



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, May 4, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

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

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Henson

VI. Proclamations / Awards / Recognitions

1. Older Americans Month Proclamation
2. Police Memorial Week Proclamation
3. Travel & Tourism Week Proclamation
4. National Day of Prayer Proclamation
5. Charles Liam Richardson's Eagle Scout Recognition Day Proclamation
6. Recognition of Outgoing City Council Member(s)

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 April 20, 2026 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** amending the Municipal Code of Ordinances in Chapter 30. Parks & Recreation, Article I In General., Section 30-2. Regulated Activities in Parks to clarify park, sports complex and athletic field hours, and take any action necessary. **(2nd Reading)**
3. **Z2026-012** - Consider the approval of an **ordinance** for a Text Amendment to Section 10, Fee Schedule, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) for the purpose of amending the Fee Schedule to update the City's development related application fees, and take any action necessary **(2nd Reading)**.
4. Consider authorizing the City Manager to execute a change order with Maya Underground Contractors, LLC. for the W. Boydston and Forest Trace Reconstruction Project, in the amount of \$1,887,423.00, to be funded by 2018 Street Bonds, and take any action necessary.
5. Consider authorizing the City Manager to execute purchase orders and/ or contracts to B&B Concrete for a parking lot project at The Harbor to add an additional 79 parking spaces in the amount of \$285,000 to be funded by TIF Bonds, and take any action necessary.
6. **P2026-013** - Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action necessary.
7. **P2026-014** - Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [*SH-205*], and take any action necessary.

8. **P2026-016** - Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.
9. Consider approval of a budget amendment for Convention & Visitors' Bureau (CVB) Operations reviewed by the Hotel Occupancy Tax (HOT) Subcommittee in the amount of \$270,200.00, 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. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (**1st Reading**).
2. **Z2026-014** - Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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. **Z2026-013** - Discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an **ordinance** for a Zoning Change amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary (**2nd Reading**).
2. Discuss and consider a request from Mike Eido on behalf of Travel Plaza LLC seeking approval of a variance to the city's sign ordinance, requesting one additional monument sign for a property located at 607 White Hills Rd., and take any action necessary.

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

1. Budget Report for Quarter ended March 31, 2026.
2. Building Inspections Department Monthly Report
3. Fire Department Monthly Report
4. Parks & Recreation Department Monthly Report
5. Police Department Monthly Report
6. Roadway Projects Update
7. Sales Tax Historical Comparison
8. Water Consumption Historical Statistics

XIV. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of April, 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, each May, our city recognizes and honors the countless contributions of older adults, raises awareness of aging-related issues, and reaffirms our dedication to supporting older members of our communities; and

Whereas, older adults in Rockwall are growing in numbers, enriching our community through their strength, wisdom, and diverse life experiences, and we are committed to celebrating their contributions, promoting their engagement, and recognizing the unique opportunities for purpose, growth, and connection that come with aging; and

Whereas, organizations such as Meals on Wheels Senior Services of Rockwall County play a vital role in ensuring that older adults in our community are seen, heard, and supported - providing essential services and resources that promote independence, dignity, and active engagement in community life; and

Whereas, this year's theme for Older Americans Month, "Champion Your Health," emphasizes the importance of prevention, wellness, and personal responsibility as cornerstones of healthy aging, encouraging individuals to take an active role in managing their health, accessing preventive care, making informed decisions, and advocating for their overall wellbeing.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim the month of **May 2026** as:

OLDER AMERICANS MONTH

in the City of Rockwall and urge all residents to join in recognizing the contributions of our older citizens and to support programs, services, and activities that promote connection, inclusion, and wellbeing for older adults throughout our community.

In Witness Whereof, I hereunto affix my hand and official seal this 4th day of May, 2026.


TIM McCALLUM, MAYOR

Rockwall Texas

Proclamation

Whereas, more than 800,000 law enforcement officers serve across the United States, including the dedicated, sworn members of our Rockwall Police Department; and

Whereas, law enforcement officers face significant risks in the line of duty, with tens of thousands of assaults occurring annually, many resulting in injury; and

Whereas, since the first recorded police death in 1786, more than 24,700 officers have lost their lives in the line of duty, and their names are engraved on the National Law Enforcement Officers Memorial in Washington, D.C.; and

Whereas, in 2026, the names of 363 fallen officers have been added to the Memorial, including 111 officers killed in 2025 and 252 officers who died in prior years; and

Whereas, Peace Officers Memorial Day is observed each year on May 15, with flags flown at half-staff in honor of fallen officers and their families; and

Whereas, these officers will be honored during the National Law Enforcement Officers Memorial Fund's annual Candlelight Vigil on May 13, 2026; and

Whereas, the City of Rockwall stands in solidarity with law enforcement agencies across the nation in honoring those who made the ultimate sacrifice in service to their communities.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby recognize **May 10 – 16, 2026** as

POLICE MEMORIAL WEEK

in the City of Rockwall, and urge all citizens to honor the memory of fallen officers, extend heartfelt condolences to their families, and recognize the dedication of those who continue to serve and protect our community.

In Witness Whereof, I hereunto affix my hand and official seal on this 4th day of May, 2026.


TIM McCALLUM, MAYOR

Rockwall Texas



Proclamation

Whereas, travel and tourism play a vital role in the economic prosperity and quality of life in communities across the United States, supporting local businesses, generating tax revenue, and creating jobs; and

Whereas, the travel industry serves as a key driver of economic development, contributing to hotel occupancy, retail activity, and restaurant patronage while enhancing a community's visibility and long-term growth; and

Whereas, the City of Rockwall, Texas, with its scenic location along Lake Ray Hubbard and vibrant destinations such as The Harbor District, attracts visitors from across the region who contribute to the strength and vitality of the local economy; and

Whereas, tourism-related activities support local employment opportunities and foster continued investment in infrastructure, amenities, and experiences that benefit both residents and visitors; and

Whereas, Travel and Tourism Week provides an opportunity to recognize the significant contributions of the travel industry and to celebrate the individuals, businesses, and organizations who promote tourism, hospitality, and economic growth; and

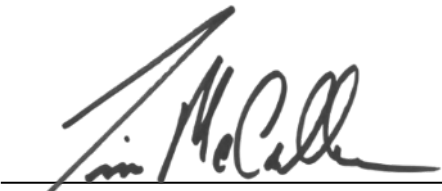
Whereas, the City of Rockwall proudly acknowledges the importance of tourism and its positive impact on our community, economy, and overall quality of life.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby recognize **May 3 – 9, 2026** as

TRAVEL & TOURISM WEEK

in the City of Rockwall, and urge all citizens to support local businesses, welcome visitors, and recognize the essential role tourism plays in sustaining a vibrant and thriving community.

In Witness Whereof, I hereunto affix my hand and official seal on this 4th day of May, 2026.



TIM McCALLUM, MAYOR

Rockwall, Texas

Proclamation

Whereas, the National Day of Prayer is an annual observance held on the first Thursday of May, inviting people of all faiths to come together in prayer for our nation, its leaders, and its communities; and

Whereas, this observance has deep historical roots, dating back to the founding of our nation, when leaders called upon citizens to seek guidance, wisdom, and strength through prayer; and

Whereas, the National Day of Prayer was formally established by the United States Congress in 1952 and signed into law by President Harry S. Truman, with a designated annual observance set by Congress in 1988; and

Whereas, prayer offers an opportunity for reflection, unity, and hope, strengthening the moral and spiritual foundation of our communities; and

Whereas, the City of Rockwall recognizes the importance of faith, compassion, and service in building a strong, resilient community; and

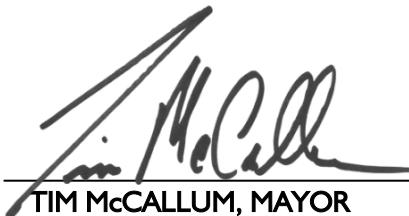
Whereas, residents of Rockwall are encouraged to come together in a spirit of unity and goodwill to pray for peace, guidance, and the well-being of all.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim **May 7, 2026**, as:

NATIONAL DAY OF PRAYER

in the City of Rockwall, and invite all citizens to observe this day by joining in prayer for our nation, our state, and our community.

In Witness Whereof, I hereunto set my hand and official seal this 4th day of May, 2026.


TIM McCALLUM, MAYOR

Rockwall, Texas Proclamation

Whereas, Charles Liam Richardson began his scouting career at the age of 7 as a Wolf in Rockwall Pack 314, and, after earning his Arrow of Light in 2020, Charles joined Boy Scout Troop 83; and

Whereas, Charles has held many leadership positions since then, including Quartermaster (twice), Librarian, Patrol Leader, and Senior Patrol Leader as well as completing National Youth Leadership Training; and

Whereas, Charles was elected into the Order of the Arrow where he completed his ordeal and reached Brotherhood; and

Whereas, Charles has earned 38 merit badges as well as bronze, gold, and silver palms for completing 15 more badges beyond the minimum required for Eagle; and

Whereas, Charles has staffed Summer camp at Trevor Reese Jones Scout Camp in Athens, Texas as well as served in support crews at other scouting events; and

Whereas, Charles has hiked nearly 200 miles, including Guadalupe Mountains, Chisos Mountains, and over 80 miles at Philmont Scout Ranch in 2023; and

Whereas, Charles has been a member of BSA Venture Crew 911 of Royse City since 2022, having earned his Horsemanship merit badge and participated in the 30 mile horseback ride at Buffalo Trace Scout Ranch in the Davis Mountains in West TX, which included 7 days and 6 nights of horseback riding and camping "the cowboy way;" and

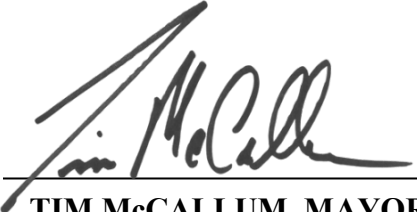
Whereas, Charles's Eagle Scout project served Abby Road Rescue Sanctuary of Lavon, Texas. A senior animal rescue and sanctuary, Charles's project consisted of building a multi-section duck enclosure and repairs to other animal enclosures and fencing. Charles has worked with the Rockwall County Elections office since 2024.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 4, 2026** as

CHARLES LIAM RICHARDSON'S EAGLE SCOUT RECOGNITION DAY

in the City of Rockwall and urge all citizens to applaud and recognize Charles for his many accomplishments, including attaining his Eagle Scout rank.

In Witness Whereof, I hereunto set my hand and official seal this 4th day of May, 2026.


TIM McCALLUM, MAYOR



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, April 20, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the public meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and City Councilmembers Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. The mayor then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session. It was noted Councilmember Sedric Thomas arrived to the meeting and joined Executive Session at 5:18 p.m.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Downtown, and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. **PULLED FROM PUBLIC MEETING AGENDA – ACTION ITEM 1.** Discuss and consider approval of a resolution finding that public use, convenience, and necessity exists regarding acquiring an access easement for health, fire, and safety, with said access easement covering approximately 0.0083 acres (360 square feet) and being located in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, Harbor-Rockwall Addition; authorizing the acquisition of such property interests through negotiation or, if necessary, through the exercise of the City's power of eminent domain; including authorizing City officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interests.

III. Adjourn Executive Session

The Council adjourned from Executive Session at 5:25 p.m.

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

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

V. Invocation and Pledge of Allegiance - Dr. Michael Criner- First Baptist Church of Rockwall

Dr. Criner came forth and delivered the invocation and helped lead the Pledges.

VI. Proclamations / Awards / Recognitions

1. Safe Digging Month Proclamation

Eva Hummel, Manager of Public Affairs with Atmos Energy came forth. Mayor McCallum then read and presented her with this proclamation. She briefly spoke thereafter, thanking the mayor and the city for its support and encouraging everyone to call 811 prior to digging so that vital utility lines may be located and marked before a project begins.

VII. Appointment Items

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

The Planning & Zoning Chairperson, Dr. Conway came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action immediately following Dr. Conway's comments.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one wishing to speak, the mayor then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to reappoint Rick Crowley to an additional, two-year term on the North Texas Municipal Water District Board of directors to expire in May of 2028. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller moved to appoint Ashley Griswold to the Main Street Advisory Board to replace Geoffrey Lyons for an initial term to run through August of 2028. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller moved to authorize the City Manager to finalize the negotiation and purchase land in the Southside District and authorize the City Attorney to prepare all necessary documents on behalf of the City to complete the acquisition. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays. It's noted that Mayor McCallum had commented that this topic is something that's been near and dear to his heart, as it's something that put a stake in the ground on the night he was sworn in. He expressed that he is really happy we're buying this land to move forward with a new fire station, and he congratulated the (fire) chief.

X. Consent Agenda

1. Consider approval of the minutes from the April 6, 2026 city council meeting, and take any action necessary.
2. **Z2026-008** - 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 **(2nd Reading)**.

3. **P2026-008** - Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.
4. **P2026-011** - Consider a request by Cristian Federiciuc for the approval of a Replat for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.
5. **P2026-012** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.
6. Consider approval of an **ordinance** amending the Municipal Code of Ordinances in Chapter 30. Parks & Recreation, Article I In General., Section 30-2. Regulated Activities in Parks to clarify park, sports complex and athletic field hours, and take any action necessary. **(1st Reading)**
7. Consider award of the annual sewer odor control contract, by unit price, to Pencco Inc., including authorizing the City Manager to execute the contract, any subsequent renewals for these services, and purchase orders not to exceed the amount of \$350,000 for Fiscal Year 2026, to be funded by the Sewer Operations Budget, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda minus Item #2 (#s 1, 3, 4, 5, 6, and 7), which was pulled by Mayor Pro Tem Moeller for separate consideration. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-__**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS
AMENDING THE MUNICIPAL CODE OF ORDINANCES IN CHAPTER 30 PARKS
AND RECREATION; ARTICLES I. IN GENERAL, SECTION 30-2. REGULATED
ACTIVITIES IN PARKS TO CLARIFY PARK, SPORTS COMPLEX AND ATHLETIC
FIELDS HOURS; PROVIDING FOR A SEVERABILITY CLAUSE AND EFFECTIVE
DATE.**

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

Regarding Consent Agenda item #2, Mayor Pro Tem Moeller pointed out he had voted in opposition of this item upon first reading at the last council meeting. Mayor McCallum then moved to approve the item (Z2026-008), and Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-12**

SPECIFIC USE PERMIT NO. S-394

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.

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

XI. Public Hearing Items

1. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (**1st Reading**).

It was announced that this case will be heard at the Planning & Zoning Commission meeting on April 28 and then at the City Council meeting on Monday, May 4, 2026. No action was taken at this time concerning the item.

2. **Z2026-013** - Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an **ordinance** for a Zoning Change amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. He explained that this request is for the purpose of allowing side entry garages and other minor changes to the Planned Development District ordinance. He explained that Planned Development District 76 (PD-76) -- also known as the Emerson Farms Subdivision -- was originally established by the City Council on November 17, 2014 by Ordinance No. 14-50. At the time of approval, this Planned Development District allowed 107, one (1) acre single-family residential lots on a 138.79-acre tract of land. Under the current request, the applicant is requesting to make alterations to [1] the garage orientation requirements (to allow side entry garages), [2] the anti-monotony standards (to increase these to match current UDC requirements), [3] the fencing requirements (to require that all fences be wrought iron / tubular steel), and [4] the requirements relating

to interior finishes inside the homes (to remove the requirement for crown molding). He went on to share that approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On April 20, 2026, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 6-1, with Commissioner Hagaman dissenting. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties owners and occupants located within Planned Development District 76 (PD-76) and within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included 104 notices. Thus far, staff has not received any returned notices regarding this request.

Following Mr. Miller's briefing, Mayor McCallum opened the public hearing calling forth the applicant to speak and asking if anyone else would like to speak during the Public Hearing.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forth and provided comments related to wrought iron fencing, sharing that his own neighborhood (Stone Creek) has a lot of these types of fences. He explained that some homeowners got into problems with the HOA because they wanted to put bamboo or plastic on their wrought iron fences. He went on to express that he hopes the city will not allow residents to do these sorts of things to wrought iron fences.

There being no one else wishing to speak, the mayor closed the public hearing and called upon the applicant for comments at this time.

The applicant came forth and shared comments about fencing requirements, indicating he prefers the 5' fencing, as it's a pretty big cost to do all of the fences.

The Mayor expressed a preference that the garages be 3-car garages instead of 2-car garages. The applicant pointed out that garages were not mentioned in the initial approval of this subdivision; however, Mr. Miller shared that, although they were not specifically mentioned in the original ordinance, garages are still required by the city's UDC.

Councilmember Henson asked the applicant if he would consider doing at least 50% as side-entry garages instead of j-swings. Henson shared that he is very supportive of something more than 50% on this topic as well as also being in support of having 3-car garages.

Councilmember Lewis then spoke sharing that, regarding 3-car garages, he hates to have the applicant have to go back and do them all as 3-car garages. He'd rather there be a percentage.

The mayor pointed out these are 'estate lots,' and a few months ago, the Council approved mandatory 3-car garages on those sized lots elsewhere.

The applicant shared that 3-car garages is an added cost, and he does not think any of the planned builders will have an issue with this; however, he is not totally sure.

Mayor McCallum moved to approve Z2026-013, including the recommendations from staff and also requiring at least 50% of the lots to have side entry garages and that all of the homes shall have 3-car garages. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [ORDINANCE NO. 14-50] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes to 2 nays (Campbell and Lewis).

3. Z2026-014 - Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an ordinance for a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use by-right on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (i.e. dated September 4, 2024) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars

for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025. The applicant -- Kris Sharp of 5 Sharp Real Estate, LLC -- is now requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow Outside Storage on the subject property at 3301 Springer Road. The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property." Mr. Miller explained that if the City Council chooses to approve the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (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.

Mr. Miller went on to share that staff mailed out 74 notices to property owners and applicants located within 500' of the subject property and sent a notice to the Lofland Farms and Timber Creek 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; however, staff has not received any notices in response. In addition, on April 14, 2026, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. As such, any potential approval this evening by the City Council would require a super majority vote of Council in order for its passage.

The Mayor then opened the public hearing and called forth the applicant, also asking if anyone present would like to speak during the Public Hearing, but no one indicated such.

The applicant came forth and asked if the Council will consider allowing a withdraw of this request so that she may resubmit a new request next week.

Mr. Miller shared that they are currently operating outside of approved regulations, so -- even if the Council does allow the withdraw -- the city will have to cite them.

City Attorney Frank Garza spoke up, sharing that the Council could also remand this back to the Planning & Zoning Commission so that the applicant can present its modified request to P&Z and does not have to start over or be issued citations by the City.

Mayor McCallum moved to remand this case (Z2026-014) back to the Planning & Zoning Commission. He then explained to the applicant the reasons why Council typically denies requests when applicants fail to show up at public meetings concerning their request(s). He urged her and others to show up at all the meetings in order to address either the P&Z Commission and/or the City Council. Councilmember Campbell then seconded the motion to remand the case back to the Planning & Zoning Commission. Councilmember Jeffus shared that she believes these concerns have been ongoing for a while now, and she wants assurances that the applicant is going to address things such as the citations that the city has issued. The applicant shared that she recently paid five citations, and she generally apologized to the City for their delays. She assured Councilmember Jeffus that she will be better prepared once this goes back to P&Z. Councilmember Lewis pointed out several serious issues that the applicant has pertaining to things ongoing on the property that have been out of compliance. He strongly urged the applicant to work closely with staff and get all the concerns resolved. Councilmember Henson sought and received a verbal commitment from the applicant that she will address the concerns and will show up at future meetings.

The motion to remand the case back to the P&Z Commission passed unanimously of those present (7 ayes to 0 nays).

4. **Z2026-012** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of amending the *Fee Schedule* to update the City's development related application fees, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. He explained that the current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development-related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that

the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from \$0.37 in 2005 to \$0.78 in 2025 (*i.e. an increase of 110.81%*). In addition, staff estimates the average cost per caption for a newspaper notice -- *which is required by State Law for all zoning related cases* -- to be between \$85.34 – \$194.18 (*or an average per caption price of \$109.84*) [*estimated over the last six (6) newspaper notices*].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align with current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (*including a base fee and acreage-based calculation*), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Mr. Miller noted that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

Mr. Miller explained that during the *Work Session Meeting* on March 31, 2026, the Planning and Zoning Commission recommended to staff that [1] the fee for variances for residential properties be lowered from \$200.00 to \$100.00, and [2] that a notification fee be established in addition to the base fee for all cases that require public notification. Based on this, staff has logged all notification fees associated with development cases over the past year and determined that the average fee for notification (*i.e. newspaper and property owner notifications*) was \$149.78. Based on this, staff is proposing a notification fee of \$150.00 that will be assessed in addition to the base application fee for all cases that require public notification. Staff also lowered the fees associated with variances for residential properties in accordance with the Planning and Zoning Commission’s recommendation.

The mayor opened the public hearing, but no one indicated a desire to speak. So, he then closed the public hearing. Councilmember Campbell then moved to approve Z2026-012. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, *FEE SCHEDULE*, OF ARTICLE 11, *DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XII. Action Items

1. Discuss and consider approval of a resolution finding that public use, convenience, and necessity exists regarding acquiring an access easement for health, fire, and safety, with said access easement covering approximately 0.0083 acres (360 square feet) and being located in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, Harbor-Rockwall Addition; authorizing the acquisition of such property interests through negotiation or, if necessary, through the exercise of the City's power of eminent domain; including authorizing City officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interests.

