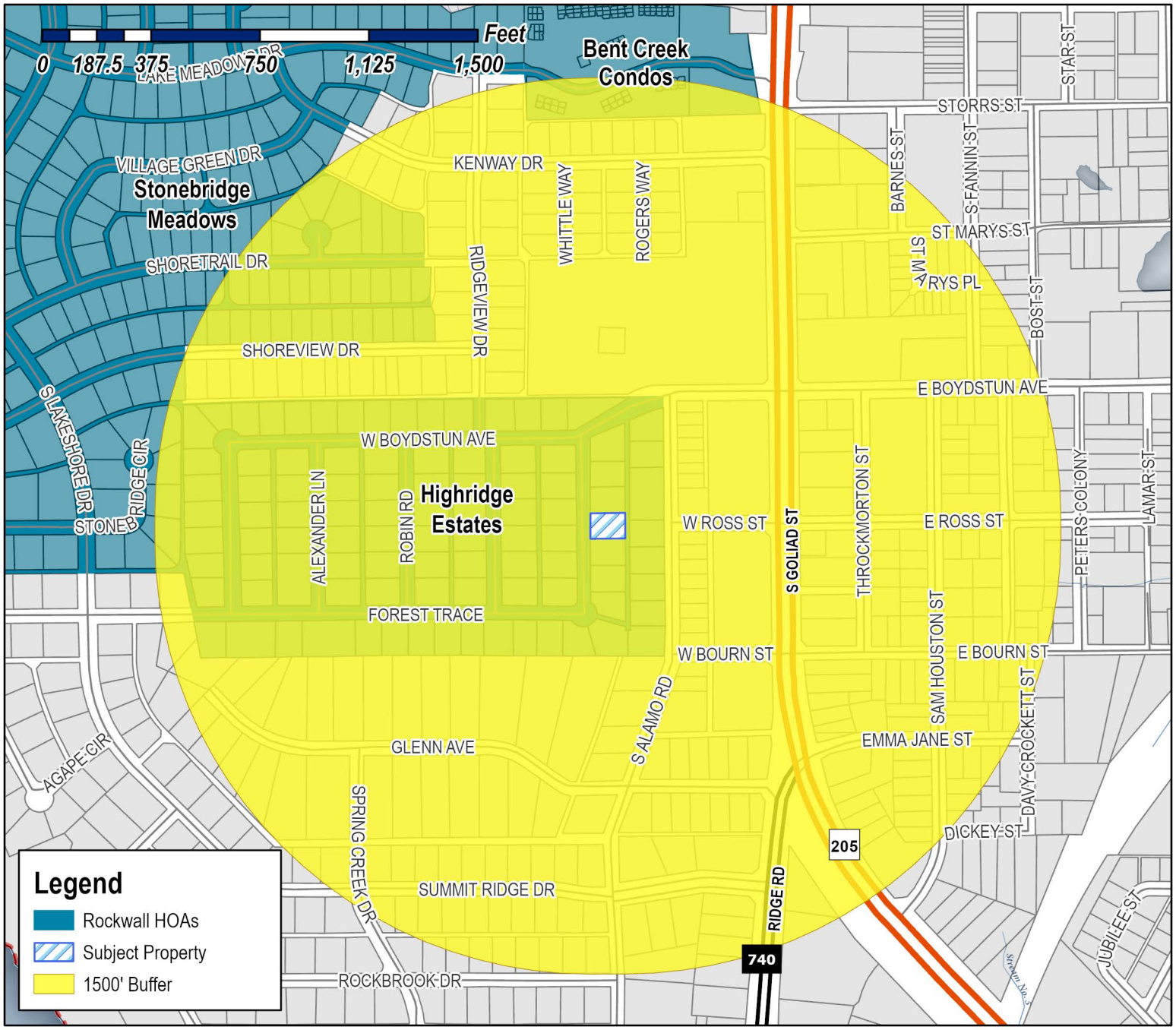
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

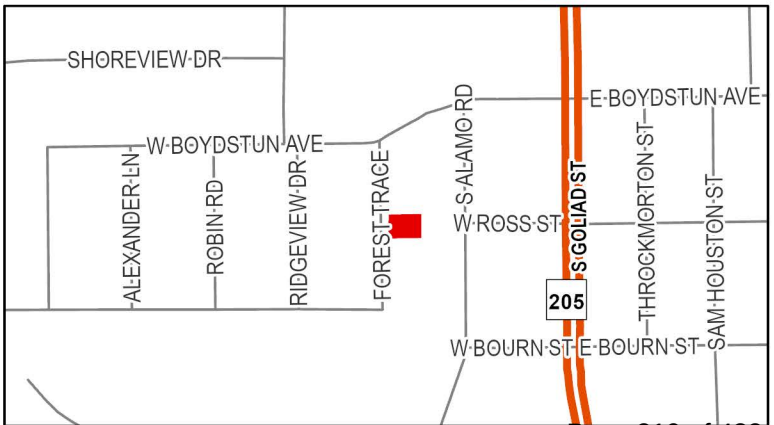
City of Rockwall

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Case Number: Z2026-010
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 709 Forest Trace



Date Saved: 2/13/2026
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 [Z2026-010]
Date: Thursday, February 19, 2026 1:56:56 PM
Attachments: Public Notice (02.13.2026).pdf
HOA Map (02.13.2026).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, February 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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.

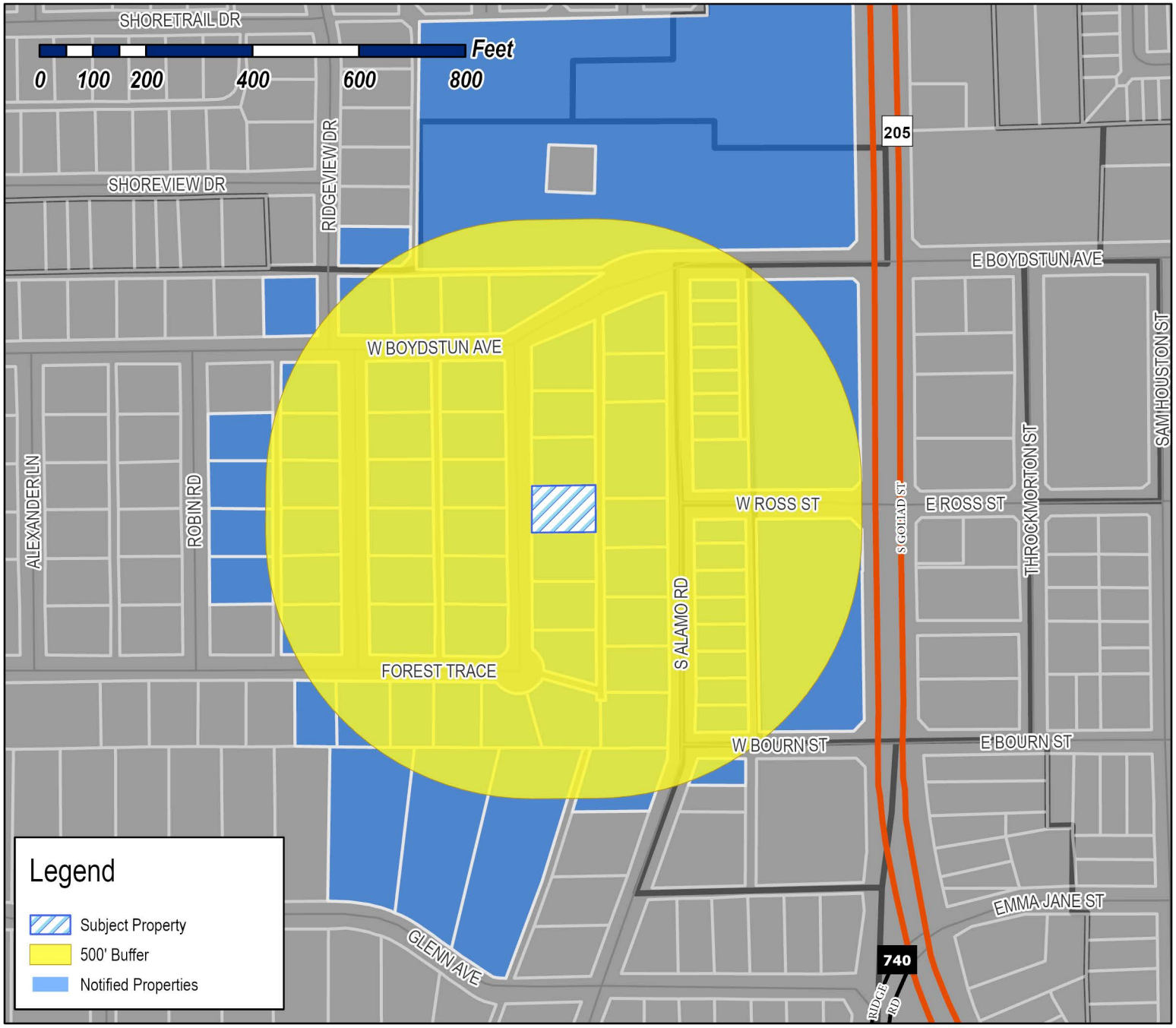
Z2026-010: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

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

City of Rockwall

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

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



Case Number: Z2026-010
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 709 Forest Trace



Date Saved: 2/13/2026
For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

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

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

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

MERU INVESTMENTS LLC
1228 WOODSEY CT
SOUTHLAKE, TX 76092

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

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

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN
201 FOREST TRCE
ROCKWALL, TX 75087

BARTON BRETT & HILLARY
202 GLENN AVE
ROCKWALL, TX 75087

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

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

RESIDENT
203 FOREST TRACE
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

HAYDICKY JOSEPH N
205 FOREST TRACE
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M
206 GLENN 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

BROWN BREANNE ELIZABETH STRAWN AND
AARON KRISTOPHER
207 FOREST TRACE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY
301 FOREST TRACE
ROCKWALL, TX 75087

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

CONFIDENTIAL
303 FOREST TRACE
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

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

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

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

RESIDENT
703 S ALAMO RD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW 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

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

RESIDENT
709 ROBIN RD
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

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE
711 ROBIN DR
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST
JAMES EDWIN GRAY & TERESA ANN HABECKER - CO-TRUSTEES
712 FOREST TRCE
ROCKWALL, TX 75087

MORI DANIEL J & JUDY
712 RIDGEVIEW DR
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

SIPLE MARIAN C
714 RIDGEVIEW DR
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

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

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

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

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

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

RESIDENT
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

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

COLLINS LARRY SCOTT
902 S Alamo Rd
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:

Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 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:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 16, 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. Z2026-010: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: Sarah Freed
To: Planning
Subject: Z2026-010: SUP for Residential Infill at 709 Forest Trace
Date: Thursday, February 26, 2026 5:45:58 PM

Dear Planning & Zoning,

I am a resident in Highridge Estate Subdivision, located at [redacted], writing regarding the request for a residential infill project at 709 Forest Trace. I appreciate the city's efforts to support thoughtful development, and I want to share concerns about how this proposal may affect our established neighborhood.

1. Neighborhood Character and Compatibility
The proposed project appears to differ from surrounding homes in scale, height and setbacks. Recent infill cases in Rockwall have highlighted the importance of maintaining a consistent streetscape, and ensuring new construction aligns with existing neighborhood patterns.

I ask that Planning & Zoning evaluate whether this project meets the dimensional and contextual standards of the existing zoning district.

2. Precedent and Long-Term Effects
Approving an infill project that does not align with existing development patterns/standards could set a precendent for future requests. Recent SUP approvals have shown that conditions can be applied to ensure compatibility.

If this project moves forward, I respectfully request conditions such as (but not limited to):

- Matching front setbacks to adjacent homes
- Matching the scale of the home as appropriate to the lot size and that of adjacent homes
- Limiting building height
- Ensuring garage orientation is consistent wiith the neighborhood

3. Request for Considerationri
I ask Planning & Zoning to carefully evaluate whether the proposal meets the intent of the zoning district and does not detract in like and kind to this well-established neighborhood. If it does not, I urge you to deny the request or require modifications that protect the character and livability of our neighborhood.

After reviewing the documentation provided in this case, I am opposed to tthe SUP based on the plans as submitted. The home proposed, in general, is too large for the lot size.

Thank you for your time and for considering reident input.

Sincerely,
Sarah E. Freed
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2026-010: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

6' Property Set Back Lots are Desired 10' off Property Line

Name: David Scott

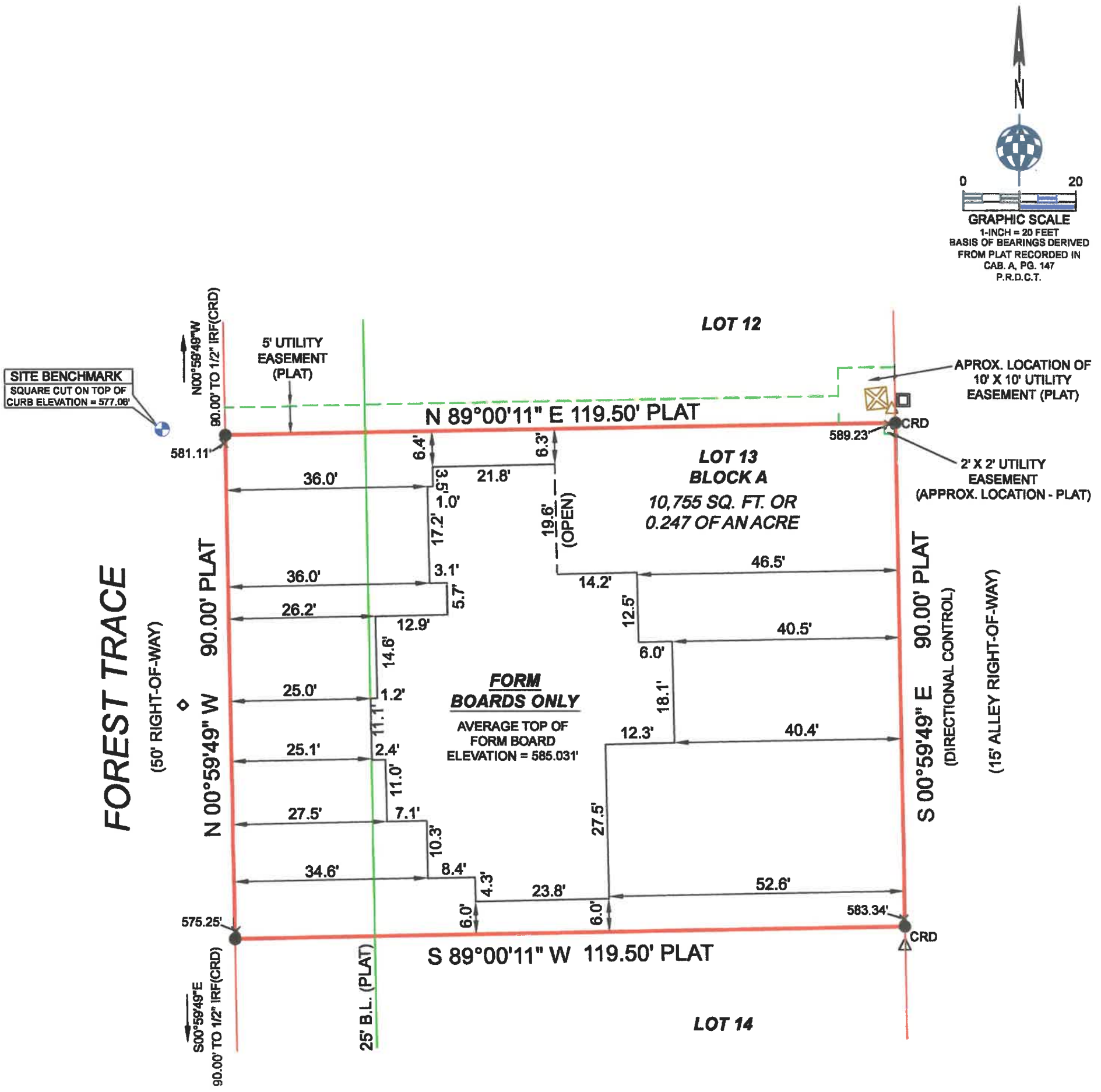
Address: [redacted]

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

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

FORM BOARD SURVEY: 709 FOREST TRACE

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

NOTES

1)This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P.E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

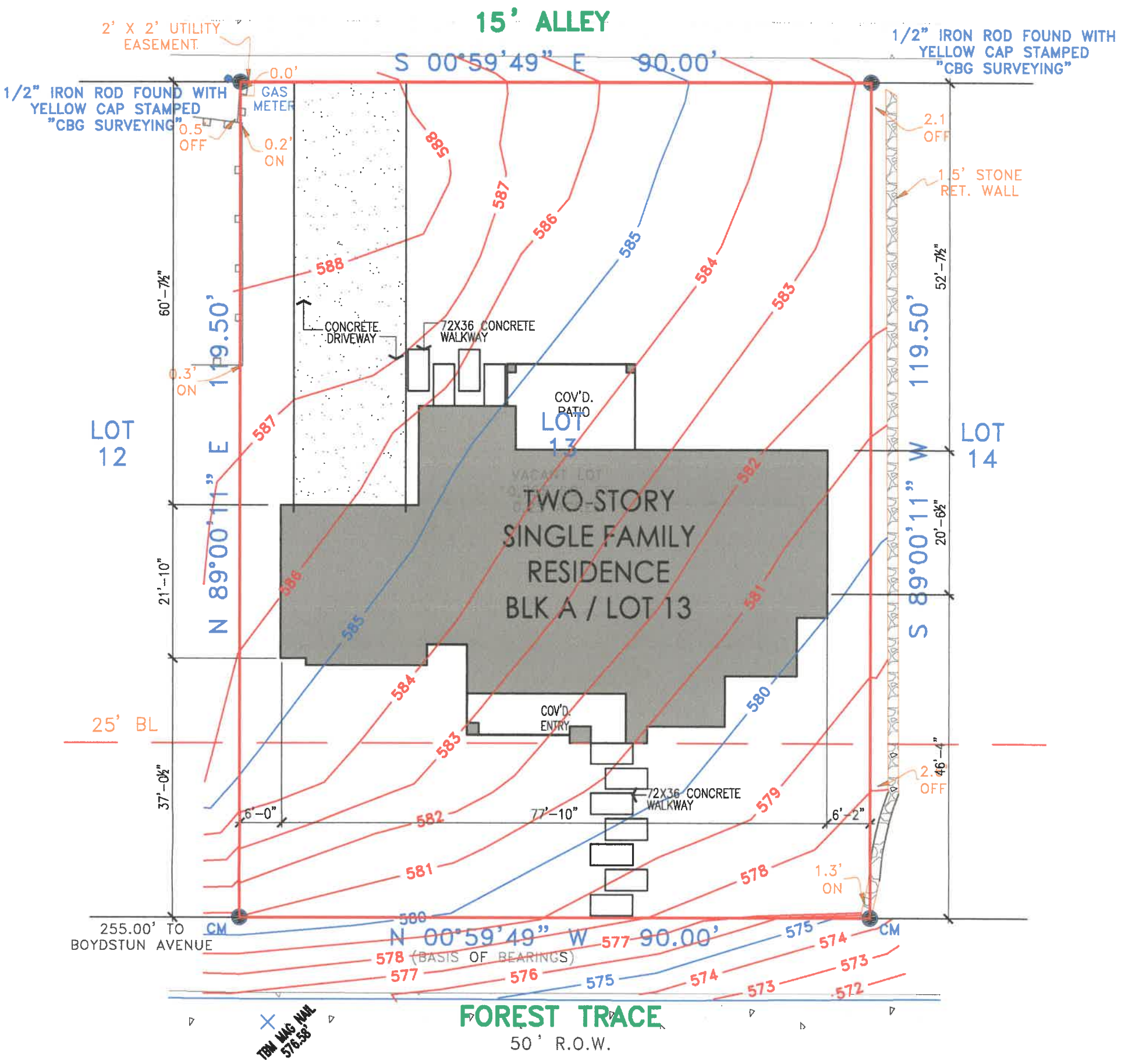
JOHN S. TURNER RPLS 5310

STATE OF TEXAS JOHN S. TURNER #5310 REGISTERED PROFESSIONAL LAND SURVEYOR

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 24-0411FB DRAWN BY: BCO CERTIFY
DATE 02-05-2025 TO: DEMD Construction

"A professional company operating in your best interest"



LEGEND:
DRAINAGE ARROW
REAR PATIO AREA NOTE: CROSS HATCHED AREA INDICATES REAR YARD OPEN SPACE.
NOTE: BUILDER SHOULD PLANT TREE AS PER COMMUNITY STANDARD AS REQUIRED.

FLATWORK AREA TABULATIONS			
LEAD WALK	APPROX.	18	S.F.
CITY WALK	APPROX.	0	S.F.
DRIVE	APPROX.	570	S.F.
APPROACH	APPROX.	0	S.F.
TOTAL	APPROX.	588	S.F.

LOT COVARAGE			
LOT AREA	APPROX.	10705	S.F.
MAIN BUILDING AREA	APPROX.	2982	S.F.
LOT COVERAGE	APPROX.	27.73	%

709 FOREST TRACE
BLK A/LOT 13/HIGH RIDGE STATE
ROCKWALL, ROCKWALL COUNTY, TX

NORTH

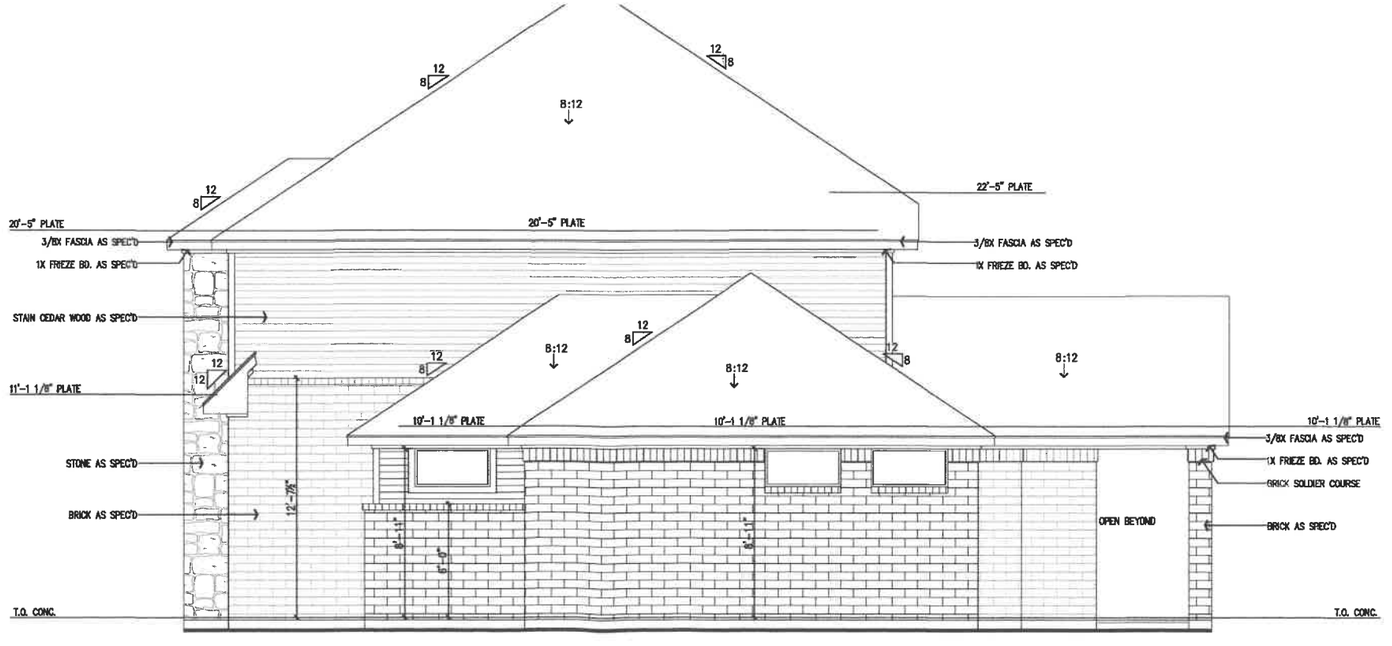
1 SP1 — SITE PLAN
SCALE: 1/16" = 1'-0"

SHEET NO.	DRAWN BY:	DESIGN PLAN NAME/NUMBER:	NEW RESIDENCE FOR:	ADDRESS: 709 FOREST TRACE
SP1 OF 13	LRN	3235 PLAN	MANUEL TIJERILLA	ROCKWALL, ROCKWALL COUNTY, TX
	ISSUED FOR REVIEW 06-28-2023	ELEVATION: STONE		BLK A/LOT 13/HIGH RIDGE STATE
		GARAGE: REAR ENTRY		

MATERIAL AREA TABULATIONS	709 FOREST TRACE										
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"							Overall Depth = 54'-2"				



1 A3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

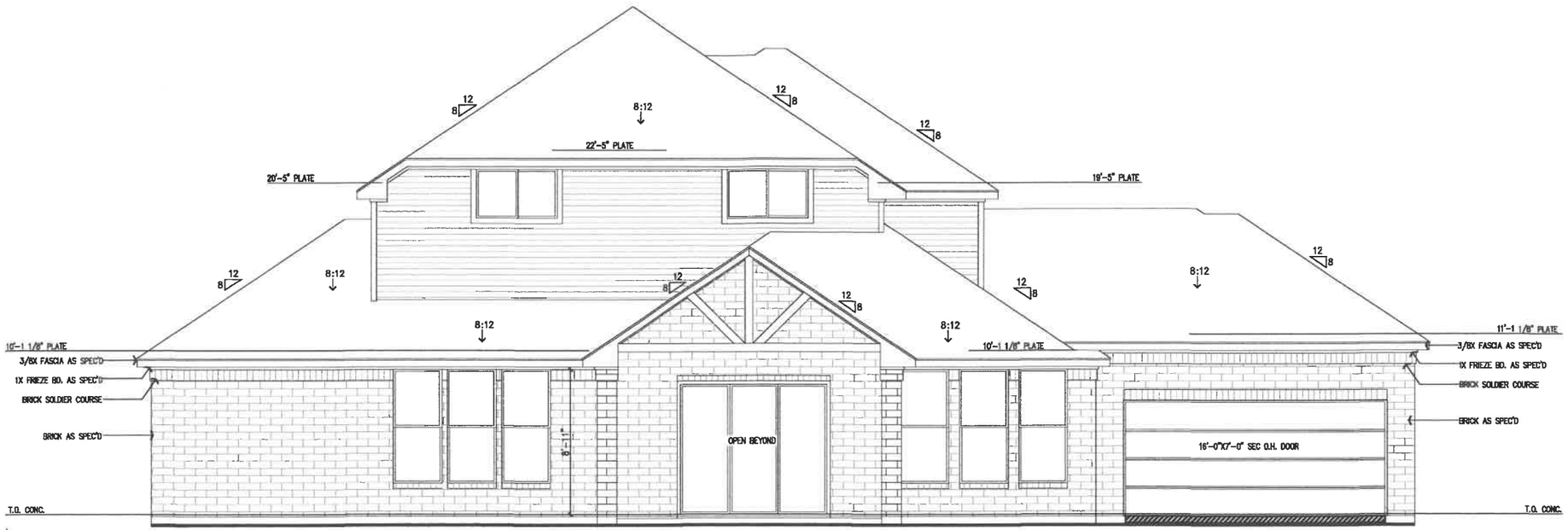
NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

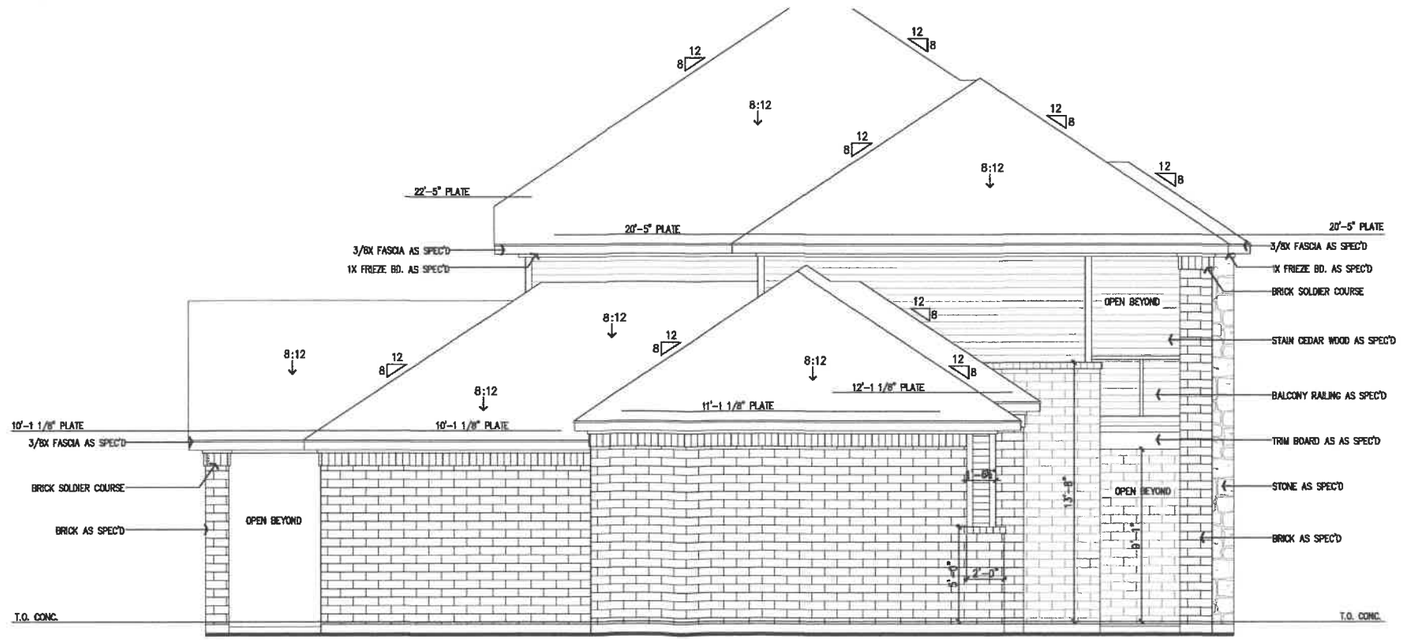
DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A3
OF
13



1 | A4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 | A4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

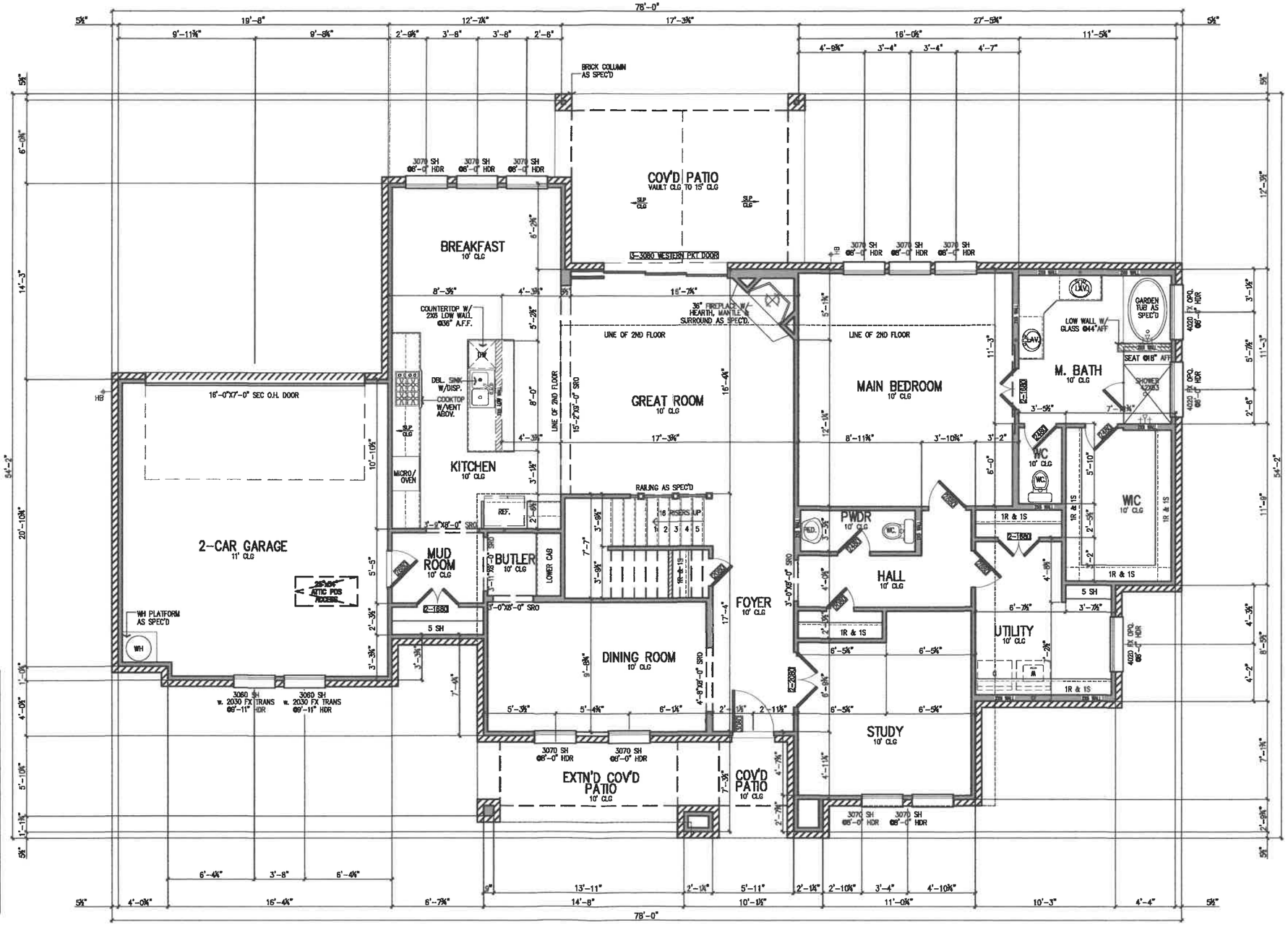
NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A4
OF
13



AREA CALCULATIONS_709 FOREST TRACE						
	INTERIOR FRAME		EXTERIOR FRAME		W/MASONRY	
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055	SQ. FT.
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052	SQ. FT.
Total	2,892	SQ. FT.	3,016	SQ. FT.		SQ. FT.
Total Living Area					3,107	SQ. FT.
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0	SQ. FT.
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458	SQ. FT.
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0	SQ. FT.
Total Garage Area	411	SQ. FT	429	SQ. FT	458	SQ. FT
Covered Porch	0	SQ. FT.	147	SQ. FT.	149	SQ. FT.
Covered Patio	0	SQ. FT.	211	SQ. FT.	217	SQ. FT.
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167	SQ. FT.
Total Covered Porch/Patio Area	0	SQ. FT	509	SQ. FT	533	SQ. FT
Total Slab Area					2,879	SQ. FT.
Total Under Roof					4,098	SQ. FT.
Total Interior Frame	3,303	SQ. FT				
Total Exterior Frame			3,954	SQ. FT		
Overall Width = 78'-0"			Overall Depth = 54'-2"			

1 / A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

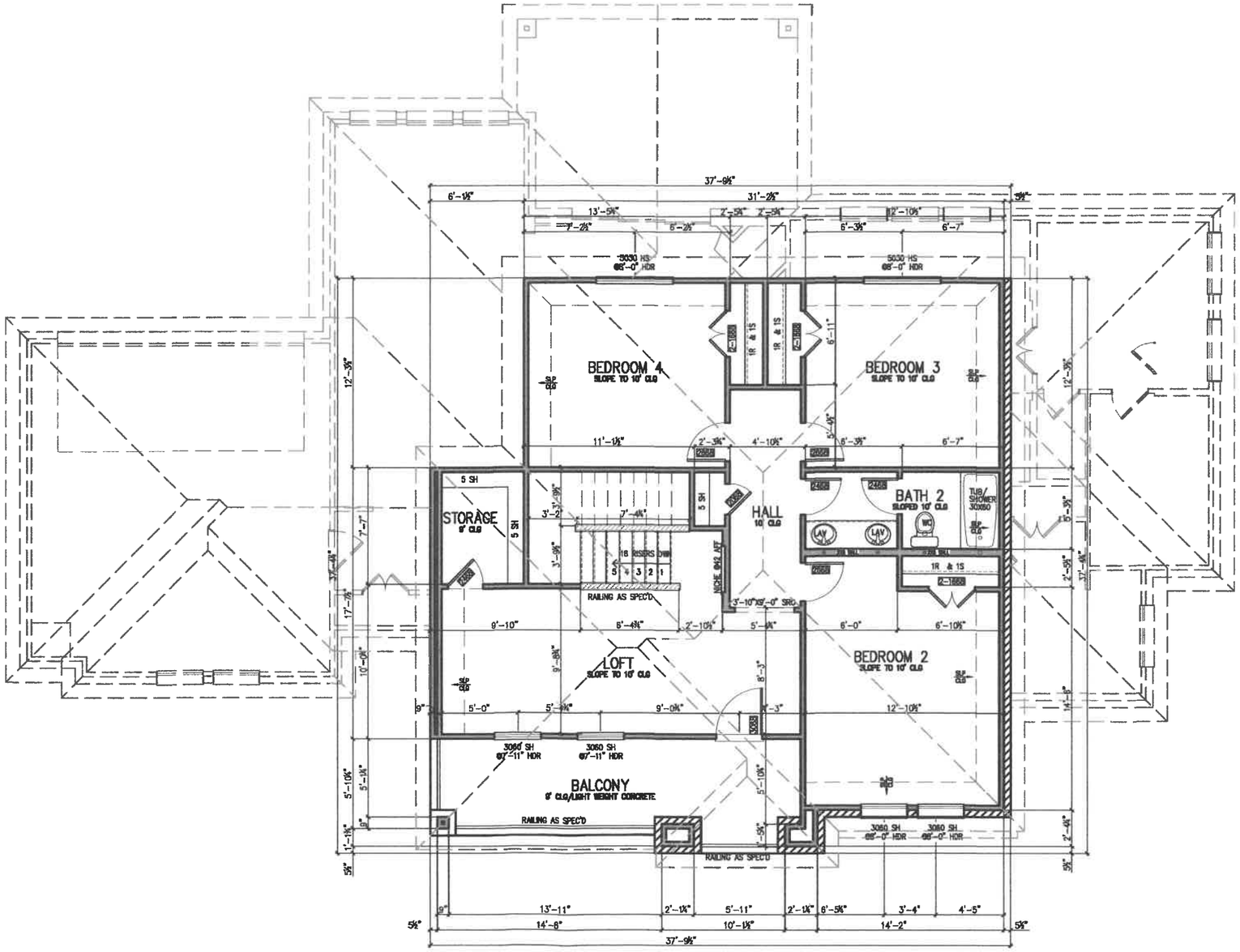
NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A1
OF
13



AREA CALCULATIONS_709 FOREST TRACE						
	INTERIOR FRAME		EXTERIOR FRAME		W/MASONRY	
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055	SQ. FT.
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052	SQ. FT.
Total	2,892	SQ. FT.	3,016	SQ. FT.		SQ. FT.
Total Living Area					3,107	SQ. FT.
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0	SQ. FT.
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458	SQ. FT.
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0	SQ. FT
Total Garage Area	411	SQ. FT	429	SQ. FT	458	SQ. FT
Covered Porch	0	SQ. FT.	147	SQ. FT.	149	SQ. FT.
Covered Patio	0	SQ. FT.	211	SQ. FT.	217	SQ. FT.
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167	SQ. FT.
Total Covered Porch/Patio Area	0	SQ. FT	509	SQ. FT	533	SQ. FT
Total Slab Area					2,879	SQ. FT.
Total Under Roof					4,098	SQ. FT.
Total Interior Frame	3,303	SQ. FT				
Total Exterior Frame			3,954	SQ. FT		
Overall Width = 78-0"			Overall Depth = 54'-2'			

1 / A1.1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A1.1
OF
13

GENERAL ROOF NOTES:

ROOF PITCH:
8:12 UNLESS OTHERWISE NOTED.