City Attorney Frank Garza provided brief explanation concerning this agenda item. He shared that the city has been attempting to negotiate access to a very small parcel of land needed for safety purposes; however, negotiations by city staff have not yielded results thus far. So, through adoption of this ordinance, Council will allow staff to continue negotiations, and if they fail, the city will be authorized to take the next step of going to court to try to obtain the property that way.

Mayor McCallum provided some brief, additional clarification, mentioning that this piece of land is vital, as it is tied to response times associated with our first responders. He then moved to approve the resolution, as written. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor McCallum adjourned the meeting at 6:51 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 4th
DAY OF MAY, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE MUNICIPAL CODE OF ORDINANCES IN CHAPTER 30 PARKS AND RECREATION; ARTICLES I. IN GENERAL, SECTION 30-2. REGULATED ACTIVITIES IN PARKS TO CLARIFY PARK, SPORTS COMPLEX AND ATHLETIC FIELDS HOURS; PROVIDING FOR A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas ("City") desires to amend Chapter 30 of the Municipal code due to park hours being outdated and not accurate reflecting the hours for sports field complexes and athletic fields; and,

WHEREAS, the City Council has determined that the ordinance amendment set forth herein are necessary and appropriate.

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

Section 1. Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendments.

- A. The municipal code of ordinances shall hereafter be amended at Chapter 30 "Parks and Recreation", Article I, In General, Section 30-2, which shall amend Section (e) through (h) to read as follows:

Sec. 30-2. - Regulated activities in parks, sports complexes and athletic fields

(e) Hours of operation. Neighborhood parks shall be open to the public from 5:00 a.m. until 10:00 p.m. Harry Myers Park (excluding Harry Myers 1-2 sports fields, see section (g)) shall be open to the public from 5:00 a.m. until 11:00 p.m. All parks other than Harry Myers Park are deemed neighborhood parks for purposes of this provision. Each city park shall have the hours in which it is open and closed to the public posted at the entrance to the park. It shall be unlawful for any person to be in a city park at any time except during the hours designated in this provision except for the special permission of the City Manager or designee.

(f) Sports complex hours: Leon Tuttle Sports Complex is an athletic complex that is closed to the public Monday – Sunday, so that sports field maintenance and field preparation for games can take place by Parks and Recreation staff. The facility is a reservation / rental/tournament facility only. Primary use of this facility is Rockwall Baseball and Softball Association league games, RBSL practices and tournaments. Reservations are available Monday through Friday from 6:00pm to 10:00pm, Saturday 8:00am to 10:00pm and Sunday 12:00pm to 10:00pm. Tournament hours on Saturday and Sunday with a Parks and Recreation concession agreement are 6:00am to 11:59 pm. The facility is open to the public during these reservation hours only to participate as a player or spectator.

(g) Yellow Jacket (1-3) and Harry Myers (1-2) athletic fields hours. Yellow Jacket and Harry Myers athletic fields are open to the public Monday – Sunday from 5:00am to 10:00pm as a first come first serve facility, unless a participant has a reservation through the Rockwall Parks and Recreation Department. Reservations are available Monday through Friday from 3:30pm to dark, Saturday 8:00am to dark and Sunday 12:00pm to dark, as these facilities do not have sports field lighting. Primary use of these athletic fields is Rockwall Baseball and Softball Association League game overflow, Angel League games and RBSL practices which take priority over first come first come serve practices or when a league game is scheduled the fields are closed to the public and locked after fields are marked for games.

(h) Possession and consumption of alcohol. Possession and consumption of alcohol is prohibited at any city park except for Harry Myers Park as designated by the city council for city-sponsored events in designated areas.

Section 3. Penalty. 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 *Five Hundred Dollars (\$500.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense in accordance with Section 1-13 of the City Code of Ordinances.

Section 4. Remaining Provisions Unchanged. The remainder of the existing Chapter 30 “Parks and Recreation”, Article I, Section 30-2, remains unchanged and shall remain in full force and effect, save and except as amended by this Ordinance.

Section 5. Effective Date. This Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 04/20/2026

2nd Reading: 05/04/2026

CITY OF ROCKWALL

ORDINANCE NO. 26-15

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 SECTION 10, *FEE SCHEDULE*, OF ARTICLE 11, *DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] to update the City's development related application fees; and,

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

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this *Ordinance* is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the *Open Meetings Act*.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE
4TH DAY OF MAY, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
**Section 10, Fee Schedule, of Article 11, Development Applications
and Review Procedures, of the Unified Development Code (UDC)**



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400 500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200 500.00 + \$4520.00/Acre
(c) Final Plat	\$300 500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300 500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$50 500.00
(f) Plat Reinstatement Request	\$400 200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$250 1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400 500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$200 1,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ^{(1) Specific Use Permit (SUP)*}	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$200 1,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1)±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75 200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:

⁽¹⁾⁻⁽⁴⁾ SEE SECTION (D) BELOW.

⁽²⁾ AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

~~(D)(C)~~ Calculation of Fees. Fees that have a scaled fee structure (*i.e.* that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78.75105.00 + \$200800.00 [\text{Base Fee}] = \$278.75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

~~(E)(D)~~ Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were *not* constructed in conformance with an approved building permit shall be increased by ~~\$4,000~~2,500.00. For example, a 5.25-acre *residential* property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78.75105.00 + \$200.00 [\text{Base Fee}] = \$278.75305.00 [\text{Typical Application Fee}] + \$4,0002,500.00 [\text{Forgiveness} - \text{Fee Non-Compliant Structure Fee}] = \$4,278.752,805.00 [\text{Fee Due}].$$



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager

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

DATE: ~~March 10, 2023~~ May 4, 2026

SUBJECT: W. Boydston and Forest Trace Reconstruction Project Change Order Request

The City has extended the limits of construction due to failing paving of Forest Trace. The additional paving will be from approximately 201 Forest Trace to 505 Forest Trace. Storm sewer revisions are required at the intersection of W. Boydston and Forest Trace to update the storm to current City standards.

Maya Underground Contractors, LLC. is the contractor for the W. Boydston and Forest Trace Reconstruction project. They have quoted a cost of \$1,887,423.00 to add the additional storm and paving for Forest Trace. Staff requests City Council consider authorizing the City Manager to execute a change order in the amount of \$1,887,423.00 to Maya Underground Contractors to be paid for out of the 2018 Street Bonds, and take any action necessary.

AJW

Attachment

Cc: Joey Boyd, Assistant City Manager
Jonathan Browning, P.E., Assistant City Engineer
File



Item No.	Description	Unit	Original Qty.	Change Order #3	Revised Qty.	Unit Cost	Item Cost (Change Order #3)
1-B	Mobilization	LS	1	1	1	\$ 43,600.00	\$ 43,600.00
2-B	General Site Preparation	LS	1	1	1	\$ 40,500.00	\$ 40,500.00
3	Unclassified Street Excavation	CY	4750	1148	5898	\$ 45.00	\$ 51,660.00
4-B	Traffic Control Barricades, Detouring, Lights and Watchman	LS	1	1	1	\$ 30,000.00	\$ 30,000.00
5	Sawcut, Remove and Dispose of Concrete Pavement (including curb), Driveways, Alleys (all depths and types)	SY	11710	4915	16625	\$ 23.00	\$ 113,045.00
6	Sawcut, Remove and Dispose of Concrete Sidewalk including Curb Ramps	SY	305	360	665	\$ 21.00	\$ 7,560.00
8	Remove Existing 10' Inlet	EA	8	2	10	\$ 524.00	\$ 1,048.00
13	Remove Existing Sanitary Sewer Manhole	EA	2	6	8	\$ 994.00	\$ 5,964.00
14-B	Remove Existing Sanitary Sewer Line (All Sizes)	LF	0	510	510	\$ 45.00	\$ 22,950.00
15	Remove and Reinstall Existing Mailbox (Wood/Metal Post)	EA	17	5	22	\$ 619.00	\$ 3,095.00
16	Remove and relocate Mailbox (Brick)	EA	14	7	21	\$ 1,092.00	\$ 7,644.00
17	Remove and relocate Mailbox (Stone)	EA	1	2	3	\$ 1,682.00	\$ 3,364.00
18-B	Remove Existing Tree (Various Sizes 4" to 40")	EA	0	9	9	\$ 1,000.00	\$ 9,000.00
21	Solid Block Sodding	SY	4460	1137	5597	\$ 9.00	\$ 10,233.00
22	Irrigation	LS	1	1	1	\$ 15,000.00	\$ 15,000.00
23-B	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control, SWPPP, NOI	LS	0	1	1	\$ 5,000.00	\$ 5,000.00
24	Trench Safety	LF	7570	821	8391	\$ 3.00	\$ 2,463.00
25	6-inch Thick, Reinforced Concrete Pavement	SY	10930	4900	15830	\$ 79.00	\$ 387,100.00
26	6-Inch Thick, Flexible Base (Type A) (Grade 1 or 2)	SY	11545	5213	16758	\$ 35.00	\$ 182,455.00
27	7-Inch Thick (Max), Reinforced Concrete Pavement (Alley)	SY	95	213	308	\$ 93.00	\$ 19,809.00
29	7-Inch Thick, Reinforced Concrete Alley Approach	SY	300	103	403	\$ 94.00	\$ 9,682.00
31	6-Inch Thick, Flexible Base (Crushed Stone) (Alley)	SY	550	110	660	\$ 41.00	\$ 4,510.00
32	6-Inch Thick, Driveway (Concrete)	SY	75	30	105	\$ 95.00	\$ 2,850.00
33	6-Inch Thick, Driveway (Special)	SY	75	72	147	\$ 110.00	\$ 9,570.00
34	6-inch Thick, Concrete Driveway Approach	SY	475	210	685	\$ 85.00	\$ 17,850.00
36	4-Inch Thick, Reinforced Concrete Sidewalk	SY	2275	41	2316	\$ 66.00	\$ 2,706.00
37	4-Inch Thick, Sidewalk (Special Material)	SY	50	42	92	\$ 104.00	\$ 4,368.00
39	6-Inch Thick, Concrete Flume	LF	35	28	63	\$ 177.00	\$ 4,956.00
51	Signage	EA	15	11	26	\$ 750.00	\$ 8,250.00
52	18-inch Reinforced Concrete Pipe (RCP) (Class III)	LF	780	55	835	\$ 101.00	\$ 5,555.00
54	24-inch Reinforced Concrete Pipe (RCP) (Class III)	LF	220	290	510	\$ 201.00	\$ 58,290.00
55	30-inch Reinforced Concrete Pipe (RCP) (Class III)	LF	650	340	990	\$ 178.00	\$ 60,520.00
56	36-inch Reinforced Concrete Pipe (RCP) (Class III)	LF	640	70	710	\$ 209.00	\$ 14,630.00
57	42-inch Reinforced Concrete Pipe (RCP) (Class III)	LF	98070	45	98115	\$ 467.00	\$ 21,015.00
58	Standard Curb Inlet (10')	EA	4	2	6	\$ 5,504.00	\$ 11,008.00
59	Standard Curb Inlet (15')	EA	6	2	8	\$ 7,697.00	\$ 15,394.00
60	Standard Curb Inlet (20')	EA	5	1	6	\$ 9,665.00	\$ 9,665.00
61-B	Standard Curb Inlet (10') (6' Depth)	EA	0	1	1	\$ 14,500.00	\$ 14,500.00
62-B	Standard Curb Inlet (15') (6' Depth)	EA	0	1	1	\$ 16,500.00	\$ 16,500.00
63-B	Standard Open Back Curb Inlet (15')	EA	0	1	1	\$ 20,000.00	\$ 20,000.00
65	4' x 4' Standard Square Manhole	EA	5	2	7	\$ 8,644.00	\$ 17,288.00
74	Lower Existing Water Line	EA	1	7	8	\$ 12,911.00	\$ 90,377.00
77	Temporary Water Service	EA	1	7	8	\$ 7,800.00	\$ 54,600.00
89-A	PVC Gravity Sewer Pipe (8 inch) (SDR 35) (In Place By Open Cut) Modified Terms	LF	780	1370	2150	\$ 172.00	\$ 235,640.00
90-B	PVC Gravity Sewer Pipe (6 inch) (SDR 35) (In Place By Open Cut)	LF	0	32	32	\$ 90.00	\$ 2,880.00
91-B	PVC Gravity Sewer Pipe (8 inch) (SDR 35) with 12" Steel Encasement (By Bore)	LF	0	30	30	\$ 150.00	\$ 4,500.00
92-B	Concrete Encasement for Proposed Sanitary Sewer Line	LF	0	54	54	\$ 65.00	\$ 3,510.00
99	Sanitary Sewer Service Installation (4 inch including cleanout)	EA	13	13	26	\$ 1,928.00	\$ 25,064.00
101	Sanitary Sewer Manhole (48 inch diameter) (Complete)	EA	7	11	18	\$ 11,179.00	\$ 122,969.00
105	Rehabilitate Existing Sanitary Sewer Manhole	EA	5	2	7	\$ 7,632.00	\$ 15,264.00
106	Connect Prop. PVC to Exist. Sanitary Sewer Manhole	EA	3	3	6	\$ 5,945.00	\$ 17,835.00
107	Adjust Existing Manhole Rim Elevation	EA	1	2	3	\$ 683.00	\$ 1,366.00
108	Abandon Existing Sanitary Sewer Manhole	EA	2	1	3	\$ 1,021.00	\$ 1,021.00
109-B	Flowable Backfill	CY	0	1	1	\$ 300.00	\$ 300.00
110-B	Abandon Existing Sanitary Sewer Lines (All Sizes)	LF	0	860	860	\$ 25.00	\$ 21,500.00
Original Contract Amount							\$ 4,989,201.00
Change Order No. 3							\$ 1,887,423.00
Previous Change Orders							\$ 28,991.00
Revised Contract Amount							\$ 6,905,615.00



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: May 4, 2026

SUBJECT: The Harbor (Concrete Parking Lot)

This project is for the expansion of the existing parking lot bordered by Harbor Heights and Shoreline Trail.

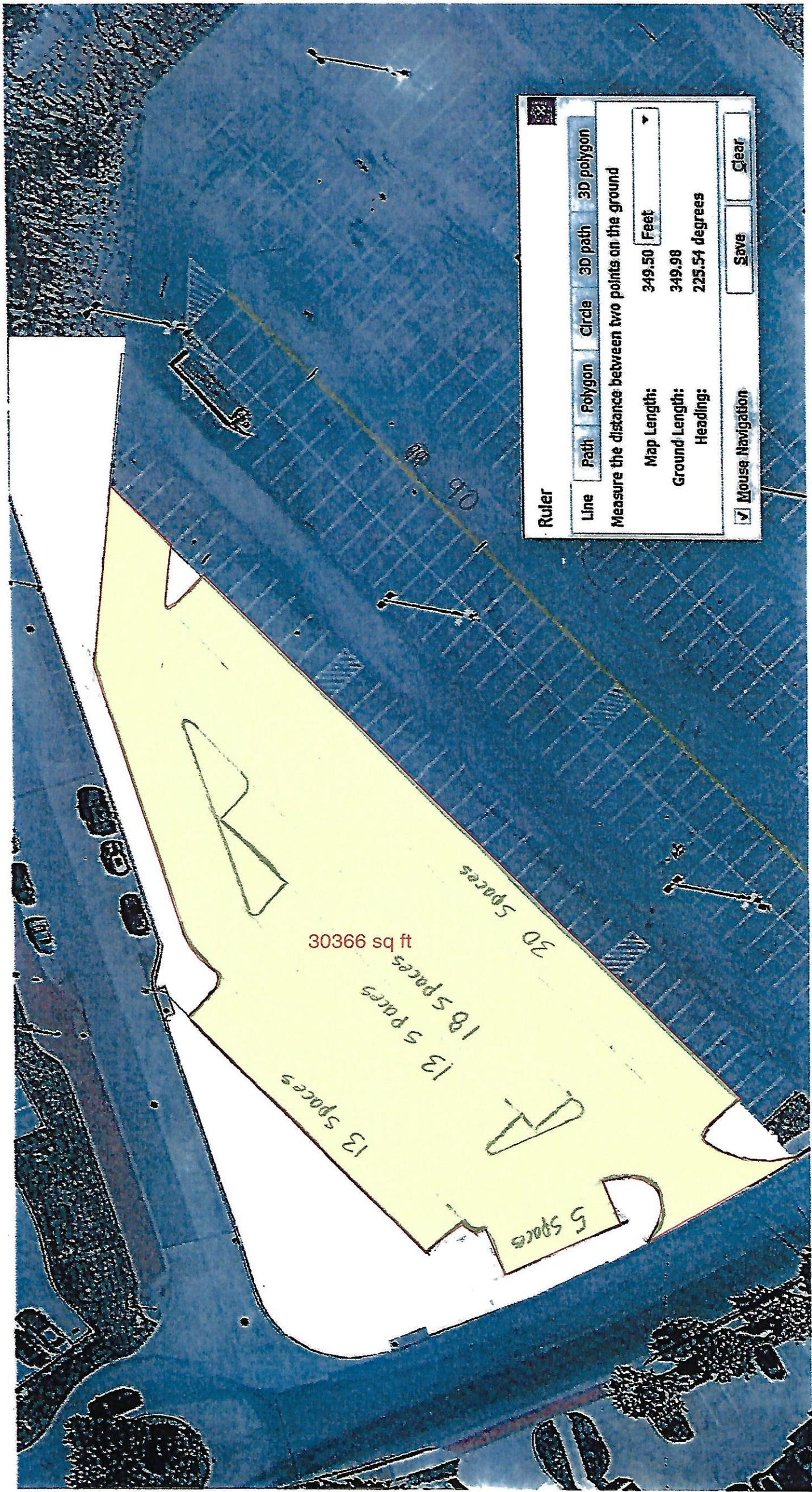
This project adds an additional 79 spaces of much needed parking, especially for special events held at this location.

Total Project Cost: \$285,000 (not to exceed)

B&B Concrete and Sawing currently has an existing contract with the City of Rockwall, and this bid would be utilizing that same contract.

For Council consideration is this Harbor parking lot expansion project – awarding the project to the above listed vendor for the respective dollar amounts and authorizing the City Manager to execute the purchase order for this project.

Harbo Parking Addition 79 spaces



6" Thick w/ #4 Rebar @ 18" OCEW

Appox 30000 SF

B & B Concrete Sawing, Inc.

1830 Garden Springs Dr.
Dallas, TX 75253

Phone # 972 - 286-6853

Proposal

Vendor #

Date
1/8/2026

Proposal #

Rockwall Harbor Parking Lot Addition (Budget)

TO:
City Of Rockwall
Travis Sales

Project Location
Rockwall Harbor Parking Lot Addition (Budget)
Preliminary

Description	Total		
325 Lf. Existing Curb & Gutter To Demo / Haul Off Excavation As Required / Haul Off Spoils 30000 Sq. Ft. 6" Concrete Paving 900 Lf. Monocurb 1000 Lf. Expansion Jt 4000 Lf. Sawn Control Joints Striping Joint Sealing Excludes: Soil Stabilization Excludes: Site Lighting			
This is a proposal on the goods named, subject to the conditions below: All work and material is guaranteed to be as specified and performed in accordance with all drawings and specifications.	<table><tr><td>Total</td><td>\$ 285,000</td></tr></table>	Total	\$ 285,000
Total	\$ 285,000		

Not responsible for Underground Plumbing
or Electrical Lines.

Tax Not Included

Payment due upon completion.

Signature _____

By signing here you are agreeing to the terms
and conditions of this proposal.

Proposal prepared by: Roger Johnson



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: May 4, 2026
APPLICANT: John Wardell
CASE NUMBER: P2026-013; *Replat for Lot 5, Block A, Las Primeras Addition*

SUMMARY

Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action necessary.

PLAT INFORMATION

- ☒ Purpose. The applicant is requesting approval of a Replat for two (2) existing parcels of land on 0.637-acres (*i.e. Lots 1 & 2, Block A, Las Primeras Addition*) in order to combine the lots in to one (1) new lot (*i.e. Lot 5, Block A, Las Primeras Addition*). The purpose of the Replat is to facilitate the future sale of the subject property.
- ☒ Background. The subject property was annexed sometime between April 1911 and April 1934 according to the City Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Commercial (C) District. At some point between June 14, 1983 and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single Family (SF-7) District. In review of the available aerial imagery and permitting history, there is an accessory building located on the subject property; however, the date of construction could not be determined. That being said, the remainder of the subject property has remained vacant since the time of annexation.
- ☒ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☒ Conditions of Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 5, Block A, Las Primeras Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 RENFRO, ROCKWALL

SUBDIVISION LAS PRIMERAS

LOT 142 BLOCK A

GENERAL LOCATION RENFRO NORTH OF BOYOSTON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE VACANT

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE .64

LOTS [CURRENT] 2

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 John Wardell

☒ APPLICANT John P. Wardell

CONTACT PERSON JOHN P. WARDELL

CONTACT PERSON JOHN P. WARDELL

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF April 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY 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 8th DAY OF April, 2026.