OVERHANG:
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

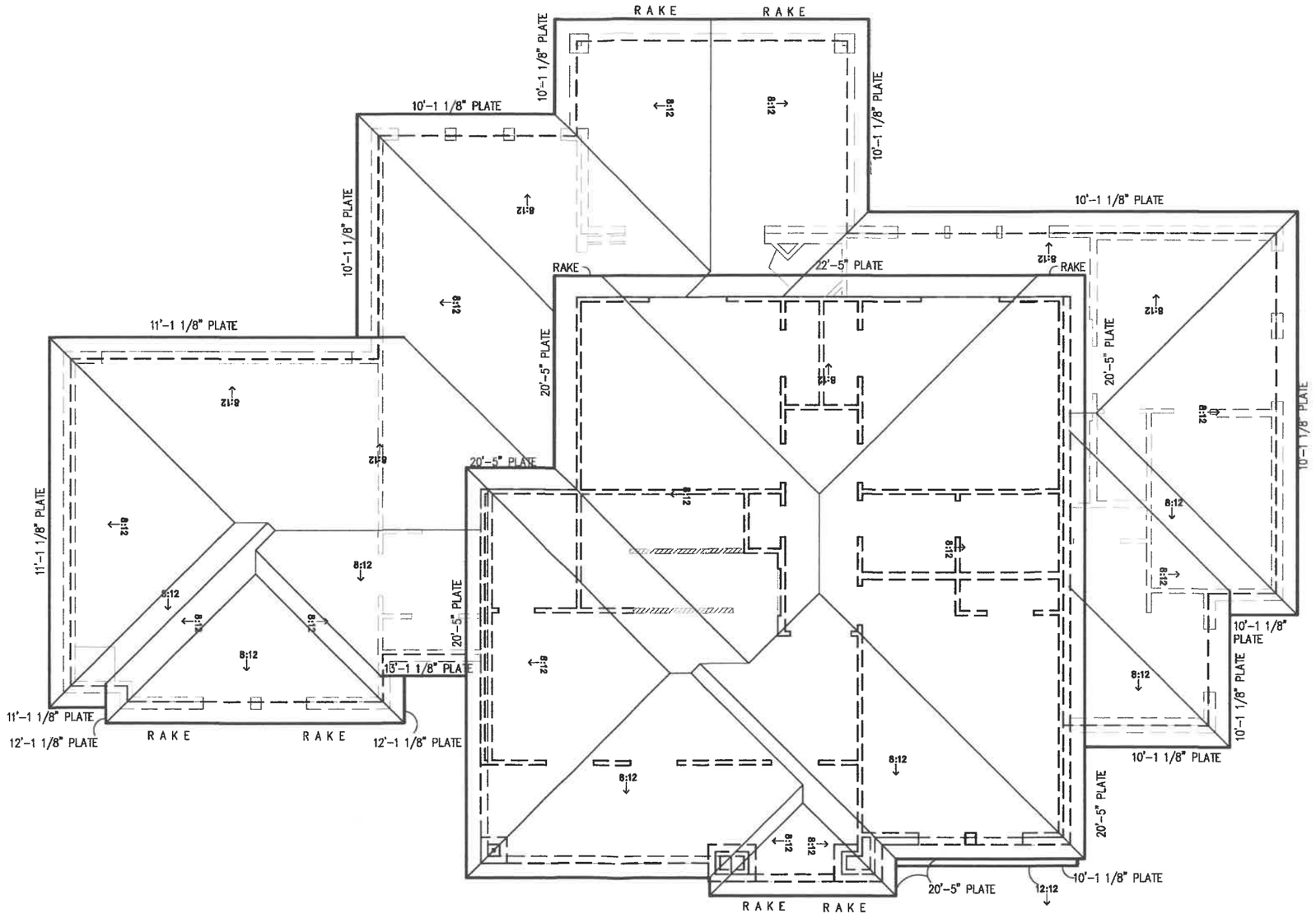
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 A5 ROOF PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE
ROCKWALL, ROCKWALL COUNTY, TX
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:
3235 PLAN
ELEVATION: STONE
GARAGE: REAR ENTRY

DRAWN BY:
LRN

ISSUED ON
06-28-2023

SHEET NO.
A5
OF
13

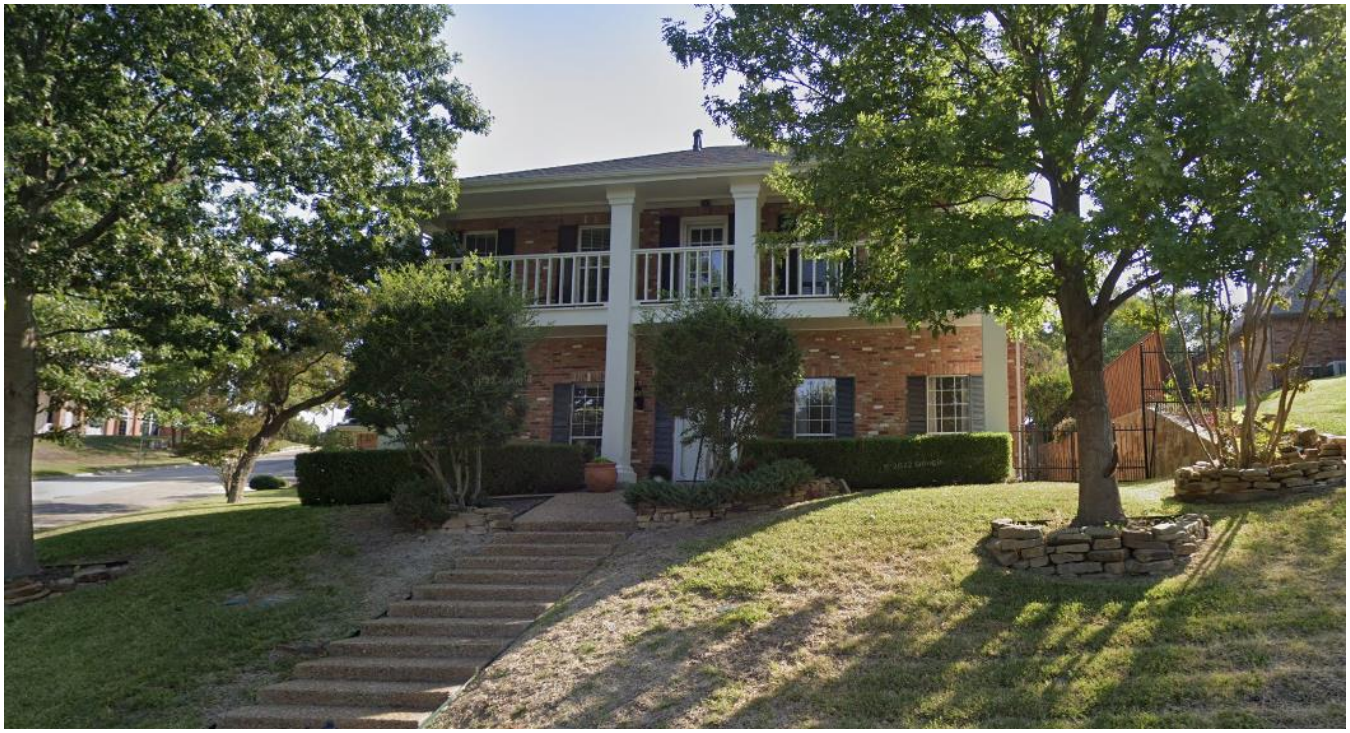
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

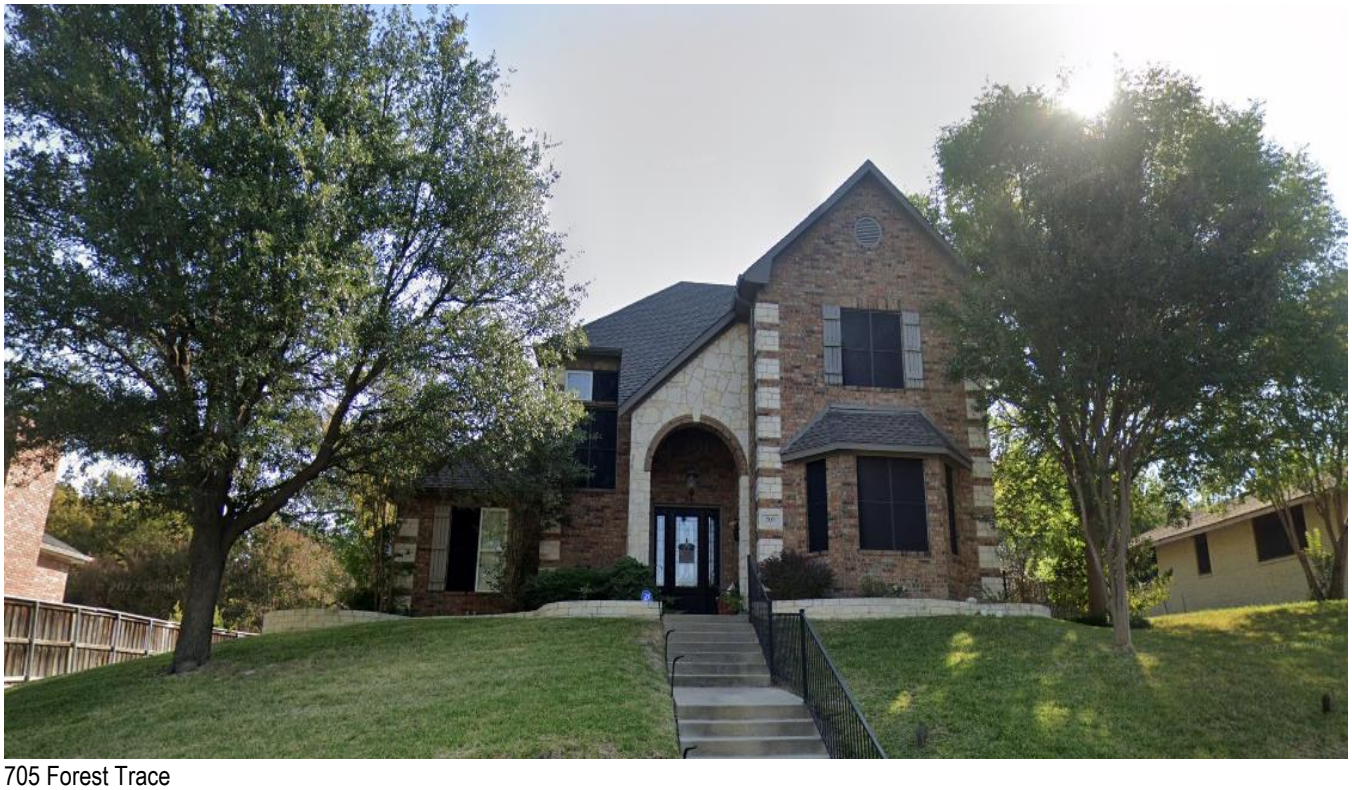
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	*N/A*	Brick
705 Forest Trace	Single-Family Home	2003	4,085	*N/A*	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	*90*	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	*N/A*	N/A
711 Forest Trace	Single-Family Home	1985	3,540	*N/A*	Brick
713 Forest Trace	Single-Family Home	1993	2,509	*N/A*	Brick
715 Forest Trace	Single-Family Home	1980	4,075	*N/A*	Brick
714 Forest Trace	Single-Family Home	1981	3,165	*N/A*	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	*384*	Brick
710 Forest Trace	Single-Family Home	1979	3,818	*N/A*	Brick
708 Forest Trace	Single-Family Home	1981	3,016	*164*	Brick
706 Forest Trace	Single-Family Home	1976	4,103	*N/A*	Brick
	AVERAGES:	1983	3,638	213	



703 Forest Trace



705 Forest Trace

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



707 Forest Trace



709 Forest Trace



711 Forest Trace



713 Forest Trace

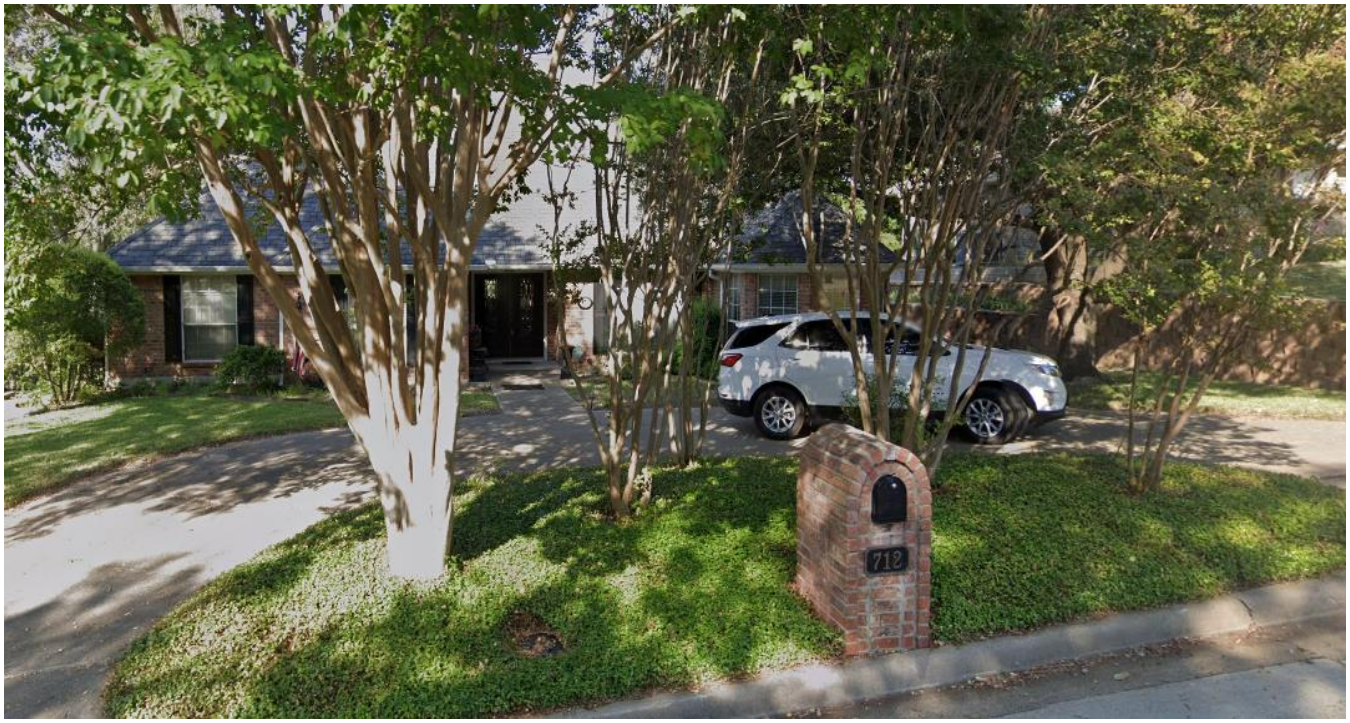
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



715 Forest Trace



714 Forest Trace



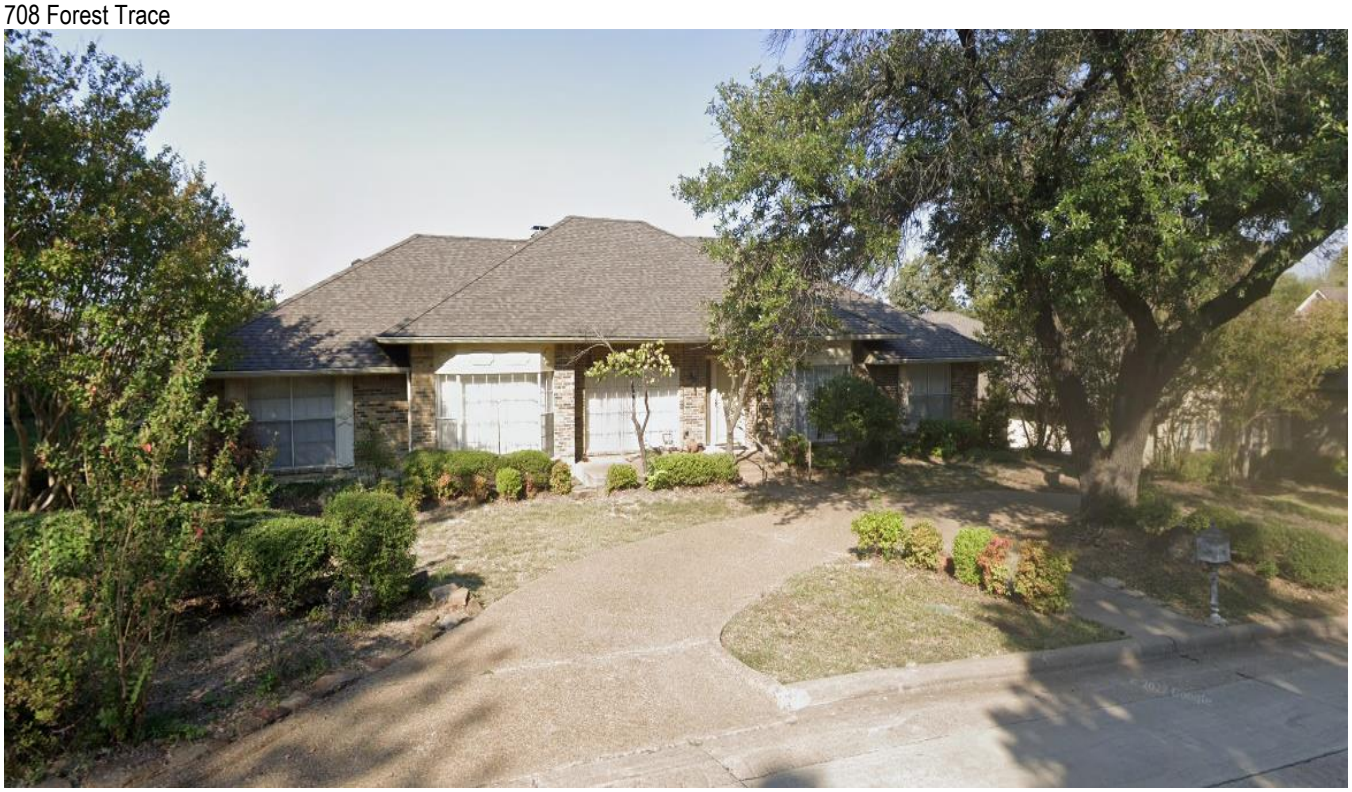
712 Forest Trace



710 Forest Trace



708 Forest Trace



706 Forest Trace

January 16, 2026

TO: Manuel Tijerina
7922 Garner Road
Rowlett, Texas 75088

CC: Otilio Posades
41 Anna Leis Drive
Waxahachie, Texas 75167

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

SUBJECT: NOTICE OF THE EXPIRATION OF BUILDING PERMIT AND SPECIFIC PERMIT (SUP) FOR 709 FORREST TRACE, ROCKWALL, TEXAS 75087

Mr. Tijerina,

This letter serves to formally notify you that *Building Permit No. RES2024-747* -- which was issued on October 31, 2024 and allowed for the construction of a single-family home at 709 Forest Trace -- has expired pursuant to the provisions of the 2021 International Residential Code (IRC), as adopted by the City of Rockwall. Specifically, section R105.5, *Expiration*, of the 2021 IRC states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. The IRC further provides that extensions of time may be granted by the Building Official only if requested in writing and if justifiable cause is demonstrated. The City's records indicated that the last inspection date on this property was on July 14, 2025, which means the applicable timeframes have not been met and that no extension request is on file. Based on this the building permit is no longer valid.

As a direct result of the building permit expiration, the Specific Use Permit (SUP) for Residential Infill in an Established Subdivision [*SUP No. S-309*], which was approved by the City Council on August 21, 2023 through *Ordinance No. 23-42*, has also expired. According to Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the City's Unified Development Code (UDC). This provision applied to the subject property at 709 Forest Trace. The Specific Use Permit (SUP) ordinance is attached for reference.

Please be advised that, due to the expiration of both the building permit and the Specific Use Permit (SUP), no further construction activity may occur on the property under the previously approved authorizations. Any future development of the property will require new applications, approvals, and permits in accordance with the Unified Development Code (UDC), the adopted construction and development codes, and all other applicable City requirements in effect at the time of reapplication. Please also note, that the subject property will need to be restored to its pre-disturbed/pre-developed condition within six (6) weeks of the receipt of this letter. Restoration shall include, but is not limited to, the removal of construction materials, debris, temporary structure, pre-existing grades, and any other site alterations associated with the expired approvals.

Failure to restore the property to its pre-disturbed/pre-developed condition within the specified timeframe may result in the City initiating enforcement action in accordance with the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinances. Such action may include, but is not limited to, the issuance of citations, corrective measures undertaken by the City, and the assessment of associated costs as permitted by law.

If you have any questions regarding this notice, the restoration requirements, or the steps necessary to move forward, please feel free to contact the Planning and Zoning Department or Building Inspections Department at 972-771-7700.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas


City of Rockwall
BUILDING INSPECTION DEPARTMENT
385 S. GOLIAD
ROCKWALL, TX 75087
(972) 771-7709
EXPIRED BUILDING PERMIT
YOU ARE IN VIOLATION OF THE FOLLOWING ORDINANCE(S):
• 2021 INTERNATIONAL RESIDENTIAL CODE
• 2020 NATIONAL ELECTRICAL CODE
NO WORK IS PERMITTED ON THIS SITE UNTIL A VALID BUILDING PERMIT HAS BEEN OBTAINED.
CONTRACTOR OR OWNER MUST APPLY FOR A PERMIT!
Building Permit RES2024-747
Address - 709 FOREST TRACE, ROCKWALL, 75087
New Single Family Residential























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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

DRAFT ORDINANCE 03.16.2026

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF APRIL, 2026.

DRAFT ORDINANCE 03.16.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.16.2026

Exhibit 'A':
Location Map

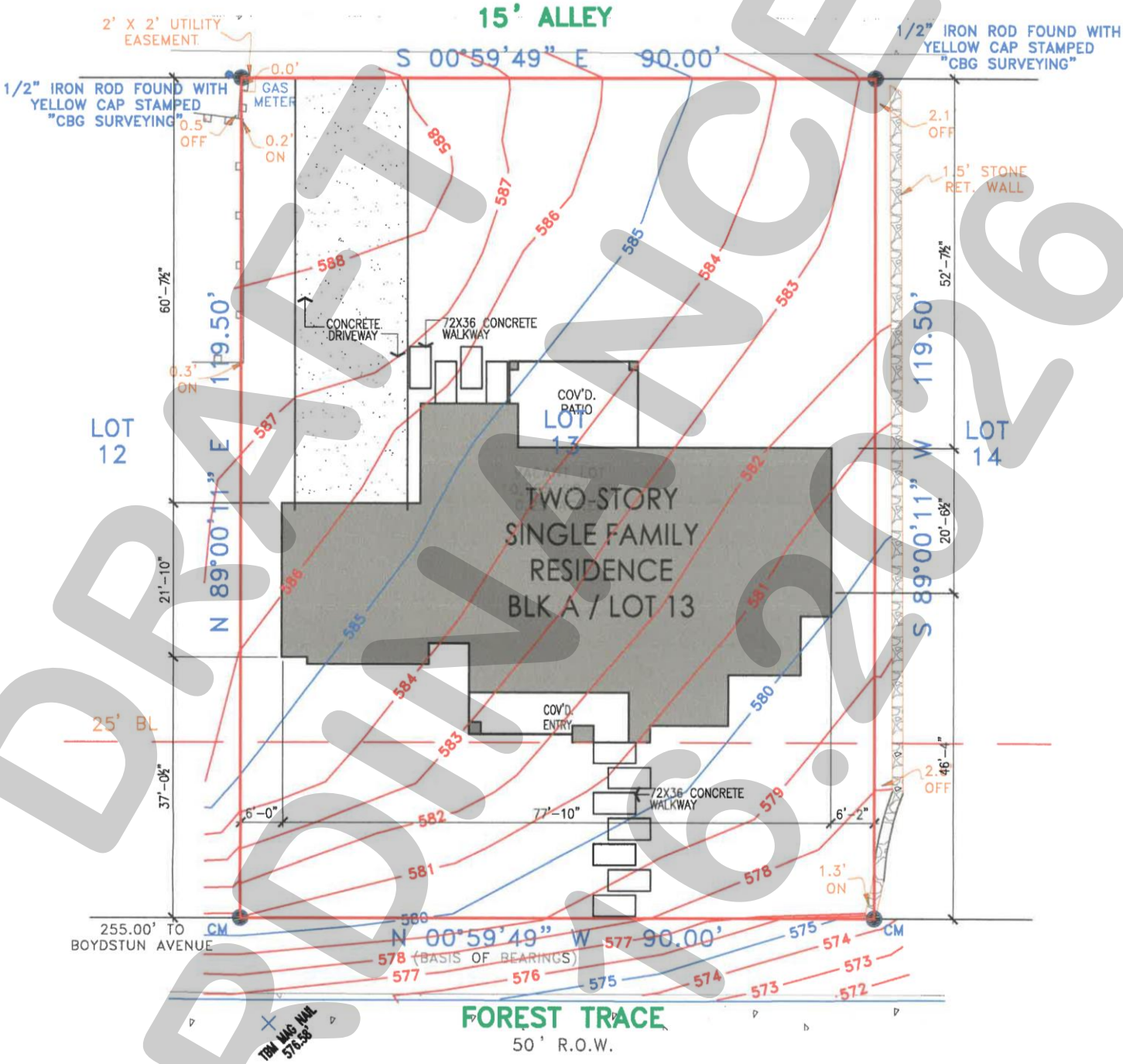
Address: *709 Forest Trace*

Legal Description: *Lot 13, Block A, Highridge Estates Addition*



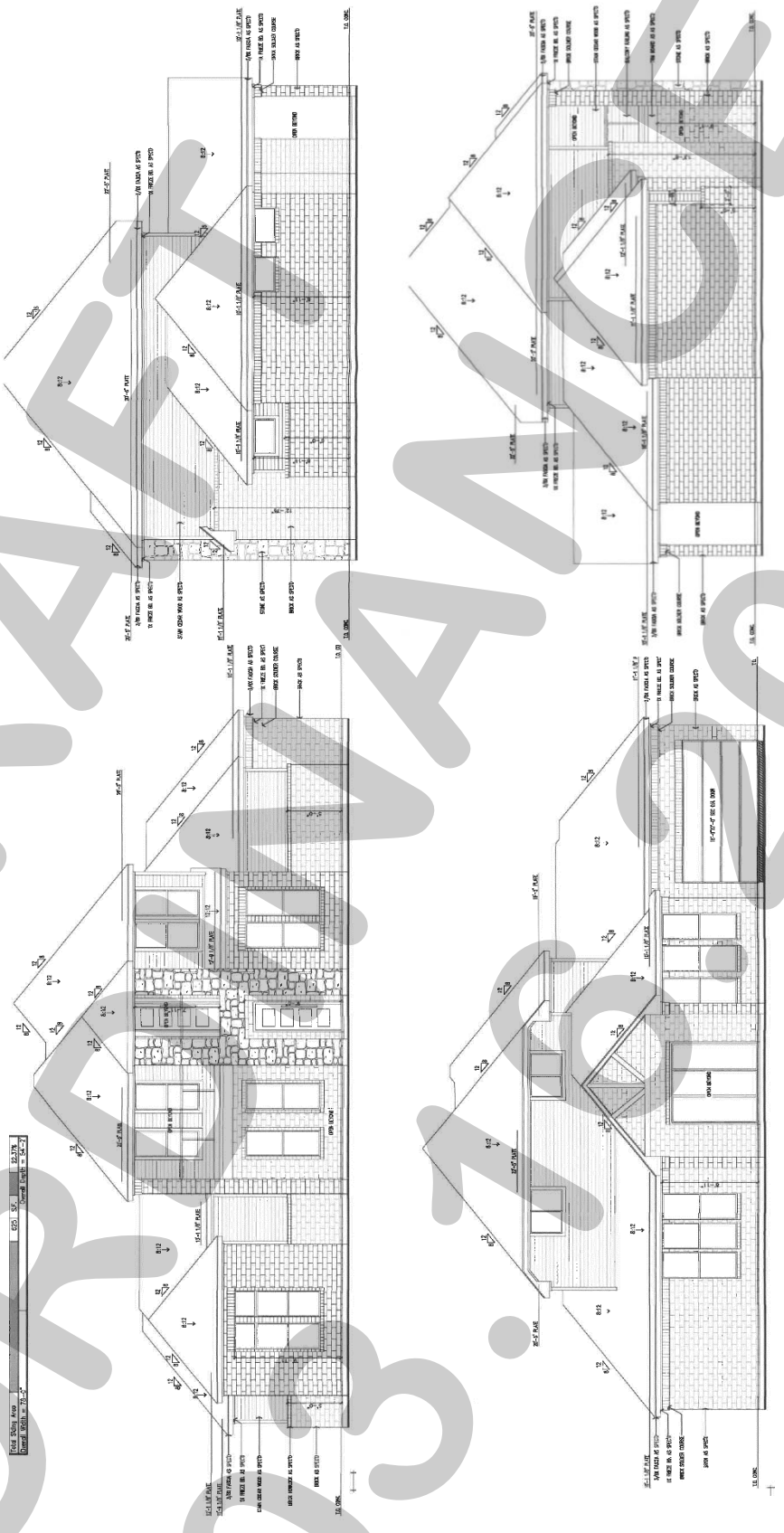
DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT NOT FOR ORDINANCE 03.16.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.16.2026

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **March 16, 2026**

SUBJECT: **Annual Audit**

The City of Rockwall's Charter requires that the city undergo an annual audit of its financial records. The charter further requires that the audit firm performing the annual audit be changed every four years. Fiscal year 2025 marks the third year in the rotation for the firm of Pattillo, Brown and Hill, L.L.P. At the completion of this year's audit, the Annual Comprehensive Financial Report was produced.

The city management staff appreciates the auditor's assistance in preparation of the Annual Comprehensive Financial Report and the knowledge shared during the field work period. Staff was pleased to work with this firm as they conducted the audit. A representative of the firm will attend Monday's Council meeting to make a short presentation and answer any questions Council may have at that time.

ATTACHMENTS:

1. Required Communication with Governance 2025
2. Annual Comprehensive Financial Report 2025
3. Single Audit Report 2025

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

Honorable Mayor
and Members of City Council
City of Rockwall, Texas

We have audited the financial statements of City of Rockwall, Texas as of and for the year ended September 30, 2025, and have issued our report thereon dated March 16, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated October 8, 2025, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of City of Rockwall, Texas solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing schedule of expenditures of federal awards in conformity with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) based on information provided by management. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Standards*.

In order to reduce threats to our independence caused by these nonattest services to an acceptable level, we applied certain safeguards. These safeguards include a concurring review, which is a review of the financial statements and key audit areas which is performed by an individual who has adequate experience in audits of local governments, but who was not involved in this audit engagement. The concurring reviewer serves as an evaluator of the performance of the engagement team and the nonattest services provided.