OWNER'S SIGNATURE

John P. Wardell

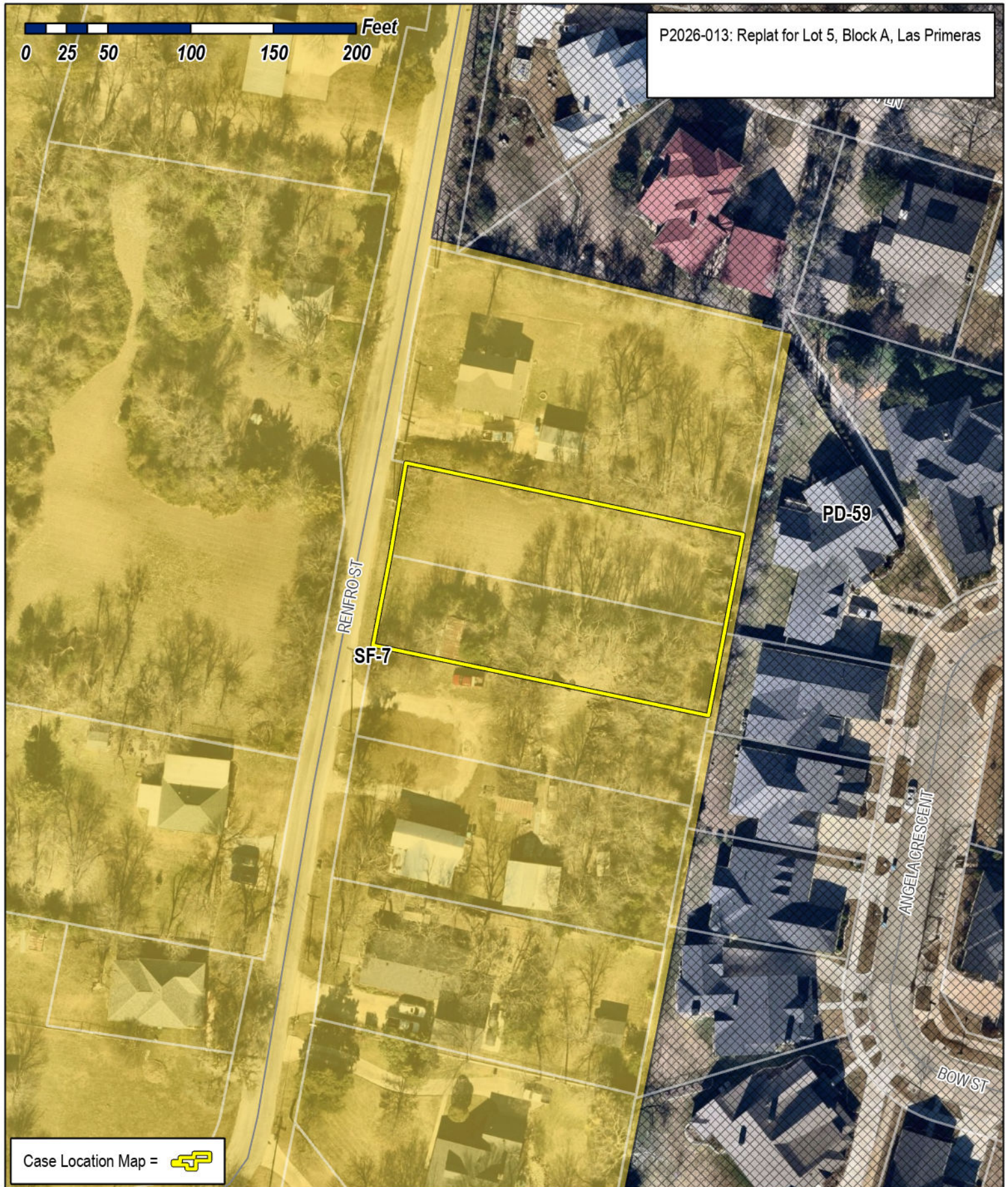
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kristi Donaghy



KRISTI DONAGHY
Notary ID #132211284
My Commission Expires
October 15, 2027

MY COMMISSION EXPIRES 10/15/2027



Case Location Map = 



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.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS addition have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

John Wardell, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose of consideration therein expressed.

Given upon my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2026.

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

WITNESS OUR HANDS, this ____ day of _____, 2026.

Mayor, City of Rockwall

City Secretary

City Engineer

Planning & Zoning Commission Chairman

LEGEND	
▲ (CM)	= CONTROLLING MONUMENT
●	= MONUMENT FOUND (AS DESCRIBED)
⊙	= 1/2" CAPPED IRON ROD (STAMPED: "BISON CREEK") SET (UNLESS NOTED OTHERWISE)

NOTES

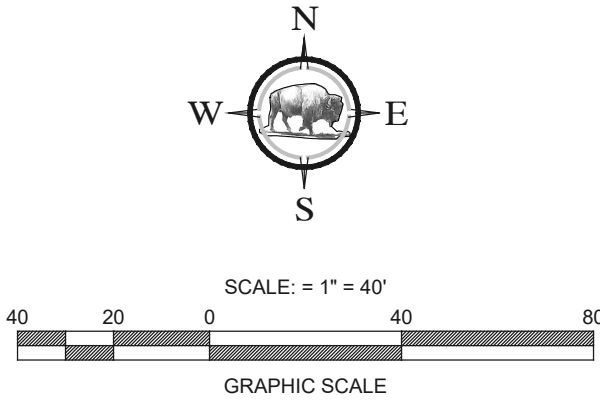
1) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.

2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appears to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.

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

5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOHN WARDELL BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

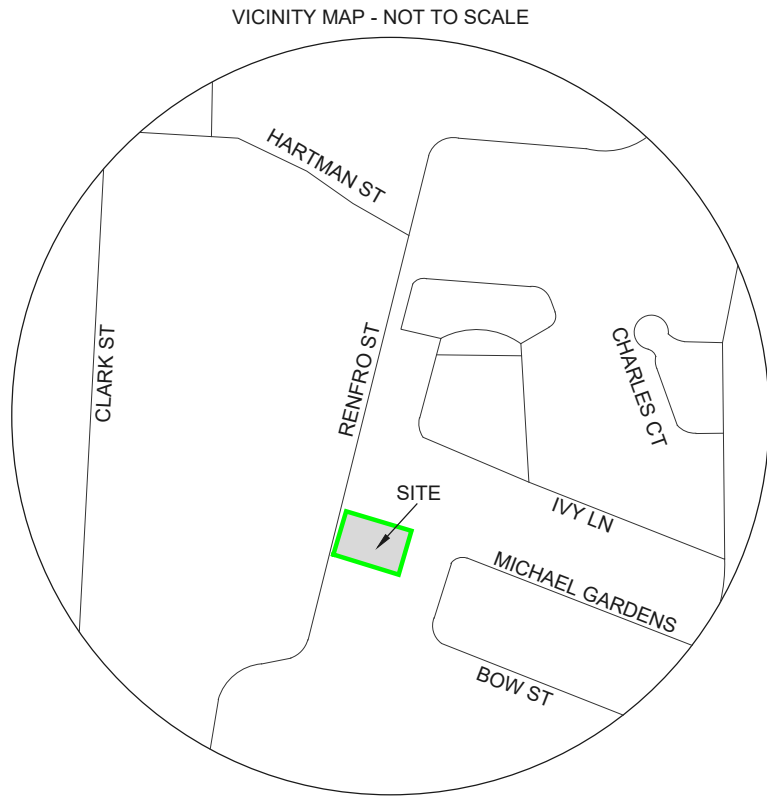
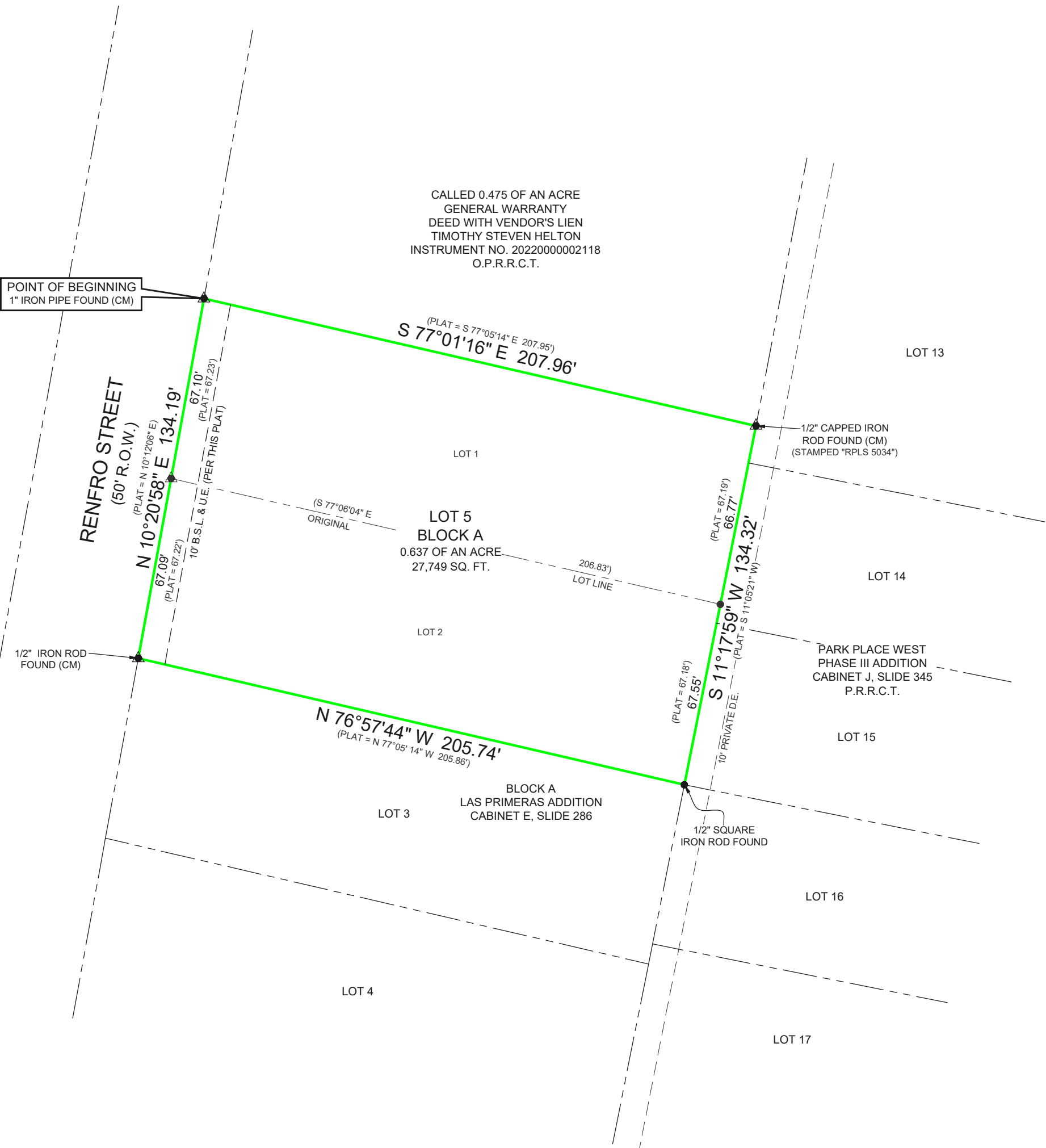
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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



Mason Lewis
R.P.L.S. No. 7110



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707 -2732

REPLAT OF LOTS 1 AND 2, BLOCK A LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880



DATE: 03/31/26 SCALE: 1" = 40' DRAWN BY: MTL CHECKED BY: BKF APPROVED BY: MTL



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: May 4, 2026
APPLICANT: RDelta Engineers
CASE NUMBER: P2026-014; *Replat for Lot 4, Block A, REC Campus Addition*

SUMMARY

Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for one (1) existing parcel of land on 32.835-acres (i.e. Lot 3, Block A, REC Campus Addition) in order to establish one (1) new lot (i.e. Lot 4, Block A, REC Campus Addition). The purpose of the Replat is to establish the necessary easements in order to develop the previously approved *Indoor Gun Range Facility* [Case No. SP2025-012] on the subject property.
- ☑ Background. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [Case No. A1986-005]. According to the December 7, 1993 zoning map the subject property was zoned Commercial (C) District and Heavy Commercial (HC) District. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-041] that indicated the subject property as Lot 3, Block A, REC Campus Addition. On July 17, 2023, the Planning and Zoning Commission approved a final plat [Case No. P2023-018] that establish the subject property as Lot 3, Block A, REC Campus Addition. On August 5, 2024, the City Council approved a zoning change [Case No. Z2024-028] from Commercial (C) District and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. On April 15, 2025, the Planning and Zoning Commission approved a site plan [Case No. SP2025-012] to allow the construction of an *Indoor Gun Range Facility* as part of the greater Rayburn Electric Cooperative corporate campus. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 4, Block A, REC Campus Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE OF
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 **950 Sids Road**

SUBDIVISION **REC Campus Addition**

LOT **3** BLOCK **A**

GENERAL LOCATION **North side of Mims Road, West of State Hwy 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **32.835 Acres** 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 **Rayburn Country Elec. Coop. Inc.** \$ APPLICANT **RDelta Engineers**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON

ADDRESS

ADDRESS

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 **Stephen Geiger** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

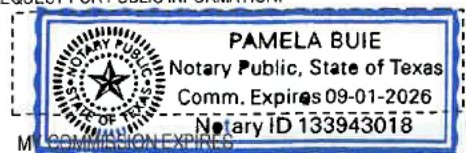
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **960.00** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS 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."

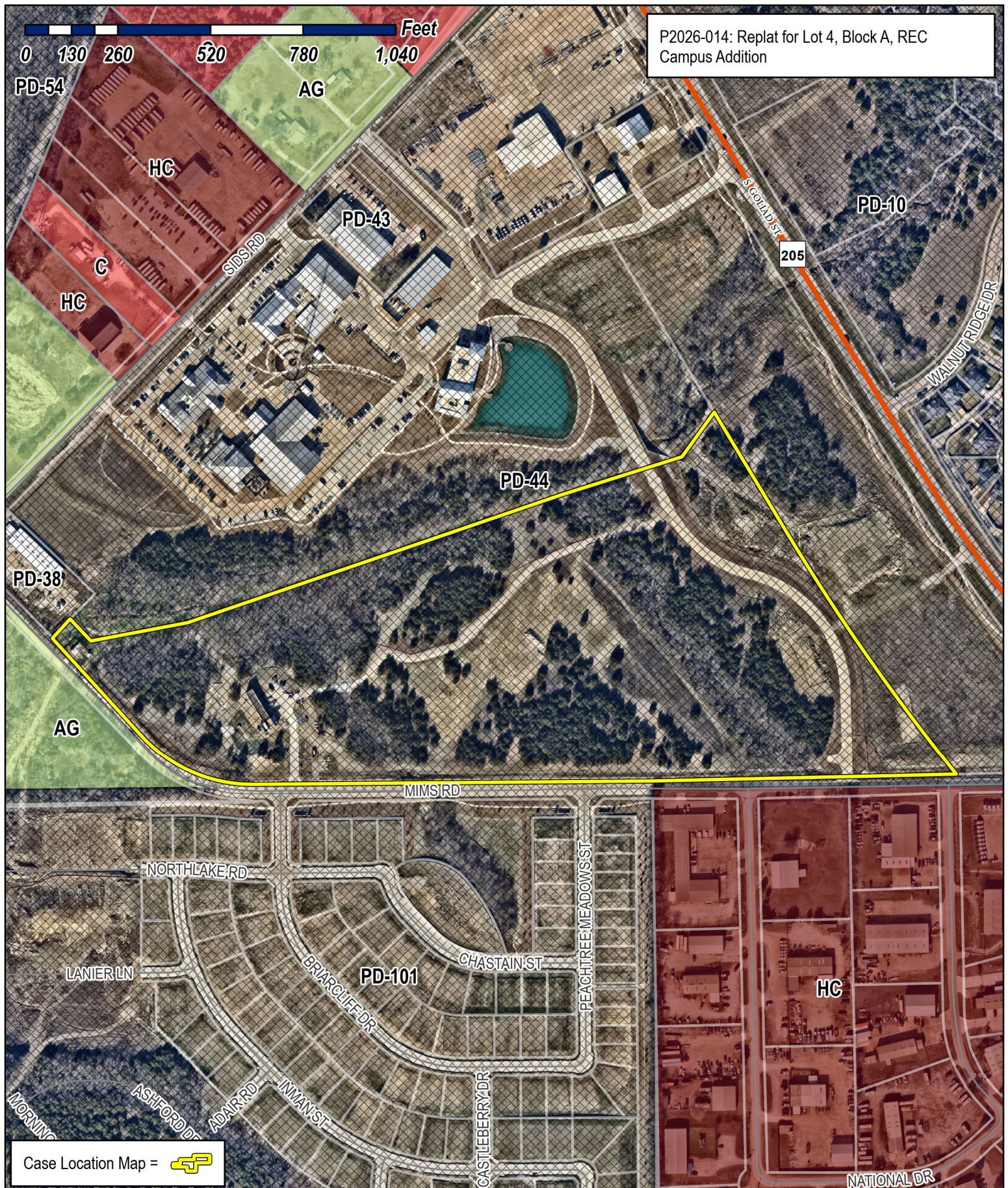
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **6** DAY OF **April**, 20**26**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Case Location Map = 

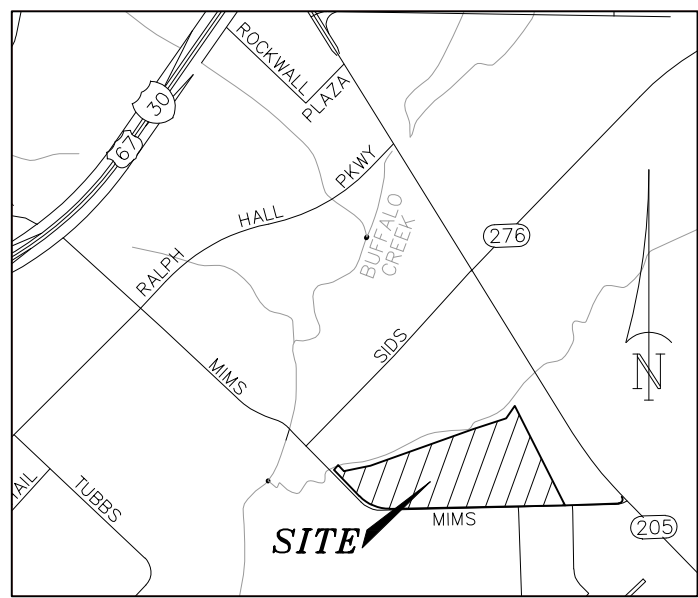


City of Rockwall

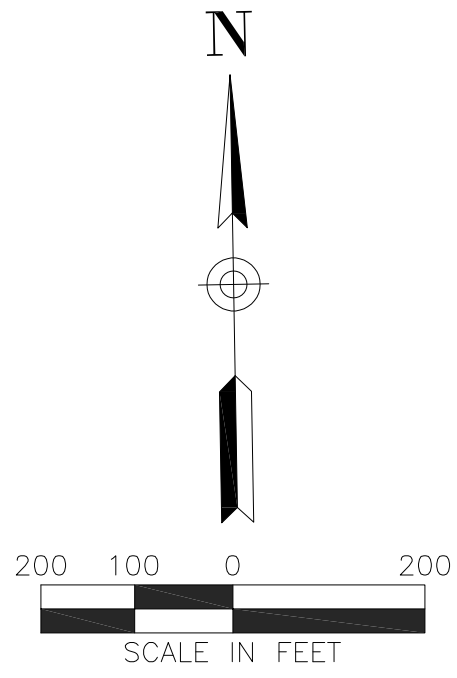
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





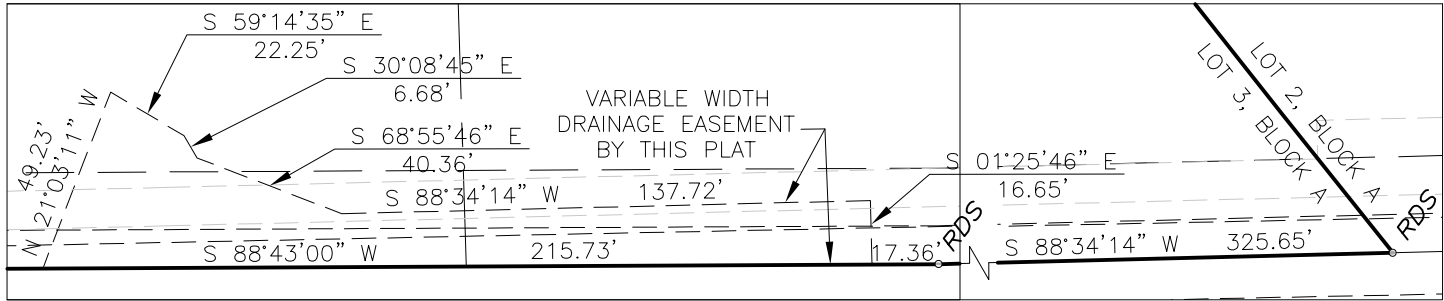
VICINITY MAP
NOT TO SCALE



NOTE:
WATER AND SANITARY SEWER SERVICE PROVIDER
FOR THIS SITE IS THE CITY OF ROCKWALL, TEXAS.