In addition, management assumed responsibility for the financial statements, related notes to the financial statements, schedule of expenditures of federal awards and any other nonaudit services we provided. Management acknowledged, in the management representation letter, our assistance with the preparation of the financial statements, related notes to the financial statements and the schedule of expenditures of federal awards and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

Significant Risks Considered

We have considered the following significant risks during our audit process, which required special audit consideration. None of the specific risks below have resulted in a significant matter, finding, or issue.

Significant Risk Considered	Reasoning for Special Audit Consideration
Management override of controls	The risk that members of management could circumvent well-designed and effective internal controls.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of Rockwall, Texas is included in the notes to the financial statements. As described in the notes to the financial statements, during the year, the entity changed its method of accounting for compensated absences by adopting Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the allowance for doubtful accounts for property tax, court fines and utilities receivables is based on a historical analysis of the collectability of these receivables. We evaluated key factors and assumptions used to develop the allowance in determining that is it reasonable in relation to the financial statements taken as a whole.

Management's estimates of the accumulated depreciation, the related useful lives of capital assets, and the allowance for uncollectible fines. We evaluated the key factors and assumptions used to develop these estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the fair values of investments is based on current and historical market trade data and information provided by investment advisors. We evaluated the key factors and assumptions used to develop the fair value estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimates of the pension liability, OPEB liability, and pension and OPEB expense are based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the pension liability, OPEB liability, and pension and OPEB expense and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the compensated absence amounts more likely than not to be used is based on historical usage patterns, current employee leave balances, and applicable policies. We evaluated the key factors and assumptions used to develop this estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting City of Rockwall, Texas' financial statements relate to long-term debt, the pension and OPEB liabilities.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to City of Rockwall, Texas' financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated March 16, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with City of Rockwall, Texas, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, business conditions affecting the entity, and business plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as City of Rockwall, Texas' auditors.

Other Information Included in Annual Report

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in City of Rockwall, Texas' annual comprehensive financial report, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the information and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

New Accounting Pronouncements

The Governmental Accounting Standards Board (GASB) issued the following statements which become effective in subsequent fiscal years.

GASB Statement No. 103, *Financial Reporting Model Improvements* – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No 105, *Subsequent Events* – The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. This Statement will become effective for fiscal years beginning after June 15, 2026, and the impact has not yet been determined.

Restrictions on Use

This report is intended solely for the information and use of the City Council and management of City of Rockwall, Texas and is not intended to be and should not be used by anyone other than these specified parties.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 16, 2026

ANNUAL COMPREHENSIVE FINANCIAL REPORT 2025

FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025

CITY OF
ROCKWALL, TEXAS

385 SOUTH GOLIAD | ROCKWALL, TX 75087
WWW.ROCKWALL.COM | 972.771.7700

CITY OF ROCKWALL, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

Prepared by:

Finance Department

Mary P. Smith, CPA
City Manager/
Director of Finance

CITY OF ROCKWALL, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

SEPTEMBER 30, 2025

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City of Rockwall

INTRODUCTORY SECTION


City of Rockwall

City of Rockwall
The New Horizon

March 16, 2026

To the Honorable Mayor,
Members of the City Council,
And the Citizens of the City of Rockwall, Texas:

The Annual Comprehensive Financial Report (ACFR) of the City of Rockwall for the fiscal year ended September 30, 2025, is hereby submitted in accordance with Section 7.18 of the City Charter. The financial statements are presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Management assumes full responsibility for both the completeness and reliability of all of the information presented in this report. Fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds in the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

To provide a reasonable basis for making these representations, management of the City of Rockwall has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Rockwall's financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that:

(1) the cost of a control should not exceed the benefits likely to be derived; and
(2) The valuation of costs and benefits requires estimates and judgments by management.

Because the cost of internal controls should not outweigh their benefits, the City of Rockwall's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects. The internal control structure is subject to periodic evaluation by City management.

The City of Rockwall's financial statements have been audited by Pattillo, Brown & Hill, LLP., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Rockwall for the fiscal year ended September 30, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent

auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Rockwall's financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the financial statements as required by GAAP. MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE GOVERNMENT

The City of Rockwall, Texas, county seat of Rockwall County, Texas was incorporated in 1874. Its name is derived from an underground rock wall discovered in 1852. The unusual rock formations are found throughout the county. The City is located on the eastern shore of Lake Ray Hubbard, 22 miles east of downtown Dallas on Interstate Highway 30. The Dallas/Fort Worth area is recognized as one of the top growth areas in the country. The Dallas/Fort Worth International Airport and Love Field in Dallas meet the air transportation needs of the region.

The City currently has a land area of approximately 30.09 square miles and an estimated population of 53,474.

The City of Rockwall adopted a home rule charter in 1985 which established a council-manager form of government. Charter amendments were adopted in 2005 and again in 2015. A Charter Review Commission was convened in 2025 and Council is considering their recommendations for a future Charter election. Policy making and legislative authority is vested in the City Council, which consists of a Mayor and six Council Members, all elected at large. The City Manager is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City and for appointing the heads of the various departments. The mayor and six council members are elected to two-year staggered terms. The government is empowered to levy a property tax on both real and personal property located within its boundaries.

The City of Rockwall provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; planning and zoning, parks and recreational activities and general administrative services. Additionally, the City provides water and sewer services as an enterprise function.

Discretely presented component units are legally separate entities and are not part of the primary government's operations. The City of Rockwall is financially accountable for its component units. Accordingly, the Rockwall Economic Development Corporation (REDC) and Rockwall Technology Park Association are included in these financial statements and are explained in more detail in Note 1 of the Notes to the Financial Statements.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when considered from the broader perspective of the specific environment within which the City of Rockwall operates.

Local Economy

The City of Rockwall is situated in the Dallas/Fort Worth Consolidated Metropolitan Statistical Area. With its concentration of commercial and retail development, the City of Rockwall has long drawn shoppers from surrounding areas. As the national economy began to improve over the last year, Rockwall's local economy benefitted from a mix of new businesses and the continued success of others. Rockwall saw an increase of 6.28% in our local sales tax revenues due to these improving economy. Rockwall is affected by the national economy and the slowing of retail purchases seen nationwide. The city has a varied tax base including a mix of residential, commercial and light industrial properties. The five- and ten-year average increases have been 8.25% and 6.89% respectively. Total property values rose by 8.59% for fiscal year 2025. The City's largest taxpayers are varied and include industry, retail developments, multi-family properties, and medical facilities. Tables in the Statistical Section provides further information on the principal taxpayers. The Rockwall Economic Development Corporation continues to successfully market Rockwall and assist companies looking to locate their business in the City. The year's highlights included:

- Rockwall Economic Development Corporation completed the development of more than 200 acres of raw land adjacent to their existing Technology Park which brought the land to the point of "shovel ready". REDC has been marketing the land and are drawing attention from companies across the country and into Canada.

- The Canadian company, Xerxes Corporation, opened a new state-of-the-art manufacturing location in Rockwall in a newly constructed spec space near the Rockwall Technology Park. The company has been in business for over 50-years specializing in spoolable pipe for the oil and gas industry.

- Chewters Chocolates broke ground on their first U.S. facility in the Tech Park as well. They are constructing a 225,000 square foot facility and expects to employ 120 people.

- Rayburn Electric – an electric cooperative continues to increase the footprint of their corporate campus with the addition of 68,700 square feet of additional office space and equipment storage facilities for very large emergency electric transformers.

- New retail development included the opening of Rally House and Pet Doctor in the I-30 retail corridor. Vidorra opened a new restaurant in the Harbor District near Trend Tower and The Finch is finishing up their tenant finish-out work with an early FY2026 opening expected.

- The City was able to acquire the former Methodist Church adjacent to the downtown square. It is on the National Register of Historic Places but had fallen into significant disrepair. The City intends to work on remodeling the property for a future arts-entertainment venue which will do well in proximity to the downtown restaurants and shops.

- With even greater historic significance, the owners of property near downtown on which the site of the original rock wall, well, and arch are located has donated the property to the city. The Council agreed to work toward unearthing the wall over several years, but first must perform geologic testing to ensure exposing it to the elements will not degrade the wall itself. This is the area where the three men were digging the well and found the unusual rock formation which became the name of the City and County. The wall was open to tourists for many years but was sealed up in the mid 1940's for safety reasons.

Long-term Planning

The City Council and staff recognize the need for long-range planning. It is the goal of the City government to provide responsible leadership, services, and infrastructure to achieve a safe environment and provide for a high quality of life.

Financial Policies

The City Council adopted financial policies in 2001 which have guided the City, allowing us to build a strong fund balance, and reinforcing the city's philosophy to budget conservatively for both revenues and expenditures. The general fund reserve policy is reviewed annually. The policy states the City should maintain no less than 3 months of reserves and will allow reserves in excess of 3.5 months of recurring operating expenditures to be transferred to a capital projects fund to be used to fund future projects. The City has maintained reserves at or above this level for many years. This allows the City to respond to emergencies or downturns while not overburdening the taxpayers. Reserves over the 3.5-month level were available to fund capital purchases in 2025.

Budget Overview

The City Manager proposes a balanced budget to the City Council each year by August 15. Public hearings are conducted to receive comments and priorities of the community at large. The City Council must adopt the operating budget and set the City's tax rate for the next year by October 1st of each year. By Charter, the Fund level is the legal level of budgetary control.

Capital Improvement Planning

Work continues on street rehabilitation projects approved by voters in May 2018. The reconstruction of West Boydstun Avenue began late in the fiscal year and will continue into 2027 for completion. Lakeshore Drive north from SH66 to Masters Drive is in design for a full reconstruction project. Having performed a pavement assessment on all city streets and alleys a score has been assigned to each one. Staff then coupled the assessment data with traffic load data and drainage system assessments to choose the most impactful projects for the program. This data is periodically updated to keep the program effective. Construction work is being phased over several years to minimize the impact of the debt issuance.

Strategic Planning

The City Council initiated a full review of the City's Comprehensive Plan in order to guide future development as developers are studying the final large tracts of land in the city limits. A joint Council and Planning and Zoning Commission meeting was held to accumulate ideas on the plan and then a citizen committee has been meeting over the last many months to prepare the updated plan. This will be ready for public review and Council adoption in early 2026. The Council also plans to review the Downtown Plan following that effort.

Future Development

Transportation

The majority of the City's main thoroughfares are state facilities. TxDOT continues planning for the widening of SH205 in the three counties it serves. Construction work has been completed on the North segment of the roadway from SH-78 to our city limits. The City Council and staff worked closely with TxDOT to come to agreement to move the current SH205 to the existing John King Boulevard to the East. This change will allow the present course of SH205 to become a city street with the ability for traffic flow and speed limits to be managed by the City. The John King Boulevard work is fully funded by TxDOT and is projected to begin by 2027

TxDOT continues the construction of the expansion of I-30 which runs through Rockwall County and is the link between the eastern counties and Dallas. The project adds main travel lanes in both directions as well as three-lane service roads extending across Lake Ray Hubbard. Half of the new service roads have opened to traffic while the remaining portions should be open in late 2026. This has already begun to ease traffic issues when accidents occur on the main lanes. Work on the service roads through Rockwall's retail corridor is impacting businesses throughout the area.

The City is a member of a County-wide Consortium which allows County government officials to work with officials of each of the seven cities in the county to further transportation planning efforts. The Consortium meets bi-monthly to discuss planning and funding alternatives for projects. The County's bond initiatives allow funding for the advance planning and design of numerous major roadway projects. This allows the projects to be ready to commence as soon as state funding is available for construction. The County has committed funding to look at visioning of the design potential after the exchange occurs so the road can be more appropriate for a city street. This is important to maintain the unique features of our downtown area and residential areas. The County held a successful bond election in November 2021 to further their efforts to provide planning and engineering funds for state roadways throughout the County thus keeping the list of projects up to date. The work of the Consortium which allows projects to be designed and ready to bid when dollars are available is crucial in getting these new funds. Design work is underway on several of the 2021 bond election roadways which include several Rockwall priority projects.

Retail / Entertainment

"The Harbor" development is situated on the shores of Lake Ray Hubbard at I-30. The addition of hundreds of Condos has served to increase sales tax generation in the District by 22.2% in FY2025. The area's full-service Hilton Hotel and Conference Center and Springhill Suites work closely with Visit Rockwall to bring conferences to our city. The State designated Rockwall as a Tourism Friendly City.

In conjunction with private development, the City established a tax increment financing (TIF) zone on an approximately 103-acre tract which allowed the financing and development of public open space to complement the development and allow citizens access to the Lake Ray Hubbard shore line.

The City designation as the "Free Live Music Capital of North Texas" by the Texas Legislature is supported by the more than 100 concerts at the public venues at the Harbor and San Jacinto Plaza in Downtown Rockwall along with larger concerts at Harry Myers Park. The Main Street Advisory Board and "Friends of Downtown Rockwall" citizen volunteer group along with our Recreation department work together to bring special events to the City. The many shops in the Downtown area provide a wide variety of shopping opportunities and vacancies are rare and filled quickly.

Utilities

The water and wastewater rates were increased for calendar year 2024. The City purchases treated water as a founding member city of the North Texas Municipal Water District. Retail water sales and sewer charges were relatively flat while wholesale customer sales increased by 9.6% and construction related revenues including impact fees increased by 31.3% over the prior period. The City's water system is recognized with the Texas Commission on Environmental Quality's "Superior" rating.

The City actively works to acquire the right to serve annexed areas which are currently served by wholesale water supply corporations. It remains the City's desire to be the water provider for all residents in our city limits.

Debt Administration: Two ratios traditionally used to analyze the debt structure of municipalities are presented below.

Outstanding General Obligation Debt at 9-30-25	$62,100,000
Estimated Population	53,474
G.O. Debt Per Capita	$1,663
Net G.O. Debt per Assessed Value	0.78%

The City seeks a bond rating update as new debt is issued. The current ratings are shown below:

	General Obligation	Sales Tax (REDC)
Standard & Poor's Rating Group	AA+	A-
Moody's Investor Service Inc.	Aa2	A1

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awards a Certificate of Achievement for Excellence in Financial Reporting for an Annual Comprehensive Financial Report that is easily readable and efficiently organized. To be awarded the Certificate of Achievement, these financial statements must satisfy both GAAP and applicable legal requirements. The City received the GFOA Certificate of Achievement for its financial statements for the fiscal year ended September 30, 2024. A Certificate of Achievement is valid for a period of one year only. We believe that the City's current financial statements meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for the certificate for the fiscal year ended September 30, 2025.

The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

In closing, without the leadership and support of the governing body of the City, preparation of this report would not have been possible.

Sincerely,



Mary P. Smith, CPA
City Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Rockwall
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

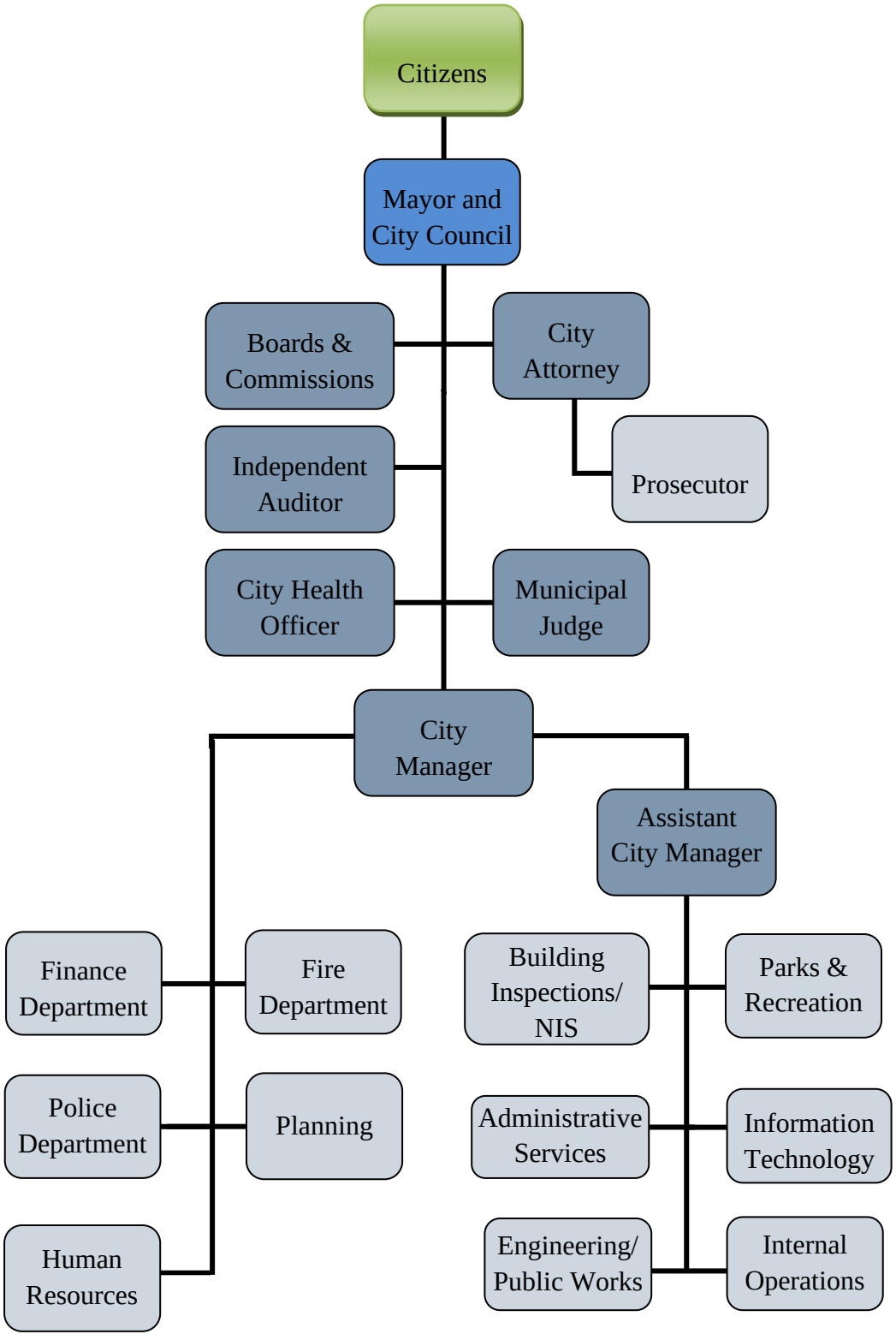
September 30, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF ROCKWALL

Organization Chart



CITY OF ROCKWALL, TEXAS

PRINCIPAL OFFICIALS
September 30, 2025

City Council

Tim McCallum, Mayor
Mark Moeller, Mayor Pro-Tempore
Richard Henson, Councilmember Place 1
Melba Jeffus, Councilmember Place 3
Sedric Thomas, Councilmember Place 4
Dennis Lewis, Councilmember Place 5
Anna Campbell, Councilmember Place 6


City of Rockwall

FINANCIAL SECTION


City of Rockwall

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor
and Members of City Council
City of Rockwall, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rockwall, Texas, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Rockwall, Texas' basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rockwall, Texas, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Rockwall, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter – Change in Accounting Principle

As described in the notes to the financial statements, in fiscal year 2025 the City implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Rockwall, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

OFFICE LOCATIONS
TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

AICPA GAQC Member

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Rockwall, Texas' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Rockwall, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension and OPEB information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Rockwall, Texas' basic financial statements. The combining and individual fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information included in the Annual Comprehensive Financial Report

Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2026 on our consideration of the City of Rockwall, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Rockwall, Texas' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Rockwall, Texas' internal control over financial reporting and compliance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 16, 2026


City of Rockwall

MANAGEMENT'S DISCUSSION AND ANALYSIS


City of Rockwall

As management of the City of Rockwall (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2025.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $375,306,117 (net position). Of this amount, $26,952,416 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation.

- The City's total net position increased by $29,125,001, primarily caused by developer contributions of capital assets as neighborhood projects are completed.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $57,591,435. 49.75% of this total amount, $28,650,182 (unassigned fund balance) is available for use at the City's discretion.

- At the end of the current fiscal year, unassigned fund balance for the general fund was $28,661,954 or 53.59% of the total general fund expenditures. Sound financial management practices call for at least 25% of unassigned fund balance to general fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The s*tatement of net position* presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference being reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The s*tatement of activities* presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The *governmental activities* of the City include general administration, public safety, public works, and parks and recreation. The *business-type activities* of the City include water and sewer and sanitation operations.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains seven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Debt Service Fund, Capital Projects Fund, and the Transportation Fund, all of which are considered to be major funds. Data from the other four governmental funds are combined into a single aggregation presentation.

Proprietary Funds. The City maintains two categories of *proprietary funds*-Enterprise Funds and Internal Service Funds. Enterprise funds are used to report the same functions presented as business-type activities in government-wide financial statements. The City uses enterprise funds to account for its water and sewer operations. Internal service funds are used to account for employee benefits and workers compensation. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements immediately follow the basic financial statements.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information, the Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual - General Fund, and information concerning the City's net pension and total OPEB liability.

Combining and individual fund statements and schedules are presented following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $375,306,117 as of September 30, 2025.

The largest portion of the City's net position, $330,964,208 (88.19%) reflects its investments in capital assets (e.g., land, buildings, furniture, equipment and vehicles, infrastructure, and construction in progress), less any debt used to acquire those assets that is still outstanding. The City uses capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position of $17,389,493 (4.63%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of $26,952,416 (7.18%) may be used to meet the government's ongoing obligations to citizens and creditors.

Total net position increased by $25,212,978 or 7.20% from 2024. The explanation of these changes is provided in the Governmental and Business-type Activities as follows.

Governmental net position of $210,366,322 increased by $9,011,888 or 4.48% from 2024. This change is primarily due to the increase in operating grants and contributions related to the ARPA grant.

Business-type net position of $164,939,795 increased by $16,201,090 or 10.89%. The increase is primarily attributable to an increase in capital grants and contributions. As the city experienced continued growth, new developments were built and the City received increased water and sewer line contributions from developers.

As of September 30, 2025, the City was able to report positive balances in all three categories of net position for both governmental activities and business-type activities. The following table shows the condensed Statement of Net Position for the City for the current and prior fiscal years:

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 66,406,213	$ 75,781,238	$ 20,808,333	$ 24,241,098	$ 87,214,546	$ 100,022,336
Capital assets	231,517,501	223,416,189	177,180,617	157,132,613	408,698,118	380,548,802
Total assets	297,923,714	299,197,427	197,988,950	181,373,711	495,912,664	480,571,138
Deferred outflows of resources	7,576,943	9,198,366	1,830,819	2,067,673	9,407,762	11,266,039
Long-term liabilities outstanding	83,925,885	89,591,604	26,612,485	30,621,387	110,538,370	120,212,991
Other liabilities	9,269,683	16,725,667	5,995,777	2,328,154	15,265,460	19,053,821
Total liabilities	93,195,568	106,317,271	32,608,262	32,949,541	125,803,830	139,266,812
Deferred inflows of resources	1,938,767	724,088	2,271,712	1,753,138	4,210,479	2,477,226
Net position:						
Net investment in capital assets	175,975,778	162,135,482	154,988,430	136,512,584	330,964,208	298,648,066
Restricted	15,378,689	14,526,785	2,010,804	2,233,298	17,389,493	16,760,083
Unrestricted	19,011,855	24,692,167	7,940,561	9,992,823	26,952,416	34,684,990
Total net position	$ 210,366,322	$ 201,354,434	$ 164,939,795	$ 148,738,705	$ 375,306,117	$ 350,093,139

Analysis of the City's Operations. The following table provides a summary of the City's operations for the year ended September 30, 2025. Governmental activities increased the City's net position by $12,645,477. Business-type activities increased the City's net position by $16,479,524. Total revenues for governmental activities increased by $16,340,021 to $98,119,642 due to the increase in operating grants and contributions related to ARPA. Total expenses for governmental activities increased by $6,205,834 to $79,768,285 due to overall growth the city has experienced. This increase mostly by the increase in cost of personnel, specifically, employee benefit cost by approximately, $6 million. Total revenues for business-type activities increased by $895,567 to $60,149,299 due to developer capital contributions of capital assets and impact fees. Total expenses for business-type activities increased by $3,841,074 to $49,375,655 due to the increase in cost of providing treated water and increased expenses as the regional wastewater treatment plant was updated.

The following table shows the condensed Statement of Activities for the current and prior fiscal years:

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	$ 6,888,769	$ 4,798,023	$ 43,268,876	$ 43,564,540	$ 50,157,645	$ 48,362,563
Operating grants and contributions	11,610,738	3,445,111	-	-	11,610,738	3,445,111
Capital grants and contributions	16,865,599	11,637,654	16,056,053	14,746,446	32,921,652	26,384,100
General revenues:						
Property taxes	24,600,186	24,590,290	-	-	24,600,186	24,590,290
Sales taxes	29,132,659	27,410,743	-	-	29,132,659	27,410,743
Franchise taxes	3,828,089	3,777,385	-	-	3,828,089	3,777,385
Hotel occupancy tax	1,925,627	1,996,313				
Investment earnings	2,684,645	3,715,544	824,370	942,746	3,509,015	4,658,290
Miscellaneous	583,330	408,558	-	-	583,330	408,558
Total revenues	98,119,642	81,779,621	60,149,299	59,253,732	156,343,314	139,037,040
Expenses:						
General government	13,396,939	12,611,482	-	-	13,396,939	12,611,482
Public safety	36,991,015	32,966,849	-	-	36,991,015	32,966,849
Public works	14,341,622	12,898,784	-	-	14,341,622	12,898,784
Parks and recreation	9,404,249	9,221,787	-	-	9,404,249	9,221,787
Community development	3,034,980	2,914,209	-	-	3,034,980	2,914,209
Interest on long-term debt	2,599,479	2,949,340	-	-	2,599,479	2,949,340
Water and sewer	-	-	49,375,655	45,534,581	49,375,655	45,534,581
Total expenses	79,768,285	73,562,451	49,375,655	45,534,581	129,143,940	119,097,032
Increase in net position before transfers	18,351,357	8,217,170	10,773,644	13,719,151	29,125,001	21,936,321
Transfers	(5,705,880)	1,064,155	5,705,880	(1,064,155)	-	-
Increase in net position	12,645,477	9,281,325	16,479,524	12,654,996	29,125,001	21,936,321
Net position, beginning	201,354,434	192,073,109	148,738,705	136,083,709	350,093,139	328,156,818
Restatement	(3,633,589)	-	(278,434)	-	(3,912,023)	-
Net position, ending	$ 210,366,322	$ 201,354,434	$ 164,939,795	$ 148,738,705	$ 375,306,117	$ 350,093,139

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported ending fund balances of $57,591,435. $28,650,182 (49.75%) of this total amount constitutes unassigned fund balance. The remainder of the fund balance is either non-spendable, restricted or committed to indicate that it is not available for new spending. The most significant restrictions include $7,041,947 for debt service, $1,337,257 restricted for public safety, $8,586,095 restricted for capital projects, and $2,118,625 restricted for tourism.

The General Fund is the primary operating fund of the City. The General Fund's fund balance increased by $759,500. This is primarily attributable to the City Council authorizing capital purchases from reserves, which was offset by the larger than expected increase in sales tax and construction related revenues that are reflective of the continued growth in the City's population and economy.

The Debt Service Fund's fund balance increased by $1,051,041, primarily due to an increase in property values and a decrease in debt service costs. This was offset by a decrease in the debt service property tax rate.

The Capital Projects Fund balance decreased by $2,075,066, primarily as the city pursued the design of roadway rehabilitation projects from the 2018 bond election.

Proprietary fund. As mentioned earlier, the City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail. Proprietary funds include business-type activity fund and internal service funds.

At September 30, 2025, the water and sewer fund had $7,940,561 in unrestricted net position and total net position increased by $16,479,524. The increase in net position was largely due to increases in capital contributions from the development of subdivisions in the City and the ongoing construction of sewer lines with ARPA funds.

At September 30, 2025 the Internal Service Funds had $1,345,762 in unrestricted net position and total net position decreased by $1,034,597 due to employee healthcare and workers' compensation claims in excess of projections.

General Fund Budgetary Highlights.

During fiscal year 2025, the City Council of the City of Rockwall amended the budget to provide funding for several unforeseen projects and to recognize salary savings over the year, as well as increases or decreases in revenues when compared to original projections. With the adjustments made to the budget, the original budgeted expenditures of $53,082,150 increased to $53,460,400, while revenue estimates increased from $55,098,000 to $56,477,000.

General fund revenues ultimately were $65,876,770, exceeding the budget by $9,399,770 over the amended budget estimate, reflecting a greater than anticipated increase in permit revenues and other construction related fees as well as interest earnings and the recognition of ARPA revenues. Actual general fund total expenditures were $53,486,090 or $25,690 more than final projections. The primary cause of the expenditure's overage was due to finally receiving several police vehicles ordered during previous budget years but received late in this budget year. The City ended the year with a fund balance of $28,663,149, or $759,500 more than the prior year. This is due to both the new lease recognition and receiving long planned but delayed police vehicles and two fire apparatus planned in earlier budget cycles.

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2025, was $408,698,118 (net of accumulated depreciation). This investment in capital assets includes land, buildings, furniture, equipment and vehicles, infrastructure, and construction in progress.

Capital Assets at Year-end, Net of Accumulated Depreciation

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land	$ 21,417,249	$ 21,417,249	$ 772,357	$ 772,357	$ 22,189,606	$ 22,189,606
Buildings and improvements	21,096,422	20,294,301	106,767,932	109,713,676	127,864,354	130,007,977
Furniture, equipment, and vehicles	8,722,048	9,828,592	7,436,456	7,739,885	16,158,504	17,568,477
Infrastructure	173,936,713	166,196,632	46,613,784	37,203,994	220,550,497	203,400,626
Right to use	3,511,765	3,974,050	-	-	3,511,765	3,974,050
Construction in progress	2,833,304	1,705,365	15,590,088	1,702,701	18,423,392	3,408,066
Total	$ 231,517,501	$ 223,416,189	$ 177,180,617	$ 157,132,613	$ 408,698,118	$ 380,548,802

Significant events related to capital assets during the year were primarily related to capital contributions relating to developers of subdivisions. In the governmental activities, drainage contributions of approximately $7.2 and paving contributions of approximately $8.8 million were made to the City. In the business-type activities, water line contributions made up about $5.5 million in infrastructure additions and sewer line contributions made up about $4.6 million in additions.

Additional information on the City's capital assets can be found in Note C II of the financial statements.

Debt Administration

At the end of the current fiscal year, the City had total long-term debt of $96,272,258. This represents a decrease of $7,171,380 from the prior year due to continued principal payments without issuing any new debt in the current year.

Outstanding Debt at Year End

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Certificates of obligation	$ 595,000	$ 680,000	$ 17,965,000	$ 18,935,000	$ 18,560,000	$ 19,615,000
General obligation bonds	57,320,000	64,525,000	4,780,000	6,770,000	62,100,000	71,295,000
Financing arrangements	-	-	830,009	1,410,009	830,009	1,410,009
Leases	3,631,579	3,974,050	-	-	3,631,579	3,974,050
Premium on bonds	2,653,226	2,848,746	1,220,077	1,577,646	3,873,303	4,426,392
Discount on bonds	(71,987)	(85,928)	(11,055)	12,387	(83,042)	(73,541)
Compensated absences	6,930,707	2,613,913	429,702	182,815	7,360,409	2,796,728
Total	$ 71,058,525	$ 74,555,781	$ 25,213,733	$ 28,887,857	$ 96,272,258	$ 103,443,638

The City's bond ratings are "Aa2" by Moody's Investors Service Inc ("Moody's"), and "AA+" by Standard & Poor's ("S&P").

Additional information on the City's long-term debt can be found in Note II D of the financial statements.

Economic Factors and Next Year's Budgets and Rates

The City's elected and appointed officials considered many factors when setting the fiscal year 2026 budget, tax rate, and fees that will be charged for the business-type activities. The City projected an approximate 6% increase in sales tax over FY2025 recognizing the impending opening of the first HEB Grocery in their eastern region along with the expected opening of IKEA in late Spring 2026. Other revenues were budgeted to be relatively flat in the coming year such as Franchise Fees. All revenue attributable to new construction projections reflect the new subdivisions approved in the past few years which are selling home sites now. The City continues to benefit from a Fire staffing grant which is reflected in the adopted budget.

The City of Rockwall's citizens enjoy above-average income levels per household. This combined with the City's proximity to major highways, and the Dallas-Fort Worth SMSA make Rockwall an attractive city in which to locate. The City prides itself on a quality school district and "hometown" atmosphere. The Rockwall Economic Development Corporation works to attract businesses with relocation incentives as well as business retention incentives such as workforce training opportunities. The City's unemployment rate was 3.5%, which was below national levels.

The City of Rockwall considered these factors when adopting the General Fund budget for fiscal year 2026. The budgeted revenues for fiscal year 2026 total $58,587,000 for the general fund. Ad valorem tax revenue is determined by two factors, the total assessed value established by the Rockwall Central Appraisal District and the tax rate established by the Rockwall City Council. The property tax rate was increased to 25.75 cents per hundred dollars of assessed value due to provide funding for road rehabilitation projects and allow public safety salary increases to keep up with surrounding cities as we all compete for the same pool of applicants for these essential positions. This is the first property tax rate increase in more than a decade.

The City adopted written financial policies in 2001, which require that revenues and expenditures be projected conservatively. The policies include debt level guidelines. These policies were reviewed by the City Council in 2009 and certain provisions related to the City's fund balance were changed. The amended policy provides that the General Fund reserves should be no less than 3 months of recurring operating appropriations. In addition, the policies provide that should an audited fund balance at the end of the fiscal year exceed 3.5 months, the City Council may elect to transfer a portion to a Capital Projects Fund. The ending unrestricted general fund balance for 2025 provided approximately 6.3 months of reserves for the City. The 2026 budget does not anticipate any expenditure of reserves.

The 2026 budget expenditures did not include any new employees. Increases were funded in existing payrolls, employee health coverage, and the auto and property insurance as are being experienced across the state. The purchase of 9 new police vehicles was included as well.

A water and sewer rate increase is anticipated in the budget with those rates to be implemented by January 1, 2026. The water and sewer operations budgets continue to increase as the price to treat raw water supplies has increased each year. The Sewer operations budget includes the decommissioning (demolition) of the Squabble Creek Treatment Plant. This project has been years in planning and preparation.

Other projects anticipated in the City's budget includes the repair of the Boat Docks in the Harbor District due to extensive storm damage not covered by insurance. Having received the generous donation of land where the name-sake "rock wall" is buried, city staff will begin the process of geologic study. With the acquisition of the downtown Historic Church, we will also begin studying the maintenance and rehabilitation of that asset for a future entertainment venue. These will be projects with multi-year budget impacts.

Request for Information

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances. For more information, contact the City's Assistant City Manager/Director of Finance, Mary Smith at (972) 771-7701; City of Rockwall; 385 South Goliad Street, Rockwall TX 75087. Email: msmith@rockwall.com.


City of Rockwall

BASIC
FINANCIAL STATEMENTS

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Rockwall EDC	Technology Park
ASSETS					
Cash and cash equivalents	$ 46,836,037	$ 7,654,995	$ 54,491,032	$ 89,875	$ 10,000
Investments	11,093,255	-	11,093,255	19,540,987	-
Receivables, net:					
Taxes	6,452,577	-	6,452,577	1,498,302	-
Accounts	1,569,944	9,107,841	10,677,785	-	35,131
Accrued interest	55,898	-	55,898	-	-
Internal balances	167,930	(167,930)	-	-	-
Due from other governments	229,377	257,478	486,855	-	-
Inventories	1,195	360,097	361,292	-	-
Restricted assets:					
Cash and cash equivalents	-	2,844,498	2,844,498	-	-
Investments	-	750,987	750,987	-	-
Accrued interest receivable	-	367	367	-	-
Land held for sale	-	-	-	49,012,426	-
Capital assets:					
Non-depreciable	24,250,553	16,362,445	40,612,998	-	-
Depreciable, net	207,266,948	160,818,172	368,085,120	4,702	-
Total assets	297,923,714	197,988,950	495,912,664	70,146,292	45,131
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charges on refunding	-	1,007,163	1,007,163	292,756	-
Related to TMRS pension	7,467,543	811,763	8,279,306	98,014	-
Related to OPEB	109,400	11,893	121,293	1,436	-
Total deferred outflows of resources	7,576,943	1,830,819	9,407,762	392,206	-
LIABILITIES					
Accounts payable	3,018,902	4,939,811	7,958,713	40,185	8,952
Accrued liabilities	1,580,413	106,886	1,687,299	24,739	-
Accrued interest	392,602	168,425	561,027	211,991	-
Unearned revenue	2,670,850	-	2,670,850	-	-
Developer deposits	1,606,916	-	1,606,916	-	-
Customer deposits	-	780,655	780,655	-	-
Noncurrent liabilities:					
Due within one year:					
Long-term debt and compensated absences	13,044,744	3,452,356	16,497,100	2,838,413	-
Total OPEB liability	13,779	1,498	15,277	181	-
Due in more than one year:					
Long-term debt and compensated absences	58,013,781	21,761,377	79,775,158	31,056,235	-
Net pension liability - TMRS	12,233,844	1,329,885	13,563,729	160,574	-
Total OPEB liability	619,737	67,369	687,106	8,134	-
Total liabilities	$ 93,195,568	$ 32,608,262	$125,803,830	$34,340,452	$ 8,952

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Rockwall EDC	Technology Park
DEFERRED INFLOWS OF RESOURCES					
Related to leases	$ -	$ 2,060,958	$ 2,060,958	$ -	$ -
Related to TMRS pension	1,662,771	180,752	1,843,523	21,824	-
Related to OPEB	275,996	30,002	305,998	3,622	-
Total deferred inflows of resources	$ 1,938,767	$ 2,271,712	$ 4,210,479	$ 25,446	$ -
NET POSITION					
Net investment in capital assets	$175,975,778	$154,988,430	$330,964,208	$ 4,702	$ -
Restricted:					
Public safety	1,337,257	-	1,337,257	-	-
Parks	5,223,917	-	5,223,917	-	36,179
Capital projects	-	1,259,817	1,259,817	-	-
Debt service	6,698,890	-	6,698,890	-	-
Economic development	-	-	-	36,167,898	-
Tourism	2,118,625	750,987	2,869,612	-	-
Unrestricted	19,011,855	7,940,561	26,952,416	-	-
Total net position	$210,366,322	$164,939,795	$375,306,117	$36,172,600	$ 36,179

CITY OF ROCKWALL, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Function/Program Activities	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	$ 13,396,939	$ 5,755,591	$ 10,323,342	$ 16,182,547
Public safety	36,991,015	260,824	1,262,945	31,561
Public works	14,341,622	-	-	-
Parks and recreation	9,404,249	872,354	-	651,491
Community development	3,034,980	-	24,451	-
Interest	2,599,479	-	-	-
Total governmental activities	79,768,285	6,888,769	11,610,738	16,865,599
Business-type activities:				
Water, sewer and sanitation	49,375,655	43,268,876	-	16,056,053
Total business-type activities	49,375,655	43,268,876	-	16,056,053
Total primary government	$ 129,143,940	$ 50,157,645	$ 11,610,738	$ 32,921,652
Component units				
Rockwall EDC	$ 4,849,915	$ -	$ -	$ -
Technology Park	226,345	-	-	-
Total component units	$ 5,076,260	$ -	$ -	$ -

General revenues:
Property taxes
Sales taxes
Franchise taxes
Hotel occupancy tax
Assessments
Miscellaneous
Investment earnings
Transfers
Total general revenues and transfers

Change in net position
Net position - beginning
Restatement - change in accounting principle
Net position - beginning, as restated
Net position - ending

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	Rockwall EDC	Technology Park
$ 18,864,541	$ -	$ 18,864,541	$ -	$ -
(35,435,685)	-	(35,435,685)	-	-
(14,341,622)	-	(14,341,622)	-	-
(7,880,404)	-	(7,880,404)	-	-
(3,010,529)	-	(3,010,529)	-	-
(2,599,479)	-	(2,599,479)	-	-
(44,403,179)	-	(44,403,179)	-	-
-	9,949,274	9,949,274	-	-
-	9,949,274	9,949,274	-	-
$ (44,403,179)	$ 9,949,274	$ (34,453,905)	$ -	$ -
			$ (4,849,915)	$ -
			-	(226,345)
			$ (4,849,915)	$ (226,345)
$ 24,600,186	$ -	$ 24,600,186	$ -	$ -
29,132,659	-	29,132,659	9,551,362	-
3,828,089	-	3,828,089	-	-
1,925,627	-	1,925,627	-	-
-	-	-	-	239,289
583,330	-	583,330	4,459	-
2,684,645	824,370	3,509,015	807,198	-
(5,705,880)	5,705,880	-	-	-
57,048,656	6,530,250	63,578,906	10,363,019	239,289
12,645,477	16,479,524	29,125,001	5,513,104	12,944
201,354,434	148,738,705	350,093,139	30,690,787	23,235
(3,633,589)	(278,434)	(3,912,023)	(31,291)	-
197,720,845	148,460,271	346,181,116	30,659,496	23,235
$ 210,366,322	$ 164,939,795	$ 375,306,117	$ 36,172,600	$ 36,179

CITY OF ROCKWALL, TEXAS

BALANCE SHEET
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	General Fund	Debt Service Fund
ASSETS		
Cash and cash equivalents	$ 25,389,479	$ 6,581,448
Investments	1,445,132	-
Receivables (net of allowance for uncollectibles):		
Taxes	4,590,167	66,627
Franchise tax	1,563,565	-
Fines	138,232	-
Grants	229,377	-
Accounts	127,055	-
Other	46,140	-
Accrued interest	6,029	-
Due from other funds	2,086,002	-
Inventory	1,195	-
Total assets	35,622,373	6,648,075
LIABILITIES		
Accounts payable	1,499,157	6,135
Seizures payable	-	-
Developer deposits	-	-
Due to other governments	175,925	-
Due to other funds	648	-
Accrued liabilities	1,580,413	-
Unearned revenue	2,670,850	-
Total liabilities	5,926,993	6,135
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	56,983	49,545
Unavailable revenue - fines and forfeitures	93,998	-
Unavailable revenue - franchise taxes	881,250	-
Unavailable revenue - assessments	-	-
Unavailable revenue - hotel tax	-	-
Total deferred inflows of resources	1,032,231	49,545
FUND BALANCES		
Nonspendable:		
Inventories	1,195	-
Committed	-	-
Restricted for:		
Debt service	-	6,592,395
Capital projects	-	-
Parks	-	-
Public safety	-	-
Tourism	-	-
Unassigned	28,661,954	-
Total fund balances	28,663,149	6,592,395
Total liabilities, deferred inflows, and fund balances	$ 35,622,373	$ 6,648,075

The accompanying notes are an integral part of these financial statements.

GO Bonds Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ 8,658,550	$ 5,517,477	$ 46,146,954
-	9,648,123	11,093,255
-	232,218	4,889,012
-	-	1,563,565
-	-	138,232
-	-	229,377
-	511,323	638,378
-	-	46,140
-	49,869	55,898
-	648	2,086,650
-	-	1,195
8,658,550	15,959,658	66,888,656
72,455	102,318	1,680,065
-	43,626	43,626
-	1,606,916	1,606,916
-	-	175,925
-	255,319	255,967
-	-	1,580,413
-	-	2,670,850
72,455	2,008,179	8,013,762
-	-	106,528
-	-	93,998
-	-	881,250
-	171,683	171,683
-	30,000	30,000
-	201,683	1,283,459
-	-	1,195
-	4,632,217	4,632,217
-	449,552	7,041,947
8,586,095	-	8,586,095
-	5,223,917	5,223,917
-	1,337,257	1,337,257
-	2,118,625	2,118,625
-	(11,772)	28,650,182
8,586,095	13,749,796	57,591,435
$ 8,658,550	$ 15,959,658	$ 66,888,656


City of Rockwall

CITY OF ROCKWALL, TEXAS

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE GOVERNMENTAL ACTIVITIES STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 57,591,435
Amounts reported for governmental activities in the statement of net position are different because:		
Internal service funds are used by the City's management for equipment maintenance and vehicle replacement. The assets and liabilities of certain internal service funds are included with governmental activities in the Statement of Net Position but are not included at the fund level.		(1,345,762)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		231,517,501
Revenue reported as unavailable revenue in the governmental fund financial statements was recorded as revenue in the government-wide financial statements.		
Property taxes		106,528
Municipal court fines		93,998
Franchise taxes		881,250
Assessments		171,683
Hotel tax		30,000
Interest is accrued on outstanding debt in the government-wide financial statements, whereas in the governmental fund financial statements, an expenditure is reported when due.		(392,602)
Certain long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Also, the loss on refunding of bonds, the premium on issuance of bonds and deferred resource outflows (inflows) related to the net pension liability are not reported in the funds.		
Bonds payable	$ (57,915,000)	
Premiums and discounts on bonds	(2,581,239)	
Leases payable	(3,631,579)	
Compensated absences	(6,930,707)	
Net pension liabilities	(12,233,844)	
Total OPEB liability	(633,516)	
Deferred outflows and inflows related to pensions	5,804,772	
Deferred outflows and inflows related to other post-employment benefits	(166,596)	
		(78,287,709)
Net position of governmental activities		$ 210,366,322

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund
REVENUES		
Property taxes	$ 15,743,506	$ 8,303,870
Sales taxes	28,647,411	-
Franchise taxes	3,866,339	-
Hotel occupancy tax	-	-
Licenses and permits	2,266,674	-
Intergovernmental	11,501,475	-
Charges for services	1,562,591	1,267,324
Fines and forfeitures	683,201	-
Investments earnings	1,463,874	242,711
Miscellaneous	84,199	-
Contributions and donations	57,500	-
Total revenues	65,876,770	9,813,905
EXPENDITURES		
Current:		
General government:		
Administration	6,352,988	-
Finance	1,017,155	-
Mayor/council	172,248	-
Municipal court	566,823	-
Public safety:		
Police	19,635,778	-
Fire	9,832,648	-
Public works	6,263,984	-
Parks and recreation	6,557,807	-
Community development	2,553,190	-
Capital outlay	-	-
Debt service:		
Principal	342,471	6,305,000
Interest and fiscal charges	190,998	2,457,864
Total expenditures	53,486,090	8,762,864
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	12,390,680	1,051,041
OTHER FINANCING SOURCES (USES)		
Transfers in	548,000	-
Transfers out	(12,179,180)	-
Total other financing sources (uses)	(11,631,180)	-
NET CHANGE IN FUND BALANCE	759,500	1,051,041
FUND BALANCE - BEGINNING	27,903,649	5,541,354
FUND BALANCE - ENDING	$ 28,663,149	$ 6,592,395

The accompanying notes are an integral part of these financial statements.

GO Bonds Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 620,049	$ 24,667,425
-	485,248	29,132,659
-	-	3,866,339
-	2,022,718	2,022,718
-	-	2,266,674
-	460,720	11,962,195
-	928,161	3,758,076
-	137,001	820,202
462,348	410,880	2,579,813
-	487,641	571,840
-	683,052	740,552
462,348	6,235,470	82,388,493
-	1,586,618	7,939,606
-	-	1,017,155
-	-	172,248
-	-	566,823
-	69,112	19,704,890
-	788	9,833,436
-	-	6,263,984
-	397,847	6,955,654
-	-	2,553,190
2,537,414	3,785,398	6,322,812
-	985,000	7,632,471
-	184,313	2,833,175
2,537,414	7,009,076	71,795,444
(2,075,066)	(773,606)	10,593,049
-	2,634,943	3,182,943
-	(2,034,643)	(14,213,823)
-	600,300	(11,030,880)
(2,075,066)	(173,306)	(437,831)
10,661,161	13,923,102	58,029,266
$ 8,586,095	$ 13,749,796	$ 57,591,435


City of Rockwall

CITY OF ROCKWALL, TEXAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE GOVERNMENTAL ACTIVITIES STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds:	$ (437,831)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Internal service funds are used by the City's management for equipment maintenance and vehicle replacement. The net revenue (expense) of certain internal service funds is reported with governmental activities.	(1,034,597)
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital outlays for the fiscal year.	22,000,404
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of loss from the sale of capital assets.	(136,904)
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.	(13,762,188)
Current year long-term debt principal payments on contractual obligations, bonds payable and leases are expenditures in the fund financial statements but are shown as reductions in long-term debt in the government-wide financial statements.	7,632,471
Certain expenses do not require the use of current financial resources; therefore, they are not reported as expenditures in governmental funds.	
Premium on bonds payable	181,579
Accrued interest	52,117
Compensated absences	(683,205)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.	(498,730)
Certain pension and other post-employment (OPEB) expenditures are not expended in the government-wide financial statements and recorded as deferred resource outflows and inflows. These items relate to contributions made after the measurement date. Additionally, a portion of the City's unrecognized deferred resource outflows and inflows related to the pension and OPEB liabilities were amortized.	(667,639)
Change in net position - statement of activities	$ 12,645,477

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2025

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
ASSETS		
Current assets:		
Cash and cash equivalents	$ 7,654,995	$ 689,083
Receivables (net of allowances for uncollectibles):	9,107,841	747,194
Due from other governments	257,478	-
Due from other funds	-	1,184
Inventories	360,097	-
Restricted assets:		
Cash and cash equivalents	2,844,498	-
Investments	750,987	-
Receivables (net of allowances for uncollectibles):	367	-
Total current assets	20,976,263	1,437,461
Noncurrent assets:		
Capital assets:		
Non-depreciable	16,362,445	-
Depreciable, net	160,818,172	-
Total noncurrent assets	177,180,617	-
Total assets	198,156,880	1,437,461
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charge on refunding	1,007,163	-
Related to TMRS pensions	811,763	-
Related to OPEB	11,893	-
Total deferred outflows of resources	1,830,819	-
LIABILITIES		
Current liabilities:		
Accounts payable	4,939,811	1,119,286
Accrued liabilities	106,886	-
Customer deposits	780,655	-
Accrued interest	168,425	-
Due to other funds	167,930	1,663,937
Compensated absences - current	352,356	-
Notes payable - current	375,000	-
Bonds payable - current	2,725,000	-
Total OPEB liability - current	1,498	-
Total current liabilities	9,617,561	2,783,223
Noncurrent liabilities:		
Bonds payable	21,229,022	-
Compensated absences	77,346	-
Notes payable	455,009	-
Net pension liability - TMRS	1,329,885	-
Total OPEB liability	67,369	-
Total noncurrent liabilities	23,158,631	-
Total liabilities	$ 32,776,192	$ 2,783,223

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2025

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
DEFERRED INFLOWS OF RESOURCES		
Related to leases	$ 2,060,958	$ -
Related to TMRS pension	180,752	-
Related to TMRS OPEB	30,002	-
Total deferred inflows of resources	2,271,712	-
NET POSITION		
Net investment in capital assets	154,988,430	-
Restricted for:		
Debt service	1,259,817	-
Capital projects	750,987	-
Unrestricted	7,940,561	(1,345,762)
Total net position	$ 164,939,795	$ (1,345,762)

CITY OF ROCKWALL, TEXAS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
OPERATING REVENUES		
Charges for services	$ 42,966,496	$ 1,943,099
Miscellaneous	302,380	32,500
Total operating revenues	43,268,876	1,975,599
OPERATING EXPENSES		
Personnel services	3,987,285	-
Materials and supplies	1,480,878	-
Maintenance and repair	299,075	-
Contractual services	36,809,083	8,440,028
Depreciation	6,032,390	-
Total operating expenses	48,608,711	8,440,028
OPERATING INCOME (LOSS)	(5,339,835)	(6,464,429)
NON-OPERATING REVENUES (EXPENSES)		
Investment earnings	824,370	104,832
Bond costs	(3,075)	-
Interest expense	(763,869)	-
Total nonoperating revenues (expenses)	57,426	104,832
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	(5,282,409)	(6,359,597)
Capital contributions - developer contributions	10,170,145	-
Capital contributions - utility relocation	2,392,530	-
Capital contributions - impact fees	3,493,378	-
Transfers in	7,309,630	5,325,000
Transfers out	(1,603,750)	-
Total capital contributions and transfers	21,761,933	5,325,000
CHANGE IN NET POSITION	16,479,524	(1,034,597)
TOTAL NET POSITION - BEGINNING	148,738,705	(311,165)
RESTATEMENT		
Change in accounting principle	(278,434)	-
TOTAL NET POSITION - BEGINNING, RESTATED	148,460,271	(311,165)
TOTAL NET POSITION - ENDING	$ 164,939,795	$ (1,345,762)

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 43,727,337	$ 2,601,324
Payments to suppliers and service providers	(37,223,351)	(8,002,355)
Payments to employees for salaries and benefits	(4,014,261)	-
Net cash provided (used) by operating activities	2,489,725	(5,401,031)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers from other funds	7,309,630	5,325,000
Transfer to other funds	(1,603,750)	-
Net cash provided (used) by noncapital financing activities	5,705,880	5,325,000
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(13,591,500)	-
Capital contributions - impact fees	3,493,378	-
Capital contributions - intergovernmental	113,773	-
Capital contributions - utility relocation	2,392,530	-
Payments on long-term debt	(3,540,000)	-
Interest paid on long-term debt	(1,153,905)	-
Net cash provided (used) by capital and related financing activities	(12,285,724)	-
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale and maturities of securities	264,210	-
Interest on investments	796,761	104,832
Net cash provided by investing activities	1,060,971	104,832
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(3,029,148)	28,801
CASH AND CASH EQUIVALENTS - BEGINNING	13,528,641	660,282
CASH AND CASH EQUIVALENTS - ENDING	10,499,493	689,083
Reconciliation of operating income (loss) to net cash provided (used for) operating activities:		
Operating income (loss)	(5,339,835)	(6,464,429)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Depreciation expense	6,032,390	-
(Increase) decrease in accounts receivable	(114,687)	(429,628)
(Increase) decrease in deferred outflows of resources	236,854	-
Increase (decrease) in accounts payable	1,349,575	437,673
Increase (decrease) in accrued liabilities	16,110	-
Increase (decrease) in interfund payables	167,930	1,055,353
Increase (decrease) in customer deposits	13,915	-
Increase (decrease) in compensated absences	(56,323)	-
Increase (decrease) in net pension liability	(330,095)	-
Increase (decrease) in net OPEB liability	(4,683)	-
Increase (decrease) in deferred inflows of resources	518,574	-
Total adjustments	7,829,560	1,063,398
Net cash provided (used) by operating activities	$ 2,489,725	$ (5,401,031)
SCHEDULE OF NON-CASH CAPITAL ACTIVITIES:		
Capital assets contributed by developer	$ 10,170,145	$ -

The accompanying notes are an integral part of these financial statements.


City of Rockwall

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Rockwall, Texas (the "City") was founded in 1854 and incorporated in 1874. The City operates under the Council-Manager form of government as adopted by a home rule charter approved January 21, 1985. The City provides a full range of municipal services including public safety (police and fire), highway and streets, parks and recreation, health and social services, planning and zoning, and general administrative services. In addition, the City provides water and sewer services as a proprietary function of the City.

The accounting policies of the City conform to generally accepted accounting principles (GAAP) applicable to government units. The following is a summary of the more significant accounting policies.

A. Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

B. Reporting Entity

For financial reporting purposes, management has considered all potential component units. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The criteria used are as follows:

Financial Accountability – The primary government is deemed to be financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government and there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government or a jointly appointed board.

Discretely Presented Component Units

Rockwall Economic Development Corporation ("REDC")

The Rockwall Economic Development Corporation ("REDC") is governed by a seven-member Board of Directors appointed, at will, by the City Council. REDC represents the City by promoting it as location for new business; it also acquires and develops land for that purpose. REDC collects a half cent sales tax to support its activities. The funds of REDC are composed of governmental fund types. Stand-alone financial statements for REDC as of and for the fiscal year ended September 30, 2025 are not prepared.

Rockwall Technology Park Association ("RTPA")

The Rockwall Technology Park Association ("RTPA") provides repair and maintenance of the common area within the park being developed by REDC. RTPA's Board of Directors is composed of representatives of the landowners. At September 30, 2025, REDC owns the majority of the land and the Board is therefore composed of REDC board members. When the park becomes 75% or more owned by private landowners, it will become an entity independent of the City. Until then, it is controlled by REDC, a discretely presented component unit of the City. RTPA, is effectively controlled by the City through REDC and thus provides a potential financial benefit or burden to the City. The funds of RTPA are composed of governmental fund types. Stand-alone financial statements RTPA as of and for the fiscal year ended September 30, 2025, are not prepared.

C. Basis of Presentation - Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has two discretely presented component units which are shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government's funds, including its fiduciary funds. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The ***General Fund*** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The ***Debt Service Fund*** accounts for the resources accumulated and payments made for principal and interest on long-term debt of governmental funds.

The ***G.O. Bonds Capital Projects Fund*** accounts for the acquisition or construction of capital assets used in the operation of governmental funds.

The City reports the following major proprietary fund:

The ***Water and Sewer Fund*** operates the water distribution system, and the wastewater treatment plants, wastewater pumping stations, and collection systems.

Additionally, the City reports the following fund types:

The ***Internal Service Funds*** account for employees' health insurance and workers' compensation coverage services provided to other departments or agencies of the government on a cost-reimbursement basis.

The ***Special Revenue Funds*** account for specific revenue sources that are legally restricted to expenditures for specified purposes (not including expendable trusts or major capital projects.)

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

D. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide, and proprietary financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

E. Assets, Liabilities, Deferred Outflows/Inflows, and Net Position/Fund Balance

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. For the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools
- SEC registered, no load money market mutual funds

Investments for the City are reported at fair value, except for the position in investment pools, which are reported at net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

Inventories

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories are valued at the lower of cost or market using the first-in/first-out method.

Land Held for Sale

Land purchased for sale is capitalized at acquisition cost or net realizable value, if lower.

Restricted Assets

Certain proceeds of enterprise fund certificates of obligation are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art, and capital items received in a service concession arrangement are reported at acquisition value. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Buildings	20 to 30 years
Bulding Improvements	20 to 50 years
Public domain infrastructure	20 years
System infrastructure	50 years
Equipment	3 to 10 years
Right-to-use equipment	3 to 10 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows/inflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government only has three items that qualify for reporting in this category. One example is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, fines and forfeitures and ambulance fees. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Deferred inflows of resources can also occur at the government wide level due to differences between investment gains and losses realized on pension investments compared to assumption used within the pension actuarial valuation model.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and losses on defeasance are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Losses on defeasance are reported as deferred outflows of resources. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Net Pension Liability is valued using an actuarial model and represents the difference between the plan fiduciary net position and the net pension liability consistent with GASB statement no. 68. The portion of this liability presented as a current liability is based on actuarially calculations for estimated future payments of benefits and refunds over the twelve months following year end.

Assets acquired under the terms of leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

Leases

The City has entered into various lease agreements as either the lessee and lessor. Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessee. The City is a lessee for noncancellable lease of a parking lot, building, and office space. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the full accrual financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Lessor. The City is a lessor in various arrangements allowing the placement of cellular towers or antennas on City property. The city initially measures the lease receivable and a deferred inflow of resources for the present value of payments expected to be made during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments made. The deferred inflow of resources is recognized as revenue on a systematic basis over the life of the lease.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The TMRS SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary, calculated based on the employee's actual earnings on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is $7,500. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

- Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance

In governmental fund types, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called "fund balance." The City's governmental funds report the following categories of fund balance, based on the nature of any limitations requiring the use of resources for specific purposes.

- Nonspendable fund balance represents amounts that are either not in a spendable form or are legally or contractually required to remain intact.

- Restricted fund balance includes amounts that can be spent only for the specific purposes stipulated by external resource providers such as grantors or enabling federal, state, or local legislation. Restrictions may be changed or lifted only with the consent of the resource providers.

- Committed fund balance represents amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

- Assigned fund balance represents amounts that are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (Council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

- Unassigned fund balance represents the residual amount for the general fund that is not contained in the other classifications. The general fund is the only fund that reports a positive unassigned fund balance. Additionally, any deficit fund balance within the other governmental fund types is reported as unassigned.

Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation pay benefits up to specified limits. Sick leave is accrued at 6.67 hours per month. However, once an employee has accrued 120 days of sick leave, earned sick leave in excess of 120 days may be converted to vacation leave at a ratio of three days of sick leave to one day of vacation leave up to a maximum of 15 sick leave days per year. Upon termination, any accumulated sick leave over 120 days shall be converted to vacation leave at a ratio of three days of sick leave to one day of vacation leave to be paid to the employee in accordance with the vacation leave policy. Upon retirement from the City, all accrued sick leave shall be converted to vacation pay at a ratio of three days of sick leave to one day of vacation leave and shall be paid to the employee if he/she has 10 or more years of service to the City. Unused compensatory time for nonexempt employees is paid on termination. All accumulated vacation pay and sick leave that is more likely than not to be used is accrued when incurred in the government-wide and proprietary fund financial statements.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the water and sewer fund is charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

A. Deposits and Investments

Deposits - State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. In addition, irrevocable letters of credit at 100% of the principal amounts of the deposits may be used to collateralize deposits. The City's deposits, as well as those of the City’s component units, including certificates of deposit, were fully insured or collateralized as required by the state statutes at September 30, 2025.

As of September 30, 2025, the primary government had the following investments:

Investement Type	Reported Value	Weighted Average Maturity (days)
US Treasury bills	$ 5,982,510	891
External investement pools	50,144,894	82
Total reported value	$ 56,127,404	
Portfolio weighted average maturity		168

As of September 30, 2025, the Rockwall Economic Development Corporation had the following investments:

Investement Type	Reported Value	Weighted Average Maturity (days)
Certificate of deposits	$ 200,000	33
External investement pools	19,340,987	66
Total reported value	$ 19,540,987	
Portfolio weighted average maturity		66

Interest rate risk: In compliance with the City's Investment Policy, as of September 30, 2025, the City minimized the interest rate risk, related to current events market turmoil in the portfolio by: limiting the effective duration of security types not to exceed two years with the exception of securities purchases related to reserve funds; structuring the investment portfolio so that securities matured to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the secondary market prior to maturity; monitoring credit ratings of portfolio positions to assure compliance with rating requirements imposed by the Public Funds Investment Act; and investing operating funds primarily in short-term securities, money market mutual funds, or similar government investment pools.

Credit risk: The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2025, the market values of pledged securities and FDIC exceeded bank balances.

Custodial credit risk – investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

TexasRange

The "TexasTERM Local Government Investment Pool", doing business as the Texas Range Investment Program ("Texas Range"), was established by the Advisory Board as a governmental agency under Chapter 791, Texas Government Code, and as a public funds investment pool under the Public Funds Investment Act, Chapter 2256, Texas Government Code. It is governed by the terms of a Common Investment Contract among the City of Austin, the City of Gonzales, and Lake Dallas Independent School District.

Texas Range consists of various Portfolios and series approved by the Advisory Board. It offers a series of professionally managed Portfolios that are available to municipalities, counties, school districts, special districts and other governmental entities in the State of Texas. These currently include the TexasDAILY, TexasDAILY Select and TexasTERM Portfolios. Multiple series may exist within a Portfolio. Participation in the TexasTERM Portfolio requires an open TexasDAILY or TexasDAILY Select account. Texas Range also offers the CD Purchase Program, under which Investors, who have a TexasDAILY and/or a TexasDAILY Select account, can purchase appropriate CDs directly from their issuers or via certain brokers. At September 30, 2025, the fair value of the position in both the TexasTERM and the TexasDAILY approximate fair value of the shares. There were no limitations or restrictions on withdrawals. The TexasDAILY and TexasDAILY Select portfolios have received a AAAmmf rating from Fitch Ratings ("Fitch").

B. Receivables

The following comprise receivable balances of the primary government at year end:

	General	Debt Service	Nonmajor Governmental	Water & Sewer	Employee Benefits	Totals
Property taxes	$ 135,419	$ 111,045	$ -	$ -	$ -	$ 246,464
Sales tax	4,508,916	-	60,535	-	-	4,569,451
Franchise taxes	1,563,565	-	-	-	-	1,563,565
Municial court	230,388	-	-	-	-	230,388
Assessments	-	-	171,683	-	-	171,683
Lease	-	-	-	2,186,493	-	2,186,493
Accounts	127,055	-	518,754	9,334,817	747,194	10,727,820
Other	275,517	-	-	-	-	275,517
Allowance	(146,324)	(44,418)	(7,431)	(2,413,469)	-	(2,611,642)
Totals	$ 6,694,536	$ 66,627	$ 743,541	$ 9,107,841	$ 747,194	$ 17,359,739

	Rockwall EDC	Technology Park	Total
Sales tax	$ 1,498,302	$ -	$ 1,498,302
Other	-	35,131	35,131
Totals	$ 1,498,302	$ 35,131	$ 1,533,433

Governmental funds report unearned revenue and deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

Lease Receivable

The city has entered into multiple leases as lessor for the placement of cellular antennas on City property by multiple telecommunication companies. The lessees are required to make monthly payments ranging from $1,500 to $3,660.

A summary of the City's lease receivables as of September 30, 2025, is as follows:

Purpose of the Lease	Interest Rate	Amount of Initial Receivable	Current Year Interest	Amount Outstanding 9/30/25	Amount Due Within One Year
Cell towers	5%	$ 2,578,958	$ 138,717	$ 2,186,493	$ 268,061
Totals			$ 138,717	$ 2,186,493	$ 268,061

C. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 21,417,249	$ -	$ -	$ 21,417,249
Construction in progress	1,705,365	1,127,939	-	2,833,304
Total capital assets not being depreciated	$ 23,122,614	$ 1,127,939	$ -	$ 24,250,553
Capital assets, being depreciated:				
Buildings and improvements	$ 59,804,428	$ 3,417,987	$ -	$ 63,222,415
Machinery and equipment	27,691,943	1,329,431	(149,369)	28,872,005
Infrastructure	316,128,168	16,125,047	-	332,253,215
Right-of-use equipment	4,397,573	-	-	4,397,573
Total capital assets being depreciated	$ 408,022,112	$ 20,872,465	$ (149,369)	$ 428,745,208
Less accumulated depreciation				
Buildings and improvements	$ (39,510,127)	$ (2,615,867)	$ -	$ (42,125,994)
Machinery and equipment	(17,863,352)	(2,299,072)	12,465	(20,149,959)
Infrastructure	(149,931,536)	(8,384,964)	-	(158,316,500)
Right-of-use equipment	(423,522)	(462,285)	-	(885,807)
Total capital assets being depreciated	$ (207,728,537)	$ (13,762,188)	$ 12,465	$ (221,478,260)
Net capital assets being depreciated	$ 200,293,575	$ 7,110,277	$ (136,904)	$ 207,266,948
Total capital assets	$ 223,416,189	$ 8,238,216	$ (136,904)	$ 231,517,501

Depreciation was charged to governmental functions as follows:

General government	$ 2,568,106
Public safety	2,047,807
Public works	7,388,448
Parks and recreation	1,749,972
Community development	7,855
Total Governmental Activities Depreciation Expense	$ 13,762,188

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 772,357	$ -	$ -	$ 772,357
Construction in progress	1,702,701	14,798,241	(910,854)	15,590,088
Total capital assets not being depreciated	$ 2,475,058	$ 14,798,241	$ (910,854)	$ 16,362,445
Capital assets, being depreciated:				
Buildings and improvements	$ 160,138,703	$ 15,570	$ -	$ 160,154,273
Machinery and equipment	15,938,524	942,464	-	16,880,988
Infrastructure	47,412,757	10,324,119	910,854	58,647,730
Total capital assets being depreciated	$ 223,489,984	$ 11,282,153	$ 910,854	$ 235,682,991
Less accumulated depreciation				
Buildings and improvements	$ (50,425,027)	$ (2,961,314)	$ -	$ (53,386,341)
Machinery and equipment	(8,198,639)	(1,245,893)	-	(9,444,532)
Infrastructure	(10,208,763)	(1,825,183)	-	(12,033,946)
Total capital assets being depreciated	$ (68,832,429)	$ (6,032,390)	$ -	$ (74,864,819)
Net capital assets being depreciated	$ 154,657,555	$ 5,249,763	$ 910,854	$ 160,818,172
Total capital assets	$ 157,132,613	$ 20,048,004	$ -	$ 177,180,617

Depreciation was charged to business-type activities as follows:

Water and sewer	$ 6,032,390
Total Business-type Activities Depreciation Expense	$ 6,032,390

A summary of changes in component unit (Rockwall EDC) capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, being depreciated:				
Furniture and fixtures	$ 63,579	$ 2,227	$ -	$ 65,806
Total capital assets being depreciated	63,579	2,227	-	65,806
Less accumulated depreciation				
Furniture and fixtures	(55,909)	(5,195)	-	(61,104)
Total capital assets being depreciated	(55,909)	(5,195)	-	(61,104)
Net capital assets being depreciated	7,670	(2,968)	-	4,702
Total capital assets	$ 7,670	$ (2,968)	$ -	$ 4,702

Depreciation was charged to the following activities as follows:

Rockwall EDC	$ 5,195
Total Depreciation Expense	$ 5,195

Rockwall EDC maintains land held for sale and utilizes it for various economic development incentive agreements. The land is classified as land held for sale on the Statement of Net Position. During the year, Rockwall EDC acquired $916,836 worth of land assets and sold $1,309,731 worth of land assets. The total acquisition cost of land held for sale amounted to $49,012,426 as of September 30, 2025.

D. Long-term Liabilities

From time to time, the City issues general obligation bonds and certificates of obligations to provide funds for the acquisition and construction of major capital facilities and equipment. General obligation bonds and certificates of obligation have been issued for both governmental and business-type activities. The certificates of obligation will be repaid by the debt service fund in combination with system revenues. The City did not issue any new bonded debt in fiscal year 2025.