NOTES

- SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- A VARIABLE WIDTH DRAINAGE EASEMENT BEING TEN FEET OUTSIDE OF GRADIENT LINES DEFINED BY ELEVATIONS TWO-FEET ABOVE THE FULLY DEVELOPED 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION. AN APPROXIMATION OF THIS AMBULATORY LINE IS GRAPHICALLY DEPICTED HERE AS A GUIDE TO THE LOCATION OF THE ACTUAL BOUNDARY OF THE RIGHTS ASSOCIATED WITH THIS EASEMENT.



CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W	337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E	830.55'

LEGEND

- RDR = 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
- RDS = 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY TEXAS
- R.R.C.T. = RECORDS, ROCKWALL COUNTY TEXAS
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.O.B.D. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- CSRF = CAPPED STEEL ROD FOUND
- SF = SQUARE FEET
- SRF = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY

THE BEARINGS AND COORDINATES REPORTED HEREON ARE RELATED TO THE NORTH CENTRAL ZONE (4202) OF THE TEXAS COORDINATE SYSTEM OF 1983. ALL DISTANCES ARE REPORTED ON SURFACE AND ALL COORDINATES ARE GRID COORDINATES. R-DELTA ENGINEERS, INC. USED THE ALLTERRA REAL-TIME KINEMATIC (RTK) NETWORK TO OBTAIN THE GRID COORDINATES TO WHICH THIS SURVEY IS RELATED. THE PUBLISHED TXDOT COUNTY-WIDE GRID TO SURFACE COMBINED FACTOR FOR ROCKWALL COUNTY IS 1.000146135.

COORDINATES SHOWN ARE TIED TO CITY OF ROCKWALL PUBLISHED CONTROL STATION COR-11. COR-11 IS A BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS RD. AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS RD. WITH THE SOUTHEAST LINE OF I-30.

X = 2,599,971.99'
Y = 7,015,703.17'
ELEV. = 565.98

REPLAT
LOT 3R, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
32.835 ACRES OR 1,430,271 S.F.
SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph: (972) 494-5031
www.rdelta.com
TBP# No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

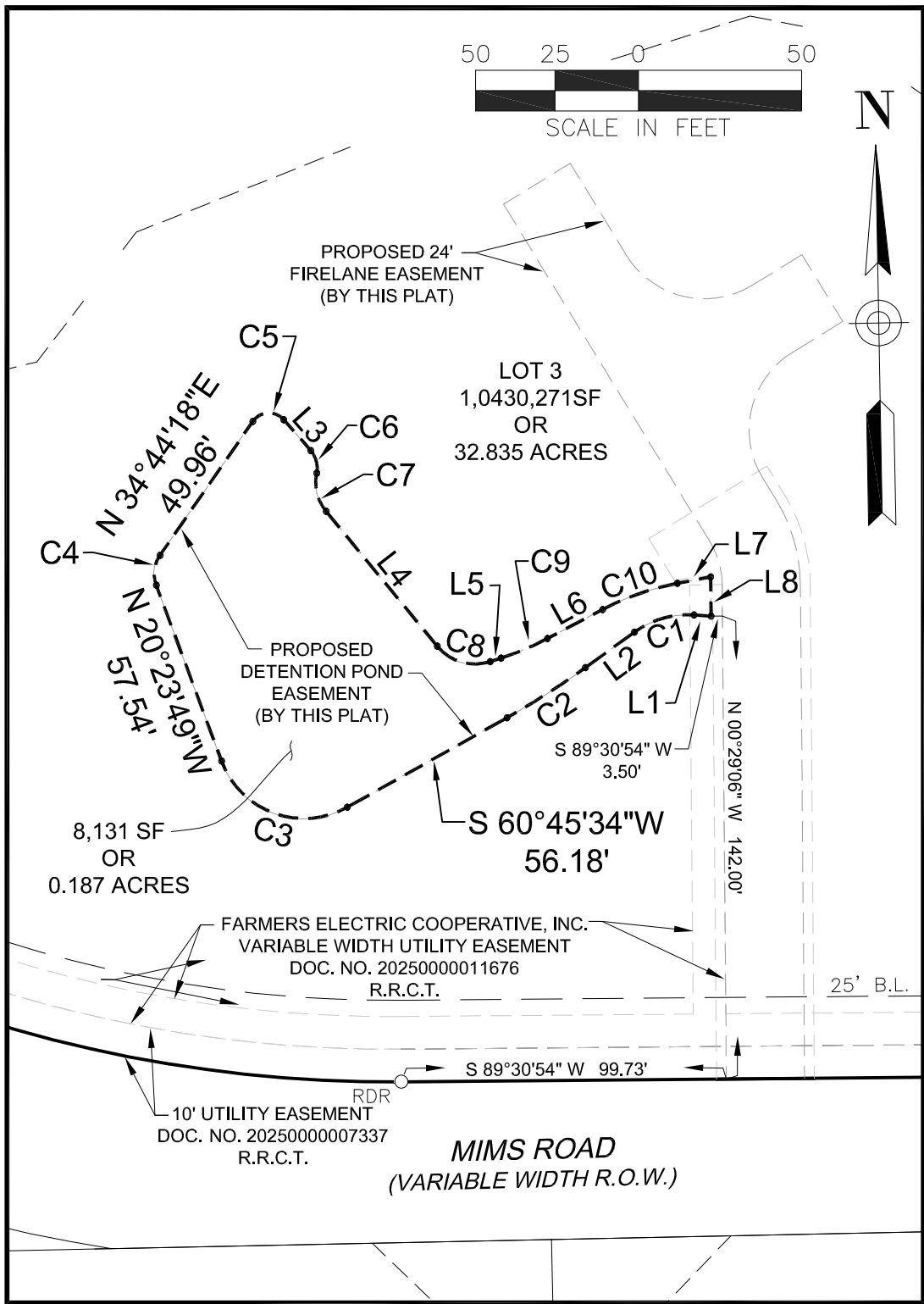
CASE NO. P2023-018
RDE Proj. No. 3036-22

DATE: APRIL 14, 2026

SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

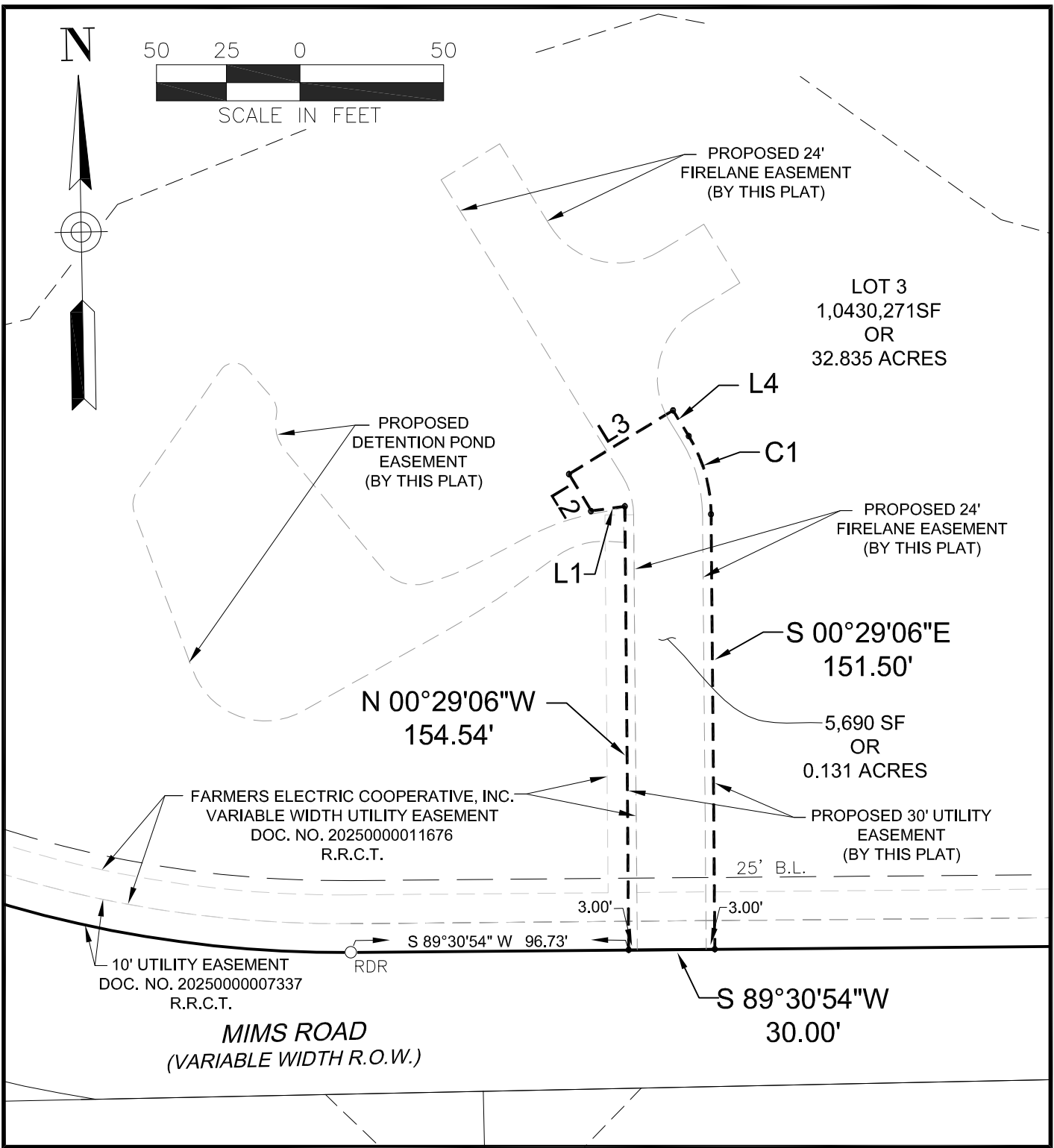
DETENTION POND EASEMENT



DETENTION POND CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	39°40'17"	28.00'	19.39'	S 73°54'45"W	19.00'
C2	06°40'57"	245.00'	28.57'	S 57°25'05"W	28.56'
C3	98°50'37"	27.00'	46.58'	N 69°49'07"W	41.01'
C4	55°08'06"	10.00'	9.62'	N 07°10'14"E	9.26'
C5	104°01'16"	6.00'	10.89'	N 86°44'56"E	9.46'
C6	52°57'38"	8.00'	7.39'	S 14°45'37"E	7.13'
C7	51°12'45"	14.00'	12.51'	S 13°53'10"E	12.10'
C8	68°28'45"	15.00'	17.93'	S 73°43'55"E	16.88'
C9	09°45'28"	91.00'	15.50'	N 67°08'59"E	15.48'
C10	16°49'54"	83.00'	24.38'	N 70°41'12"E	24.30'

DETENTION POND LINE TABLE		
No.	Bearing	Distance.
L1	N 86°15'06"W	5.24'
L2	S 54°04'37"W	18.55'
L3	S 41°14'26"E	12.62'
L4	S 39°29'33"E	53.58'
L5	N 72°01'42"E	3.49'
L6	N 62°16'15"E	19.12'
L7	N 76°06'09"E	10.41'
L8	S 00°29'06"E	12.00'

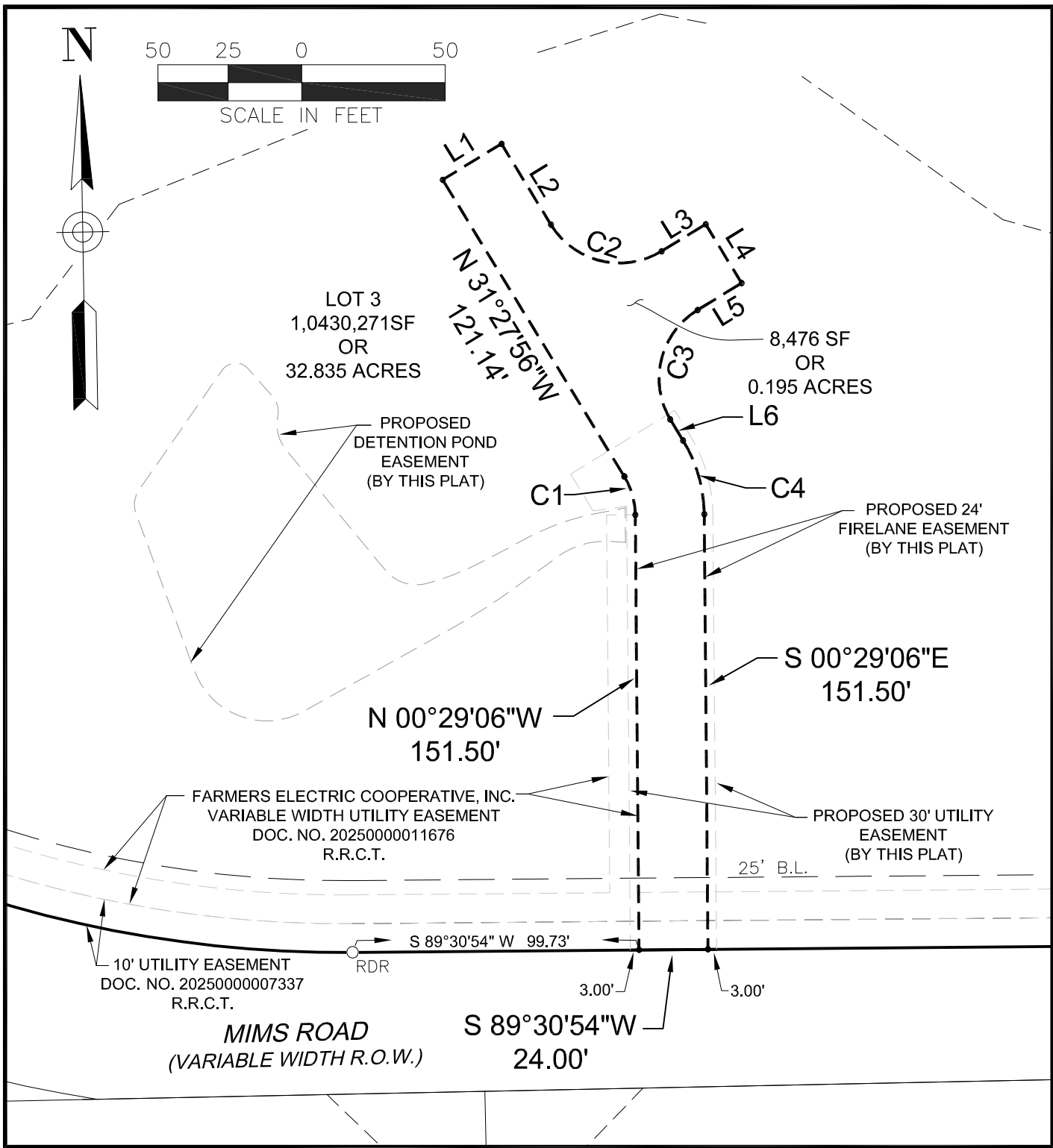
UTILITY EASEMENT



UTILITY EASEMENT CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	92°11'34"	44.00'	70.89'	N 19°08'08"E	63.41'

UTILITY EASEMENT LINE TABLE		
No.	Bearing	Distance.
L1	S 82°11'11"W	11.76'
L2	N 31°27'56"W	15.00'
L3	N 58°32'04"E	42.49'
L4	S 31°27'56"E	10.49'

FIRELANE EASEMENT



FIRE LANE CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	30°58'49"	26.00'	14.06'	N 15°58'31"W	13.89'
C2	90°00'00"	28.00'	43.98'	S 76°27'56"E	39.59'
C3	90°00'00"	28.00'	43.98'	S 13°32'04"W	39.60'
C4	30°58'49"	50.00'	27.04'	S 15°58'31"W	26.71'

FIRE LANE LINE TABLE		
No.	Bearing	Distance.
L1	N 58°32'04"E	24.00'
L2	S 31°27'56"E	32.99'
L3	N 58°32'04"E	18.00'
L4	S 31°27'56"W	24.00'
L5	S 58°32'04"W	18.00'
L6	N 55°40'35"E	187.43'

LEGEND

- RDR = 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
- RDS = 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
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- SF = SQUARE FEET
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- R.O.W. = RIGHT-OF-WAY

SURVEYOR:
rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph: (972) 494-5031
www.rdelta.com
TBP# No. F-1515
TBPLS No. 10155000

OWNER: Royburn Country Electric Cooperative, Inc.
9501 Sids Road
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TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 2026

SHEET 2 OF 3

REPLAT
LOTS 3R, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
32.835 ACRES OR 1,430,271 SF
SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 32.835-acre tract of land situated within the City of Rockwall in the William H. Barnes Survey, Abstract No. 26 comprised of Lot 3, Block A, of the Final Plat of REC Campus Addition, Lots 1-3, Block A, (hereafter Campus Addition) according to the plat thereof recorded in Document No. 20250000007337 of the Records of Rockwall County, Texas (RRCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR), in the north right-of-way line of Mims Road (a variable width right-of-way) as dedicated by the Campus Addition marking the southwest corner of Lot 2, Block A, and the southeast corner of Lot 3, Block A, and having coordinates of: X = 2,600,680.60 feet, Y = 7,013,957.51 feet;

THENCE S 88°34'14" W with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 181.59 feet to a RDR;

THENCE S 89°43'00" W with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 668.68 feet to a RDR;

THENCE S 89°30'54"W continuing with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 1,118.09 feet to a RDR at the P.C. of a curve to the right having a radius of 420.00 feet, a central angle of 47°24'28" and a chord that bears N 66°46'53"W for a distance of 337.69 feet;

THENCE in a northwesterly direction, continuing with the north right-of-way line of said Mims Road as dedicated by the Campus Addition, an arc distance of 347.52 feet to an RDR at the P.T. of said curve;

THENCE N 43°04'39" W continuing with the northeasterly right-of-way line of said Mims Road as dedicated by the Campus Addition, for a distance of 371.89 feet to an RDR in the southeasterly line of a called 1.50-acre tract as described in Special Warranty Deed from Edrich Development to Richard E. Slaughter, Jr. and recorded in Volume 1531, at Page 145, Official Public Records, Rockwall County, Texas and the northwesterly line of a City of Rockwall sanitary sewer easement recorded in Volume 1825, at Page 145 of the Deed Records of Rockwall County, Texas, for the most westerly corner of Lot 3 of the Campus Addition;

THENCE N 42°24'17" E with the southeasterly line of said Slaughter tract, the northwesterly line of said sanitary easement and the northwesterly line of Lot 3 of the Campus Addition for a distance of 66.72 feet to an RDR for a north corner of said sanitary sewer easement, the most westerly north corner of said Lot 3, and an ell corner of Lot 1 of the Campus Addition;

THENCE continuing with the northwesterly line of said sanitary sewer easement, and with the common line between Lots 1 and 3 of the Campus Addition the following five (5) courses and distances:

1. S 43°25'10" E for a distance of 85.05 feet to an RDR;
2. N 79°17'44" E for a distance of 276.15 feet to an RDR;
3. N 71°08'04" E for a distance of 1,106.87 feet to a 1/2-inch steel rod found;
4. N 72°30'39"E for a distance of 356.74 feet to a 1/2-inch steel rod found with a plastic cap stamped "OWEN 5560";
5. N 35°54'04"E for a distance of 154.36 feet to an RDR for the southeast corner of said Lot 1 and the northeast corner of said Lot 3 and being in the west line of Lot 2 of the Campus Addition;

THENCE S 31°03'49" E with the common line between Lot 2 and Lot 3 of the Campus Addition for a distance of 392.75 feet to an RDR at the P.C. of a curve to the left having a radius of 6,142.03 feet, a central angle of 07°45'13" and a chord that bears S 35°00'49"E for a distance of 830.55 feet;

THENCE in a southeasterly direction, continuing with the common line between Lot 2 and Lot 3 of the Campus Addition, an arc distance of 831.18 feet to the POINT of BEGINNING and containing 1,430,271 square feet or 32.835 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the LOT 3R, BLOCK A, REC CAMPUS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REC CAMPUS ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

Rayburn Country Electric Cooperative, Inc.
Stephen Geiger,

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

APPROVED:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the ____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

REPLAT
LOTS 3R BLOCK A
REC CAMPUS
ADDITION

BEING 1 LOT
24.170 ACRES OR 1,052,828 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
r.d. delta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22

DATE: APRIL 14, 2026

SHEET 3 OF 3



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 4, 2026
APPLICANT: David Bond; *Spiars Engineering, Inc.*
CASE NUMBER: P2026-016; *Replat for Lot 2, Block A, Rockwall County YMCA Addition*

SUMMARY

Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 21.378-acre parcel of land [*i.e. Lot 2, Block A, Rockwall County YMCA Addition*] for the purpose of establishing the necessary easements for the expansion of the subject property.
- ☑ Background. The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01* [*i.e. Case No. A1960-001*]. According to the City's historic zoning maps, the subject property was zoned both Office (O) District and Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and January 22, 1982, the subject property was rezoned to Planned Development District 5 (PD-5) and has maintained that designation since. According to the Rockwall Central Appraisal District (RCAD), there is a restroom building, swimming pool, and pool enclosure that were constructed in 1989, a gym that was constructed in 1992, and a rec center and parking lot that were constructed in 2014. On November 12, 2013, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2013-026*] to allow the remodel and expansion of the facility on the subject property. On February 17, 2014, the City Council approved a replat [*i.e. Case No. P2014-003*] allowing the establishment of easements for the expansion. On September 11, 2018, the Planning and Zoning Commission approved an amended site plan [*i.e. SP2018-027*] for the purpose of allowing the replacement of the lighting facilities for the ball fields on the subject property. On February 12, 2026, another amended site plan [*i.e. SP2025-012*] was approved to allow the expansion of the parking lot on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lot 2, Block A, Rockwall County YMCA Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1210 N Goliad, TX.

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT 2 BLOCK A

GENERAL LOCATION NEC of SH205 (N. Goliad St) & Caruth Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 5 w/North-SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD-5 w/ North SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

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 Y.M.C.A. of Metropolitan Dallas

☒ APPLICANT Spiars Engineering, Inc.

CONTACT PERSON Todd Baker

CONTACT PERSON David Bond, P.E.

ADDRESS

ADDRESS

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 Todd Baker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 15 DAY OF April, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



JIME DIXON
Notary ID #6766047
My Commission Expires
February 28, 2028

MY COMMISSION EXPIRES Feb 28, 2028

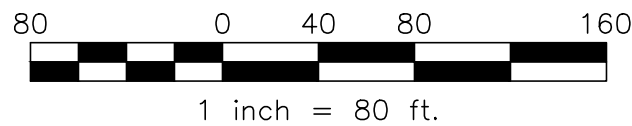
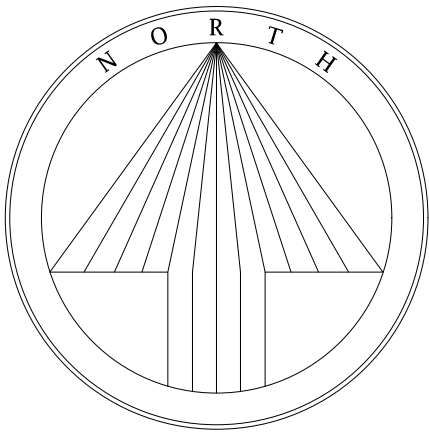


City of Rockwall

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

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

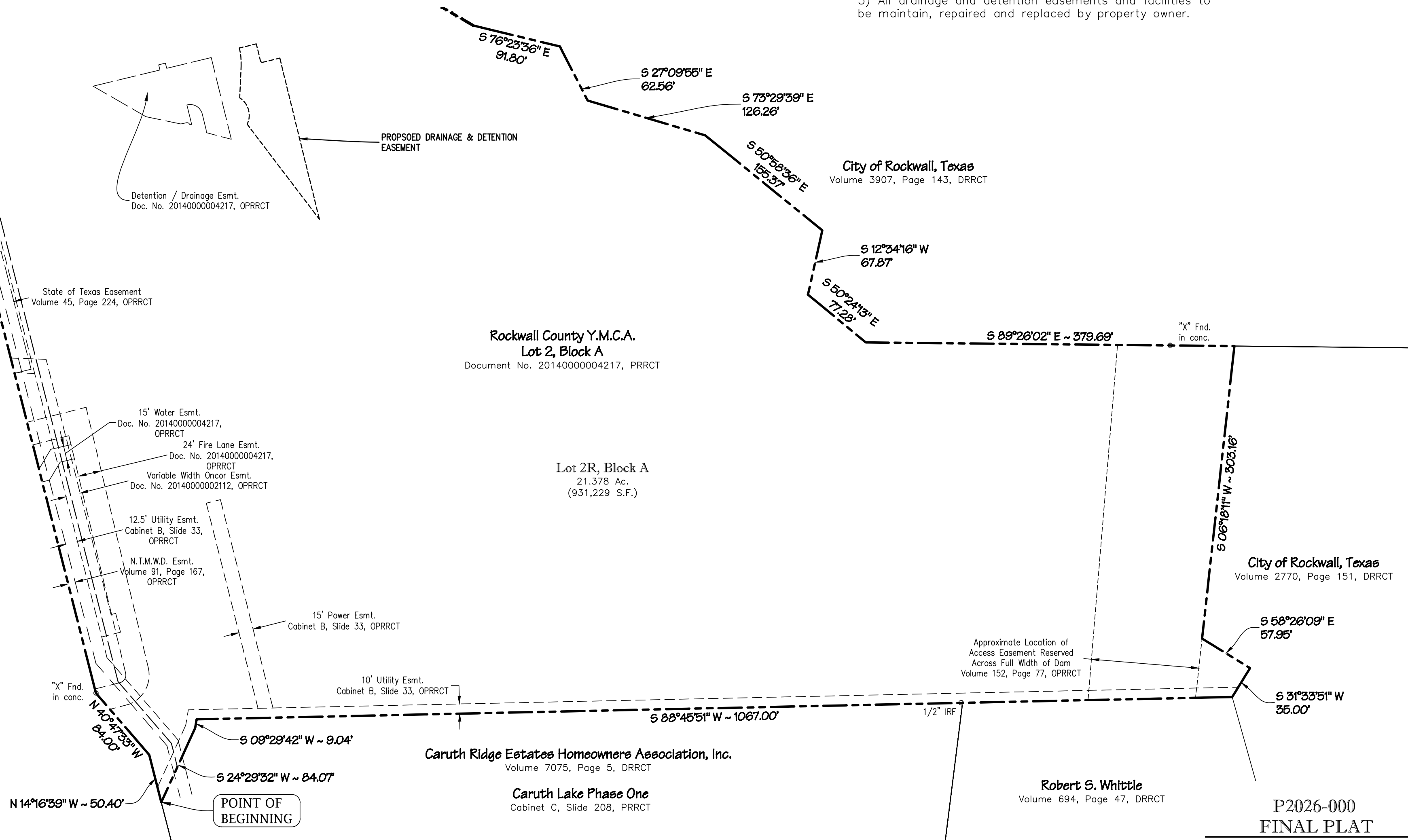




General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.

LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS



City of Rockwall Geodetic Control Monuments:

COR-14
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF
CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE
INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.
Northing: 7,032,297.149, Easting: 2594169.270,
Elevation = 481.54

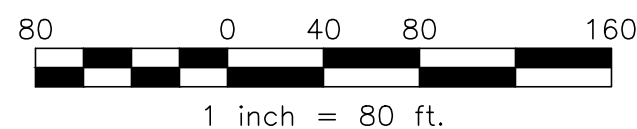
COR-2
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF
INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.
Northing: 7,029,751.124, Easting: 2598589.314,
Elevation = 529.10

Owner/Applicant
YMCA of Metropolitan Dallas
1621 W Walnut Hill Lane
Dallas, Texas 75038
Telephone (214) 880-9622
Contact: Todd Baker

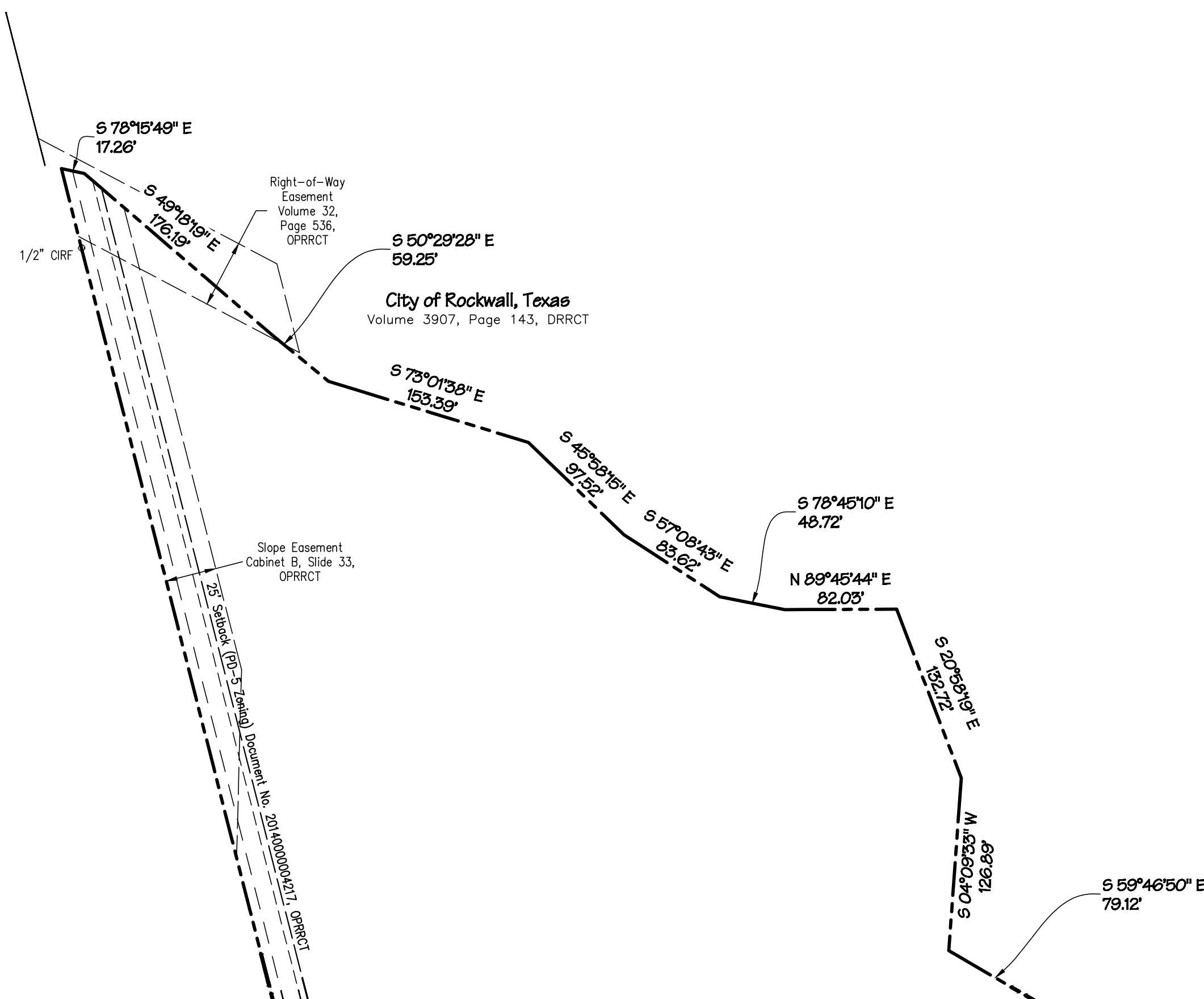
Engineer/Surveyor
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond

ROCKWALL COUNTY YMCA
LOT 2R, BLOCK A,
BEING A REPLAT OF LOT2, BLOCK A
21.378 ACRES OUT OF THE
S. McCURRY SURVEY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3
Scale 1"=80' April, 2026



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS



COR-2
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF
INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.
Northing: 7,029,731.124, Easting: 2598589.314,
Elevation = 529.10

ROCKWALL COUNTY YMCA
LOT 2R, BLOCK A,
BEING A REPLAT OF LOT2, BLOCK A
21.378 ACRES OUT OF THE
S. McCURRY SURVEY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer/Surveyor
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond

SHEET 2 OF 3
Scale 1"=80' April, 2026

Drawn by: 6/2024 J205/34-377 YMCA of Rockwall\Survey\Draw\34-377 Regal.dwg Saved By: D:\Drawn\10 Date: 4/13/2026 8:18:34 AM Printed by: D:\Drawn\10 Plot Date: 4/13/2026 8:20 AM

OWNERS’ CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the S McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, being all of Lot 2, Block A, Rockwall County YMCA Addition, according to the plat recorded in Cabinet I, Page 17, Plat Records, Rockwall County, Texas (PRRCT), , with the subject tract being more particularly described as follows:

BEGINNING at a point found in the east line of State Highway 205 (aka North Goliad Street), a variable width public right-of-way, and also being the westerly northwest corner of Caruth Lake Phase One, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Slide 208, PRRCT;

THENCE N 14°16’39” W, 50.40 feet;

THENCE N 40°47’33” W, 84.00 feet;

THENCE N 14°16’39” W, 1342.64 feet to a point in the center of Squabble Creek, and also being the southwest line of a tract conveyed to City of Rockwall as recorded in Volume 3907, Page 142, Deed Records, Rockwall County, Texas;

THENCE along the common line between said City of Rockwall tract and the subject parcel along the meanders of Squabble Creek the following:

S 78°15’49” E, 17.26 feet; S 49°18’19” E, 176.19 feet; S 50°29’28” E, 59.25 feet; S 73°01’38” E, 153.39 feet;

S 45°58’15” E, 97.52 feet; S 57°08’43” E, 83.62 feet; S 78°45’10” E, 48.72 feet; N 89°45’44” E, 82.03 feet;

S 20°58’19” E, 132.72 feet; S 04°09’33” W, 126.89 feet; S 59°46’50” E, 79.12 feet; S 76°23’36” E, 91.80 feet;

S 27°09’55” E, 62.56 feet; S 73°29’39” E, 126.26 feet; S 50°58’36” E, 155.37 feet; S 12°34’16” W, 67.87 feet;

S 50°24’13” E, 77.28 feet;

THENCE S 89°26’02” E, 379.69 feet to a pint for corner in Caruth Lake, and also being the northwest corner of a tract conveyed to the City of Rockwall as recorded in Volume 2770, Page 151, DRRCT;

THENCE S 06°18’11” W, 303.16 feet;

THENCE S 58°26’09” E, 57.95 feet;

THENCE S 31°33’51” W, 35.00 feet to a common corner with said City of Rockwall tract and a tract of land conveyed to Robert S Whittle as recorded in Volume 694, Page 47, DRRCT;

THENCE S 88°45’51” W, 1067.00 feet; THENCE S 09°29’42” W, 9.04 feet;

THENCE S 24°29’32” W, 84.07 feet to the POINT OF BEGINNING with the subject tract containing 931,229 square feet or 21.378 acres of land.

SURVEYOR’S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the ____ day of _____, 2026.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

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

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

WITNESS OUR HANDS, this __ day of _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, GINGERCREST, INC., the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL COUNTY YMCA, LOT 2, BLOCK A** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL COUNTY YMCA, LOT 2, BLOCK A** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2026

YMCA OF METROPOLITAN DALLAS

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

P2026-000

REPLAT

ROCKWALL COUNTY YMCA

LOT 2R, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A

21.378 ACRES OUT OF THE

S. McCURRY SURVEY ~ ABSTRACT NO. 146

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant

YMCA of Metropolitan Dallas
1621 W Walnut Hill Lane
Dallas, Texas 75038
Telephone (214) 880-9622
Contact: Todd Baker

Engineer/Surveyor

Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond

SHEET 3 OF 3

Scale 1"=80' April, 2026

CLOSURE REPORT

Segment #1 : Line

Course: N14°16'39"W Length: 50.40'

Segment #2 : Line

Course: N40°47'33"W Length: 84.00'

Segment #3 : Line

Course: N14°16'39"W Length: 1342.64'

Segment #4 : Line

Course: S78°15'49"E Length: 17.26'

Segment #5 : Line

Course: S49°18'19"E Length: 176.19'

Segment #6 : Line

Course: S50°29'28"E Length: 59.25'

Segment #7 : Line

Course: S73°01'38"E Length: 153.39'

Segment #8 : Line

Course: S45°58'15"E Length: 97.52'

Segment #9 : Line

Course: S57°08'43"E Length: 83.62'

Segment #10 : Line

Course: S78°45'10"E Length: 48.72'

Segment #11 : Line

Course: N89°45'44"E Length: 82.03'

Segment #12 : Line

Course: S20°58'19"E Length: 132.72'

Segment #13 : Line

Course: S4°09'33"W Length: 126.89'

Segment #14 : Line

Course: S59°46'50"E Length: 79.12'

Segment #15 : Line

Course: S76°23'36"E Length: 91.80'

Segment #16 : Line

Course: S27°09'55"E Length: 62.56'

Segment #17 : Line

Course: S73°29'39"E Length: 126.26'

Segment #18 : Line

Course: S50°58'36"E Length: 155.37'

Segment #19 : Line

Course: S12°34'16"W Length: 67.87'

Segment #20 : Line

Course: S50°24'13"E Length: 77.28'

Segment #21 : Line

Course: S89°26'02"E Length: 379.69'

Segment #22 : Line

Course: S6°18'11"W Length: 303.16'

Segment #23 : Line

Course: S58°26'09"E Length: 57.95'

Segment #24 : Line

Course: S31°33'51"W Length: 35.00'

Segment #25 : Line

Course: S88°45'51"W Length: 1067.00'

Segment #26 : Line

Course: S9°29'42"W Length: 9.04'

Segment #27 : Line

Course: S24°29'32"W Length: 84.07'

Perimeter: 5050.81' Area: 931229.29 Sq. Ft.

Error Closure: 0.0122 Course: N39°14'46"W

Error North: 0.00947 East: -0.00774

Precision 1: 414000.00



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-Committee Members
Mary Smith, City Manager

DATE: April 30, 2026

SUBJECT: Budget Appropriation for CVB

Staff has been working through the early months of transition as the CVB function has moved from the Chamber office to City Hall. We did not try to tie down the budget prior to this move as we didn't know what we didn't know. With Ms. Jodi Willard in place we've worked through the various projects, associations, and marketing events which are typical for this function. Some were already paid at the Chamber before Jodi's move over here the first week of January.

The HOT subcommittee met last week and looked over the proposed budget appropriations and agreed to move them to Council consideration. Moving forward this function will be included with all of the other city budgets in the customary summer timeframes for September adoption. The appropriation totals \$270,168 entirely from HOT funds.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	\$2,118,625
Budgeted Revenues	1,800,000
Previously Allocated Funding	<u>(1,186,350)</u>
Projected Fund Balance	\$2,732,275

Council is asked to consider appropriating the funds from hotel occupancy taxes for the CVB function for the remainder of this fiscal year.

FY 2025-2026 Visit Rockwall Budget		Q2-Q4 Budget	
Professional Staffing & Operations			
Professional Staffing & benefits		\$ 102,000	
Operations	Full Year Examples		
Consultative/Creative Services	\$ 7,500	7,500	
Website / CRM	\$ 9,000	-	city website
Travel	\$ 12,000	12,000	
Printing/Postage	\$ 10,000	10,000	
Placer AI	\$ 28,900	28,900	annually w/ a three year contract
Operations Total	\$ 67,400	\$ 58,400	
Travel Association Membership			
Meeting Planners International Membership	\$ 530	-	already paid while at Chamber
TX Hotel Lodging Association Membership	\$ 5,000	-	already paid while at Chamber
Destinations Texas Membership	\$ 450	-	already paid while at Chamber
Texas Travel Alliance Membership	\$ 600	-	already paid while at Chamber
TX Society of Association Executives Membership	\$ 525	-	already paid while at Chamber
Travel Association Memberships Total	\$ 7,105	-	
Travel Association Professional Development			
Destinations Texas Mid-Winter	Paid	-	Boerne, TX - Jan 28-30
Texas Travel Alliance Summit	Paid	-	September 2026
Destinations Texas Innovation Summit	Paid	-	College Station April 14-16
Destinations Texas Annual Conference	Paid	-	Plano, TX Sept 2-5
Travel Association Professional Development Total			
Sales & Expo Shows			
Texas Travel Alliance Unity Dinner	\$ 550	550	TBD for 2 people April 15-16
Texas Travel Alliance Travel Expo	\$ 425	425	April 2026
Texas Municipal League Expo Table	\$ 2,000	2,000	San Antonio Nov 11-13
Small & Boutique Meetings Expo	\$ 5,000	5,000	TBD 2026
Team Texas Dallas Home & Garden Show	Paid	-	Dallas March 2026
Oil & Gas Show - EISI	\$ 453	453	Houston June 12
Military Reunion	\$ 3,000	-	Toledo, Ohio June 19-22
Convention South - Rendevious South	\$ 4,500	-	Myrtle Beach, SC March 2-5
Sales & Expo Shows Total	\$ 15,928	\$ 8,428	

Marketing Assets/Promotional			
Video	\$ 5,000	5,000	
Smith Travel Research	\$ 5,500	5,500	
Promotional Products	\$ 5,000	5,000	
Total	\$ 15,500	\$ 15,500	
Print Media/Advertising			
Texas Plains Trail Region Destination Day Fee	\$ 200	200	
Visitor Brochures, Maps and updates	\$ 10,000	10,000	
Tour Texas/AJR Media	\$ 25,000	25,000	
Texas Meetings & Events Advertising	\$ 10,000	10,000	
DFW Child Advertising Events	\$ 5,000	-	
D Magazine	\$ 15,000	-	
Texas Parks & Wildlife	\$ 500	500	
Print Media/Advertising Total	\$ 65,700	\$ 45,700	
Digital Marketing			
Texas Meetings & Events Advertising	\$ 10,000	10,000	
DFW Child Advertising Events	\$ 7,500	-	
TX Society of Association Executives Print & Digital Advertising	\$ 13,040	13,040	
Tour Texas/AJR Media Digital	\$ 25,000	25,000	
Texas Parks & Wildlife	\$ 500	500	
Digital Marketing Total	\$ 56,040	\$ 48,540	
Group/Meeting Grants	\$ 50,000	\$ 50,000	
Total - non salary items	\$ 210,273	\$ 168,168	
Salary and Benefits		\$ 102,000	
		\$ 270,168	



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: May 4, 2026

CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On April 28, 2026, the Planning and Zoning Commission approved a motion tabling Case No. Z2026-011 to the May 12, 2026 Planning and Zoning Commission meeting by a vote of 7-0. The purpose of tabling this case, was to allow the applicant additional time to work with staff concerning the proposed operational conditions contained within the draft ordinance. According to Subsection 02.03(C), *Postponement, Recess, and Continuation of a Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required.” Since the Planning and Zoning Commission tabled the case to the May 12, 2026 Planning and Zoning Commission meeting, the City Council will need to announce a new public hearing date of May 18, 2026 at their meeting on May 4, 2026. No additional action on this case is required. Should the City Council have any questions, staff will be available at the May 4, 2026 meeting.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: May 4, 2026

APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC

CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use *by-right* on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

On March 13, 2026, the applicant submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property." At the March 31, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission expressed concerns about the volume of Outside Storage, how the parking requirements would be met, and how the Outside Storage would be screened. Based on this, staff requested the applicant provide documentation that addressed these concerns and that could be presented to the Commission at the April 14, 2026 public hearing meeting; however, the applicant failed to provide these documents to staff and failed to attend the April 14, 2026 public hearing meeting. In response to the applicant's failure to attend the meeting, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. The proposed zoning change went forward to

the City Council on April 20, 2026. At this meeting, the applicant came before the City Council and requested to withdraw their application to allow them to resubmit a new application the following cycle. Ultimately, the City Council approved a motion to remand the applicant's request back to the Planning and Zoning Commission in order to allow the applicant to provide documentation that detailed [1] where the *Outside Storage* will be located, [2] how the *Outside Storage* will be screened, and [3] how they intend to meet the parking requirements.