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2025:

	Beginning Balance	Additions	Retired	Ending Balance	Amounts Due Within One Year
Governmental activities:					
General obligation bonds	$ 64,525,000	$ -	$ (7,205,000)	$ 57,320,000	$ 6,895,000
Certificate of obligation bonds	680,000	-	(85,000)	595,000	90,000
Bond discounts	(85,928)	-	13,941	(71,987)	-
Bond premiums	2,848,746	-	(195,520)	2,653,226	-
Compensated absences	6,247,502	683,205	-	6,930,707	5,683,180
Leases payable	3,974,050	-	(342,471)	3,631,579	376,564
Total governmental activities	$ 78,189,370	$ 683,205	$ (7,814,050)	$ 71,058,525	$ 13,044,744

	Beginning Balance	Additions	Retired	Ending Balance	Amounts Due Within One Year
Business-type activities:					
General obligation bonds	$ 6,770,000	$ -	$ (1,990,000)	$ 4,780,000	$ 1,785,000
Certificate of obligation bonds	18,935,000	-	(970,000)	17,965,000	940,000
Bond discounts	(12,389)	-	1,332	(11,057)	-
Bond premiums	1,577,646	-	(357,567)	1,220,079	-
Compensated absences	486,025	-	(56,323)	429,702	352,356
Note payables	1,410,009	-	(580,000)	830,009	375,000
Total business-type activities	$ 29,166,291	$ -	$ (3,952,558)	$ 25,213,733	$ 3,452,356

	Beginning Balance	Additions	Retired	Ending Balance	Due Within One Year
Component unit (Rockwall EDC):					
General obligation bonds	$ 3,695,000	$ -	$ (1,065,000)	$ 2,630,000	$ 1,105,000
Certificate of obligation bonds	31,360,000	-	(1,635,000)	29,725,000	1,705,000
Bond discounts	(23,665)	-	2,988	(20,677)	-
Bond premiums	1,623,980	-	(98,305)	1,525,675	-
Compensated absences	54,984	-	(20,334)	34,650	28,413
Total component unit	$ 36,710,299	$ -	$ (2,815,651)	$ 33,894,648	$ 2,838,413

In the schedules above, compensated absences are reported net of increases and decreases.

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the respective fund.

Long-term debt at year end was comprised of the following debt issues:

	Interest Rate %	Maturity Date	Original Issue	Outstanding
Governmental activities:				
General obligation bonds:				
Series 2013	2-5	08/01/33	$ 7,905,000	$ 3,920,000
Series 2015	1.79	08/01/26	2,340,000	245,000
Series 2016	2-5	08/01/37	59,220,000	27,105,000
Series 2023	4-5	08/01/42	32,060,000	26,050,000
Total general obligation bonds			101,525,000	57,320,000
Certificates of obligation:				
Series 2011B	2-5.3	08/01/31	1,330,000	595,000
Total certificates of obligation			1,330,000	595,000
Total governmental bonds			$ 102,855,000	$ 57,915,000
Business-type activities:				
General obligation bonds:				
Series 2016	2-5	08/01/37	$ 15,550,000	$ 4,780,000
Total general obligation bonds			15,550,000	4,780,000
Certificates of obligation:				
Series 2013	2-4.375	08/01/33	3,480,000	1,705,000
Series 2016	2-5	08/01/37	5,570,000	2,540,000
Series 2023	4-5	08/01/42	15,510,000	13,720,000
Total certificates of obligation			24,560,000	17,965,000
Total business-type bonds			$ 40,110,000	$ 22,745,000
	Interest Rate %	Maturity Date	Original Issue	Outstanding
Component unit:				
General obligation bonds:				
Series 2015	1.79	08/01/33	$ 3,565,000	$ 380,000
Series 2016	2-5	08/01/33	3,585,000	1,250,000
Series 2017	3	08/01/39	3,165,000	1,000,000
Total general obligation bonds			10,315,000	2,630,000
Certificates of obligation:				
Series 2013	2-4.375	08/01/33	$ 7,610,000	$ 3,740,000
Series 2020	3-3.15	08/01/39	9,780,000	7,860,000
Series 2023	4-5	08/01/42	20,495,000	18,125,000
Total certificates of obligation			37,885,000	29,725,000
Total component unit bonds			$ 48,200,000	$ 32,355,000

The annual requirements for the City and Component Unit's outstanding bonds are as follows:

Year ending September 30,	Governmental Activities					
	Certificate of Obligation		General Obligation Bonds		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 90,000	$ 30,025	$ 6,895,000	$ 2,289,773	$ 6,985,000	$ 2,319,798
2027	95,000	25,705	5,550,000	1,967,138	5,645,000	1,992,843
2028	95,000	21,145	5,210,000	1,784,038	5,305,000	1,805,183
2029	100,000	16,395	4,625,000	1,599,350	4,725,000	1,615,745
2030	105,000	11,395	3,980,000	1,424,681	4,085,000	1,436,076
2031-2035	110,000	5,830	17,710,000	4,830,206	17,820,000	4,836,036
2036-2040	-	-	9,810,000	1,776,550	9,810,000	1,776,550
2041-2042	-	-	3,540,000	213,800	3,540,000	213,800
	$ 595,000	$ 110,495	$ 57,320,000	$ 15,885,536	$ 57,915,000	$ 15,996,031

Year ending September 30,	Business-Type Activities					
	Certificate of Obligation		General Obligation Bonds		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 940,000	$ 773,156	$ 1,785,000	$ 166,925	$ 2,725,000	$ 940,081
2027	985,000	732,406	1,875,000	77,675	2,860,000	810,081
2028	1,025,000	689,656	1,120,000	30,800	2,145,000	720,456
2029	1,070,000	645,106	-	-	1,070,000	645,106
2030	1,115,000	597,981	-	-	1,115,000	597,981
2031-2035	5,860,000	2,212,963	-	-	5,860,000	2,212,963
2036-2040	4,780,000	1,036,150	-	-	4,780,000	1,036,150
2041-2042	2,190,000	132,200	-	-	2,190,000	132,200
	$ 17,965,000	$ 6,819,618	$ 4,780,000	$ 275,400	$ 22,745,000	$ 7,095,018

Year ending September 30,	Component Unit					
	Certificate of Obligation		General Obligation Bonds		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 1,705,000	$ 1,221,088	$ 1,105,000	$ 79,127	$ 2,810,000	$ 1,300,215
2027	1,775,000	1,151,688	755,000	42,575	2,530,000	1,194,263
2028	1,845,000	1,079,338	770,000	22,025	2,615,000	1,101,363
2029	1,925,000	1,004,038	-	-	1,925,000	1,004,038
2030	2,005,000	924,200	-	-	2,005,000	924,200
2031-2035	9,495,000	3,324,594	-	-	9,495,000	3,324,594
2036-2040	8,080,000	1,509,011	-	-	8,080,000	1,509,011
2041-2042	2,895,000	174,800	-	-	2,895,000	174,800
	$ 29,725,000	$ 10,388,757	$ 2,630,000	$ 143,727	$ 32,355,000	$ 10,532,484

Leases Payable

A summary of leases payable as of September 30, 2025, are as follows:

Purpose of the Lease	Interest Rate	Amount of Initial Liability	Current Year Interest	Amount Outstanding 9/30/25	Amount Due Within One Year
Parking lot and building	5%	$ 317,455	$ 8,973	$ 167,990	$ 22,102
Parking lot	5%	161,920	6,756	120,914	30,097
Office space	5%	3,750,316	170,763	3,270,761	289,305
Copiers	5%	167,882	4,506	71,914	35,060
Totals			$ 190,998	$ 3,631,579	$ 376,564

Principal and interest payments to maturity are as follows:

Year ending September 30,	Lease Payable	
	Principal	Interest
2026	$ 376,564	$ 173,105
2027	413,063	153,450
2028	413,705	132,787
2029	420,658	111,681
2030	441,996	90,411
2031-2034	1,565,593	128,871
	$ 3,631,579	$ 790,305

Notes Payable

A summary of notes payable as of September 30, 2025, are as follows:

Purpose of the Finance Purchase	Interest Rate	Amount of Initial Liability	Current Year Interest	Amount Outstanding 9/30/25	Amount Due Within One Year
Various equipment	4.5-4.75%	$ 2,145,000	$ 14,720	$ 165,000	$ 165,000
Various equipment	3.5-5.75%	2,965,000	49,737	665,009	210,000
			$ 64,457	$ 830,009	$ 375,000

Note payable principal and interest to maturity are as follows:

Year ending September 30,	Financing Arrangements	
	Principal	Interest
2026	$ 375,000	$ 45,827
2027	220,000	26,163
2028	235,009	13,513
	$ 830,009	$ 85,503

E. Interfund Balances and Activity

The composition of interfund balances as of the year end were as follows:

	Payable fund:				
Receivable fund:	General	Internal Service	Nonmajor Governmental	Water and Sewer	Total
General	$ -	$ 1,662,753	$ 255,319	$ 167,930	$ 2,086,002
Nonmajor governmental funds	648	-	-	-	648
Internal service	-	1,184	-	-	1,184
Total	$ 648	$ 1,663,937	$ 255,319	$ 167,930	$ 2,087,834

Interfund balances resulted from the timing difference between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. All balances are expected to be paid in the subsequent year.

Transfers during the fiscal year were as follows:

	Transfers Out:			
Transfer In:	General	Water and Sewer	Nonmajor Governmental	Total
General	$ -	$ 500,000	$ 48,000	$ 548,000
Water and sewer	7,309,630	-	-	7,309,630
Nonmajor governmental funds	619,550	28,750	1,986,643	2,634,943
Internal service funds	4,250,000	1,075,000	-	5,325,000
Total	$ 12,179,180	$ 1,603,750	$ 2,034,643	$ 15,817,573

Transfers totaling $2.6 million were made to nonmajor governmental funds to support approved capital purchases. Due to higher-than-expected claims in the internal service funds, the General Fund and Water and Sewer Fund made transfers totaling $5.3 million to cover these costs. This was originally budgeted to be $4.4 million but was increased as claims experience trended upward. Furthermore, transfers between the General Fund and the Water and Sewer Fund were made to help finance ongoing operations. Additionally, a transfer of $48,000 from a nonmajor fund to the General Fund was allocated to support a portion of police capital expenditures.

F. Committed Fund Balance

Committed fund balance at year end in the non-major governmental funds was as follows:

	Committed Fund Balance
Public safety	$ 291,627
Public works	738,012
Parks and recreation	1,718,840
Capital projects	379,954
Capital acquisitions	1,503,784
Total	$ 4,632,217

G. North Texas Municipal Water District

The District is a conservation and reclamation district and political subdivision of the State of Texas, created and functioning under Chapter 62, Acts of 1951, 52nd Legislature, Regular Session, as amended, originally compiled as Vernon's Article 8270-141 (the "Act"), pursuant to Article 16, Section 59 of the Texas Constitution. The District comprises all of the territory of its member cities, viz., Allen, Garland, Princeton, Plano, Mesquite, Wylie, Rockwall, Farmersville, McKinney, Richardson, Forney, Royse City, and Frisco (the "Member Cities"). The District was created for the purpose of providing a source of water supply for municipal, domestic and industrial use and for the treatment, processing, and transportation of such water to its Member Cities and to its other customers located in North Central Texas, all within the Dallas Standard Metropolitan Statistical Area.

Under the Act, including specifically Section 27 thereof, and under the Constitution and Statutes of the State of Texas, the District has broad powers to: (1) impound, control, store, preserve, treat, transmit and use storm and flood water, the water of rivers and streams, and underground water for irrigation, power and all other useful purposes and to supply water for municipal, domestic, power, industrial and commercial uses and purposes and all other beneficial uses and purposes; and (2) collect, transport, process, treat, dispose of, and control all municipal, domestic, industrial or commercial waste whether in fluid, solid or composite state, including specifically the control, abatement or reduction of all types of pollution. The City retains no ongoing financial interest, equity investments, and/or responsibilities for the District other than the contractual arrangements discussed more fully herein.

The District has long-term contracts with the City to supply treated water and sewer treatment. The City's water contract with the District provides that the City pay a predetermined annual amount for treated water in twelve monthly installments. The amount of this annual payment is based upon an annually established rate per thousand gallons and the largest annual amount of water consumption of past years. The City owns one sewage treatment facility, Squabble Creek, and in 1978 entered into an agreement with the District for the construction of a second facility, Buffalo Creek. Under the terms of this agreement, the District issued contractually secured bonds in its name to construct and operate this sewage disposal plant for the City. In subsequent years, similar contractual agreements have been made to enable the District to expand the sewage treatment facilities and continue to provide sewage treatment services to the City. Under the terms of these contracts, the City's payments, which began when the facilities were first utilized, are equal to the operating and maintenance expenses for the next ensuing calendar year, as shown in the annual budget. The contracts further provide that the debt service payments will be equal to the principal and/or interest coming due on the bonds on the next succeeding interest payment date, plus the fees and charges of the paying agent and the registrar.

These contractual obligations have been included as lease obligations in amounts equal to the bonds outstanding under these agreements. Accordingly, the related assets have been capitalized and are being depreciated over the estimated life of the facilities.

The outstanding principal balance on the debt issues as of September 30, 2025, is $830,009. See Note IV.D. for the annual requirements to amortize the bonds as of September 30, 2025.

With respect to the ground storage reservoir discussed above, prior to the current year, the Cities of Rockwall and Heath were contractually obligated to make timely payments to the District representing 66.67% and 33.33%, respectively, of the related operating expenses and debt service payments.

III. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures.

The City uses a medical self-insurance fund to pay medical and dental claims of City employees and their covered dependents and minimize the total cost of annual medical insurance to the City. Medical claims in any one year exceeding $105,000 per covered individual, or approximately $5,806,964 in the aggregate for the group, are covered through a private insurance carrier. Additionally, life insurance policy premiums for each employee are paid through the fund. The self-insurance fund is funded by operating transfers from other funds and charges to employees for extended benefits at their option. The City does not believe there are material claims incurred but not reported as of September 30, 2025.

The City uses a Self-Insurance and Risk Management Program (as permitted by law and its home rule charter) to insure itself against the various risks of liability or loss to which it is exposed, either through an insurance provider or through a defined self-insurance program. The City issued certificates of obligation, based on an actuarial analysis, to fund a self-insured workers' compensation plan. Under this plan, workers' compensation insurance is provided in accordance with state statutes to all City employees. To protect the assets of the plan from a catastrophic claim, the City has purchased stop loss coverage in the amount of $100,000 per occurrence, with a maximum City liability of $300,000 per year.

The Workers' Compensation Fund (an internal service fund) accounts for the activity of this plan. The City establishes claim liabilities based on estimates of the ultimate cost of claims reported but unsettled and of claims incurred but not reported. Any claims incurred and not reported are not believed to be significant to the City's financial statements.

Changes in the balances of claims liabilities during the past two years are as follows:

	Employee Benefits		Workers' Compensation	
	2025	2024	2025	2024
Claims payable:				
Beginning of the year	$ 585,470	$ 452,009	$ 96,143	$ 123,766
Claims incurred	7,086,412	6,313,701	365,330	89,320
Payment on claims	(6,761,739)	(6,180,240)	(252,330)	(116,943)
End of the year	$ 910,143	$ 585,470	$ 209,143	$ 96,143

Commercial insurance is purchased for the other risks of loss to which the City is exposed. There have been no significant reductions in insurance coverage and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

B. Contingent Liabilities

The City is involved in lawsuits with other parties from time to time. While the ultimate result of these matters cannot be predicted with certainty, the City does not expect them to have a materially adverse effect on the basic financial statements.

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

C. Defined Benefit Pension Plan

Plan Description

The City of Rockwall participates as one of 942 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest. The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

Plan provisions for the City were as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% repeating transfers
Annual increase to retirees	70% of CIP, repeating

Employees covered by benefit terms

At the December 31, 2024, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	158
Inactive employees entitled to but not yet receiving benefits	150
Active employees	331
Total	639

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution ratefor each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Rockwall were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Rockwall were 15.87% and 16.64% in calendar years 2024 and 2025, respectively. The City's contributions to TMRS for the year ended September 30, 2025, totaled $5,449,861, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, at $13,724,303, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% year
Overall Payroll growth	2.75% year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB (10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018, to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global equity	35%	7.1%
Core fixed income	6%	5.0%
Non-core fixed income	6%	6.8%
Hedge funds	5%	6.4%
Private equity	13%	8.5%
Private debt	13%	8.2%
Real estate	12%	6.7%
Infrastructure	6%	6.0%
Other private markets	4%	7.3%
Total	100%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

The City's net pension liability is generally liquidated by the General Fund and proprietary funds. As of September 30, 2025, the City reported the following changes in Net Pension Liability:

	Increase (Decease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2023	$ 138,434,253	$ 122,350,346	$ 16,083,907
Changes for the year:			
Service cost	5,930,741	-	5,930,741
Interest	9,393,548	-	9,393,548
Difference between expected and actual experience	1,726,420	-	1,726,420
Contributions - employer	-	4,775,760	(4,775,760)
Contributions - employee	-	2,138,856	(2,138,856)
Net investment income	-	12,739,710	(12,739,710)
Benefit payments, including refunds of employee contributions	(4,471,886)	(4,471,886)	-
Administrative expense	-	(81,532)	81,532
Other changes	-	(1,907)	1,907
Net changes	12,578,823	15,099,001	(2,520,178)
Balance at 12/31/2024	$ 151,013,076	$ 137,449,347	$ 13,563,729

At September 30, 2025, the Component Unit reported the following changes in Net Pension Liability:

	Increase (Decease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2023	$ 1,638,855	$ 1,448,446	$ 190,409
Changes for the year:			
Service cost	70,211	-	70,211
Interest	111,206	-	111,206
Difference between expected and actual experience	20,438	-	20,438
Contributions - employer	-	56,538	(56,538)
Contributions - employee	-	25,321	(25,321)
Net investment income	-	150,819	(150,819)
Benefit payments, including refunds of employee contributions	(52,940)	(52,940)	-
Administrative expense	-	(965)	965
Other changes	-	(23)	23
Net changes	148,915	178,750	(29,835)
Balance at 12/31/2024	$ 1,787,770	$ 1,627,196	$ 160,574

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Single Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 35,566,479	$ 13,563,729	$ (4,501,009)
Component unit's net pension liability	421,054	160,574	(53,285)
Total	$ 35,987,533	$ 13,724,303	$ (4,554,294)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the internet at www.tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2025, the City recognized pension expense of $6,003,489. Of this amount, $5,933,248 is related to the primary government and $70,241 is attributable to discretely presented component units.

As of September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 4,193,205	$ 33,825
Changes of assumptions	-	236,110
Difference between projected and actual investment earnings	-	1,573,588
Contributions subsequent to the measurement date	4,086,101	-
Total	$ 8,279,306	$ 1,843,523

At September 30, 2025, the component unit reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 49,641	$ 400
Changes of assumptions	-	2,795
Difference between projected and actual investment earnings	-	18,629
Contributions subsequent to the measurement date	48,373	-
Total	$ 98,014	$ 21,824

The primary government and component units reported $4,086,101 and $48,373, respectively, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, which will be recognized as a reduction of the net pension liability for the year ending September 30, 2026.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	City	Component Unit
2026	$ 1,190,612	$ 14,095
2027	2,415,661	28,598
2028	(987,091)	(11,686)
2029	(345,424)	(4,089)
2030	75,924	899

D. Other Post-Employment Benefits

Plan Description

The City voluntarily participates in a single-employer other post-employment benefit (OPEB) plan administered by TMRS. The Plan is a group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). The Plan is established and administered in accordance with the TMRS Act identically to the City's pension plan. SDBF includes coverage for both active and retired members, and assets are commingled for the payment of such benefits. Therefore, the Plan does not qualify as an OPEB Trust in accordance with paragraph 4 of GASB Statement No. 75.

Benefits Provided

The SDBF provides group-term life insurance to City employees who are active members in TMRS, including or not including retirees. The City Council opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of $7,500.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	109
Inactive employees entitled to but not yet receiving benefits	37
Active employees	331
Total	477

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rates were 0.24% and 0.21% of annual covered payroll for 2024 and 2025, respectively. Of those amounts, 0.05% and 0.06% represented the retiree-only portion for 2024 and 2025, respectively. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City and Component Unit's contributions to the SDBF for the year ended September 30, 2025 was $17,005 and $1,848, respectively, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

Actuarial assumptions

The City and Component Unit's total OPEB liability of $702,383 and $8,315, respectively, were measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

The Total OPEB Liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary Increases	3.60% to 11.85% Including Inflation
Discount Rate	4.08% (Based on Fidelity Index's 20-Year Municipal GO AA Index as of December 31, 2024)
Administrative Expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates - Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality Rates - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis with Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

The actuarial assumptions used in the December 31, 2024, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022. Changes in assumptions reflect the annual change in the municipal bond rate and changes in the actuarial assumptions.

Discount Rate

A single discount rate of 4.08% was used to measure the total OPEB liability. Because the plan is essentially a "pay-as-you-go" plan, the single discount rate is equal to the prevailing municipal bond rate. The projection of cash flows used to determine the discount rate assumed that contributions from the City is made at the statutorily required rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to not be able to make all future benefit payments of current plan members. Therefore, the municipal bond rate was applied to all periods of projected benefit payments to determine the total OPEB liability. The source of the municipal bond rate was Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2024.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (4.08%) in measuring the total OPEB Liability.

	1% Decrease in Discount Rate (3.08%)	Current Single Discount Rate (4.08%)	1% Increase in Discount Rate (5.08%)
City's total OPEB liability	$ 843,551	$ 702,383	$ 591,424
Component unit's total OPEB liability	9,986	8,315	7,002
Total	$ 853,537	$ 710,698	$ 598,426

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEB

At September 30, 2025, the City and component unit reported a total OPEB liability of $702,383 and $8,315, respectively. The total OPEB Liability was determined by an actuarial valuation as of December 31, 2024. For the year ended September 30, 2025, the City and component unit recognized OPEB expense of $42,778 and $506, respectively. There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period**.**

Changes in the Total OPEB Liability

As of September 30, 2025, the City reported the following changes in the total OPEB liability:

	Increase (Decrease) Total OPEB Liability
Balance at 12/31/2023	$ 712,639
Changes for the year:	
Service cost	42,778
Interest	27,385
Difference between expected and actual experience	(25,145)
Change in assumptions	(39,997)
Benefit payments, including refunds of employee contributions	(15,277)
Net changes	(10,256)
Balance at 12/31/2024	$ 702,383

At September 30, 2025, the component unit reported the following changes in the total OPEB liability:

	Increase (Decrease) Total OPEB Liability
Balance at 12/31/2023	$ 8,437
Changes for the year:	
Service cost	506
Interest	324
Difference between expected and actual experience	(298)
Change in assumptions	(473)
Benefit payments, including refunds of employee contributions	(181)
Net changes	(122)
Balance at 12/31/2024	$ 8,315

Changes in assumptions and other inputs reflect a change in the discount rate from 3.77% to 4.08%.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 4,996	$ 50,110
Changes in actuarial assumptions	101,375	255,888
Contributions subsequent to the measurement date	14,922	-
Total	$ 121,293	$ 305,998

As of September 30, 2025, the component unit reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 59	$ 593
Changes in actuarial assumptions	1,200	3,029
Contributions subsequent to the measurement date	177	-
Total	$ 1,436	$ 3,622

The City and Component Unit reported $14,922 and $177, respectively, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, which will be recognized as a reduction of the net pension liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	City	Component Unit
2026	$ (31,081)	$ (368)
2027	(32,881)	(389)
2028	(44,001)	(521)
2029	(51,109)	(605)
2030	(33,177)	(393)
Thereafter	(7,378)	(87)

E. Deficit Net Position/Fund Balance

At September 30, 2025, the City reported a deficit net position of $1,600,426 in the Employee Benefits Internal Service Fund, primarily due to current-year claims costs and related liabilities exceeding the resources available in that fund. Management plans to address this deficit through future charges to participating funds, potential transfers from the General Fund, and ongoing monitoring of plan design and contribution levels.

At September 30, 2025, the City also reported a deficit fund balance of $11,772 in the Historic Church Fund, a nonmajor governmental fund. This deficit is expected to be eliminated through future revenues of the fund or transfers from the General Fund.

F. Restatement – Change in Accounting Principle

During fiscal year 2025, the City implemented the provisions of GASB Statement No. 101, *Compensated Absences*. The adoption of this standard required the recognition of additional liabilities for compensated absences that were not previously recorded. As a result, beginning net position in the statement of activities was restated and decreased by $3,633,589 for governmental activities, $278,434 for business-type activities, and $31,291 for the Rockwall EDC.

G. New Accounting Guidance

Significant new accounting guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

GASB Statement No. 103, *Financial Reporting Model Improvements* – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No 105, *Subsequent Events* – The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. This Statement will become effective for fiscal years beginning after June 15, 2026, and the impact has not yet been determined.

REQUIRED
SUPPLEMENTARY INFORMATION

CITY OF ROCKWALL, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Property taxes	$ 15,640,000	$ 15,640,000	$ 15,743,506	$ 103,506
Sales taxes	28,610,000	28,610,000	28,647,411	37,411
Franchise taxes	4,005,000	4,007,000	3,866,339	(140,661)
Licenses and permits	1,401,500	2,005,500	2,266,674	261,174
Intergovernmental revenues	2,758,500	3,201,500	11,501,475	8,299,975
Charges for services	635,500	900,500	1,562,591	662,091
Fines and forfeitures	535,000	600,000	683,201	83,201
Contributions and donations	57,500	57,500	57,500	-
Investments earnings	1,250,000	1,250,000	1,463,874	213,874
Miscellaneous	205,000	205,000	84,199	(120,801)
Total revenues	55,098,000	56,477,000	65,876,770	9,399,770
EXPENDITURES				
Current:				
Administration	6,881,200	6,957,200	6,352,988	604,212
Finance	1,212,350	1,228,350	1,017,155	211,195
Mayor/council	150,400	161,900	172,248	(10,348)
Police	18,920,350	19,103,350	19,635,778	(532,428)
Fire	9,585,000	9,645,750	9,832,648	(186,898)
Municipal court	535,450	560,450	566,823	(6,373)
Public works	6,592,850	6,507,850	6,263,984	243,866
Parks and recreation	6,599,550	6,707,550	6,557,807	149,743
Community development	2,605,000	2,588,000	2,553,190	34,810
Debt service:				
Principal	-	-	342,471	(342,471)
Interest and fiscal charges	-	-	190,998	(190,998)
Total expenditures	53,082,150	53,460,400	53,486,090	(25,690)
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,015,850	3,016,600	12,390,680	9,374,080
OTHER FINANCING SOURCES (USES)				
Transfers in	510,000	548,000	548,000	-
Transfers out	(3,715,000)	(3,715,000)	(12,179,180)	(8,464,180)
Total other financing sources (uses)	(3,205,000)	(3,167,000)	(11,631,180)	(8,464,180)
NET CHANGE IN FUND BALANCE	$ (1,189,150)	$ (150,400)	759,500	$ 909,900
FUND BALANCE - BEGINNING			27,903,649	
FUND BALANCE - ENDING			$ 28,663,149	

CITY OF ROCKWALL, TEXAS

NOTES TO REQUIRED SUPPLEMENTARY BUDGET INFORMATION

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Budgetary Information - The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the City Council and as such is a good management control device. Annual budgets are adopted for the general fund, debt service fund, harbor debt service fund, cemetery fund, public safety fund, recreational development fund, street improvement fund, hotel occupancy tax fund, fire equipment fund, aviation fund, downtown improvement fund, and the narcotics unit fund.

Budgetary preparation and control are exercised at the fund level. Actual expenditures may not legally exceed appropriations at the fund level. Appropriations lapse at year-end.

Encumbrance accounting, in which appropriations are recorded as budgetary expenditures, is not utilized by the City.

Excess of Expenditures over Budgeted Appropriations - During the fiscal year 2025, expenditures exceeded appropriations in the general fund, harbor debt service fund, downtown improvement fund and narcotics unit fund by $25,690, $13, $410 and $5,731, respectively.

CITY OF ROCKWALL, TEXAS

SCHEDULE OF CHANGES IN TMRS NET PENSION LIABILITY AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Measurement period ended December 31,	**2024**	**2023**	**2022**	**2021**
A. Total pension liability				
Service Cost	$ 6,000,952	$ 5,347,145	$ 4,847,364	$ 4,432,467
Interest (on the Total Pension Liability)	9,504,754	8,687,647	7,937,814	7,313,901
Difference between expected and actual experience	1,746,858	2,338,017	1,945,808	1,251,581
Changes in assumptions	-	(370,173)	-	-
Benefit payments, including refunds of employee contributions	(4,524,826)	(3,923,681)	(3,820,791)	(4,103,690)
Net change in total pension liability	12,727,738	12,078,955	10,910,195	8,894,259
Total pension liability - beginning	140,073,108	127,994,153	117,083,958	108,189,699
Total pension liability - ending (a)	152,800,846	140,073,108	127,994,153	117,083,958
B. Plan fiduciary net position				
Contributions - Employer	4,832,298	4,493,159	4,153,419	3,791,675
Contributions - Employee	2,164,177	1,971,038	1,792,475	1,637,323
Net Investment Income	12,890,529	12,612,750	(8,408,325)	13,134,666
Benefit payments, including refunds of employee contributions	(4,524,826)	(3,923,681)	(3,820,791)	(4,103,690)
Administrative Expenses	(82,497)	(80,055)	(72,639)	(60,678)
Other	(1,930)	(560)	86,680	415
Net change in plan fiduciary net position	15,277,751	15,072,651	(6,269,181)	14,399,711
Plan fiduciary net position - beginning	123,798,792	108,726,141	114,995,322	100,595,611
Plan fiduciary net position - ending (b)	139,076,543	123,798,792	108,726,141	114,995,322
C. Net pension liability - ending (a) - (b)	$ 13,724,303	$ 16,274,316	$ 19,268,012	$ 2,088,636
D. Plan fiduciary net position as a percentage of total pension liability	91.02%	88.38%	84.95%	98.22%
E. Covered payroll	$ 30,916,813	$ 28,158,006	$ 25,606,782	$ 23,390,329
F. Net position liability as a percentage of covered payroll	44.39%	57.80%	75.25%	8.93%

2020	2019	2018	2017	2016	2015
$ 4,117,305	$ 3,889,490	$ 3,626,966	$ 3,622,782	$ 3,383,642	$ 3,357,626
6,834,168	6,349,914	5,990,905	5,577,249	5,158,244	4,940,548
(250,837)	(397,251)	(1,650,948)	(306,042)	(357,796)	(458,262)
-	90,632	-	-	-	(108,126)
(3,398,437)	(2,346,674)	(3,212,408)	(2,323,270)	(1,869,095)	(1,942,137)
7,302,199	7,586,111	4,754,515	6,570,719	6,314,995	5,789,649
100,887,500	93,301,389	88,546,874	81,976,155	75,661,160	69,871,511
108,189,699	100,887,500	93,301,389	88,546,874	81,976,155	75,661,160
3,543,361	3,341,210	3,122,311	3,102,508	2,897,712	2,950,480
1,530,139	1,442,842	1,348,315	1,338,937	1,250,554	1,255,523
6,991,434	12,012,212	(2,361,502)	9,340,684	4,123,871	86,617
(3,398,437)	(2,346,674)	(3,212,408)	(2,323,270)	(1,869,095)	(1,942,137)
(45,176)	(67,784)	(45,589)	(48,368)	(46,547)	(52,749)
(1,761)	(2,036)	(2,380)	(2,451)	(2,508)	(2,605)
8,619,560	14,379,770	(1,151,253)	11,408,040	6,353,987	2,295,129
91,976,051	77,596,281	78,747,534	67,339,494	60,985,507	58,690,378
100,595,611	91,976,051	77,596,281	78,747,534	67,339,494	60,985,507
$ 7,594,088	$ 8,911,449	$ 15,705,108	$ 9,799,340	$ 14,636,661	$ 14,675,653
92.98%	91.17%	83.17%	88.93%	82.15%	80.60%
$ 21,819,318	$ 20,612,029	$ 19,261,637	$ 19,127,677	$ 17,865,058	$ 17,936,037
34.80%	43.23%	81.54%	51.23%	81.93%	81.82%

CITY OF ROCKWALL, TEXAS

TMRS SCHEDULE OF CONTRIBUTIONS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Fiscal year ended September 30,	**2025**	**2024**	**2023**	**2022**
Actuarial determined contribution	$ 5,449,861	$ 4,737,558	$ 4,205,845	$ 3,941,093
Contributions in relation to the actuarially determined contribution	5,449,861	4,770,477	4,499,468	4,191,026
Contribution deficiency (excess)	$ -	$ (32,919)	$ (293,623)	$ (249,933)
Covered payroll	$ 33,119,704	$ 30,127,747	$ 27,587,171	$ 25,842,845
Contributions as a percentage of covered payroll	16.46%	15.83%	16.31%	16.22%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes — Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	21 years
Asset Valuation Method	10 Year smoothed fair value; 12% soft corridor
Inflation	2.5%
Salary Increases	3.6% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes — There were no benefit changes during the year.