The applicant has subsequently provided a letter, site plan, and renderings of the proposed landscaping. Based on the applicant's letter, they are requesting [1] to install one (1) row of ten (10) foot tall Eastern Red Cedar trees on six (6) foot centers along a portion of Springer Road and along the western property line, and [2] remove any *Outside Storage* greater than nine (9) feet in height. The provided site plan bubbles the areas where the trees will be planted in red and outlines the *Outside Storage* areas in blue [see Figure 1]. Based on this, the applicant will be providing two (2) handicap parking spaces, and the remaining 29 parking spaces will contain *Outside Storage*. Given the approved site plan [Case No. SP2021-015], this creates a parking deficiency of 24 parking spaces. Staff should also note that the *Outside Storage* areas shown will be limited to the parking spaces as they cannot block access to the two (2) handicap spaces, and there cannot be dead end parking without an approved 15-foot by 64-foot turn around (i.e. Chapter 2 of the *Engineering Standards of Design and Construction*). In addition, staff should note that the bubbled area along the west property line is not located on the subject property, rather the landscaping will be located in front of the parking east of this bubble.

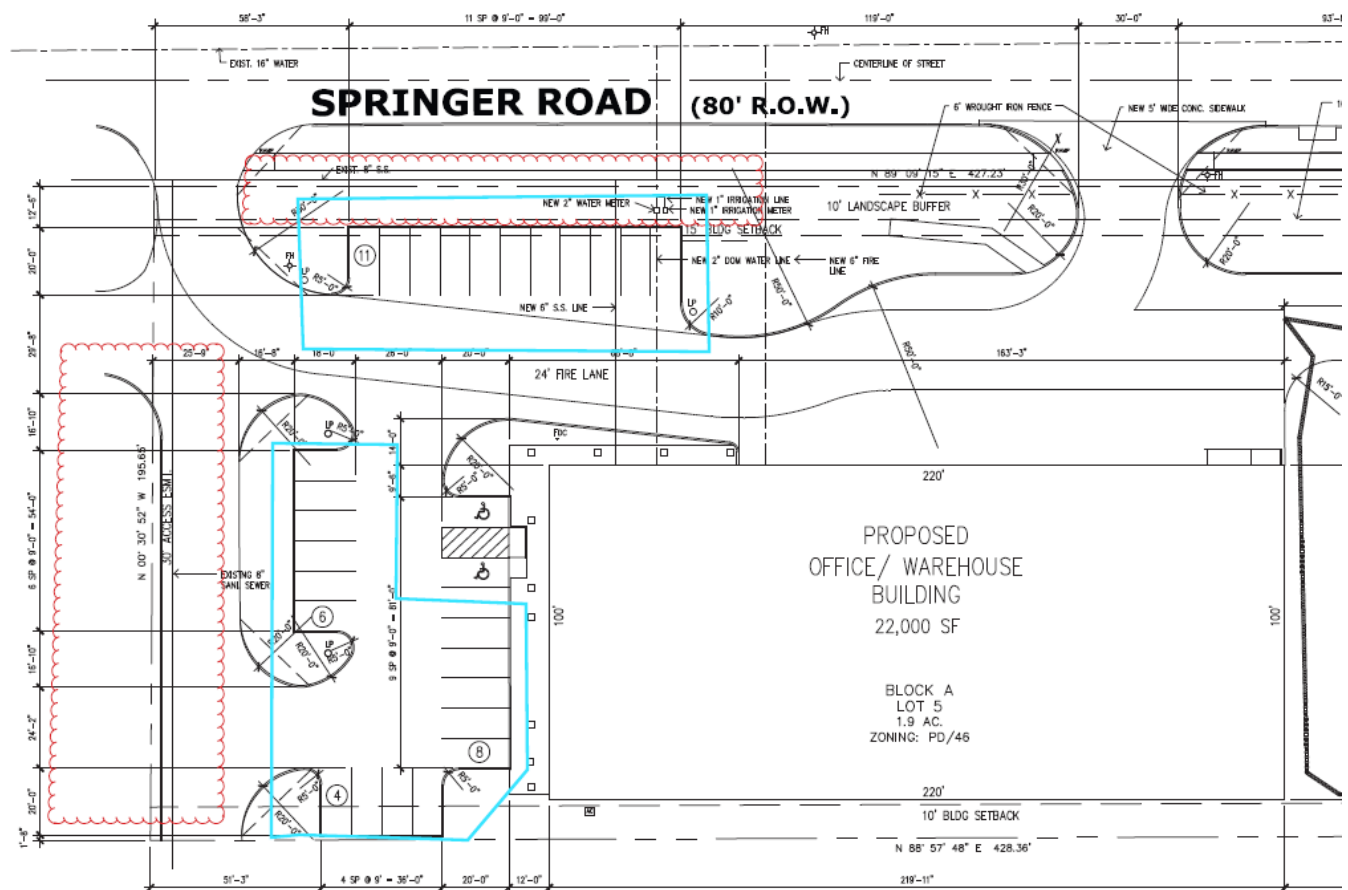


FIGURE 1: RED: LOCATION OF PROPOSED LANDSCAPE SCREENING; BLUE: LOCATION OF *OUTSIDE STORAGE*.

The applicant has also provided renderings of the proposed landscaping [see Figures 2 & 3]. Staff should note, that landscape rendering along Springer Road removes the existing landscaping within this landscape buffer, and the landscape rendering along the western property line [see Figure 3] provides more landscaping than proposed in the applicant's letter. The applicant verified to staff that the rendering along the western property line showed more than what was being proposed and that only the one (1) row of Eastern Red Cedar trees would be provided. According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are

directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the proposed screening method does not meet the requirements of the Unified Development Code (UDC) and the applicant's concept plan virtually removes ALL of the required parking from the site. This means that the applicant would not meet the proposed zoning ordinance and -- *if the City Council approves this zoning request* -- the applicant will be required to request additional variances to the parking requirements and screening standards through the *Site Plan* process.



FIGURE 2: PROPOSED SCREENING ALONG SPRINGER ROAD.



FIGURE 3: PROPOSED SCREENING ALONG THE WESTERN PROPERTY LINE.

All this being said, this zoning change is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the zoning change by a vote of 7-0. 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."

In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the City Council should have any questions concerning this case, staff and the applicant will be available at the May 4, 2026 City Council meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: April 14, 2026

APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC

CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use *by-right* on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

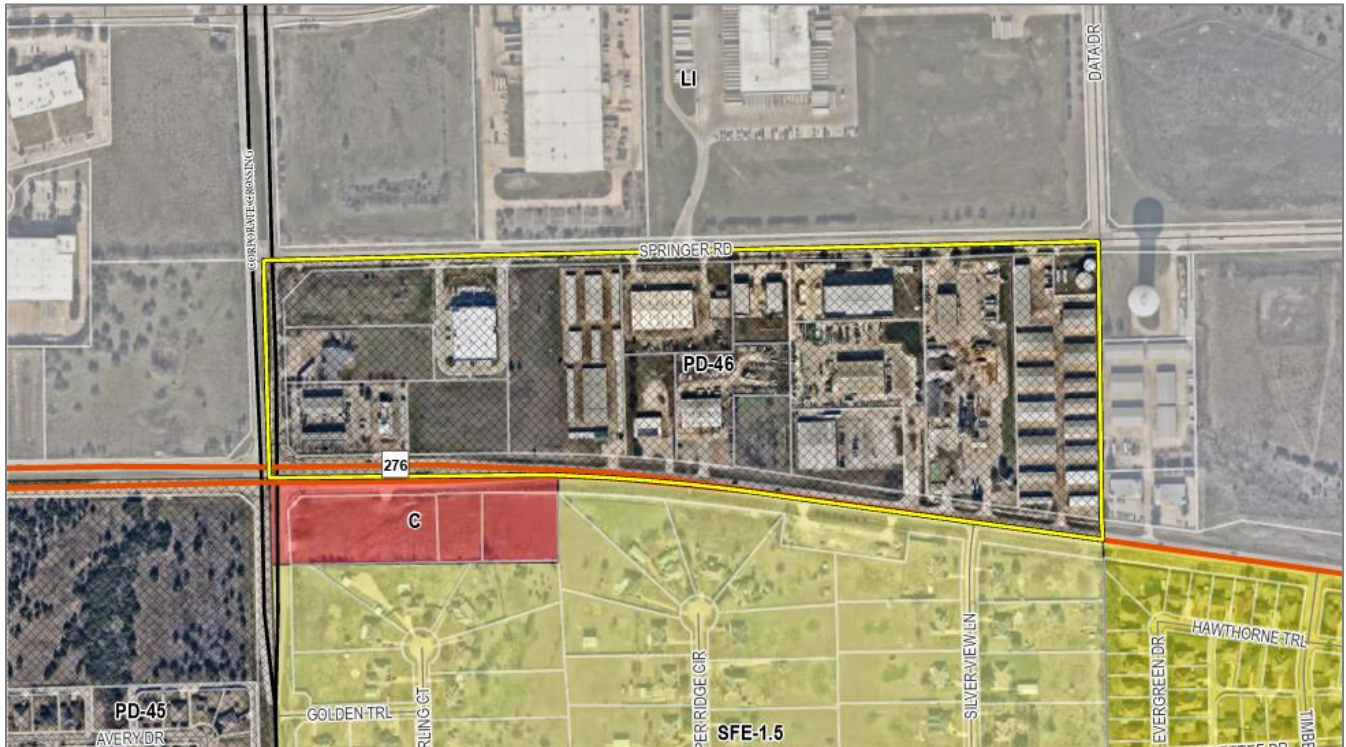
The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is Springer 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. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.
- South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, 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 the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.
- East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*) developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.
- West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, 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.

Continued on next page...



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property."

CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant's request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [Case No. SP2021-015]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.



FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [and] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does not appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan. That being said, the proposed zoning change is considered to be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet

of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek 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 any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (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.



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 46

CURRENT USE WAREHOUSE

PROPOSED ZONING ALLOW OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

☐ APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

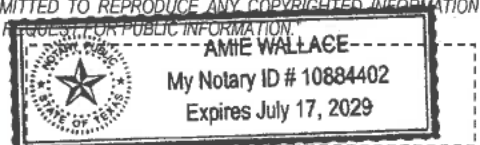
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

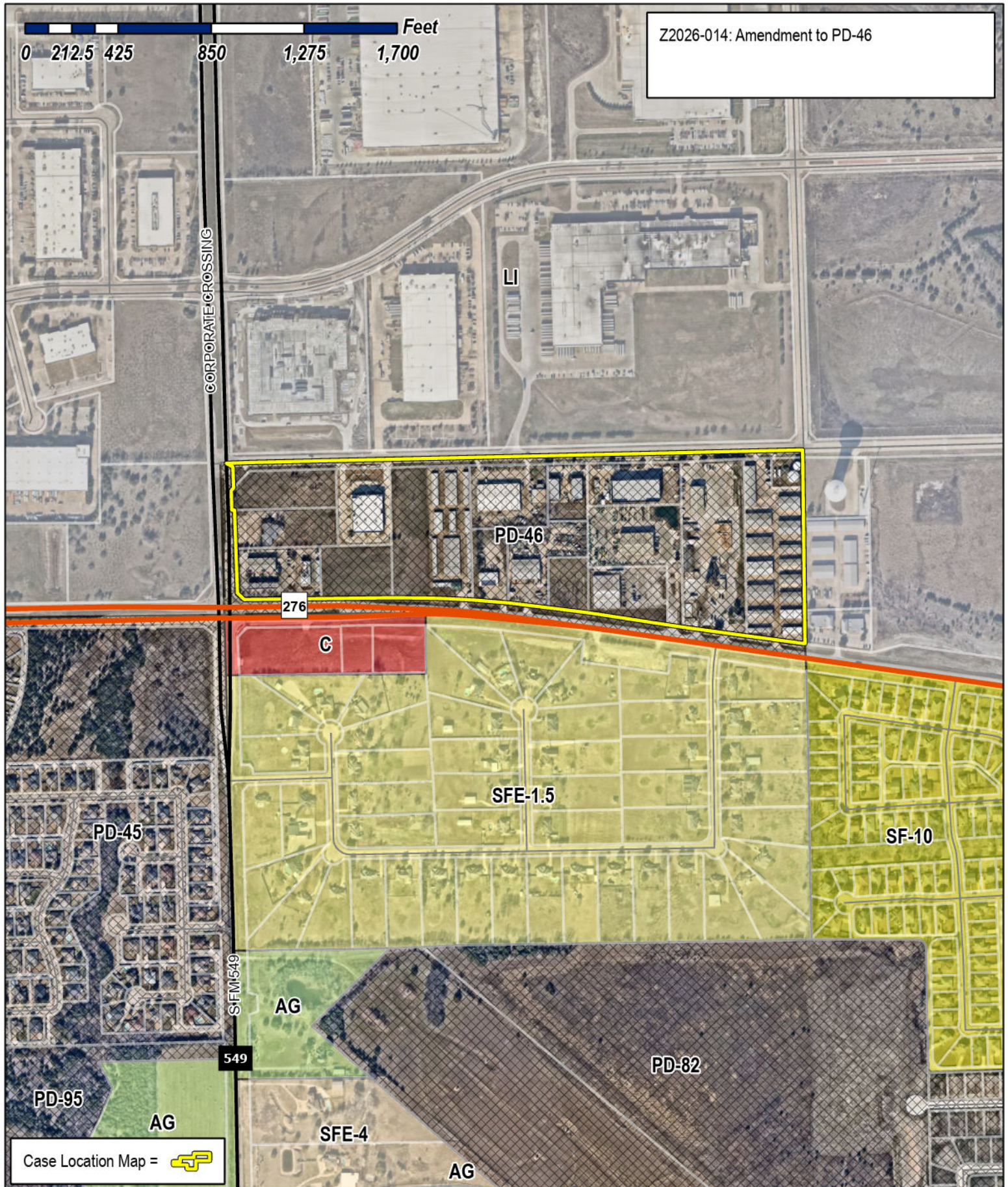
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2026

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 7-17-29



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.

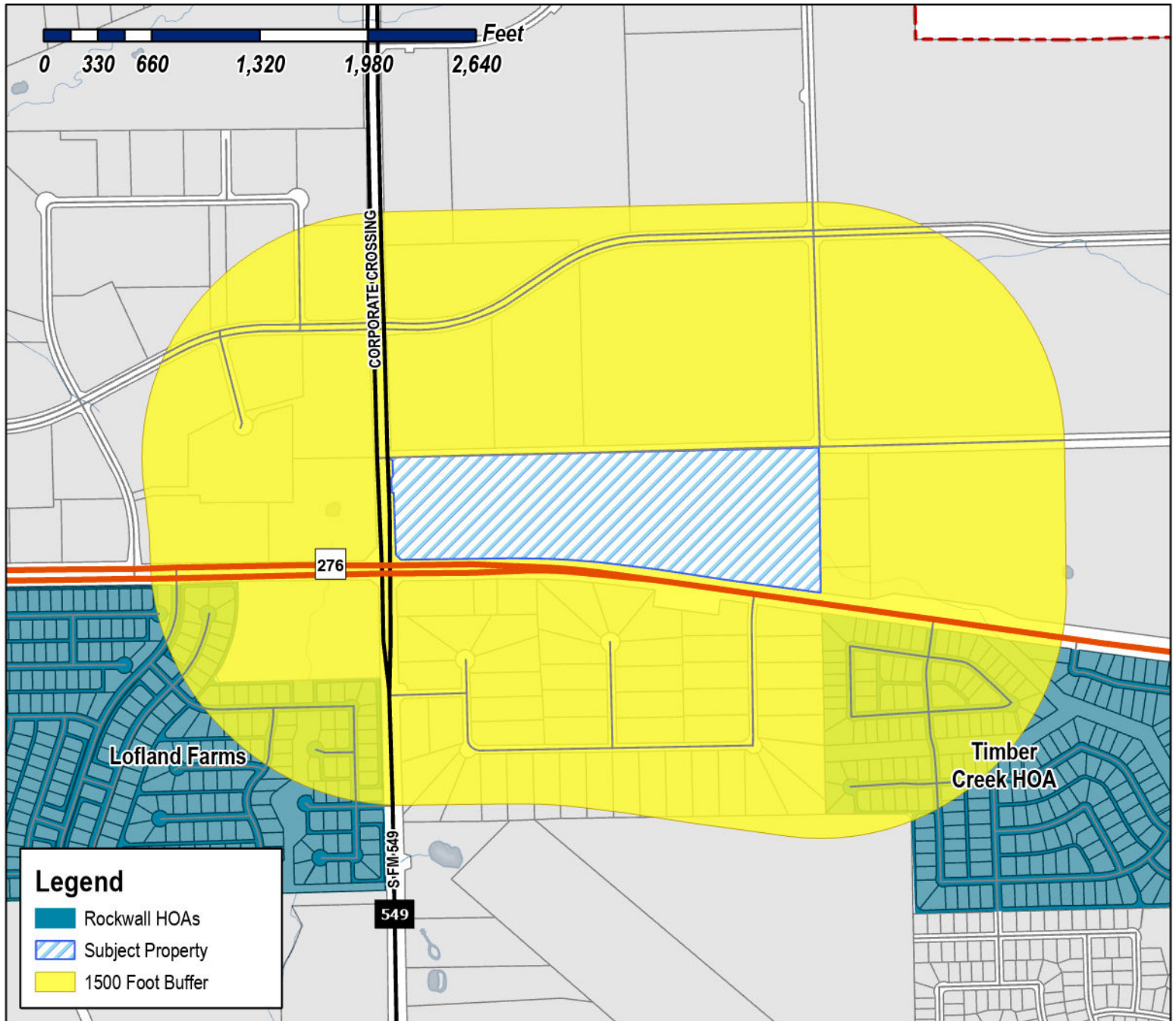




City of Rockwall

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Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-014]
Date: Tuesday, March 17, 2026 8:53:43 AM
Attachments: [Public Notice \(03.16.2026\).pdf](#)
[HOA Map \(03.16.2026\).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, March 20, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