2021	2020	2019	2018	2017	2016
$ 3,527,492	$ 3,389,779	$ 3,200,864	$ 3,158,177	$ 2,897,712	$ 2,950,480
3,701,559	3,512,213	3,261,764	3,158,177	2,897,712	2,950,480
$ (174,067)	$ (122,434)	$ (60,900)	$ -	$ -	$ -
$ 22,835,032	$ 21,666,950	$ 20,121,925	$ 19,304,266	$ 17,865,058	$ 17,936,037
16.21%	16.21%	16.21%	16.36%	16.22%	16.45%

CITY OF ROCKWALL, TEXAS

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM -
SUPPLEMENTAL DEATH BENEFITS FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Measurement period ended December 31,	**2024**	**2023**	**2022**
A. Total OPEB liability			
Service Cost	$ 43,284	$ 36,605	$ 71,700
Interest (on the Total OPEB Liability)	27,709	26,612	17,550
Changes of assumptions	(40,470)	(7,044)	(363,354)
Difference between expected and actual experience	(25,443)	33,155	8,361
Benefit payments, including refunds of employee contributions	(15,458)	(14,080)	(12,803)
Net change in Total OPEB liability	(10,378)	75,248	(278,546)
Total OPEB liability - beginning	721,076	645,828	924,374
Total OPEB liability - ending (a)	$ 710,698	$ 721,076	$ 645,828
B. Covered-employee payroll	$ 30,916,813	$ 28,158,006	$ 25,606,782
C. Total OPEB liability as a percentage of covered-employee payroll	2.30%	2.56%	2.52%

Note: This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

Note: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.*

2021	2020	2019	2018	2017
$ 63,154	$ 48,002	$ 32,979	$ 34,671	$ 30,604
17,340	19,621	20,725	18,675	17,740
31,279	121,938	117,635	(44,205)	48,353
(15,803)	(34,417)	(19,759)	(9,879)	-
(14,034)	(4,365)	(4,121)	(3,852)	(3,826)
81,936	150,779	147,459	(4,590)	92,871
842,438	691,659	544,200	548,790	455,919
$ 924,374	$ 842,438	$ 691,659	$ 544,200	$ 548,790
$ 23,390,329	$ 21,819,318	$ 20,612,029	$ 19,261,637	$ 19,127,677
3.95%	3.86%	3.36%	2.83%	2.87%


City of Rockwall

COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

CITY OF ROCKWALL, TEXAS

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	Debt Service	Capital Projects Funds	
	Debt Service Harbor Fund	Capital Projects Fund	Technology Acquisition Fund
ASSETS			
Cash and cash equivalents	$ 389,017	$ 379,954	$ 222,602
Investments	-	-	1,262,092
Accounts receivable, net	-	-	-
Taxes receivable, net	60,535	-	-
Accrued interest	-	-	20,390
Due from other funds	-	-	-
Total assets	449,552	379,954	1,505,084
LIABILITIES			
Accounts payable	-	-	1,300
Seizures payable	-	-	-
Developer deposits	-	-	-
Due to other funds	-	-	-
Total liabilities	-	-	1,300
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - assessments	-	-	-
Unavailable revenue - hotel tax	-	-	-
Total Liabilities	-	-	-
FUND BALANCES			
Committed for:			
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Capital projects	-	379,954	-
Capital acquisitions	-	-	1,503,784
Restricted for:			
Debt service - Harbor	449,552	-	-
Parks	-	-	-
Public safety	-	-	-
Tourism	-	-	-
Unassigned	-	-	-
Total fund balances	449,552	379,954	1,503,784
Total liabilities, deferred inflows, and fund balances	$ 449,552	$ 379,954	$ 1,505,084

Special Revenue Funds						
Cemetery Fund	Public Safety Fund	Recreational Development Fund	Street Improvement Fund	Hotel Occupancy Tax Fund	Fire Equipment Fund	Aviation Fund
$ 96,196	$ 428,921	$ 1,306,864	$ 748,602	$ 44,434	$ 298,898	$ 411,406
-	-	-	-	1,672,210	-	-
-	19,605	38,045	-	434,221	-	19,429
-	-	-	171,683	-	-	-
-	-	-	-	-	-	-
-	28	-	-	-	-	619
96,196	448,554	1,344,909	920,285	2,150,865	298,898	431,454
-	2,087	9,172	10,590	2,137	40,237	13,205
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	255,216	-	103	-	-
-	2,087	264,388	10,590	2,240	40,237	13,205
-	-	-	171,683	-	-	-
-	-	-	-	30,000	-	-
-	-	-	171,683	30,000	-	-
-	-	-	-	-	258,661	-
-	-	-	738,012	-	-	-
96,196	-	1,080,521	-	-	-	418,249
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	446,467	-	-	-	-	-
-	-	-	-	2,118,625	-	-
-	-	-	-	-	-	-
96,196	446,467	1,080,521	738,012	2,118,625	258,661	418,249
$ 96,196	$ 448,554	$ 1,344,909	$ 920,285	$ 2,150,865	$ 298,898	$ 431,454

CITY OF ROCKWALL, TEXAS

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	Special Revenue Funds		
	Emergency Siren Fund	Downtown Improvement Fund	Art in Public Places Fund
ASSETS			
Cash and cash equivalents	$ 19,038	$ 13,928	$ 123,850
Investments	-	-	-
Accounts receivable, net	-	-	23
Taxes receivable, net	-	-	-
Accrued interest	-	-	-
Due from other funds	-	-	1
Total assets	19,038	13,928	123,874
LIABILITIES			
Accounts payable	-	-	-
Seizures payable	-	-	-
Developer deposits	-	-	-
Due to other funds	-	-	-
Total liabilities	-	-	-
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - assessments	-	-	-
Unavailable revenue - hotel tax	-	-	-
Total Liabilities	-	-	-
FUND BALANCES			
Committed for:			
Public safety	19,038	13,928	-
Public works	-	-	-
Parks and recreation	-	-	123,874
Capital projects	-	-	-
Capital acquisitions	-	-	-
Restricted for:			
Debt service - Harbor	-	-	-
Parks	-	-	-
Public safety	-	-	-
Tourism	-	-	-
Unassigned	-	-	-
Total fund balances	19,038	13,928	123,874
Total liabilities, deferred inflows, and fund balances	$ 19,038	$ 13,928	$ 123,874

Special Revenue Funds			
Historic Church Fund	Narcotics Unit Fund	Special Escrow	Total Non-Major Governmental Funds
$ 6,156	$ 940,078	$ 87,533	$ 5,517,477
-	-	6,713,821	9,648,123
-	-	-	511,323
-	-	-	232,218
-	-	29,479	49,869
-	-	-	648
6,156	940,078	6,830,833	15,959,658
17,928	5,662	-	102,318
-	43,626	-	43,626
-	-	1,606,916	1,606,916
-	-	-	255,319
17,928	49,288	1,606,916	2,008,179
-	-	-	171,683
-	-	-	30,000
-	-	-	201,683
-	-	-	291,627
-	-	-	738,012
-	-	-	1,718,840
-	-	-	379,954
-	-	-	1,503,784
-	-	-	449,552
-	-	5,223,917	5,223,917
-	890,790	-	1,337,257
-	-	-	2,118,625
(11,772)	-	-	(11,772)
(11,772)	890,790	5,223,917	13,749,796
$ 6,156	$ 940,078	$ 6,830,833	$ 15,959,658

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Debt Service	Capital Projects Funds	
	Debt Service Harbor Fund	Capital Projects Fund	Technology Acquisition Fund
REVENUES			
Property taxes	$ 620,049	$ -	$ -
Sales taxes	485,248	-	-
Hotel occupancy taxes	-	-	-
Fines and fees	-	-	-
Miscellaneous	-	-	-
Charges for services	-	-	-
Intergovernmental	-	-	-
Contributions and donations	-	-	-
Investments earnings	-	-	55,760
Total revenues	1,105,297	-	55,760
EXPENDITURES			
Current:			
General government:			
Administration	-	-	-
Public safety:			
Police	-	-	-
Fire	-	-	-
Parks and recreation	-	-	-
Debt service:			
Principal	985,000	-	-
Interest	184,313	-	-
Capital outlay	-	-	524,634
Total expenditures	1,169,313	-	524,634
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(64,016)	-	(468,874)
OTHER FINANCING SOURCES (USES)			
Transfers in	-	-	343,750
Transfers out	-	-	-
Total other financing sources (uses)	-	-	343,750
NET CHANGE IN FUND BALANCE	(64,016)	-	(125,124)
FUND BALANCE - BEGINNING	513,568	379,954	1,628,908
FUND BALANCE - ENDING	$ 449,552	$ 379,954	$ 1,503,784

Special Revenue Funds						
Cemetery Fund	Public Safety Fund	Recreational Development Fund	Street Improvement Fund	Hotel Occupancy Tax Fund	Fire Equipment Fund	Aviation Fund
$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-
-	-	-	-	2,022,718	-	-
-	71,545	-	-	-	65,456	-
-	-	-	332,500	-	-	150,942
11,350	75,421	781,518	-	-	-	-
-	69,842	24,451	-	-	-	-
-	21,561	17,100	-	-	-	-
2,989	4,808	40,712	18,504	85,846	8,476	9,186
14,339	243,177	863,781	351,004	2,108,564	73,932	160,128
-	-	-	-	1,523,802	-	55,406
-	47,625	-	-	-	-	-
-	-	-	-	-	788	-
700	-	340,726	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	693,183	101,209	-	364,788	-
700	47,625	1,033,909	101,209	1,523,802	365,576	55,406
13,639	195,552	(170,128)	249,795	584,762	(291,644)	104,722
-	-	-	-	-	304,550	-
-	(10,000)	-	-	(1,986,643)	-	-
-	(10,000)	-	-	(1,986,643)	304,550	-
13,639	185,552	(170,128)	249,795	(1,401,881)	12,906	104,722
82,557	260,915	1,250,649	488,217	3,520,506	245,755	313,527
$ 96,196	$ 446,467	$ 1,080,521	$ 738,012	$ 2,118,625	$ 258,661	$ 418,249

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds		
	Emergency Siren Fund	Downtown Improvement Fund	Art in Public Places Fund
REVENUES			
Property taxes	$ -	$ -	$ -
Sales taxes	-	-	-
Hotel occupancy taxes	-	-	-
Fines and fees	-	-	-
Miscellaneous	-	-	-
Charges for services	7,366	-	-
Intergovernmental	-	-	-
Contributions and donations	-	10,000	141
Investments earnings	660	-	3,282
Total revenues	8,026	10,000	3,423
EXPENDITURES			
Current:			
General government:			
Administration	-	7,410	-
Public safety:			
Police	-	-	-
Fire	-	-	-
Parks and recreation	-	3,000	2,500
Debt service:			
Principal	-	-	-
Interest	-	-	-
Capital outlay	-	-	-
Total expenditures	-	10,410	2,500
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	8,026	(410)	923
OTHER FINANCING SOURCES (USES)			
Transfers in	-	-	-
Transfers out	(38,000)	-	-
Total other financing sources (uses)	(38,000)	-	-
NET CHANGE IN FUND BALANCE	(29,974)	(410)	923
FUND BALANCE - BEGINNING	49,012	14,338	122,951
FUND BALANCE - ENDING	$ 19,038	$ 13,928	$ 123,874

Special Revenue Funds			
Historic Church Fund	Narcotics Unit Fund	Special Escrow	Total Non-Major Governmental Funds
$ -	$ -	$ -	$ 620,049
-	-	-	485,248
-	-	-	2,022,718
-	-	-	137,001
-	4,199	-	487,641
52,506	-	-	928,161
-	366,427	-	460,720
-	-	634,250	683,052
-	-	180,657	410,880
52,506	370,626	814,907	6,235,470
-	-	-	1,586,618
-	21,487	-	69,112
-	-	-	788
50,921	-	-	397,847
-	-	-	985,000
-	-	-	184,313
2,000,000	19,294	82,290	3,785,398
2,050,921	40,781	82,290	7,009,076
(1,998,415)	329,845	732,617	(773,606)
1,986,643	-	-	2,634,943
-	-	-	(2,034,643)
1,986,643	-	-	600,300
(11,772)	329,845	732,617	(173,306)
-	560,945	4,491,300	13,923,102
$ (11,772)	$ 890,790	$ 5,223,917	$ 13,749,796

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF NET POSITION -
INTERNAL SERVICE FUNDS

SEPTEMBER 30, 2025

	Employee Benefits	Workers' Compensation	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 226,460	$ 462,623	$ 689,083
Receivables, net	747,194	-	747,194
Due from other funds	-	1,184	1,184
Total assets	973,654	463,807	1,437,461
LIABILITIES			
Current liabilities:			
Accounts payable	910,143	209,143	1,119,286
Due to other funds	1,663,937	-	1,663,937
Total liabilities	2,574,080	209,143	2,783,223
NET POSITION			
Unrestricted	(1,600,426)	254,664	(1,345,762)
Total net position	$ (1,600,426)	$ 254,664	$ (1,345,762)

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Employee Benefits	Workers' Compensation	Total
OPERATING REVENUES			
Charges for services	$ 1,943,099	$ -	$ 1,943,099
Miscellaneous	32,000	500	32,500
Total operating revenues	1,975,099	500	1,975,599
OPERATING EXPENSES			
Contractual services	7,846,487	593,541	8,440,028
Total operating expenses	7,846,487	593,541	8,440,028
OPERATING INCOME (LOSS)	(5,871,388)	(593,041)	(6,464,429)
NON-OPERATING REVENUES (EXPENSES)			
Investment earnings	75,162	29,670	104,832
Total nonoperating revenues (expenses)	75,162	29,670	104,832
INCOME BEFORE TRANSFERS	(5,796,226)	(563,371)	(6,359,597)
Transfers in	5,000,000	325,000	5,325,000
CHANGE IN NET POSITION	(796,226)	(238,371)	(1,034,597)
TOTAL NET POSITION - BEGINNING	(804,200)	493,035	(311,165)
TOTAL NET POSITION - ENDING	$ (1,600,426)	$ 254,664	$ (1,345,762)

CITY OF ROCKWALL, TEXAS

STATEMENT OF CASH FLOWS -
INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Employee Benefits	Workers' Compensation	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from other funds	$ 2,600,824	$ 500	$ 2,601,324
Payments to suppliers and service providers	(7,521,814)	(480,541)	(8,002,355)
Net cash provided (used) by operating activities	(4,920,990)	(480,041)	(5,401,031)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers from other funds	5,000,000	325,000	5,325,000
Net cash provided by noncapital financing activities	5,000,000	325,000	5,325,000
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on investments	75,162	29,670	104,832
Net cash provided by investing activities	75,162	29,670	104,832
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	154,172	(125,371)	28,801
CASH AND CASH EQUIVALENTS - BEGINNING	72,288	587,994	660,282
CASH AND CASH EQUIVALENTS - ENDING	226,460	462,623	689,083
Reconciliation of operating income (loss) to net cash provided (used for) operating activities:			
Operating income (loss)	(5,871,388)	(593,041)	(6,464,429)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:			
(Increase) decrease in accounts receivable	(429,628)	-	(429,628)
Increase (decrease) in accounts payable	324,673	113,000	437,673
Increase (decrease) in interfund payables	1,055,353	-	1,055,353
Total adjustments	950,398	113,000	1,063,398
Net cash provided (used) by operating activities	$ (4,920,990)	$ (480,041)	$ (5,401,031)

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
DEBT SERVICE

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Property taxes	$ 8,453,800	$ 8,453,800	$ 8,303,870	$ (149,930)
Charges for services	420,000	420,000	1,267,324	847,324
Investment earnings	95,000	210,000	242,711	32,711
Total revenues	8,968,800	9,083,800	9,813,905	730,105
EXPENDITURES				
Debt service:				
Principal	6,305,000	6,305,000	6,305,000	-
Interest and fiscal charges	2,459,200	2,459,200	2,457,864	1,336
Total expenditures	8,764,200	8,764,200	8,762,864	1,336
NET CHANGE IN FUND BALANCE	204,600	319,600	1,051,041	731,441
FUND BALANCE - BEGINNING	5,541,354	5,541,354	5,541,354	-
FUND BALANCE - ENDING	$ 5,745,954	$ 5,860,954	$ 6,592,395	$ 731,441

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
DEBT SERVICE - HARBOR

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Property taxes	$ 611,200	$ 611,200	$ 620,049	$ 8,849
Sales taxes	392,000	422,000	485,248	63,248
Total revenues	1,003,200	1,033,200	1,105,297	72,097
EXPENDITURES				
Debt service:				
Principal	985,000	985,000	985,000	-
Interest	184,300	184,300	184,313	(13)
Total expenditures	1,169,300	1,169,300	1,169,313	(13)
NET CHANGE IN FUND BALANCE	(166,100)	(136,100)	(64,016)	72,084
FUND BALANCE - BEGINNING	513,568	513,568	513,568	-
FUND BALANCE - ENDING	$ 347,468	$ 377,468	$ 449,552	$ 72,084

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
CEMETERY

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 17,000	$ 13,250	$ 11,350	$ (1,900)
Investment earnings	2,000	2,000	2,989	989
Total revenues	19,000	15,250	14,339	(911)
EXPENDITURES				
Parks and recreation	5,000	5,000	700	4,300
Total expenditures	5,000	5,000	700	4,300
NET CHANGE IN FUND BALANCE	14,000	10,250	13,639	3,389
FUND BALANCE - BEGINNING	82,557	82,557	82,557	-
FUND BALANCE - ENDING	$ 96,557	$ 92,807	$ 96,196	$ 3,389

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
PUBLIC SAFETY

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and fees	$ 44,000	$ 62,500	$ 71,545	$ 9,045
Charges for services	-	55,000	75,421	20,421
Intergovernmental	34,500	34,500	69,842	35,342
Contributions and donations	1,500	13,500	21,561	8,061
Investment earnings	1,800	3,500	4,808	1,308
Total revenues	81,800	169,000	243,177	74,177
EXPENDITURES				
Police	43,550	67,100	47,625	19,475
Total expenditures	43,550	67,100	47,625	19,475
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	38,250	101,900	195,552	93,652
OTHER FINANCING SOURCES (USES)				
Transfers out	(10,000)	(10,000)	(10,000)	-
Total other financing sources (uses)	(10,000)	(10,000)	(10,000)	-
NET CHANGE IN FUND BALANCE	28,250	91,900	185,552	93,652
FUND BALANCE - BEGINNING	260,915	260,915	260,915	-
FUND BALANCE - ENDING	$ 289,165	$ 352,815	$ 446,467	$ 93,652

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
RECREATIONAL DEVELOPMENT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 735,000	$ 750,000	$ 781,518	$ 31,518
Intergovernmental	787,500	62,500	24,451	(38,049)
Contributions and donations	100,000	100,000	17,100	(82,900)
Investment earnings	30,000	30,000	40,712	10,712
Total revenues	1,652,500	942,500	863,781	(78,719)
EXPENDITURES				
Parks and recreation	434,500	439,500	340,726	98,774
Capital outlay	1,385,000	715,000	693,183	21,817
Total expenditures	1,819,500	1,154,500	1,033,909	120,591
NET CHANGE IN FUND BALANCE	(167,000)	(212,000)	(170,128)	41,872
FUND BALANCE - BEGINNING	1,250,649	1,250,649	1,250,649	-
FUND BALANCE - ENDING	$ 1,083,649	$ 1,038,649	$ 1,080,521	$ 41,872

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
STREET IMPROVEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Miscellaneous	$ -	$ 332,500	$ 332,500	$ -
Investment earnings	11,000	11,000	18,504	7,504
Total revenues	11,000	343,500	351,004	7,504
EXPENDITURES				
Capital outlay	-	127,500	101,209	26,291
Total expenditures	-	127,500	101,209	26,291
NET CHANGE IN FUND BALANCE	11,000	216,000	249,795	33,795
FUND BALANCE - BEGINNING	488,217	488,217	488,217	-
FUND BALANCE - ENDING	$ 499,217	$ 704,217	$ 738,012	$ 33,795

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
HOTEL OCCUPANCY TAX

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Hotel occupancy taxes	$ 2,000,000	$ 2,100,000	$ 2,022,718	$ (77,282)
Investment earnings	-	65,000	85,846	20,846
Total revenues	2,000,000	2,165,000	2,108,564	(56,436)
EXPENDITURES				
Administration	1,265,900	3,544,400	1,523,802	2,020,598
Total expenditures	1,265,900	3,544,400	1,523,802	2,020,598
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	734,100	(1,379,400)	584,762	1,964,162
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(1,986,643)	(1,986,643)
Total other financing sources (uses)	-	-	(1,986,643)	(1,986,643)
NET CHANGE IN FUND BALANCE	734,100	(1,379,400)	(1,401,881)	(22,481)
FUND BALANCE - BEGINNING	3,520,506	3,520,506	3,520,506	-
FUND BALANCE - ENDING	$ 4,254,606	$ 2,141,106	$ 2,118,625	$ (22,481)

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
FIRE EQUIPMENT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and fees	$ 65,650	$ 65,650	$ 65,456	$ (194)
Investment earnings	5,000	5,000	8,476	3,476
Total revenues	70,650	70,650	73,932	3,282
EXPENDITURES				
Fire	2,000	2,000	788	1,212
Capital outlay	85,800	390,350	364,788	25,562
Total expenditures	87,800	392,350	365,576	26,774
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(17,150)	(321,700)	(291,644)	28,844
OTHER FINANCING SOURCES (USES)				
Transfers in	-	304,550	304,550	-
Total other financing sources (uses)	-	304,550	304,550	-
NET CHANGE IN FUND BALANCE	(17,150)	(17,150)	12,906	30,056
FUND BALANCE - BEGINNING	245,755	245,755	245,755	-
FUND BALANCE - ENDING	$ 228,605	$ 228,605	$ 258,661	$ 30,056

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
AVIATION

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Miscellaneous	$ 124,500	$ 133,100	$ 150,942	$ 17,842
Investment income	5,000	5,000	9,186	4,186
Total revenues	129,500	138,100	160,128	22,028
EXPENDITURES				
Administration	48,500	62,000	55,406	6,594
Total expenditures	48,500	62,000	55,406	6,594
NET CHANGE IN FUND BALANCE	81,000	76,100	104,722	28,622
FUND BALANCE - BEGINNING	313,527	313,527	313,527	-
FUND BALANCE - ENDING	$ 394,527	$ 389,627	$ 418,249	$ 28,622

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
DOWNTOWN IMPROVEMENT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Contributions and donations	$ 10,000	$ 10,000	$ 10,000	$ -
Total revenues	10,000	10,000	10,000	-
EXPENDITURES				
Administration	6,000	6,000	7,410	(1,410)
Culture and recreation	4,000	4,000	3,000	1,000
Total expenditures	10,000	10,000	10,410	(410)
NET CHANGE IN FUND BALANCE	-	-	(410)	(410)
FUND BALANCE - BEGINNING	14,338	14,338	14,338	-
FUND BALANCE - ENDING	$ 14,338	$ 14,338	$ 13,928	$ (410)

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
NARCOTICS UNIT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ -	$ 300,000	$ 366,427	$ 66,427
Miscellaneous	-	4,200	4,199	(1)
Total revenues	-	304,200	370,626	66,426
EXPENDITURES				
Police	27,500	29,050	21,487	7,563
Capital outlay	-	6,000	19,294	(13,294)
Total expenditures	27,500	35,050	40,781	(5,731)
NET CHANGE IN FUND BALANCE	(27,500)	269,150	329,845	60,695
FUND BALANCE - BEGINNING	560,945	560,945	560,945	-
FUND BALANCE - ENDING	$ 533,445	$ 830,095	$ 890,790	$ 60,695

CITY OF ROCKWALL, TEXAS

COMBINING BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNITS

SEPTEMBER 30, 2025

	Rockwall EDC	Technology Park	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ 89,875	$ 10,000	$ 99,875
Investments	19,540,987	-	19,540,987
Accounts receivable, net	1,498,302	35,131	1,533,433
Land held for sale	49,012,426	-	49,012,426
Total assets	70,141,590	45,131	70,186,721
LIABILITIES			
Accounts payable	40,185	8,952	49,137
Accrued liabilities	24,739	-	24,739
Total liabilities	64,924	8,952	73,876
FUND BLANCE			
Restricted for:			
Economic development	70,076,666	-	70,076,666
Technology park	-	36,179	36,179
Total fund balance	70,076,666	36,179	70,112,845
Total liabilities and fund balance	$ 70,141,590	$ 45,131	$ 70,186,721
Reconciliation of the Component Unit Fund Balance Sheet to the Statement of Net Position			
Total fund balances - discretely presented presented component units	$ 70,076,666	$ 36,179	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	4,702	-	
Interest is accrued on outstanding debt in the government-wide financial statements, whereas in the governmental fund financial statements, an expenditure is reported when due.	(211,991)	-	
Certain long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Also, the loss on refunding of bonds, the premium on issuance of bonds and deferred resource outflows (inflows) related to the net pension liability are not reported in the funds.			
Bonds payable	(32,355,000)	-	
Premiums and discounts on bonds payable	(1,504,998)	-	
Compensated absences	(34,650)	-	
Net pension - related items	(84,384)	-	
Total OPEB liability - related items	(10,501)	-	
Deferred loss on refunding bonds	292,756	-	
Net position of governmental activities	$ 36,172,600	$ 36,179	

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DISCRETELY PRESENTED COMPONENT UNITS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Rockwall EDC	Technology Park	Total Governmental Funds
REVENUES			
Sales tax	$ 9,551,362	$ -	$ 9,551,362
Charges for services	-	239,289	239,289
Investment earnings	807,198	-	807,198
Miscellaneous	4,459	-	4,459
Total revenues	10,363,019	239,289	10,602,308
EXPENDITURES			
Current:			
Economic development	7,663,201	-	7,663,201
Parks and recreation	-	226,345	226,345
Total expenditures	7,663,201	226,345	7,889,546
NET CHANGE IN FUND BALANCES	2,699,818	12,944	2,712,762
FUND BALANCES - BEGINNING	67,376,848	23,235	67,400,083
FUND BALANCES - ENDING	$ 70,076,666	$ 36,179	$ 70,112,845
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Component Units to the Statement of Activities			
Net change in fund balances - component units	$ 2,699,818	$ 12,944	
Amounts reported in the Statement of Activities are different because:			
Fund financial statements report capital outlay as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital outlays for the fiscal year.	2,227	-	
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the funds.	(5,195)	-	
Current year long-term debt principal payments on bonds payable are expenditures in the fund financial statements but are shown as reductions in long-term debt in the government-wide financial statements.	2,700,000	-	
Certain expenses do not require the use of current financial resources; therefore, they are not reported as expenditures in the funds.			
Premium on bonds payable	95,316	-	
Deferred loss on refunding	(20,544)	-	
Accrued interest	17,393	-	
Compensated absences	20,334	-	
Certain pension and other post-employment (OPEB) expenditures are not expended in the government-wide financial statements and recorded as deferred resource outflows and inflows. These items relate to contributions made after the measurement date. Additionally, a portion of the unrecognized deferred resource outflows and inflows related to the pension and OPEB liabilities were amortized.	3,755	-	
Change in net position - statement of activities	$ 5,513,104	$ 12,944	


City of Rockwall

STATISTICAL SECTION


City of Rockwall

STATISTICAL SECTION
(UNAUDITED)

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

	Page Number
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	83
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue sources. Property taxes are the City's largest source of revenue whose trends are laid out in Tables 6 through 11. Other tax revenues are compared in Table 5. Another large revenue source derives from utility services, including water, sewer, and solid waste charges. Their underlying rates and operating trends are reported between Tables 11 through 16.	88
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	96
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	101
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	104

Sources – Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.



City of Rockwall

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CITY OF ROCKWALL, TEXAS **TABLE 1**

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(Unaudited)

	Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Governmental activities:										
Net investment in capital assets	$175,975,778	$162,135,482	$148,415,067	$142,755,924	$134,803,314	$ 128,444,419	$ 116,382,345	$ 113,288,647	$105,564,842	$ 95,507,167
Restricted	15,378,689	14,526,785	13,293,105	23,157,453	14,974,819	6,558,003	5,903,520	11,813,320	15,629,382	14,270,758
Unrestricted	19,011,855	24,692,167	30,364,937	11,153,419	10,684,244	3,949,974	9,578,113	3,878,658	402,927	2,075,864
Total governmental activities net position	$210,366,322	$201,354,434	$192,073,109	$177,066,796	$160,462,377	$ 138,952,396	$ 131,863,978	$ 128,980,625	$121,597,151	$111,853,789
Business-type activities:										
Net investment in capital assets	$154,988,430	$136,512,584	$123,537,605	$117,322,684	$108,513,535	$ 98,233,247	$ 86,807,074	$ 84,819,687	$ 73,291,095	$ 66,473,007
Restricted	2,010,804	2,233,298	2,236,026	2,147,029	2,283,448	2,215,307	1,990,887	1,690,582	4,355,395	6,727,108
Unrestricted	7,940,561	9,992,823	10,310,078	3,099,517	7,534,741	8,882,718	12,083,408	11,363,946	7,689,144	3,886,649
Total business-type activities net position	$164,939,795	$148,738,705	$136,083,709	$122,569,230	$118,331,724	$ 109,331,272	$ 100,881,369	$ 97,874,215	$ 85,335,634	$ 77,086,764
Primary government:										
Net investment in capital assets	$330,964,208	$298,648,066	$271,952,672	$260,078,608	$243,316,849	$ 226,677,666	$ 203,189,419	$ 198,108,334	$178,855,937	$161,980,174
Restricted	17,389,493	16,760,083	15,529,131	25,304,482	17,258,267	8,773,310	7,894,407	13,503,902	19,984,777	20,997,866
Unrestricted	26,952,416	34,684,990	40,675,015	14,252,936	18,218,985	12,832,692	21,661,521	15,242,604	8,092,071	5,962,513
Total primary government net position	$375,306,117	$350,093,139	$328,156,818	$299,636,026	$278,794,101	$ 248,283,668	$ 232,745,347	$ 226,854,840	$206,932,785	$188,940,553

CITY OF ROCKWALL, TEXAS **TABLE 2**

CHANGE IN NET POSITION (Unaudited)
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Expenses:										
Governmental activities:										
General Government	$ 13,396,939	$ 12,611,482	$ 7,241,594	$ 12,194,987	$ 12,860,472	$ 10,863,346	$ 10,623,023	$ 12,609,479	$ 13,354,867	$ 9,841,674
Police / Fire	36,991,015	32,966,849	28,517,293	20,897,287	18,102,100	18,545,117	18,040,820	16,819,647	15,931,984	15,268,593
Public Works	14,341,622	12,898,784	13,574,806	11,960,837	12,106,448	13,238,262	12,631,449	3,195,355	3,517,130	12,889,840
Community Development	3,034,980	2,914,209	2,764,330	2,160,981	2,147,066	2,107,804	2,060,063	1,965,366	1,973,607	1,778,965
Parks and Recreation	9,404,249	9,221,787	8,209,949	7,011,359	5,960,132	6,168,770	6,750,655	5,450,380	5,016,834	2,157,430
Interest on long-term debt	2,599,479	2,949,340	2,878,024	2,650,740	2,722,316	2,990,051	3,286,942	3,828,514	4,027,789	4,165,018
Total governmental activities expenses	79,768,285	73,562,451	63,185,996	56,876,191	53,898,534	53,913,350	53,392,952	43,868,741	43,822,211	46,101,520
Business-type activities:										
Water, sewer and sanitation	49,375,655	45,534,581	40,942,721	36,583,711	32,815,181	31,687,906	28,406,975	25,332,638	21,541,809	19,608,273
Total business-type activities expenses	49,375,655	45,534,581	40,942,721	36,583,711	32,815,181	31,687,906	28,406,975	25,332,638	21,541,809	19,608,273
Total primary government expenses	$129,143,940	$119,097,032	$104,128,717	$ 93,459,902	$ 86,713,715	$ 85,601,256	$ 81,799,927	$ 69,201,379	$ 65,364,020	$ 65,709,793
Program Revenues:										
Governmental activities:										
Charges for services	$ 6,888,769	$ 4,798,023	$ 4,960,214	$ 4,778,724	$ 4,362,055	$ 4,219,361	$ 4,785,850	$ 7,017,274	$ 7,522,068	$ 6,591,258
Operating grants and contributions	11,610,738	3,445,111	3,499,961	7,988,335	9,470,637	1,641,907	1,272,678	411,439	1,942,620	196,662
Capital grants and contributions	16,865,599	11,637,654	16,072,206	3,339,056	7,318,331	6,272,150	792,240	44,793	-	-
Total governmental activities program revenues	35,365,106	19,880,788	24,532,381	16,106,115	21,151,023	12,133,418	6,850,768	7,473,506	9,464,688	6,787,920
Business-type activities:										
Charges for services	43,268,876	43,564,540	40,690,213	39,791,917	35,866,161	35,598,369	31,769,332	29,691,355	24,519,314	22,163,656
Capital grants and contributions	16,056,053	14,746,446	13,654,354	2,121,339	6,964,238	5,431,979	354,542	7,707,536	6,016,867	3,049,464
Total business-type activities program revenues	59,324,929	58,310,986	54,344,567	41,913,256	42,830,399	41,030,348	32,123,874	37,398,891	30,536,181	25,213,120
Total primary government program revenues	$ 94,690,035	$ 78,191,774	$ 78,876,948	$ 58,019,371	$ 63,981,422	$ 53,163,766	$ 38,974,642	$ 44,872,397	$ 40,000,869	$ 32,001,040
Net (expense)/revenue										
Governmental activities	$ (44,403,179)	$(53,681,663)	$ (38,653,615)	$ (40,770,076)	$ (32,747,511)	$ (41,779,932)	$ (46,542,184)	$ (36,395,235)	$ (34,357,523)	$(39,313,600)
Business-type activities	9,949,274	12,776,405	13,401,846	5,329,545	10,015,218	9,342,442	3,716,899	12,066,253	8,994,372	5,604,847
Total primary government net expense	$ (34,453,905)	$(40,905,258)	$ (25,251,769)	$ (35,440,531)	$ (22,732,293)	$ (32,437,490)	$ (42,825,285)	$ (24,328,982)	$ (25,363,151)	$(33,708,753)

CITY OF ROCKWALL, TEXAS **TABLE 2**

CHANGE IN NET POSITION (Unaudited)
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(Continued)

	Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
General Revenues and Other Changes in Net Position:										
Governmental activities:										
Taxes:										
Property	$ 24,600,186	$ 24,590,290	$ 23,839,645	$ 23,579,113	$ 23,873,506	$ 23,183,884	$ 22,916,157	$ 21,984,955	$ 21,470,363	$ 20,966,521
Sales	29,132,659	27,410,743	27,720,904	26,433,923	24,170,729	19,838,209	19,497,488	17,949,999	17,132,733	16,331,411
Other	9,021,691	9,897,800	8,738,040	6,077,254	5,032,743	4,762,107	5,988,792	4,173,705	3,561,607	3,454,314
Transfers	(5,705,880)	1,064,155	853,515	1,284,205	1,180,514	1,084,150	1,023,100	(329,950)	986,650	949,250
Total governmental activities	57,048,656	62,962,988	61,152,104	57,374,495	54,257,492	48,868,350	49,425,537	43,778,709	43,151,353	41,701,496
Business-type activities:										
Miscellaneous	824,370	942,746	966,148	192,166	165,748	191,611	313,355	142,378	151,304	88,673
Transfers	5,705,880	(1,064,155)	(853,515)	(1,284,205)	(1,180,514)	(1,084,150)	(1,023,100)	329,950	(986,650)	(949,250)
Total business-type activities	6,530,250	(121,409)	112,633	(1,092,039)	(1,014,766)	(892,539)	(709,745)	472,328	(835,346)	(860,577)
Total primary government	$ 63,578,906	$ 62,841,579	$ 61,264,737	$ 56,282,456	$ 53,242,726	$ 47,975,811	$ 48,715,792	$ 44,251,037	$ 42,316,007	$ 40,840,919
Change in Net Position:										
Governmental activities	$ 12,645,477	$ 9,281,325	$ 22,498,489	$ 16,604,419	$ 21,509,981	$ 7,088,418	$ 2,883,353	$ 7,383,474	$ 8,793,830	$ 2,387,896
Business-type activities	16,479,524	12,654,996	13,514,479	4,237,506	9,000,452	8,449,903	3,007,154	12,538,581	8,159,026	4,744,270
Total primary government	$ 29,125,001	$ 21,936,321	$ 36,012,968	$ 20,841,925	$ 30,510,433	$ 15,538,321	$ 5,890,507	$ 19,922,055	$ 16,952,856	$ 7,132,166

CITY OF ROCKWALL, TEXAS **TABLE 3**

FUND BALANCES
GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(Unaudited)

	Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
General Fund:										
Nonspendable	$ 1,195	$ 2,146	$ 1,593	$ 2,602	$ 2,423	$ 3,088	$ 2,723	$ -	$ -	$ -
Restricted	-	-	-	11,332,483	5,685,201	-	-	-	-	-
Unassigned	28,661,954	27,901,503	32,594,142	27,904,156	25,999,158	16,652,449	14,692,432	12,884,778	10,827,051	11,165,872
Total general fund	$ 28,663,149	$ 27,903,649	$ 32,595,735	$ 39,239,241	$ 31,686,782	$ 16,655,537	$ 14,695,155	$ 12,884,778	$ 10,827,051	$ 11,165,872
All Other Governmental Funds:										
Restricted	$ 17,265,894	$ 19,494,827	$ 18,211,434	$ 2,420,444	$ 1,941,354	$ 1,155,519	$ 1,314,152	$ 860,725	$ 592,611	$ (86,775)
Restricted for debt service	7,041,947	6,054,922	5,751,071	9,404,526	7,348,264	5,402,484	5,083,470	-	-	-
Committed	4,632,217	4,575,868	4,178,828	6,083,866	5,709,085	5,316,634	4,291,828	-	-	-
Committed for debt service	-	-	-	-	-	-	-	3,277,958	3,828,849	2,201,438
Assigned	-	-	-	-	-	-	-	9,713,024	12,787,803	13,628,545
Unassigned	(11,772)	-	-	(16,957,781)	(12,807,929)	(8,253,123)	-	-	-	-
Total all other governmental funds	$ 28,928,286	$ 30,125,617	$ 28,141,333	$ 951,055	$ 2,190,774	$ 3,621,514	$ 10,689,450	$ 13,851,707	$ 17,209,263	$ 15,743,208