Melanie Zavala

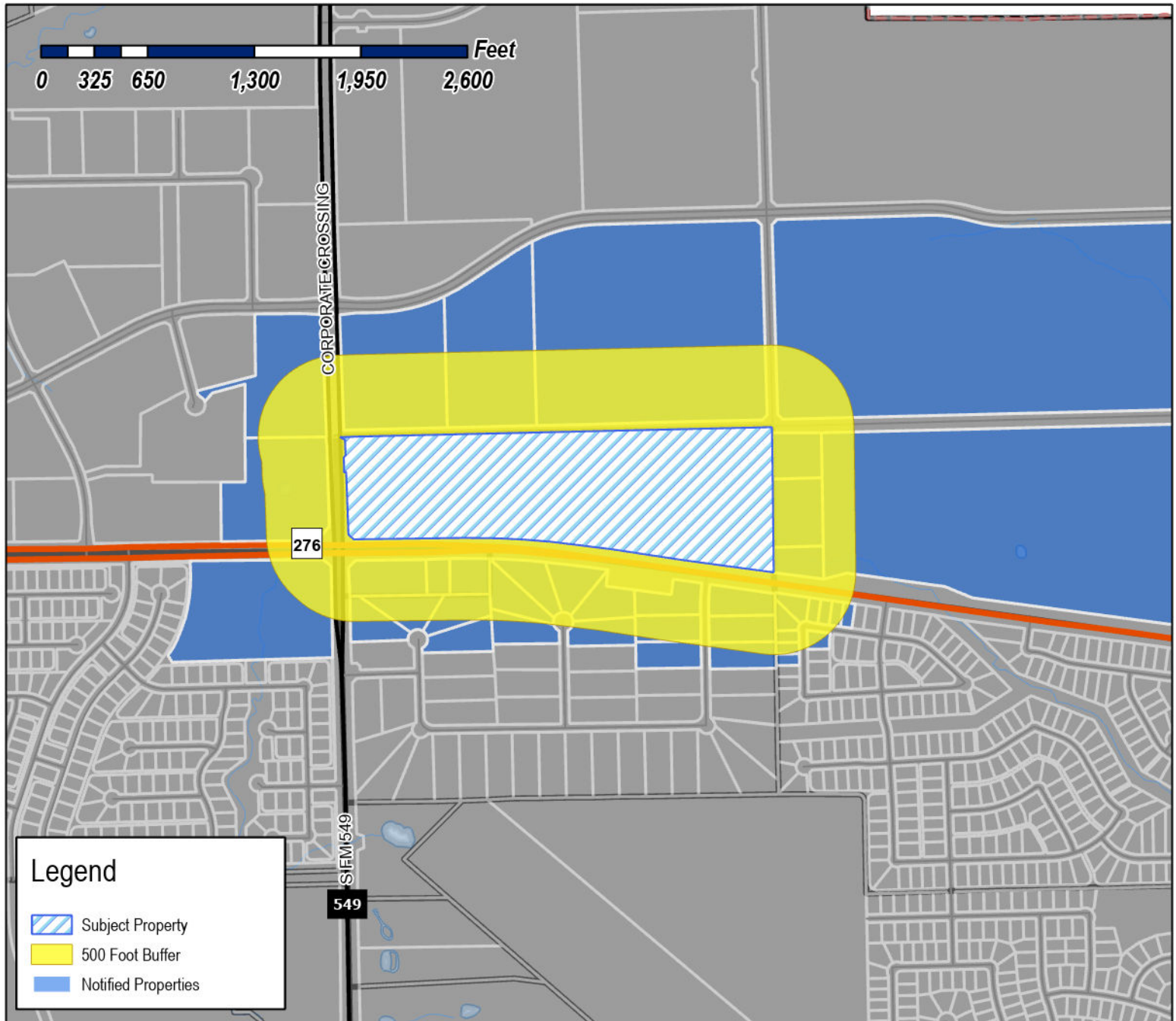
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

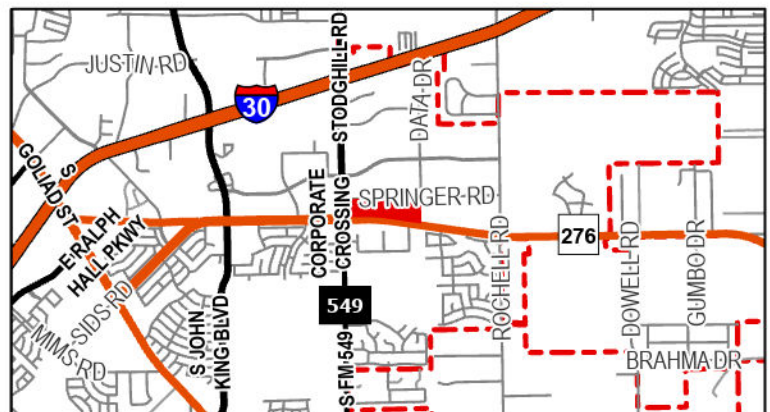
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Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026

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



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

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

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

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

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, April 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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. Z2026-014: Amendment to PD-46

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



March 10, 2026

City of Rockwall

Planning and Zoning

385 S. Goliad Street

Rockwall, Tx. 75087

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

A handwritten signature in black ink, appearing to read "Amie Wallace". The signature is fluid and cursive, with a long horizontal stroke at the end.

Amie Wallace

Chief Admin Officer

Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032



CUT N EDGE LANDSCAPE

A 4204 Bobtown Rd., Garland, Tx. 75043
W rob@cutnedgelawn.com
P 972-202-7791

April 21, 2026

To Whom it May concern,

Please accept this letter as confirmation that I am working with Sharp Insulation to coordinate a feasible solution to the screening process for 3301 Springer Ln. in Rockwall.

Our initial plan is to plant 10' cedars every 6 feet on the north side (inside of the existing fence) of the building along Springer Rd. to match existing landscape. We would also plant 10' cedars on the entrance of the property every 6 feet to hide the material stored on the west side of the entrance. Any material that is stored over 9' will be removed or relocated to adhere to the Unified Development Code, as per Rick Sharp with Sharp Insulation, allowing the 10' cedars to be sufficient coverage.

I look forward to our continued collaboration and success.

Rob Davison
Cut N Edge Landscape
Owner

cutnedgelawn.com
rob@cutnedge.com

4204 Bobtown Rd.
Garland, Tx. 75043

Springer Road

EXIST. RED CEDAR TREES

20- NEWER. STEVENS HOLLY 9' HT. 5' O.C.

20- MUHLY GRASS 3 GAL

1- NEW LIVE OAK TREE 4" CAL.

90- STELLA DAYLILY 1 GAL

10- KNOCK OUT ROSE 3 GAL

5- NEWER. STEVENS HOLLY 9' HT. 5' O.C.

35- STELLA DAYLILY 1 GAL

16- NEWER. STEVENS HOLLY 9' HT. 5' O.C.

3- NEWER. STEVENS HOLLY 9' HT. 5' O.C.

30- GREY OWL JUNIPER 3 GAL

40- NANDINA COMPACTA 3 GAL

20- MEXICAN FEATHER GRASS 1 GAL

EXIST. RED CEDAR TREES

20- SPARTAN JUNIPERS 9' HT. 5' O.C.

20- RED YUCCA 5 GAL

25- DRIFT ROSE 3 GAL

40- STELLA DAYLILY 1 GAL

50- STELLA DAYLILY 1 GAL

20- DRIFT ROSE 3 GAL

30- RED YUCCA 5 GAL

16- SPARTAN JUNIPERS 9' HT. 5' O.C.

Landscape Plan

SCALE 1" = 20'



At the entrance of the building off Springer Ln.



In front of the building along Springer Ln.

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

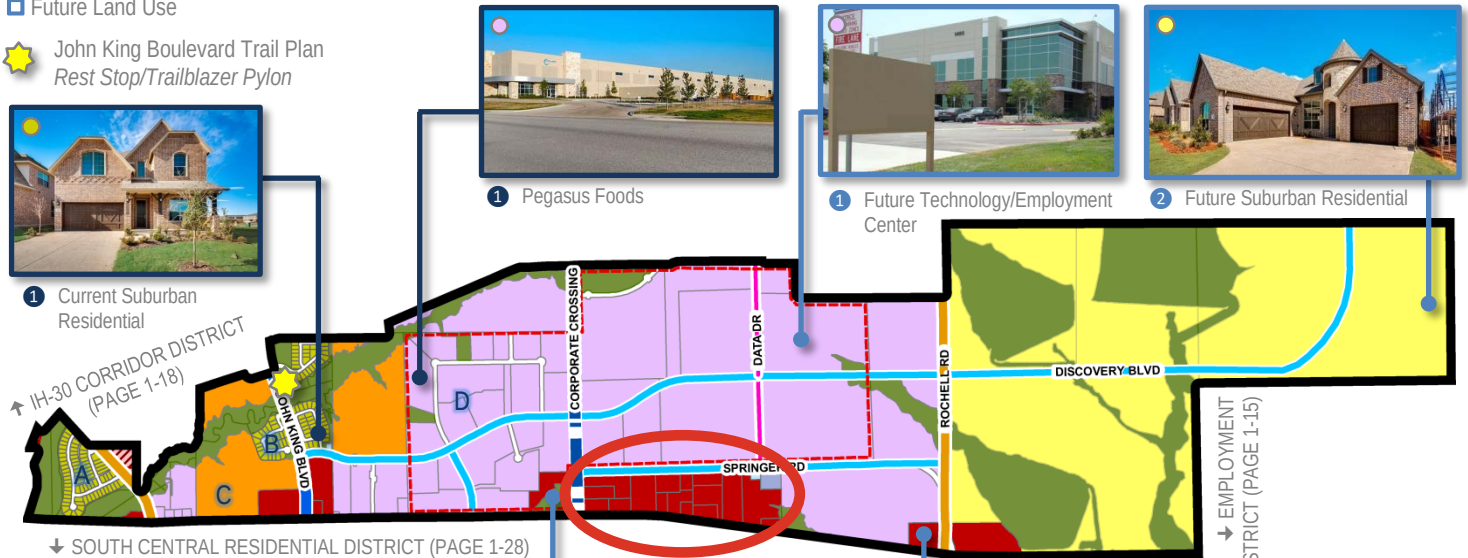
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



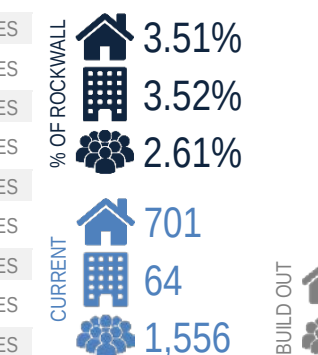
DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

- 1 **Technology/Employment Center.** Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
- 2 **Suburban Residential.** The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
- 3 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
- 4 **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 'A'* of this Comprehensive Plan.

COMMERCIAL	53.90%	MINOR COLLECTOR	
RESIDENTIAL	46.10%	M4D	
MIXED USE	0.00%	M4U	
		P6D	
		TXDOT 4D	

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

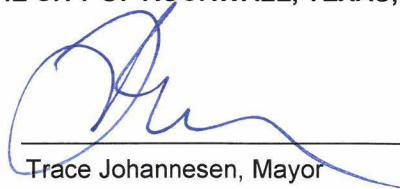
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

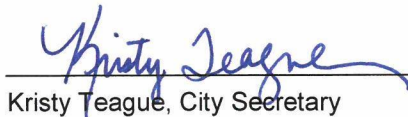
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

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

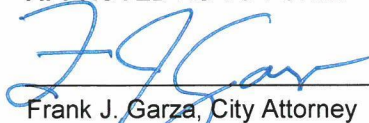

Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

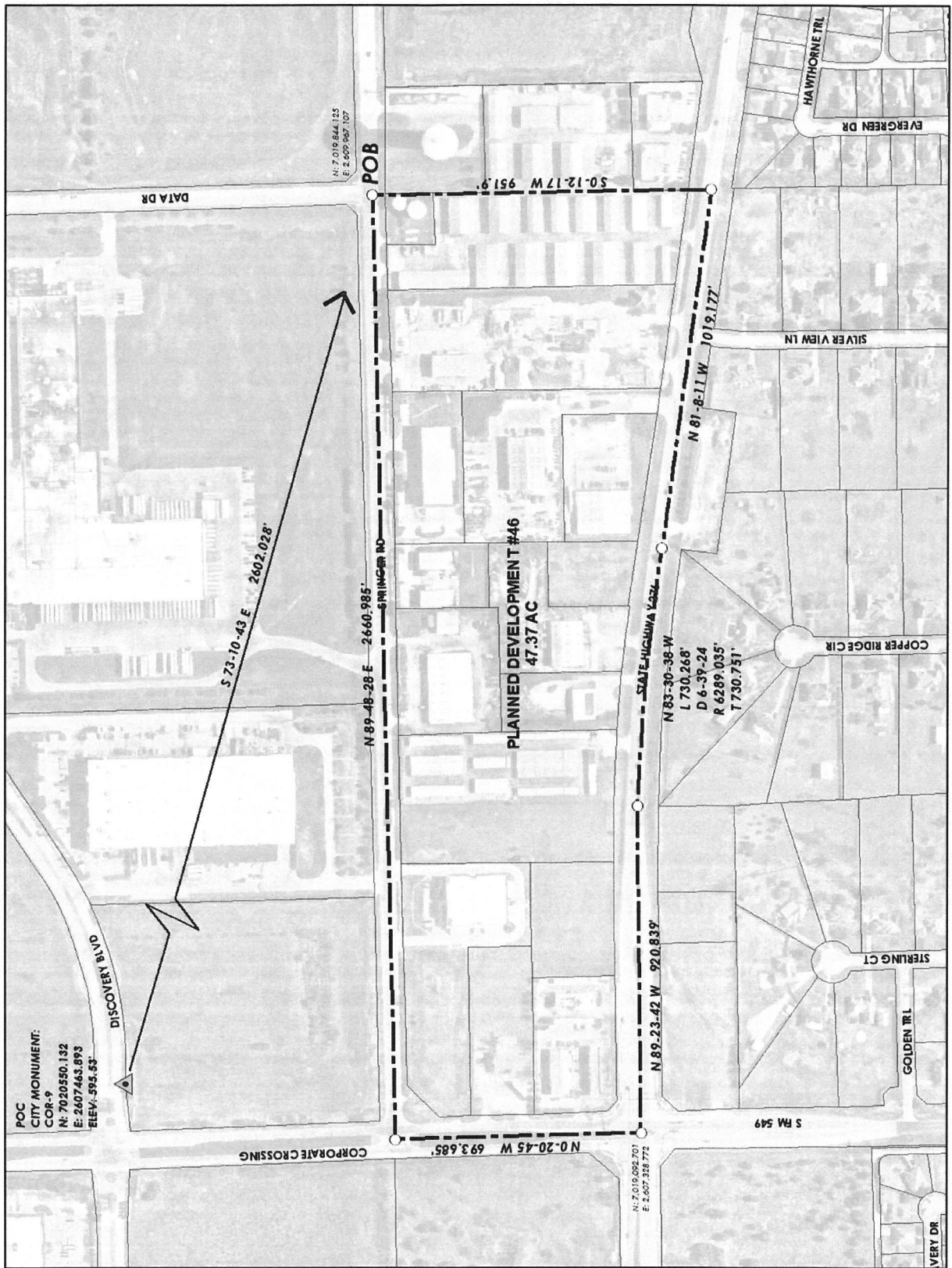


EXHIBIT 'B':
Concept Plan

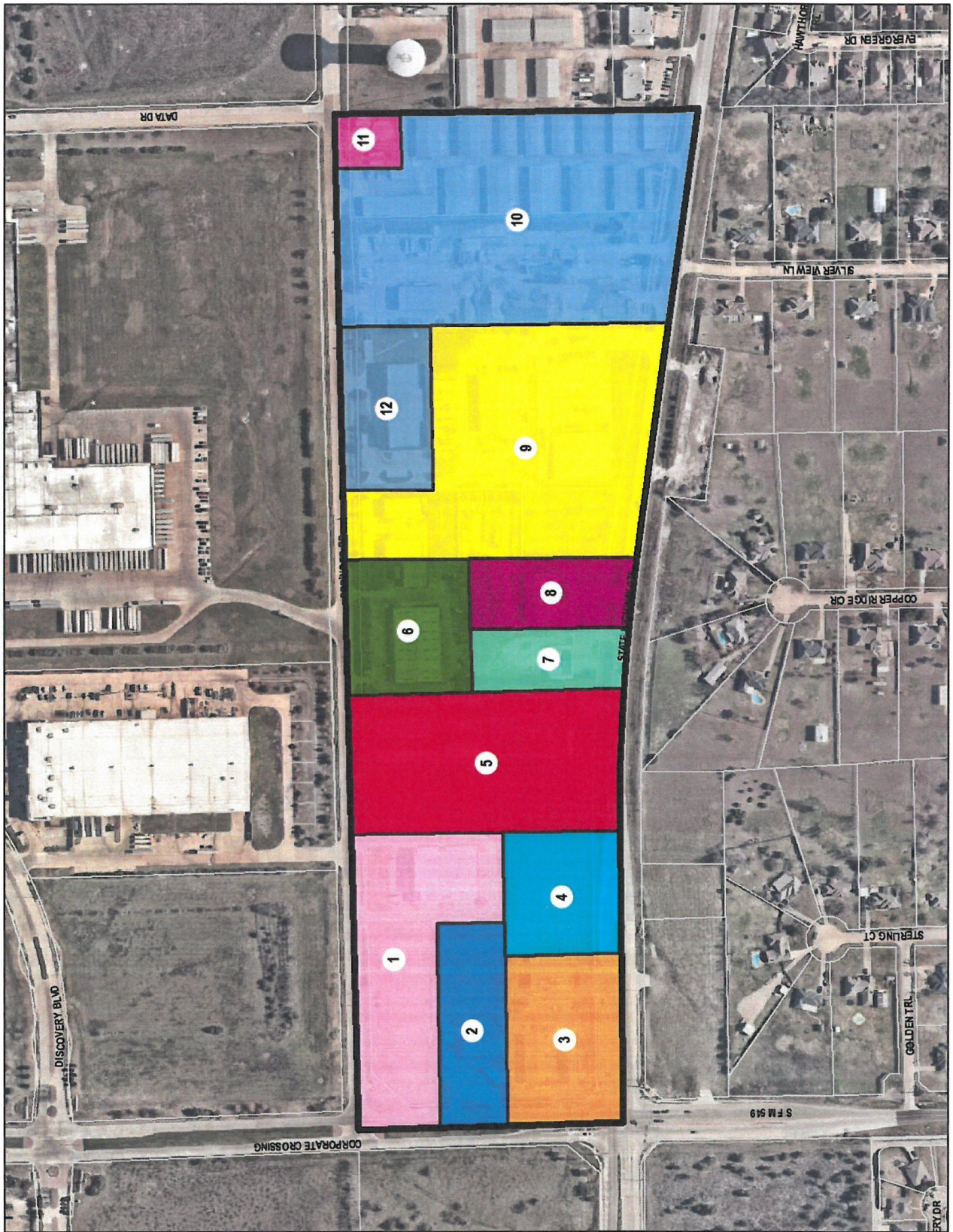


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- ☒ Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- ☒ Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- ☒ Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- ☒ Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- ☒ New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- ☒ Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- ☒ Concrete Batch Plant
- ☒ Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- ☒ Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in 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 maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in 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 maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 4, 2026

2nd Reading: May 18, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

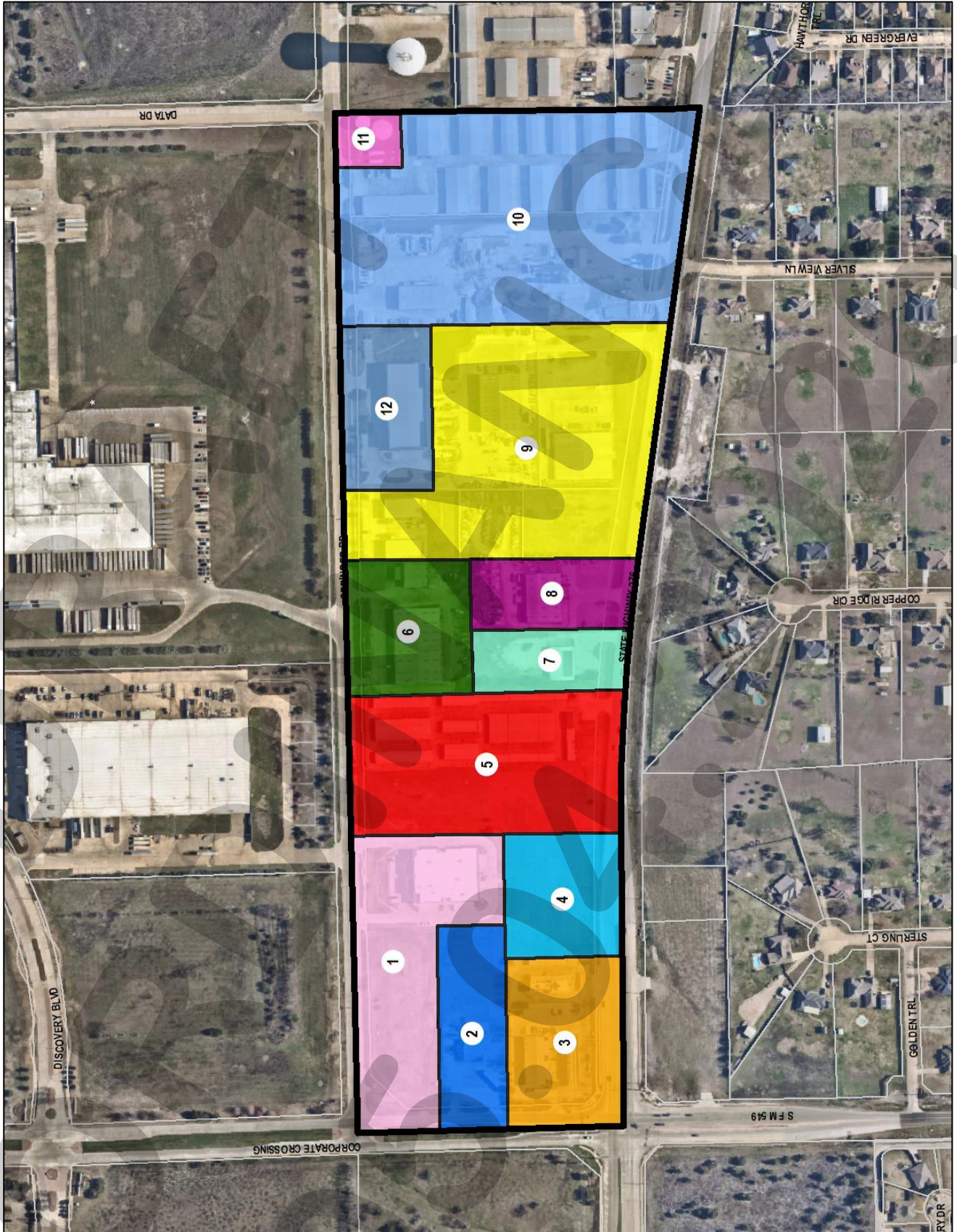


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- ☒ Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- ☒ Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- ☒ Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- ☒ Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (i.e. *Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- ☒ New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- ☒ Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- ☒ Concrete Batch Plant
- ☒ Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- ☒ Warehouse
- ☒ Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in 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 maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in 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 maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [ORDINANCE NO. 14-50] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an amendment to Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the purpose of changing development standards for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 76 (PD-76) [Ordinance No. 14-50] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