CITY OF ROCKWALL, TEXAS **TABLE 4**

CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS (Unaudited)
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Revenues:										
Property taxes	$ 24,667,425	$ 24,652,256	$ 23,900,675	$ 23,839,466	$ 23,869,473	$ 23,251,697	$ 22,676,730	$ 21,889,749	$ 21,364,031	$ 20,946,082
Sales and hotel occupancy taxes	31,155,377	29,279,965	29,600,165	28,076,100	25,210,545	20,617,027	20,358,483	17,949,998	17,132,733	16,331,411
Franchise taxes	3,866,339	3,808,512	3,916,171	3,649,354	3,244,953	3,245,274	3,408,880	3,255,645	3,154,432	3,186,160
Charges for services	3,758,076	2,326,301	2,671,999	2,627,285	1,934,675	1,835,338	2,405,845	2,364,134	2,431,114	1,765,734
Permits	2,266,674	1,739,580	1,739,543	1,684,857	1,961,007	1,795,728	1,652,856	1,487,961	1,772,362	1,233,776
Municipal court	820,202	649,255	576,985	478,671	509,487	571,028	695,536	938,043	1,042,793	1,152,543
Intergovernmental	11,962,195	3,451,926	3,499,961	7,631,057	9,459,883	2,007,478	1,205,426	943,848	1,012,738	831,958
Interest income	2,579,813	3,541,176	2,677,557	63,365	7,336	377,092	703,092	401,167	141,210	105,047
Miscellaneous	571,840	398,113	355,572	350,600	631,344	442,603	851,866	611,405	538,312	315,876
Contributions and donations	740,552	222,573	109,998	89,312	85,276	185,056	459,506	424,128	1,780,277	90,812
Total revenues	82,388,493	70,069,657	69,048,626	68,490,067	66,913,979	54,328,321	54,418,220	50,266,078	50,370,002	45,959,399
Expenditures:										
Current:										
Mayor/council	172,248	145,298	131,164	128,635	111,916	88,568	100,810	127,123	130,560	107,998
Administration	7,939,606	8,518,436	7,818,559	6,095,742	6,163,346	5,218,346	4,590,328	4,772,422	4,859,771	4,348,317
Finance	1,017,155	901,911	917,752	768,490	705,939	737,711	701,499	1,178,791	1,183,815	1,017,359
Municipal court	566,823	557,947	508,652	491,523	412,238	389,693	395,972	429,862	439,986	389,914
Police	19,704,890	18,582,435	16,077,407	14,292,617	12,371,408	12,145,881	11,129,210	11,126,009	11,053,569	10,660,642
Fire	9,833,436	8,945,621	7,706,881	7,000,067	6,156,409	5,246,718	4,530,268	4,272,346	3,876,111	3,425,461
Public works	6,263,984	6,584,989	6,097,356	4,791,440	3,392,021	4,776,601	5,370,529	5,102,468	5,796,784	5,036,475
Community development	2,553,190	2,522,289	2,356,718	2,160,981	2,147,066	2,107,804	2,170,931	1,965,366	1,973,607	1,778,733
Parks and recreation	6,955,654	7,320,155	6,540,396	5,772,546	4,971,631	4,694,193	5,280,625	3,990,911	3,974,766	3,157,568
Capital outlay	6,322,812	7,777,363	1,760,795	8,702,502	5,694,711	11,991,170	8,352,381	4,988,574	3,417,903	5,934,578
Debt service:										
Principal	7,632,471	8,384,205	12,467,061	6,553,932	6,205,000	6,690,000	7,095,000	6,040,000	6,040,000	6,560,000
Interest and fiscal charges	2,833,175	3,160,201	2,691,934	2,768,057	2,867,303	3,138,340	3,440,647	3,678,004	3,882,544	3,971,613
Bond issuance costs	-	-	365,235	-	-	-	-	-	-	231,376
Total expenditures	71,795,444	73,400,850	65,439,910	59,526,532	51,198,988	57,225,025	53,158,200	47,671,876	46,629,416	46,620,034
Excess (deficiency) of revenues over (under) expenditures	10,593,049	(3,331,193)	3,608,716	8,963,535	15,714,991	(2,896,704)	1,260,020	2,594,202	3,740,586	(660,635)
Other financing sources (uses):										
Transfers in	3,182,943	3,378,500	1,754,200	1,656,275	874,995	1,985,700	727,443	1,280,466	1,316,687	540,350
Transfers out	(14,213,823)	(6,667,345)	(4,860,685)	(4,307,070)	(2,989,481)	(4,196,550)	(3,339,343)	(5,240,416)	(3,930,037)	(3,131,100)
Bonds issued	-	-	32,060,000	-	-	-	-	-	-	8,076,711
Leases and financed purchases	-	3,912,236	167,882	-	-	-	-	-	-	-
Refunding bonds issued	-	-	-	-	-	-	-	-	-	53,221,012
Premium (discounts) on bonds issued	-	-	2,410,742	-	-	-	-	-	-	6,769,228
Payment to refunded bond escrow agent	-	-	(7,105,507)	-	-	-	-	-	-	(59,060,574)
Sale of capital asset	-	-	3,600	-	-	-	-	-	-	-
Prior period adustment	-	-	(7,492,176)	-	-	-	-	-	-	(246,478)
Total other financing sources (uses)	(11,030,880)	623,391	16,938,056	(2,650,795)	(2,114,486)	(2,210,850)	(2,611,900)	(3,959,950)	(2,613,350)	6,169,149
Net change in fund balances	$ (437,831)	$ (2,707,802)	$ 20,546,772	$ 6,312,740	$ 13,600,505	$ (5,107,554)	$ (1,351,880)	$ (1,365,748)	$ 1,127,236	$ 5,508,514
Debt service as a percentage of non-capital expenditures (1)	21.0%	22.9%	35.8%	18.3%	19.9%	21.7%	23.5%	22.8%	23.0%	25.9%

(1) There are some capital expenditures reported in various functional expenditure line items and are included in this calculation.

CITY OF ROCKWALL, TEXAS **TABLE 5**

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE

LAST TEN FISCAL YEARS
(unaudited)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Total
2016	$ 20,946,082	$ 16,331,411	$ 3,186,160	$ 40,463,653
2017	21,364,031	17,132,733	3,154,432	41,651,196
2018	21,889,749	17,949,998	3,255,645	43,095,392
2019	22,676,730	19,497,488	3,408,880	45,583,098
2020	23,251,697	19,838,209	3,245,274	46,335,180
2021	23,869,473	24,170,729	3,244,953	51,285,155
2022	23,839,466	26,433,923	3,649,354	53,922,743
2023	23,900,675	27,720,904	3,916,171	55,537,750
2024	24,652,256	27,410,743	3,808,512	55,871,511
2025	24,651,848	29,132,659	3,866,339	57,650,846

CITY OF ROCKWALL, TEXAS **TABLE 6**

UTILITY SERVICE REVENUE

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Retail Water Sales	Sewer Charges	Total
2016	$ 12,738,912	$ 6,360,126	$ 19,099,038
2017	13,443,511	7,092,057	20,535,568
2018	14,994,386	7,347,007	22,341,393
2019	14,131,403	8,475,098	22,606,501
2020	15,641,898	9,027,765	24,669,663
2021	15,075,298	9,091,893	24,167,191
2022	17,546,807	9,476,006	27,022,813
2023	18,222,523	9,483,833	27,706,356
2024	19,600,137	10,306,224	29,906,361
2025	19,395,070	10,336,229	29,731,299

CITY OF ROCKWALL, TEXAS **TABLE 7**

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Tax Year	Estimated Market Value			Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
		Real Property Residential	Real Property Non-Residential	Non-Real Property Personal			
2016	2015	$ 2,897,340,628	$ 1,324,784,283	$ 426,923,073	$ 334,889,710	$ 4,314,158,274	0.4853
2017	2016	3,250,135,202	1,410,522,815	457,736,898	400,924,193	4,717,470,722	0.4543
2018	2017	3,693,500,936	1,518,970,591	493,995,150	463,427,475	5,243,039,202	0.4236
2019	2018	4,036,275,136	1,587,770,529	533,531,906	455,282,292	5,702,295,279	0.4021
2020	2019	4,256,220,496	1,654,276,920	582,424,005	436,900,344	6,056,021,077	0.387990
2021	2020	4,534,177,470	1,863,192,042	614,735,337	464,923,141	6,547,181,708	0.370000
2022	2021	4,843,195,962	1,876,481,874	632,803,883	482,270,420	6,870,211,299	0.350000
2023	2022	5,561,855,258	2,104,378,159	641,440,193	584,554,504	7,723,119,106	0.292500
2024	2023	7,718,830,382	2,385,928,679	727,994,141	1,566,912,498	9,265,840,704	0.270245
2025	2024	8,135,931,240	2,602,501,219	682,885,609	1,394,076,484	10,027,241,584	0.247450

Source: Rockwall Central Appraisal District

CITY OF ROCKWALL, TEXAS

TABLE 8

PROPERTY TAX EXEMPTIONS

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Over 65 and Disabled	Disabled Veterans	Agriculture	Freeport Exemption
2016	$ 162,365,290	$ 20,961,691	$ 107,887,230	$ 28,084,128
2017	162,472,841	23,628,158	109,384,390	25,288,620
2018	169,304,945	28,450,789	120,809,076	27,839,131
2019	177,252,532	39,833,915	126,796,575	34,593,453
2020	190,507,223	48,858,687	115,983,406	29,836,635
2021	194,977,433	56,412,695	102,158,842	34,440,239
2022	205,600,088	70,298,078	107,151,194	45,176,412
2023	214,480,085	93,282,867	126,874,924	68,723,103
2024	234,130,872	133,562,367	166,378,848	68,723,103
2025	246,020,339	173,682,304	155,739,345	74,172,776

CITY OF ROCKWALL, TEXAS

TABLE 9

SALES TAX COLLECTIONS AS COMPARED TO TAX LEVY

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Total Sales Tax Collections	Percent of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate
2016	$ 16,331,411	76.49%	0.35
2017	17,132,733	80.24%	0.36
2018	17,949,999	81.99%	0.34
2019	19,497,488	86.40%	0.34
2020	19,838,209	85.33%	0.33
2021	23,882,051	99.94%	0.36
2022	26,064,361	108.84%	0.38
2023	27,720,904	115.89%	0.36
2024	27,410,743	111.14%	0.30
2025	29,132,659	118.78%	0.29

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS

LAST TEN FISCAL YEARS
(UNAUDITED)

	City of Rockwall			Overlapping Rates	
Fiscal Year	**M&O**	**Debt**	**Total**	**School**	**County**
2016	0.23420	0.2511	0.48530	1.4400	0.3959
2017	0.23860	0.2157	0.45430	1.4650	0.3759
2018	0.24540	0.1782	0.42360	1.4400	0.3498
2019	0.22290	0.1792	0.40210	1.4300	0.3284
2020	0.21959	0.1684	0.38799	1.3500	0.3250
2021	0.21540	0.1546	0.37000	1.3100	0.3131
2022	0.20542	0.14458	0.35000	1.2736	0.3131
2023	0.17200	0.1205	0.29250	1.2146	0.3131
2024	0.167945	0.1023	0.270245	1.0192	0.2760
2025	0.162053	0.0854	0.24745	1.0669	0.2510

CITY OF ROCKWALL, TEXAS **TABLE 11**

PRINCIPAL PROPERTY TAXPAYERS

LAST TEN FISCAL YEARS
(UNAUDITED)

	2025			2016		
Taxpayer	**Taxable Assessed Valuation**	**Rank**	**Percentage of Total Taxable Assessed Valuation**	**Taxable Assessed Valuation**	**Rank**	**Percentage of Total Taxable Assessed Valuation**
SWBC RW2, LP	$ 93,439,142	1	0.93%	$ -	-	-
Capital Boulevard LLC (Lollicup USA)	90,514,204	2	0.90%	-	-	-
Rockwall Regional Hospital, LLP	85,076,598	3	0.85%	38,153,080	4	0.89%
Channel Corporation	79,605,231	4	0.79%	-	-	-
Ablon at Harbor Village	67,684,881	5	0.68%	-	-	-
CTO23 Rockwall LLC	59,000,000	6	0.59%	55,675,990	2	1.30%
Whitmore Manufacturing CO	58,192,081	7	0.58%	31,915,670	6	0.74%
Star Hubbard LLC	54,175,000	8	0.54%	49,072,130	3	1.14%
SPR Packaging	52,594,787	9	0.52%	-	-	-
Allen Foods/Bimbo Bakeries	47,193,717	10	0.47%	73,074,930	1	1.70%
Stag Rockwall (Pratt)	-	-	-	-	-	-
Bella Harbor Hotel Venture, LLC	-	-	-	28,994,250	7	0.67%
Rockwall Crossing LTD	-	-	-	32,206,820	5	0.75%
Continental Pet Technology	-	-	-	24,164,040	9	0.56%
Rockwall Dunhill LLC	-	-	-	24,831,260	8	0.58%
Oncor Electric Delivery Services	-	-	-	24,097,740	10	0.56%
Subtotal	687,475,641		6.86%	382,185,910		8.89%
Total Taxable Value	$ 10,027,241,584		100.00%	$ 4,298,445,861		100.00%

Source: Rockwall Central Appraisal District
Note: Includes real property and business personal property for each entity

CITY OF ROCKWALL, TEXAS **TABLE 12**

PROPERTY TAX LEVIES AND COLLECTIONS

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Tax Year	Total Tax Levy	Total Current Year Collections	Percent of Levy Collected During Fiscal Period	Delinquent Tax Collections	Total Tax Collections	Ratio of Total Tax Collections to Tax Levy
2016	2015	$ 20,692,460	$ 20,538,371	99.26%	$ 139,812	$ 20,678,183	99.93%
2017	2016	21,352,329	21,119,819	98.91%	219,158	21,338,977	99.94%
2018	2017	21,891,646	21,663,720	98.96%	213,421	21,877,141	99.93%
2019	2018	22,566,798	22,340,361	99.00%	211,792	22,552,153	99.94%
2020	2019	23,248,322	22,948,773	98.71%	281,640	23,230,412	99.92%
2021	2020	23,895,218	23,656,204	99.00%	215,013	23,871,217	99.90%
2022	2021	23,947,076	23,615,341	98.61%	290,742	23,906,083	99.83%
2023	2022	23,919,408	23,796,143	99.48%	65,275	23,861,418	99.76%
2024	2023	24,663,339	24,420,149	99.01%	159,447	24,579,596	99.66%
2025	2024	24,525,860	24,387,064	99.43%	-	24,387,064	99.43%

Source: City of Rockwall, Texas

CITY OF ROCKWALL, TEXAS

TABLE 13

TOP TEN WATER CUSTOMERS

CURRENT AND NINE YEARS AGO
(UNAUDITED)

	2025			2016		
Customer	**Water Usage**	**Rank**	**Percentage of Total Water Usage**	**Water Usage**	**Rank**	**Percentage of Total Water Usage**
Rockwall I.S.D.	107,847,170	1	2.11%	23,678,400	2	0.84%
City of Rockwall	54,356,700	2	1.07%	44,226,900	1	1.56%
North Star Builders LLC	19,607,110	3	0.38%	-	-	-
Astrochef, Inc DBA Pegasus Foods	18,584,100	4	0.36%	17,925,600	-	-
Star Hubbard LLC	18,360,100	5	0.36%	16,590,900	4	0.59%
S2 Canyon Ridge	17,431,100	6	0.34%	12,670,000	7	0
Continental Pet Technology	15,515,400	7	0.30%	12,014,000	3	0.63%
923 Yellowjacket LLC	15,469,500	8	0.30%	-	6	0.45%
BRP CP Pebble Property	12,768,800	9	0.25%	-	10	0.36%
NHC Master Tenant LLC	11,992,100	10	0.24%	10,229,600	-	0.00%
Excel Rockwall, L.P.	-	-	-	13,147,400	5	0.47%
Allen Foods Bakeries LLC	-	-	-	11,396,700	8	0.40%
PA Harbor Retail	-	-	-	9,141,200	9	0.32%
Subtotal	291,932,080		5.72%	171,020,700		6.05%
Total Water Usage	5,101,741,000		100.00%	2,826,162,420		100.00%

CITY OF ROCKWALL, TEXAS **TABLE 14**

RATIOS OF OUTSTANDING DEBT BY TYPE

LAST TEN FISCAL YEARS
(UNAUDITED)

	Governmental Activities				Business-Type Activities						
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Discounts and Premiums	Lease Obligations	General Obligation Bonds	Certificates of Obligation	Lease Obligations	Discounts and Premiums	Total Primary Government	Percentage of Personal Income	Per Capita
2016	$ 90,400,000	$ 8,580,000	$ 1,709,884	$ -	$ -	$ 31,230,000	$ 4,571,724	$ 2,907,590	$139,399,198	6.17%	3,406
2017	85,235,000	7,705,000	1,597,726	-	19,830,000	8,910,000	4,233,385	2,750,454	130,261,565	5.37%	3,093
2018	79,880,000	7,020,000	1,485,568	-	18,705,000	7,565,000	3,881,713	2,312,754	120,850,035	4.70%	2,762
2019	73,500,000	6,305,000	1,373,410	-	16,700,000	6,995,000	3,508,374	2,014,431	110,396,215	4.06%	2,480
2020	67,380,000	5,735,000	1,261,252	-	14,720,000	6,395,000	3,454,998	1,716,108	100,662,358	3.59%	2,236
2021	61,765,000	5,145,000	1,149,094	-	12,655,000	5,995,000	2,997,998	1,417,785	91,124,877	3.07%	1,992
2022	55,920,000	4,530,000	1,036,936	1,101,047	10,490,000	5,575,000	2,484,998	1,119,463	82,257,444	2.44%	1,729
2023	72,545,000	760,000	2,944,397	1,139,307	8,670,000	19,860,000	1,965,009	1,921,495	109,805,208	2.83%	2,146
2024	64,525,000	680,000	2,762,818	3,974,050	6,770,000	18,935,000	1,965,009	1,565,257	101,177,134	2.47%	1,913
2025	57,320,000	595,000	2,581,239	3,631,579	4,780,000	17,965,000	830,000	1,209,022	88,911,840	2.11%	1,663

Note: See Table 20 for personal income and population data
Debt is shown gross of deferred amounts

CITY OF ROCKWALL, TEXAS **TABLE 15**

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING

LAST TEN FISCAL YEARS
(UNAUDITED)

	Governmental and Business Type Activities							
Fiscal Year	**General Obligation Bonds**	**Certificates of Obligation**	**Gross Bonded Debt**	**Unamortized Premium (Discount)**	**Less: Debt Service Fund Balance**	**Net Bonded Debt**	**Percentage of Actual Taxable Value**	**Per Capita**
2016	$ 90,400,000	$ 39,810,000	$ 130,210,000	$ 1,709,884	$ 2,201,438	$ 129,718,446	3.01%	3,169
2017	105,065,000	16,615,000	121,680,000	1,597,726	3,828,849	119,448,877	2.53%	2,836
2018	98,585,000	14,585,000	113,170,000	1,485,568	3,284,407	111,371,161	2.12%	2,546
2019	90,200,000	13,300,000	103,500,000	3,387,841	4,636,663	102,251,178	1.79%	2,297
2020	82,100,000	12,130,000	94,230,000	2,977,360	5,456,791	91,750,569	1.52%	2,038
2021	74,420,000	11,140,000	85,560,000	2,566,879	7,348,264	80,778,615	1.23%	1,766
2022	66,410,000	10,105,000	76,515,000	2,156,399	9,252,898	69,418,501	1.01%	1,459
2023	81,215,000	20,620,000	101,835,000	4,865,892	5,461,742	101,239,150	1.31%	1,978
2024	71,975,000	19,615,000	91,590,000	4,328,075	5,693,119	90,224,956	0.97%	1,706
2025	62,100,000	18,560,000	80,660,000	3,790,261	6,592,395	77,857,866	0.78%	1,456

Note: See Table 20 for population data and Table 9 for property value data
Deferred amounts include unamortized premium (discount) and loss on refunding

CITY OF ROCKWALL, TEXAS **TABLE 16**

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

AS OF SEPTEMBER 30, 2025
(UNAUDITED)

Jurisdiction	Net General Obligation Bonded Debt Outstanding (1)	Percentage Applicable to the City of Rockwall (2)	Amounts Applicable to the City of Rockwall
Direct:			
City of Rockwall - debt repaid with property taxes	$ 64,127,818	100.00%	$ 64,127,818
Indirect:			
Rockwall Independent School District	919,218,985	52.20%	479,832,310
Royse City Independent School District	689,014,290	0.10%	689,014
Rockwall County	123,500,000	49.00%	60,515,000
Total Indirect	1,731,733,275		541,036,324
Total Direct and Overlapping Bonded Debt	$ 1,795,861,093		$ 605,164,142
Average debt per capita			$ 11,317

Source: Municipal Advisory Council of Texas Annual Report

(1) Includes all Governmental Activities General Obligation Bonds, Contractual Obligations, Certificates of Obligation and Leases

(2) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of each governmental unit's taxable value that is within the city's boundaries and dividing it by each unit's total taxable value.

LEGAL DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS
(UNAUDITED)

The City of Rockwall, Texas does not have a legal debt limit prescribed by state law. However, Article XI, Section 5 of the Texas Constitution applicable to cities of more than 5,000 population limits ad valorem tax rates to $2.50 per $100 assessed valuation for cities operating under a Home Rule Charter. Accordingly, the City's tax margin for the previous ten years was:

	Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Maximum Rate	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Total Tax Rate	0.24745	0.270245	0.2925	0.35	0.37	0.38799	0.4021	0.4236	0.4543	0.4853
Legal Debt Margin	2.25255	2.2298	2.2075	2.1500	2.1300	2.1120	2.0979	2.0764	2.0457	2.0147

CITY OF ROCKWALL, TEXAS

TABLE 18

PLEDGED REVENUE COVERAGE

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Total Revenues	Direct Operating Expense	Net Revenue Available for Debt Service
2016	$ 23,406,369	$ 15,252,009	$ 8,154,360
2017	26,262,806	17,163,431	9,099,375
2018	28,850,782	18,680,374	10,170,408
2019	31,813,449	24,104,087	7,709,362
2020	35,686,656	27,091,220	8,595,436
2021	36,031,909	28,051,932	7,979,977
2022	39,984,083	31,845,812	8,138,271
2023	40,833,384	35,382,047	5,451,337
2024	46,460,090	39,160,192	7,299,898
2025	43,268,876	42,576,321	692,555

Note: Direct operating expenses excludes depreciation

CITY OF ROCKWALL, TEXAS

TABLE 19

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN FISCAL YEARS
(UNAUDITED)

DEMOGRAPHICS					
Fiscal Year	**Population**	**Personal Income (thousands of dollars) (3)**	**Per Capita Personal Income** (1)	**RISD School Enrollment** (2)	**Unemployment Rate (%)** (3)
2016	41,519	$ 2,309,577	$ 55,627	15,512	3.1
2017	42,120	2,424,806	57,569	15,822	3.7
2018	43,750	2,568,869	58,717	16,295	3.3
2019	44,520	2,715,854	61,003	16,587	3.1
2020	45,010	2,801,287	62,237	17,007	5.8
2021	45,740	2,970,493	64,943	16,987	3.9
2022	47,579	3,370,163	70,833	17,926	3.1
2023	51,171	3,881,832	75,860	18,384	2.8
2024	52,882	4,088,149	77,307	18,798	4.0
2025	53,474	4,213,056	78,787	19,235	3.5

Source: (1) Bureau of Economic Analysis
(2) Rockwall Independent School District - private schools not included
(3) Bureau of Labor Statistics

CITY OF ROCKWALL, TEXAS

TABLE 20

PRINCIPAL EMPLOYERS

CURRENT AND NINE YEARS AGO
(UNAUDITED)

	2025			2016		
Employer	**Employees**	**Rank**	**Percentage of Total City Employment**	**Employees**	**Rank**	**Percentage of Total City Employment**
Rockwall Independent School District	2,297	1	7.60%	1,546	1	7.08%
Texas Health Presbyterian Hospital	700	2	2.32%	600	2	2.75%
L-3 Harris Technologies	700	3	2.32%	150	8	0.69%
Channell Commercial	696	4	2.30%	-	-	-
Pegasus Foods	480	5	1.59%	-	-	-
Wal-Mart Superstore	450	6	1.49%	450	3	2.06%
Rockwall County	383	7	1.27%	307	4	1.41%
City of Rockwall	353	8	1.17%	262	6	1.20%
Texas Star Express	-	-	-	300	5	1.37%
Karat by Lollicup USA	260	9	0.86%	-	-	-
Pratt Industries	200	10	0.66%	-	-	-
Bimbo Bakeries	-	-	-	134	10	0.61%
Special Products Manufacturing	-	-	-	168	7	0.77%
Home Depot	-	-	-	140	9	0.64%
Subtotal	6,519		21.57%	4,057		18.57%
Total	30,227		100.00%	21,850		100.00%

Sources: Rockwall Economic Development Corporation
North Central Texas Council of Governments

18.57%

CITY OF ROCKWALL, TEXAS **TABLE 21**

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

	Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Administration	29	28	28	26	27	27	28	27	27	27
Finance	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Municipal Court	4.5	4.5	5	5	5	5	5	5	5	5
Fire	66	66	54	51	51	39	36	29	29	26
Police	124	123	120	117	109	109	108	105	103	102
Community Development	21	21	21	20	20	20	21	20	20	19
Parks & Recreation	38	36	36	35	34	34	30	30	30	30
Public Works	23	23	23	22	21	21	21	21	21	21
Water/Sewer	42	42	43	43	42	42	41	38	36	33
Total	353.0	349.0	335.5	324.5	314.5	302.5	295.5	280.5	276.5	268.5

Source: City of Rockwall, Texas

CITY OF ROCKWALL, TEXAS **TABLE 22**

OPERATING INDICATORS BY FUNCTION

LAST TEN FISCAL YEARS
(UNAUDITED)

	FISCAL YEAR									
Function	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Finance										
Invoices processed	10,485	11,708	11,148	10,986	11,128	12,290	12,987	12,613	12,940	12,286
Payroll checks issued	13,494	13,128	13,092	12,692	11,757	11,733	11,875	11,476	12,044	11,213
Purchase orders issued	1,830	2,362	2,245	2,518	2,163	2,311	2,437	2,480	2,389	2,141
Municipal Court										
Violations Processed	8,244	5,929	5,202	4,798	5,543	5,690	8,136	10,570	12,124	11,171
Fire										
Employees (paid)	66	66	54	51	51	39	36	30	29	26
Volunteers	7	7	9	14	20	32	32	32	38	48
Fire Calls (City and County)	4,568	4,669	4,475	4,485	2,930	2,715	2,672	2,496	1,684	1,240
* FY18 includes initial year of First Responder Program calls										
Police										
Employees (uniformed)	101	97	95	92	85	85	84	82	81	79
Employees (civilian)	23	26	25	25	24	24	24	23	23	24
Calls for Service*	25,263	25,512	22,109	17,931	18,575	17,171	18,435	16,676	18,101	17,553
Community Development										
# permits - New commercial construction	24	31	45	20	12	19	21	16	20	16
Value - New commercial construction	$ 69,403,554	$180,882,198	$335,362,311	$ 63,581,000	$ 47,101,200	$ 46,943,066	$148,369,487	$ 80,969,465	$107,317,132	$ 34,712,638
# permits - New residential construction	525	261	162	309	454	332	297	341	370	341
Value - New residential construction	-	-	-	-	-	-	-	$ 79,618,273	$ 84,226,817	$ 80,982,059
Parks & Recreation										
The Center facility usage	64,974	34,885	33,525	31,500	22,250	6,575	25,000	48,052	47,759	46,946
Special event attendance	111,500	122,400	117,300	104,170	94,700	39,020	148,775	90,200	89,450	86,150
# recreation participants (youth & adult)	13,040	13,955	12,942	12,306	11,420	2,989	11,397	8,716	5,600	5,433

CITY OF ROCKWALL, TEXAS **TABLE 22**

OPERATING INDICATORS BY FUNCTION

LAST TEN FISCAL YEARS
(UNAUDITED)

	FISCAL YEAR									
Function	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Public Works										
Streets - sq yd concrete street repair	9,598	8,286	6,810	3,957	3,713	5,002	6,320	2,248	1,264	1,263
$ spent on concrete/asphalt street repair	$ 2,745,085	$ 2,369,857	$ 1,947,767	$ 1,131,734	$ 804,602	$ 1,780,215	$ 2,482,129	$ 1,015,920	$ 834,308	$ 749,128
Miles of public street maintained by City*	262.68	254.52	252.85	251.20	230.30	225.99	225.99	225.99	218.45	215.81
Water/Sewer										
Water customers	18,821	18,325	18,060	17,797	17,513	16,861	16,506	16,296	15,902	15,557
Sewer customers	15,585	15,359	15,213	14,945	14,553	14,131	13,802	13,583	13,212	12,944
Average daily water consumption (gal)	12,623,162	13,324,560	12,789,227	11,869,009	10,734,044	10,898,274	9,544,744	7,746,687	7,826,181	5,595,421
Peak daily water consumption (gal)	22,717,273	25,942,998	31,876,280	24,474,168	19,016,806	22,031,522	20,877,020	20,871,860	16,631,760	16,342,090
Maximum storage capacity (gal)	13,000,000	13,000,000	13,000,000	13,000,000	13,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000

Source: City departments

Note: Operating indicators are not available for Mayor/Council and Administration functions.

n/a - Data not available

Note: Miles of streets FY 2016 of 284 included city, state and private

Note: Residential Permit Values can no longer be accumulated per Texas Legislature as of FY2019

CITY OF ROCKWALL, TEXAS **TABLE 23**

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

	Fiscal Year									
Function	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Fire										
Number of stations	4	4	4	4	4	4	4	4	4	4
Number of fire engines/trucks	12	12	12	12	12	12	12	12	12	13
Police										
Number of stations	2	1	1	1	1	1	1	1	1	1
Number of patrol units	55	55	41	41	41	41	41	41	41	41
Parks & Recreation										
Parks acres (developed/undeveloped)	909	850	753	702	645	620	620	620	620	598
Playgrounds	30	29	29	28	28	28	28	28	28	26
Picnic areas	41	40	40	39	39	38	38	37	37	35
Swimming pools	2	2	2	2	2	2	2	2	2	2
Water/Sewer										
Water mains (miles)	380.14	370.18	368.14	363.02	345.75	341.96	334.27	323.61	318.56	300.69
Sanitary sewer mains (miles)	307.39	298.63	293.18	288.73	284.05	273.36	268.88	255.22	251.66	237.13

Source: City departments
Notes: Asset indicators are not available for Mayor/Council, Administration, Finance, Municipal Court, and Community Development functions.
n/a - data not available


City of Rockwall

CITY OF ROCKWALL, TEXAS

SINGLE AUDIT REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

CITY OF ROCKWALL, TEXAS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

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PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor
and Members of City Council
Rockwall, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Rockwall, Texas (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 16, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Rockwall, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses and significant deficiencies may exist that have not been identified.

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NEW MEXICO | Albuquerque

AICPA GAQC Member

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 16, 2026

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Honorable Mayor
and Members of City Council
City of Rockwall, Texas

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Rockwall, Texas' compliance with the types of compliance requirements identified as subject to audit in the (OMB) *Compliance Supplement* that could have a direct and material effect on each of the City of Rockwall, Texas' major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of Rockwall, Texas complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of Rockwall, Texas and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of Rockwall, Texas' compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City of Rockwall, Texas' federal programs.

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AICPA GAQC Member

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of Rockwall, Texas' compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City of Rockwall, Texas' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of Rockwall, Texas' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of Rockwall, Texas' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of Rockwall, Texas' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rockwall, Texas as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Rockwall, Texas' basic financial statements. We issued our report thereon, dated March 16, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 16, 2026

CITY OF ROCKWALL, TEXAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal Grantor/Pass-through Grantor/Program Title	Assistance Listing Number	Pass-through Entity Identifying Number	Total Federal Expenditures
U.S FISH AND WILDLIFE SERVICE			
Passed through Texas Parks and Wildlife:			
Sports Fish Restoration Program - Fish and Wildlife Cluster	15.605	N/A	$ 24,451
Total Passed through Texas Parks and Wildlife			24,451
TOTAL U.S FISH AND WILDLIFE SERVICE			24,451
U.S DEPARTMENT OF JUSTICE			
Direct Programs:			
Bulletproof Vest Partnership Program	16.607	N/A	7,330
Total Direct Programs			7,330
TOTAL U.S DEPARTMENT OF JUSTICE			7,330
U.S DEPARTMENT OF TREASURY			
Direct Programs:			
Equitable Sharing	21.016	N/A	366,427
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	7,916,620
Total Direct Programs			8,283,047
TOTAL U.S DEPARTMENT OF TREASURY			8,283,047
U.S DEPARTMENT OF HOMELAND SECURITY			
Passed through Texas Division of Emergency Management:			
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	N/A	412,782
Total Passed through Texas Department of Emergency Management			412,782
Direct Program:			
Staffing for Adequate Fire and Emergency Response	97.083	N/A	1,529,492
Total Direct Program			1,529,492
TOTAL U.S DEPARTMENT OF HOMELAND SECURITY			1,942,274
Total Expenditures Federal Awards			$ 10,257,102

The accompanying notes are an integral part of this schedule.

CITY OF ROCKWALL, TEXAS

NOTES TO SCHEDULE OF EXPENDITURES OF
FEDERAL AWARDS

SEPTEMBER 30, 2025

1. GENERAL

The Schedule of Expenditures of Federal Awards presents the activity of all applicable federal award programs of the City of Rockwall, Texas (the "City"). The City's reporting entity is defined in Note 1 of the financial statements. Federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the Schedule of Expenditures of Federal Awards.

2. BASIS OF ACCOUNTING

The Schedule of Expenditures of Federal Awards is presented using the modified accrual basis of accounting. The City's significant account policies, including the modified accrual basis of accounting, are presented in Note 1 of the basic financial statements. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some of the amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

3. PASS-THROUGH EXPENDITURES

None of the Federal Programs expended by the City were provided to subrecipients.

4. INDIRECT COSTS

The City did not elect to apply the de minimis indirect cost rate as allowed in *Uniform Guidance.*

CITY OF ROCKWALL, TEXAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Section I: Summary of Auditor's Results

Financial Statements:	
Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	None
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	None
Federal Awards:	
Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)	None
Identification of major programs:	
Assistance Listing Number: 21.027	Name of Federal Program or Cluster: COVID-19 Coronavirus State and Local Fiscal Recovery Funds (CSLFRF)
Dollar threshold used to distinguish between type A and type B programs	$1,000,000
Auditee qualified as low-risk auditee?	No

Section II: Financial Statement Findings

None

Section III: Findings and Questioned Costs for Federal Awards

None

CITY OF ROCKWALL, TEXAS

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

None

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 16, 2026
SUBJECT:	Proposed Right-of-Way Abandonment for First Street

On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the *State*, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. As part of this program, the City identified eight (8) potential abandonments, but noted that there may be others in the City that should be considered under this program.

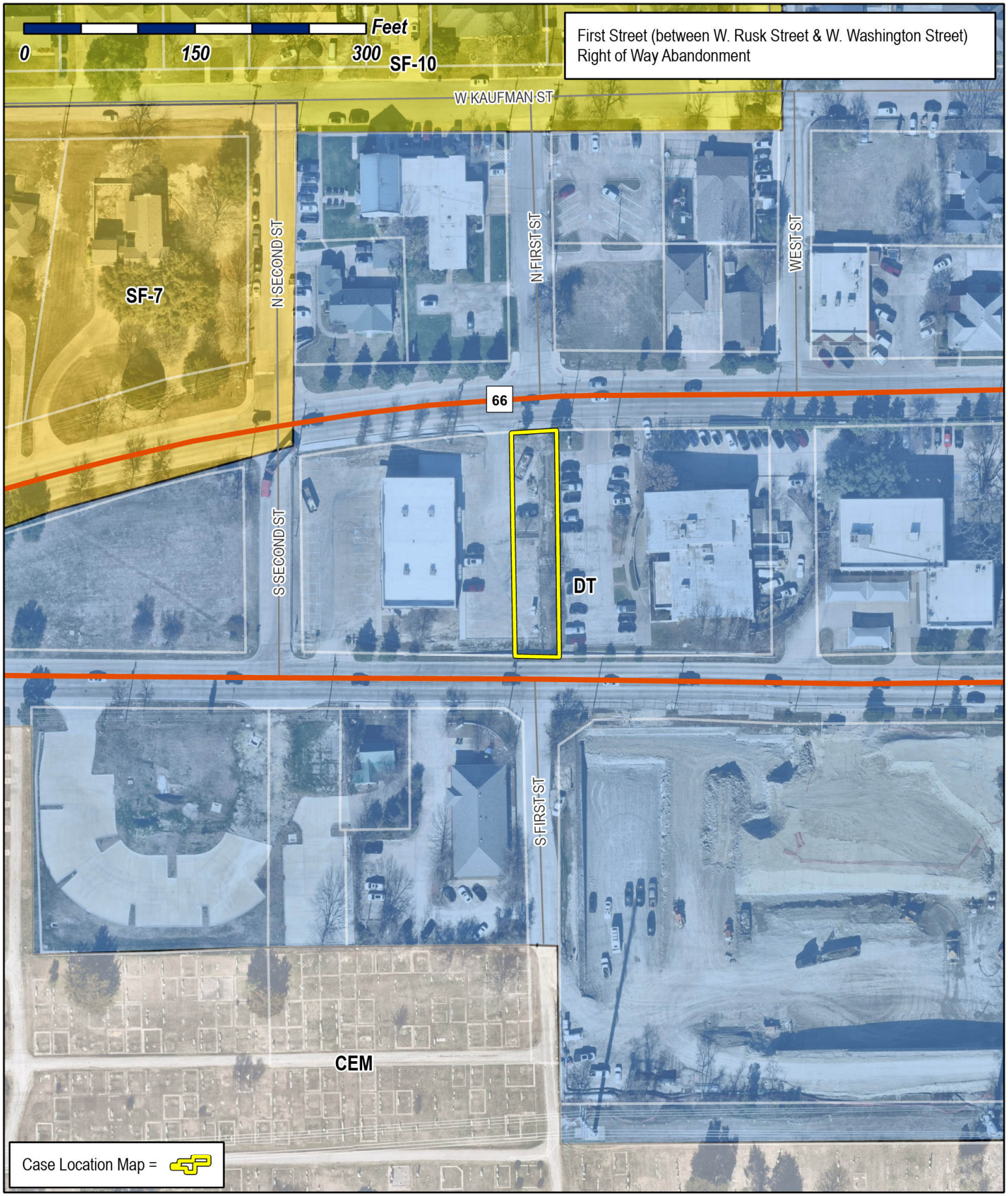
Recently, David English -- *on behalf of Ridge Pointe Founders, LTD* -- inquired about the potential abandonment of unimproved right-of-way for First Street that is situated in between 365 W. Rusk Street and 401 W. Rusk Street, and which is bounded by W. Rusk Street to the north and W. Washington Street to the south (*see Figure 1*). This inquiry came about after a survey was ordered as part of the redevelopment of the property at 401 W. Rusk Street (*which was previously the old Helping Hands Building*). This survey showed that a portion of the existing parking lot for 401 W. Rusk Street was located within the unimproved right-of-way of First Street (*see Figure 2*). Staff has reviewed the parcel and the existing improvements, and has been unable to find any documentation or agreements associated with the parking improvements, which appear to have been constructed in 1992. After reviewing this situation, staff determined that the applicant's request would be a good fit for the *Right-of-Way Abandonment Program*. In addition, the applicant has agreed to absorb the costs of the subdivision plat and survey needed to complete the abandonment process. Staff should note, that half of the right-of-way will be offered to the adjacent property owner at 365 W. Rusk Street, which is Rockwall County. Should Rockwall County decline the right-of-way, then the applicant will be required to take the full width of the right-of-way.



FIGURE 1. LOCATION OF FIRST RIGHT-OF-WAY.
1: 365 W. RUSK STREET; 2: 401 W. RUSK STREET;
3: W. RUSK STREET; 4: W. WASHINGTON STREET;

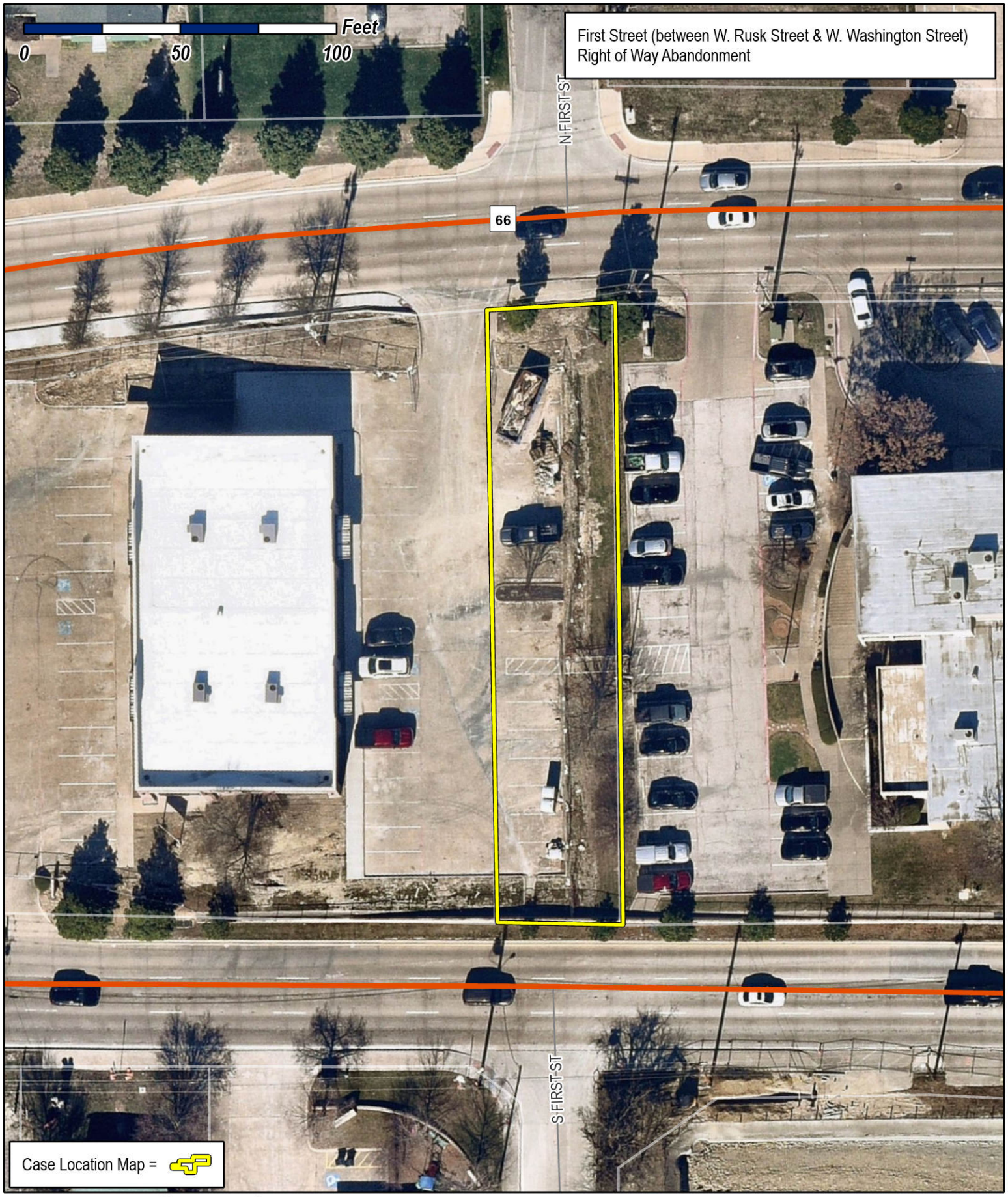


FIGURE 2. PARKING LOCATED WITHIN THE RIGHT-OF-WAY (*RED LINES*: LIMITS OF RIGHT-OF-WAY)



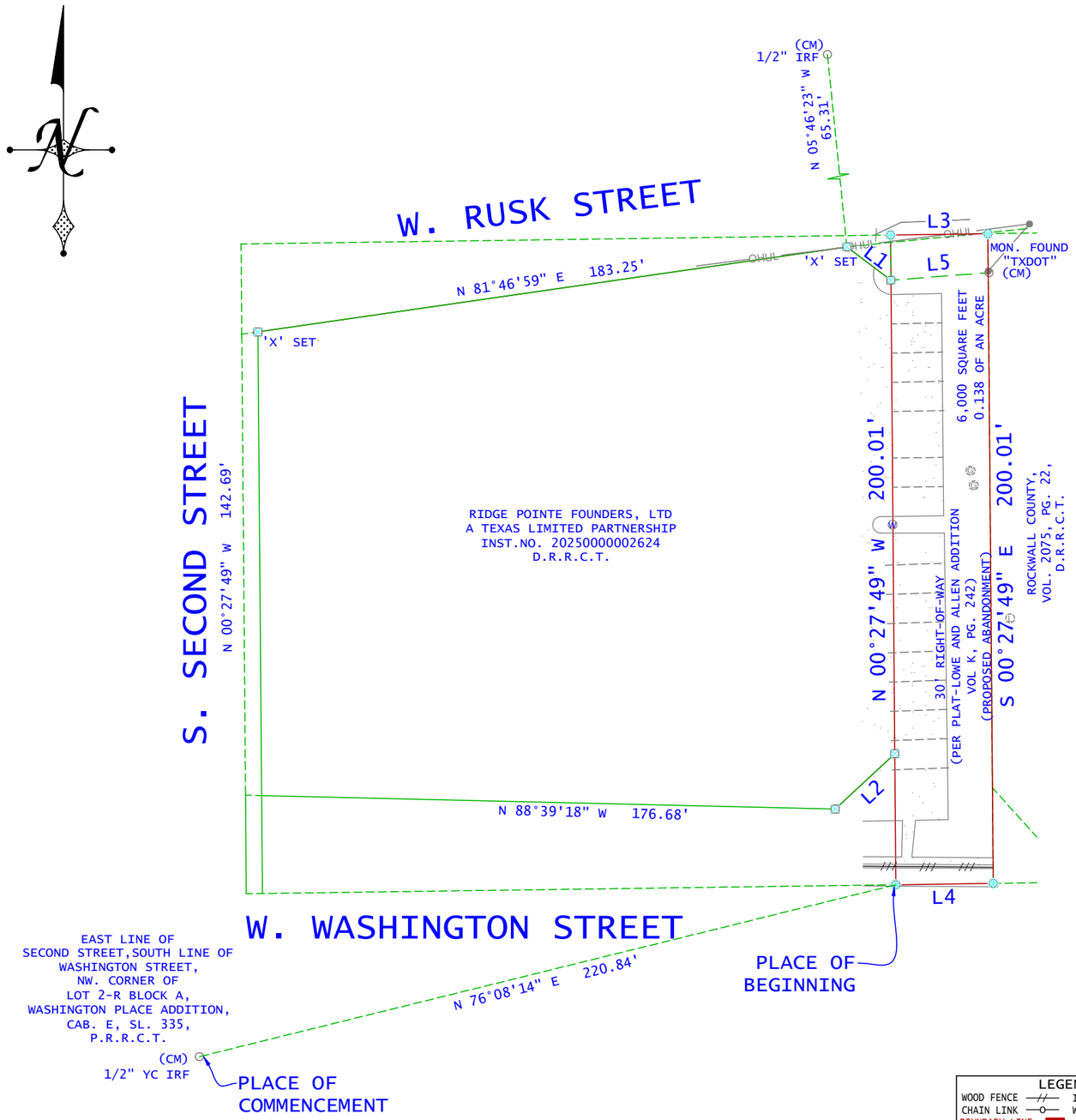
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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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LINE TABLE		
NO.	LENGTH	BEARING
L1	16.99'	S 52°52'46" E
L2	25.00'	S 47°06'40" W
L3	30.00'	N 89°12'18" E
L4	30.00'	S 89°12'18" W
L5	30.07'	N 85°34'27" E

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

LEGEND

WOOD FENCE — IRON FENCE
CHAIN LINK — WIRE FENCE
BOUNDARY LINE
EASEMENT SETBACK
CM - CONTROLLING MONUMENT
MRD - MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"
X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MONUMENT FOUND
- CABLE
- CLEAN OUT
- GAS METER
- FIRE HYDRANT
- LIGHT POLE
- MANHOLE
EM - ELECTRIC METER
- ELECTRIC
PE - POOL EQUIP
- POWER POLE
- TELEPHONE
- WATER METER
- WATER VALVE
(UNLESS OTHERWISE NOTED)

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

R.O.W. ABANDONMENT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 401 W. RUSK STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

(PROPOSED ROW ABANDONMENT)

Being a 30' right of way situated in Rockwall County, Texas, being a part of the Lowe and Allen Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Volume K, Page 242, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch yellow capped iron rod found in the East line of S. Second Street, the North line of W. Washington Street, and the Northwest corner of Lot 2-R, Block A of Washington Place Addison, an addition recorded in Cabinet E, Slide 335, of the Plat Records, Rockwall County, Texas;

THENCE North 76 deg. 08 min. 14 sec. East, a distance of 220.84 feet to a point in the North line of W. Washington Street, being the Southwest corner of herein described 30' right of way, and being the PLACE OF BEGINNING;

THENCE North 00 deg. 27 min. 49 sec. West, a distance of 200.01 feet to a point in the South line of W. Rusk Street;

THENCE North 89 deg. 12 min. 18 sec. East, with the South line of said W. Rusk Street a distance of 30.00 feet to a point at the Northwest corner of a tract of land described in deed to Rockwall County, recorded in Volume 2075, Page 22, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00 deg. 27 min. 49 sec. East, a distance of 200.01 feet to a point in the said North line of W. Washington Street, at the Southwest corner of said Rockwall County tract;

THENCE South 89 deg. 12 min. 18 sec. West, a distance of 30.00 feet to the PLACE OF BEGINNING and containing 6,000 square feet or 0.138 of an acre of land.

ACCEPTED BY: _____

_____

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

Scale: 1" = 40'
Date: 01/28/2026
G. F. No.: 1901552500397
Job no.: 202600555
Drawn by: JM

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

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

STATE OF TEXAS:

COUNTY OF ROCKWALL:

(PROPOSED ROW ABANDONMENT)

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THENCE South 00 deg. 27 min. 49 sec. East, a distance of 200.01 feet to a point in the said North line of W. Washington Street, at the Southwest corner of said Rockwall County tract;

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CITY OF ROCKWALL

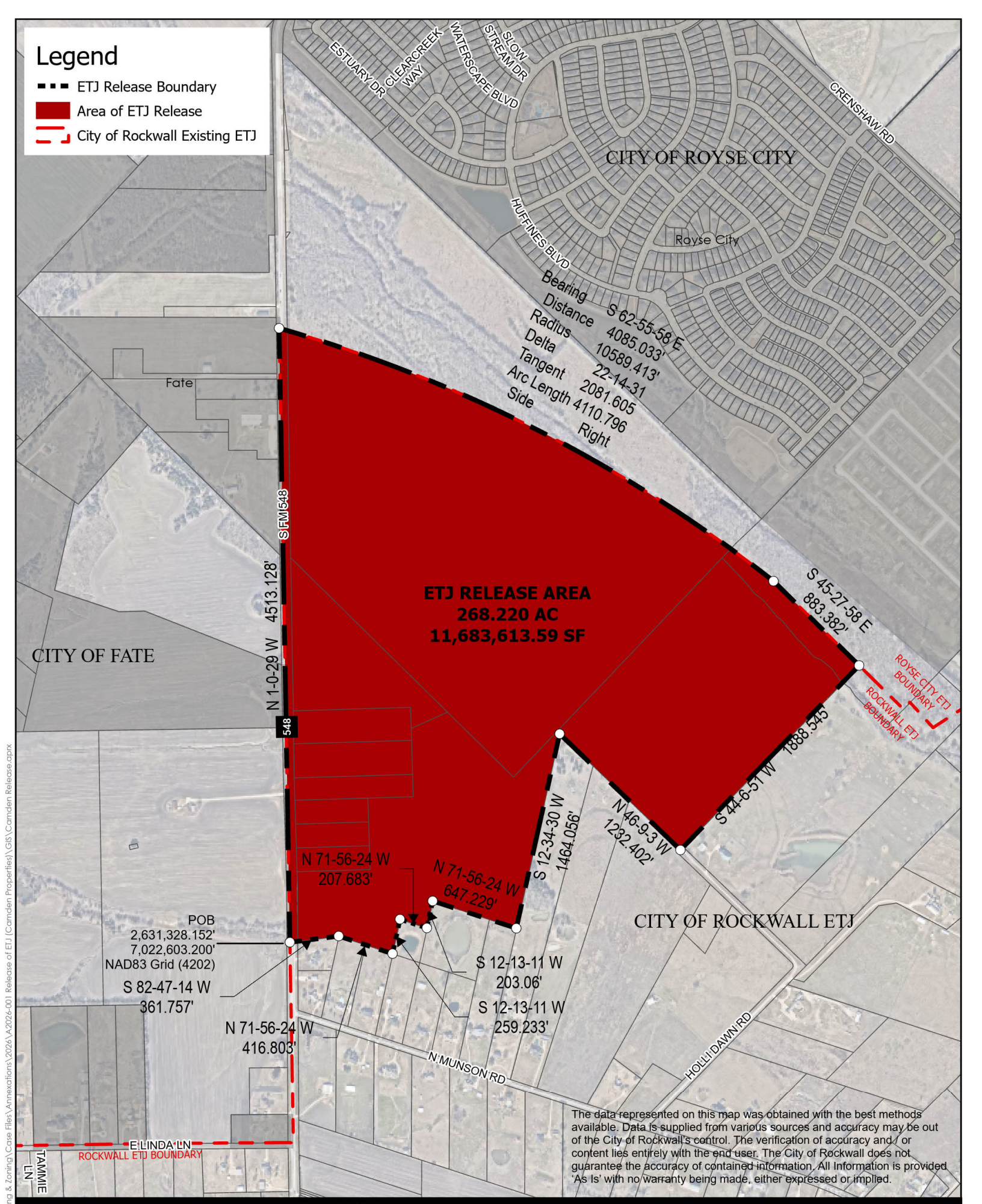
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 16, 2026
SUBJECT:	Release of the City's Extraterritorial Jurisdiction to Rockwall County

Staff is requesting to reduce the City's Extraterritorial Jurisdiction (ETJ) by releasing a ~268.220-acre tract of land (*i.e. a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149*) into Rockwall County. The main catalyst behind this request is -- *in staff's opinion* -- that Rockwall County is better positioned to be the approving body for the proposed development when considering recent changes by the State of Texas concerning a municipality's right to annex and regulate land within the Extraterritorial Jurisdiction (ETJ). Staff should also note, that recently a developer proposed establishing a residential and commercial development on the subject property that would consist of 764, 50' x 120' residential lots, 231 multi-family units, and ~7.50-acres of commercial land. Per the developer this would be served through a Municipal Utility District (MUD) [*i.e. Camden Parc MUD; District ID 1930000*), which has already been granted by the Texas Commission on Environmental Quality (TCEQ). Under the City's *Interlocal Agreement* with Rockwall County, the City would be the responsible party for reviewing and approving a preliminary plat, civil engineering plans, and a final plat. Additionally, since the proposed project will be in a Municipal Utility District (MUD) and is situated outside of the City's fire district this development does not need nor will it receive any municipal services from the City of Rockwall when constructed.

According to Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code, "(t)he extraterritorial jurisdiction of a municipality may not be reduced unless the governing body of the municipality gives its written consent by ordinance or resolution …" In the attached packet, staff has provided a draft resolution that will make the necessary adjustments to release the subject property to Rockwall County. If approved this would reduce the City's Extraterritorial Jurisdiction (ETJ) from 11,856.93-acres to 11,588.71-acres. Should the City Council have any questions concerning this case, staff and the City Attorney will be at the meeting on *March 16, 2026*.



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

City of Rockwall

N

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ETJ RELEASE BOUNDARY DESCRIPTION

Path: L:\Planning & Zoning\Case Files\Annexations\2026\A2026-001 Release of ETJ (Camden Properties)\GIS\Camden Release.aprx

CAMDEN PARC
CONCEPT A

Planning&
Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.630.2741

0 200' 400'

CITY OF ROCKWALL ETJ AND ROYSE CITY ETJ,
ROCKWALL COUNTY, TEXAS

DRWN BY:	AMR
CHKD BY:	JP
DATE	12/9/2025
PROJECT NUMBER	NT3324-0409

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

PRELIMINARY LOT COUNT TABLE

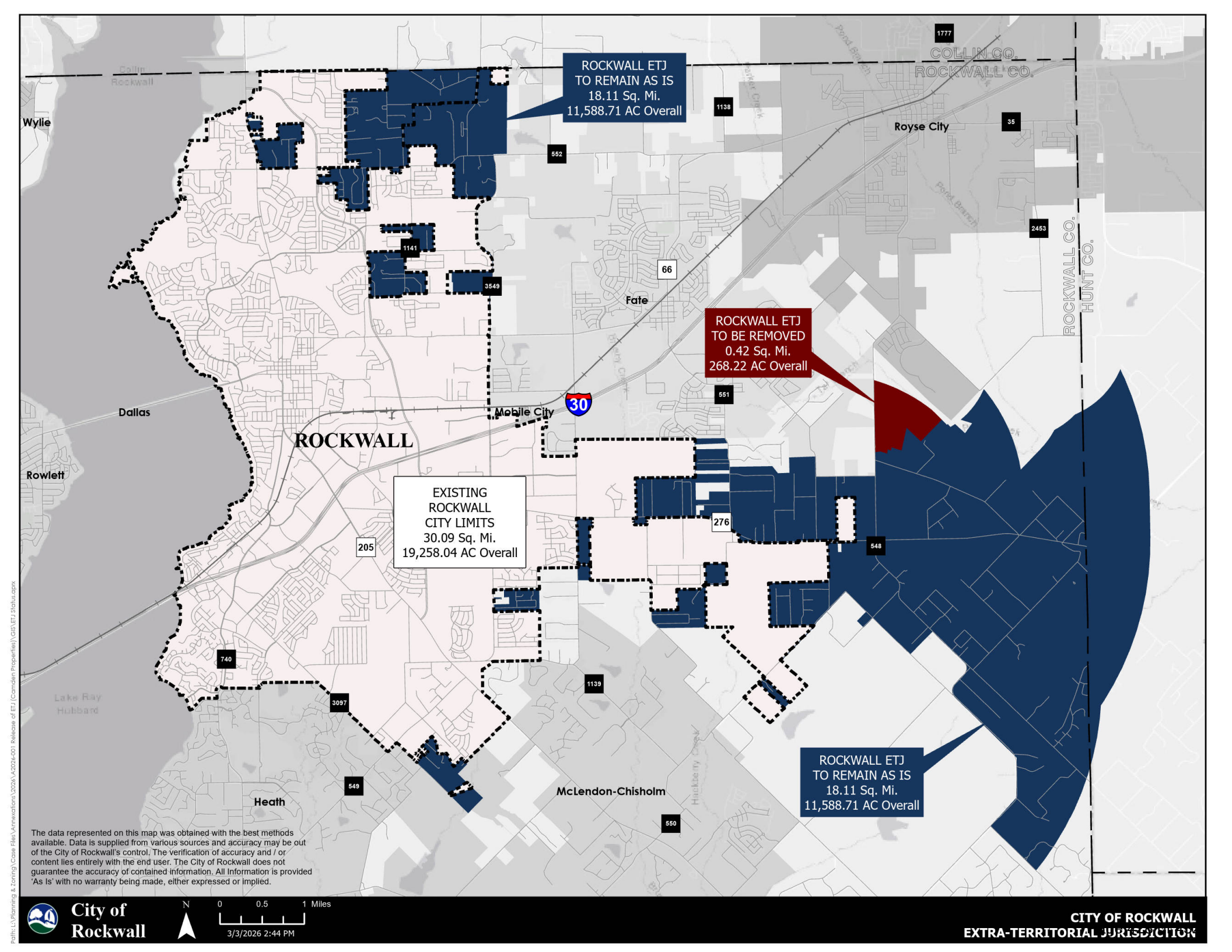
PHASE	RESIDENTIAL TYPE
	◯
	50' x 120' LOTS SUBTOTAL
PHASE 1	109
PHASE 2	116
PHASE 3	117
PHASE 4	100
PHASE 5	85
PHASE 6	77
PHASE 7	160
TOTAL LOTS	764

PRELIMINARY LAND USE TABLE

LAND USE TYPE	ACREAGE
COMMERCIAL	+/-5.5 ACRES
MULTI-FAMILY	+./-16.8 ACRES
SINGLE-FAMILY	+/-155.6 ACRES
OPEN SPACE/ FLOODPLAIN/ EASEMENTS	+/-149.1 ACRES
TOTAL	+/-327 ACRES

100 YEAR FLOODPLAIN
SANITARY SEWER
WWTP
WOUS
PHASE 7
WOUS
100' OH TRANSMISSION LINE EASEMENT
WATERSCAPE COMMUNITY
PHASE 5
PHASE 4
PHASE 6
PHASE 3
AMENITY CENTER +/-0.9 ACRES
PHASE 2
PHASE 1
WATER FACILITY +/-3.5 ACRES (EXCLUDING EASEMENT)
ROYSE CITY ETJ
CITY OF ROCKWALL ETJ
MF +/-10.5 ACRES +/-231 UNITS (22 DU/A)
COMMERCIAL +/-3.5 ACRES
COMMERCIAL +/-2.0 ACRES
COMMERCIAL +/-2.0 ACRES (EXCLUDING EASEMENT)
MF +/-6.3 ACRES +/-138 UNITS (22 DU/A)
FM 548
50' R.O.W.
50' R.O.W.
100 YEAR FLOODPLAIN
SANITARY SEWER
100' OH TRANSMISSION LINE EASEMENT

x:\nts-land\0409\300support\1315 planning\02 schematic\schematic #cad\0409 camden parc schematic a v3.dwg, pwerdt, 12/9/2025 1:23 PM



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City of Rockwall

N

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3/3/2026 2:44 PM

CITY OF ROCKWALL
EXTRA-TERRITORIAL JURISDICTION

Path: L:\Planning & Zoning\Case Files\Annexations\2026\A2026-001 Release of ETJ (Camden Properties)\GIS\ETJ status.aprx

CITY OF ROCKWALL

RESOLUTION NO. 26-XX

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICITION (ETJ) BY RELEASING SUCH TERRITORY DESCIBED IN *EXHIBIT 'A'* OF THIS RESOLUTION TO THE COUNTY OF ROCKWALL; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPROATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code the City Council of the City of Rockwall [*the City*] desires to release a portion of its Extraterritorial Jurisdiction (ETJ);

BEING, a ~268.220-acre tract of land identified as a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149, Rockwall County, Texas, and generally located adjacent to FM-548, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this resolution, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the *City* is authorized by Section 42.023 of the Texas Local Government Code to reduce its ETJ if done so by resolution; and

WHEREAS, the *Subject Property* currently lies within the City of Rockwall's ETJ and is adjacent to and adjoining with the present corporate boundaries of the City of Rockwall, Rockwall County, Texas.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes

SECTION 2. REDUCTION OF ETJ AND RELEASE TO ROCKWALL COUNTY. The City of Rockwall hereby reduces its Extraterritorial Jurisdiction (ETJ) and releases to Rockwall County the *Subject Property*.

SECTION 3. FILING, NOTIFICATION, AND CORRECTION OF CITY MAPS. The Mayor of the City of Rockwall is hereby directed and authorized to file a certified copy of this *Resolution* with the necessary governmental agencies, and to update the official map of the City's corporate and Extraterritorial Jurisdiction (ETJ) boundaries as depicted in *Exhibit 'A'* of this *Resolution*.

SECTION 4. SAVINGS. This *Resolution* shall be cumulative of all other ordinances and resolutions of the City, and shall not repeal any of the provisions of those ordinances or resolutions

DRAFT
RESOLUTION
05.16.2026

except in those instances where the provisions of those ordinances or resolutions are in direct conflict with the provisions of this *Resolutions*.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this *Resolution* are severable, and if any section or provision of this *Resolution* or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason adjudged by a trial court of competent jurisdiction to be illegal or unconstitutional, the adjudication shall not affect any other section or provision of this *Resolution* or the application of any other section or provision to any person, firm, corporation, situation or circumstance, and the City Council hereby declares that it would have adopted the valid portions and applications of the *Resolution* without the invalid parts and to this end the valid provisions of this *Resolution* shall remain in full force and effect.

SECTION 7. REPEALER. All ordinances and resolutions of the City of Rockwall in conflict with the provisions of this *Resolution* be and the same are hereby repealed to the extent of that conflict.

SECTION 8. EFFECTIVE DATE. This *Resolution* shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF MARCH, 2026.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

DRAFT RESOLUTION 03.16.2026

Exhibit 'A'
Legal Description

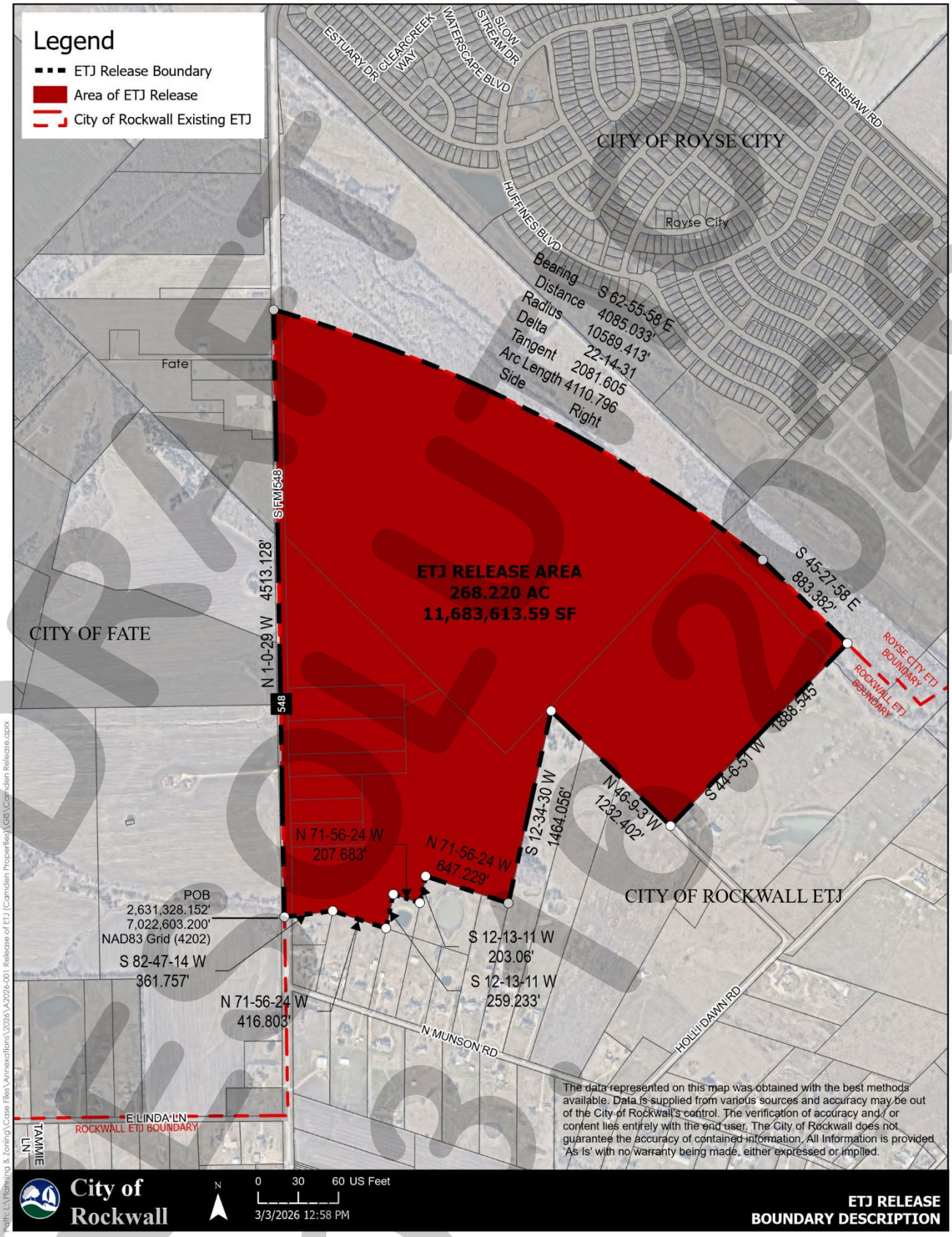
BEING 268.220 acres of land situated in Abstract 218, S.C. Wright Survey, Abstract 149, N. McCasland Survey, and Abstract 129, R. E. Johnson Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING on the West Right of Way line of Farm to Market Road 548, and being 920 feet North of the Southeastern corner of Abstract 219, R. E. Johnson Survey, Tract 5 (NAD83 Texas State Plane GPS Coordinate (Grid): 2,631,328.152; 7,022,603.200 Feet);

1 *THENCE* North 01°-00'-29" West, along the West Right of Way line of the Farm to Market 548 at distance of 4,513.128 feet to the beginning of a curve;
2 *THENCE* along said curve to the right, having an angle of 22°-14'-31", and a radius of 10,589.513 feet, with a chord bearing of South 62°-55'-58" East, and a chord distance of 4,085.033 feet for a corner;
3 *THENCE* South 45°-27'-58" East, along the Northern property line of Abstract 149, N. McCasland Survey, Tract 9-01, a distance of 883.382 feet for a corner;
4 *THENCE* South 44°-06'-51" West, along the Eastern property line of said Tract 9-01, a distance of 1,888.545 feet for a corner;
5 *THENCE* North 46°-09'-03" West, along the Southern property line of said Tract 9-01, a distance of 1,232.402 feet for a corner;
6 *THENCE* South 12°-34'-30" West, along the Eastern property line of Abstract 149, N. McCasland Survey, Tract 11-01, a distance of 1,464.056 feet for a corner;
7 *THENCE* North 71°-56'-24" West, continuing along said property line, a distance of 647.229 feet for a corner;
8 *THENCE* South 12°-13'-11" West, a distance of 203.06 feet for a corner;
9 *THENCE* North 71°-56'-24" West, a distance of 207.683 feet for a corner;
10 *THENCE* South 12°-13'-11" West, a distance of 259.233 feet for a corner;
11 *THENCE* North 71°-56'-24" West, along the Southern property line of Abstract 149, N. McCasland Survey, Tract 11-01, a distance of 416.803 feet for a corner;
12 *THENCE* South 82°-47'-14" West, continuing along said Southern property line, a distance of 361.757 feet to the *POINT OF BEGINNING AND CONTAINING* 268.220 acres of land (11,683,613.59 square feet) more or less.

DRAFT RESOLUTION 03.16.2026

Exhibit 'B'
Survey



DRAFT Resolution 2026