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

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(c) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*).
 - (1) PD Site Plan
 - (2) Preliminary Plat
 - (3) Final Plat
- (c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (d) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF MAY, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A':
Legal Description

Legal Description of 138.79-Acre Tract

Located in the John Lockhart Survey, Abstract 137, and the Newell Survey, Abstract No. 167, Rockwall, Texas

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 137 and H. K. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being all of that 138.781 acres tract of land as described in a Warranty deed from Farm Credit Bank of Texas to Allen Anderson and wife, Loretta Anderson, dated November 27, 1991 and being recorded in Volume 657, Page 303 of the Real Property Records of Rockwall County, Texas, and the same tract as conveyed to L2 Properties, LLC by Deed recorded in Volume 4096, Page 237 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 112" iron rod found for corner at the base of a fence corner post at the Northeast corner of the above cited tract of land;

THENCE S. 00 deg. 19 min. sec. E. along the fenced East line of said tract, a distance of 1207.96 feet to a 112" iron rod found for corner;

THENCE S. 00 deg. 37 min. 17 sec. E. along the fenced East line of said tract, a distance of 286.47 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 31 deg. 44 min. 42 sec. W. along the fenced East line of said tract, a distance of 16.52 feet to a 112" iron rod found for corner at the base of a fence corner post;

THENCE N. 80 deg. 40 min. 29 sec. W. along the fenced boundary line of said tract, a distance of 55.86 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 37 deg. 34 min. 16 sec. W. along the fenced boundary line of said tract, a distance of 390.25 feet to a 112" iron rod found for corner at the base of a fence corner post at the Southeast corner of said tract and being at the Southwest corner of a 1.275 acres tract as described in a Deed to Paul Liechty, et al as recorded in Volume 240, Page 546 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 42 min. 38 sec. W. (Controlling bearing line) along the South line of said 138.781 acres tract, a distance of 3070.62 feet to a 112" iron rod found for corner in the East edge of Dowell Road;

THENCE N. 00 deg. 03 min. 28 sec. W. along the East edge of Dowell Road, a distance of 211.73 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 29 min. 31 sec. W. crossing said Dowell Road, a distance of 34.26 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West margin of said road;

THENCE N. 00 deg. 04 min. 32 sec. W. along the West margin of said road, a distance of 194.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 21 deg. 45 min. 35 sec. W. along the West margin of said road, a distance of 123.31 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 31 deg. 14 min. 48 sec. W. along the West margin of said road, a distance of 98.94 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 44 min. 09 sec. E. crossing said Dowell Road, a distance of 131.11 feet to a 112" iron rod found for corner;

THENCE N. 00 deg. 03 min. 43 sec. W. a distance of 1195.77 feet to a 112" iron rod found for corner at the Northwest corner of said 138.781 acres tract;

Exhibit 'A':
Legal Description

THENCE N. 89 deg. 37 min. 22 sec. E. along the North line of said tract, a distance of 3364.45 feet to the POINT OF BEGINNING and containing 138.79 acres of land.

Exhibit 'B':
Concept Plan

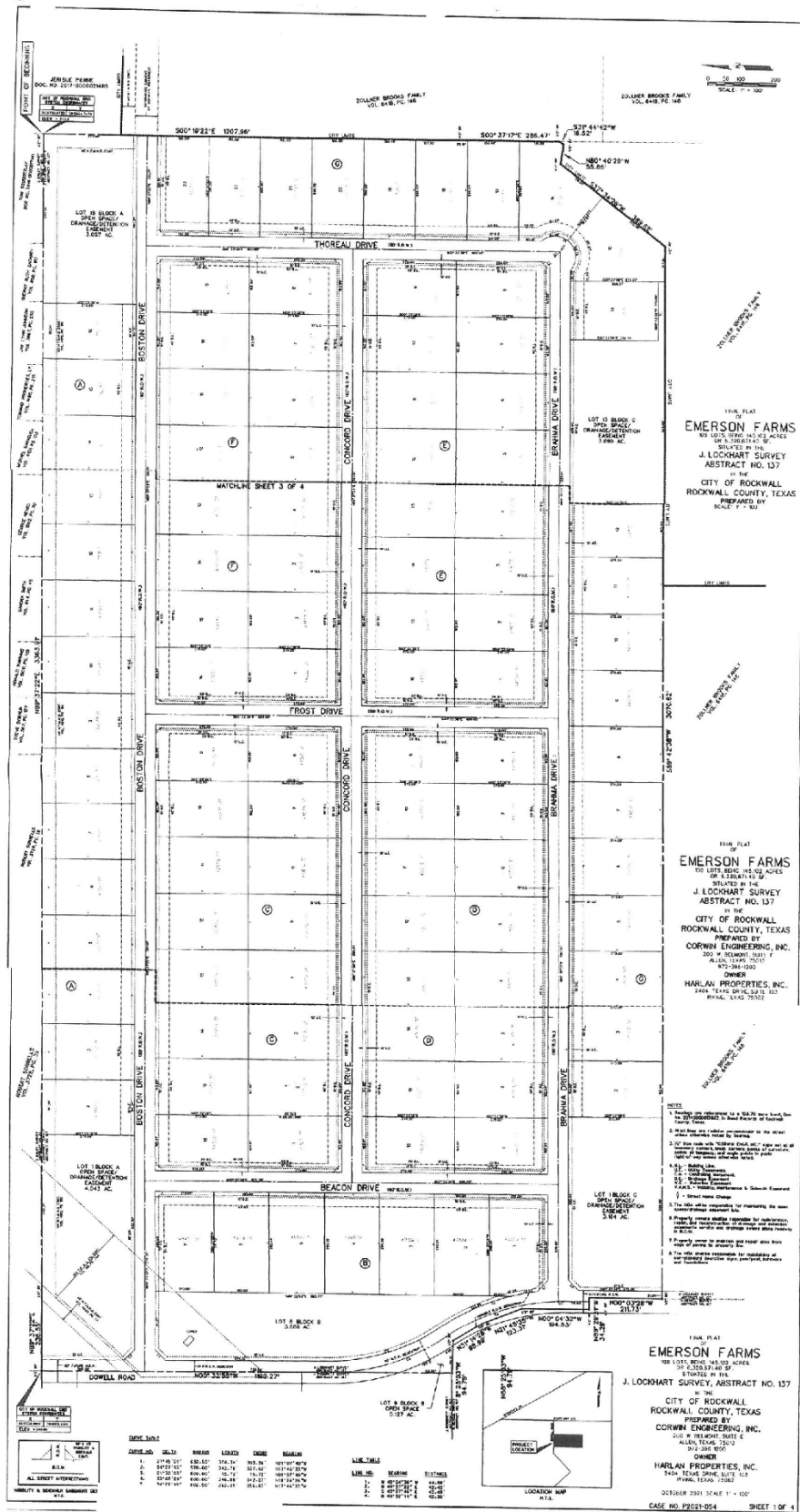


Exhibit 'C':
Development Standards

Development Standards.

1. **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. **Density and Dimensional Requirements.** The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 107 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	3,000 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces ⁽⁶⁾	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- ⁴: As measured from the rear yard property line.
- ⁵: The minimum area/dwelling unit only includes air-conditioned square space.
- ⁶: A two (2) car garage is required.

Table 2: Lot Exceptions

Lot/Block Number	Width	Depth	Lot Area
Lot 1, Block B	149.47'	291'	43,560 SF
Lot 2, Block B	149.04'	291.85'	43,560 SF
Lot 3, Block B	148.61'	292.70'	43,560 SF
Lot 16, Block C	142.70'	250'	43,560 SF
Lot 7, Block F	149.92'	290.23'	43,560 SF
Lot 9, Block E	143.01'	250'	43,926 SF

Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.

3. **Building Standards.** All development shall adhere to the following building standards:

(a) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry

Exhibit 'C':
Development Standards

- requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*), and stucco (i.e. *three [3] part stucco or a comparable -- to be determined by staff*). Cementaceous products (e.g. *HardiBoard*, *Hardy Plank*, *Stucco*, etcetera) shall be limited to 50% of the masonry requirement.
- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) *Garage Orientation. Side Entry, Traditional Swing, or J-Swing garages*. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a *J-Swing* or *Traditional Swing* configuration. All driveways for *Side Entry* garages shall be located a minimum of five (5) feet from the side property line.
4. *Anti-Monotony Restrictions*. The development shall adhere to the following *Anti-Monotony* restrictions (for spacing requirements see the illustration below):
- (1) Exterior wall materials must comply with the *Masonry Requirements* listed in *Section 3.(a)*. Additionally, all chimneys are required to utilize masonry materials.
- (2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
- (a) Number of Stories
(b) Garage Location
(c) Roof Type and Layout
(d) Articulation of the Front Façade
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

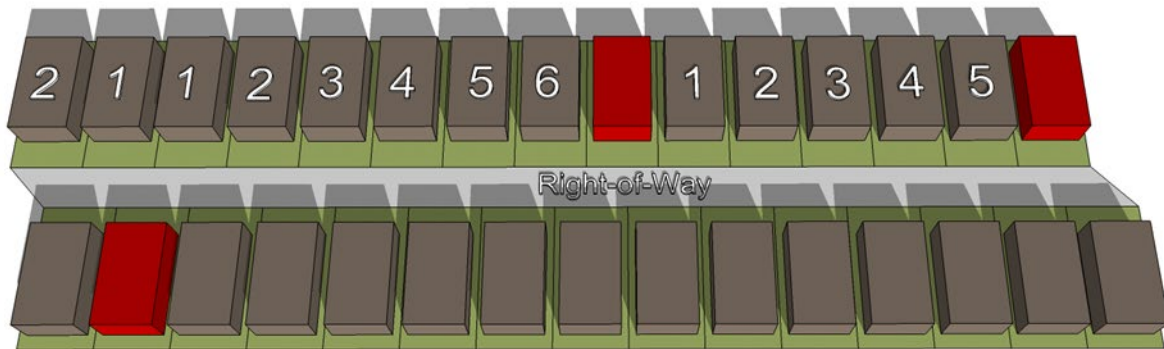
See the Illustrations on the following page.

Exhibit 'C':
Development Standards

FIGURE 1: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 2: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



5. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) **Wrought-Iron/Tubular Steel Fencing.** All fencing shall be five (5) foot wrought iron/tubular steel fencing. All residential lots shall be required to install five (5) foot wrought iron/tubular steel fencing at the time of construction.
 - (b) **Common Area Fencing.** All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City's *Municipal Code of Ordinances*. Common area fencing shall be constructed of wrought iron/tubular steel and shall be five (5) feet in height.
6. **Landscaping.** At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:
 - (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.

Exhibit 'C':
Development Standards

- (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (20 additional trees shall be planted in the side yard facing the street.

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. **Lighting.** Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
8. **Streets.** The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).
9. **Sidewalks.** Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.
10. **On-Site Sewage Facilities.** *Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
 - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
 - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
11. **Buried Utilities.** New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.
12. **Neighborhood Signage.** Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.
13. **Homeowner's Association (HOA).** A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

Exhibit 'C':
Development Standards

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



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Director / Building Official

DATE: May 4, 2026

SUBJECT: Sign Variance request for 607 White Hills to allow additional monument sign

Mike Eido with Travel Plaza LLC has requested to appear before City Council to present a sign plan, seeking a variance to the City's sign ordinance. Mr. Eido is asking for one additional monument sign to be constructed on his property located at 607 White Hills Rd.

Mr. Eido has obtained permits and is in the process of constructing two new buildings on the property. One being a 3700 sq. ft. car wash and the other a 2750 sq. ft. building intended for retail space. Our Sign Ordinance allows one free standing sign for a property of this size. However, Mr. Eido is requesting to construct two free standing monument signs.

Our sign ordinance allows properties less than 5 acres to have one freestanding sign; however, a property owner may submit a sign plan to the city council for determination of allowable number of signs.

Mr. Eido has submitted a letter explaining why he believes two monument signs will be necessary. In addition, Staff has included a site plan and aerial photo with the proposed sign locations marked in red, as well an exhibit showing what the proposed signs would look like.

The proposed monument signs do comply with the sign ordinance regulations pertaining to height, size and materials.

Travel Plaza LLC

1324 Somerset Lane
Rockwall, Texas 75032

April 23, 2026

**City of Rockwall
Planning & Zoning**

Ref: 607 White Hills Rd

Dear Sirs

Regarding the above referenced Property, We appeal to you to grant us a variance for the installation of two monument signs on the property for the following reasons:

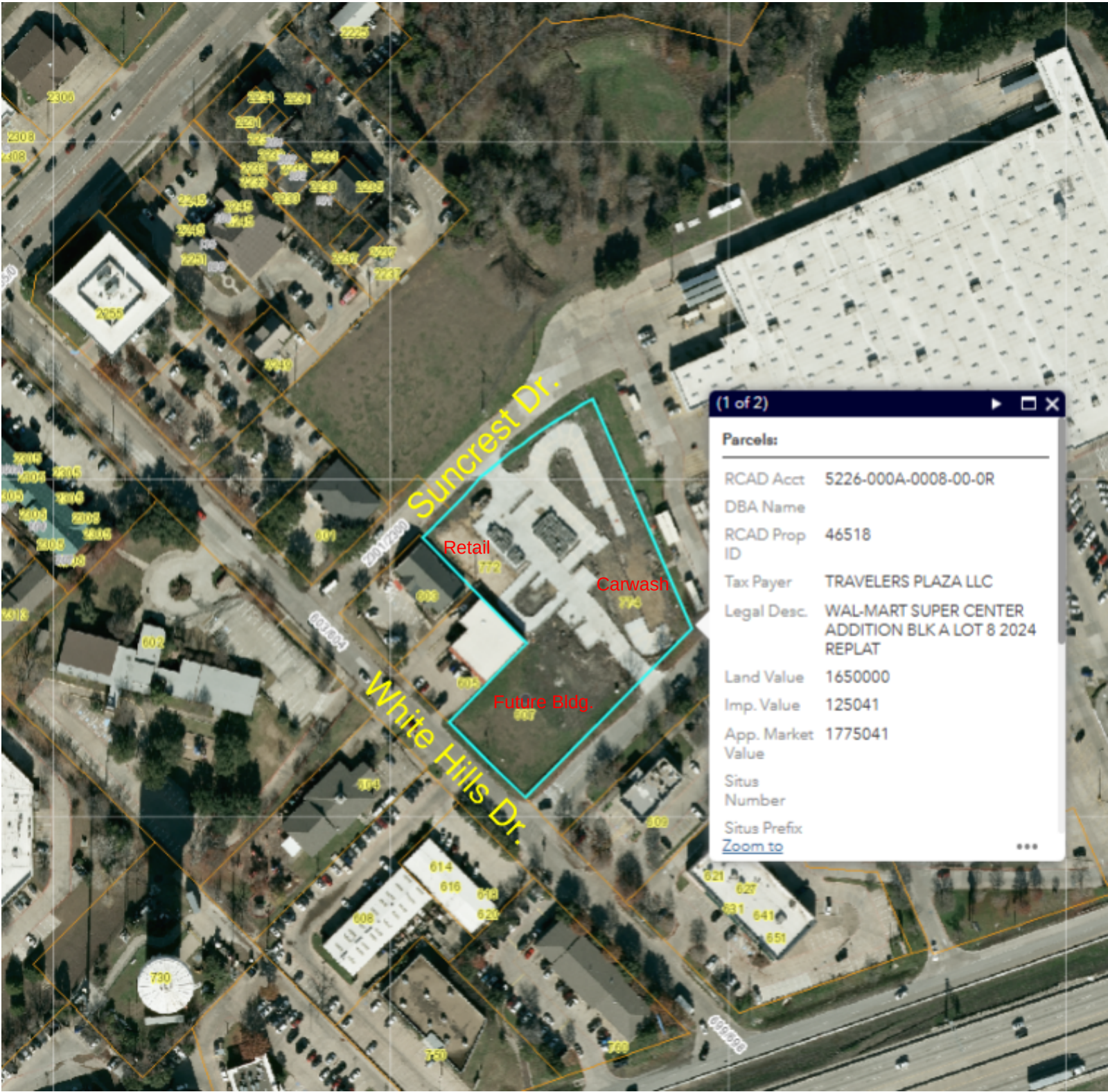
- 1- As seen on the site plan, the property is accessed by Two entrances on Two Different streets.
- 2- Two different buildings with differing addresses are located on the above-mentioned property.
- 3- The Two different addresses have completely different use; one is a Car Wash and the other is a restaurant
- 4- Allowing only one monument sign on one street will cause confusion for our customers and clients.

We hope that you accept our request, as we hope to be successful and create good business for us and for the city of Rockwall

Mike Eido
President

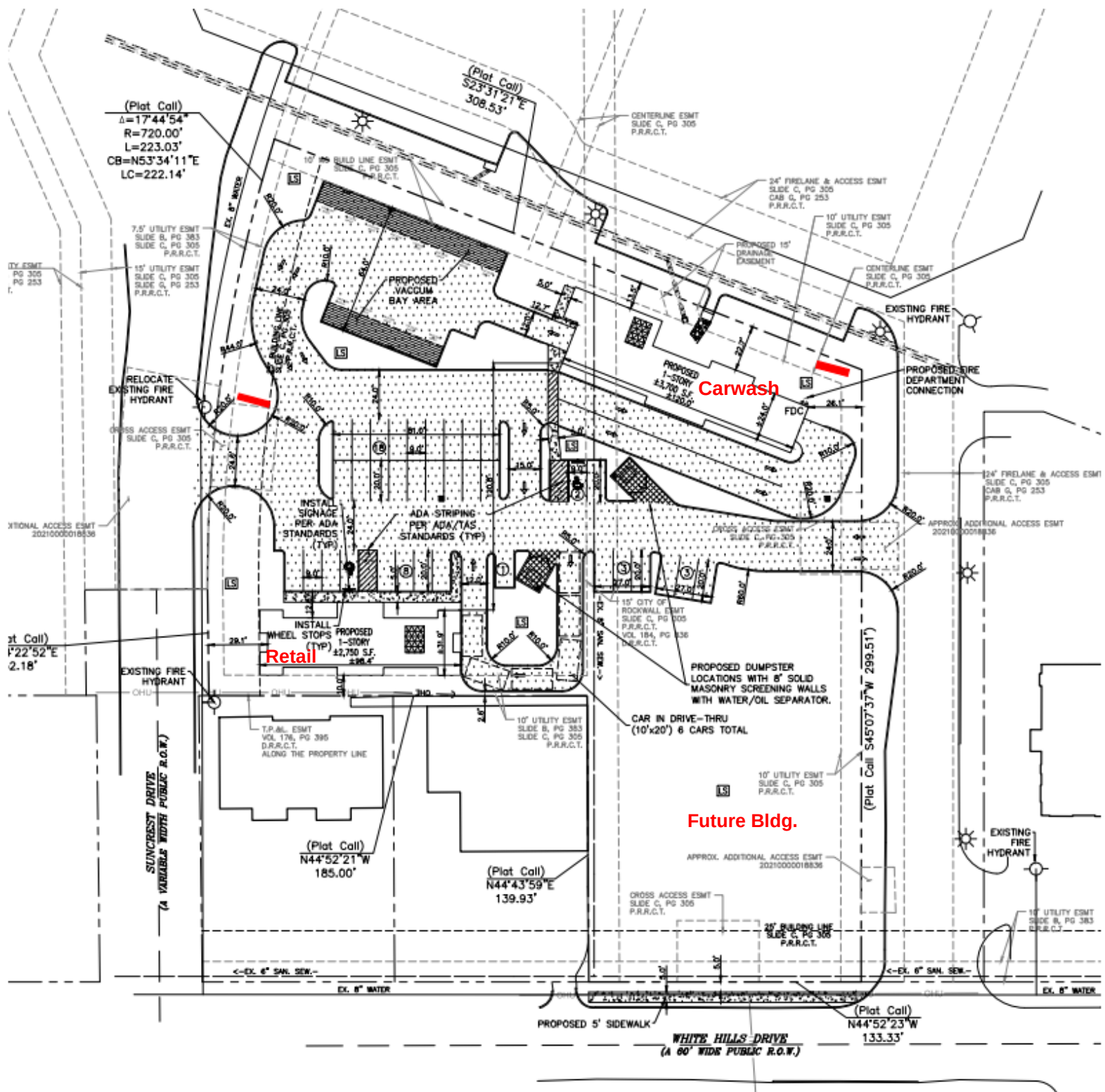
Travel Plaza LLC.

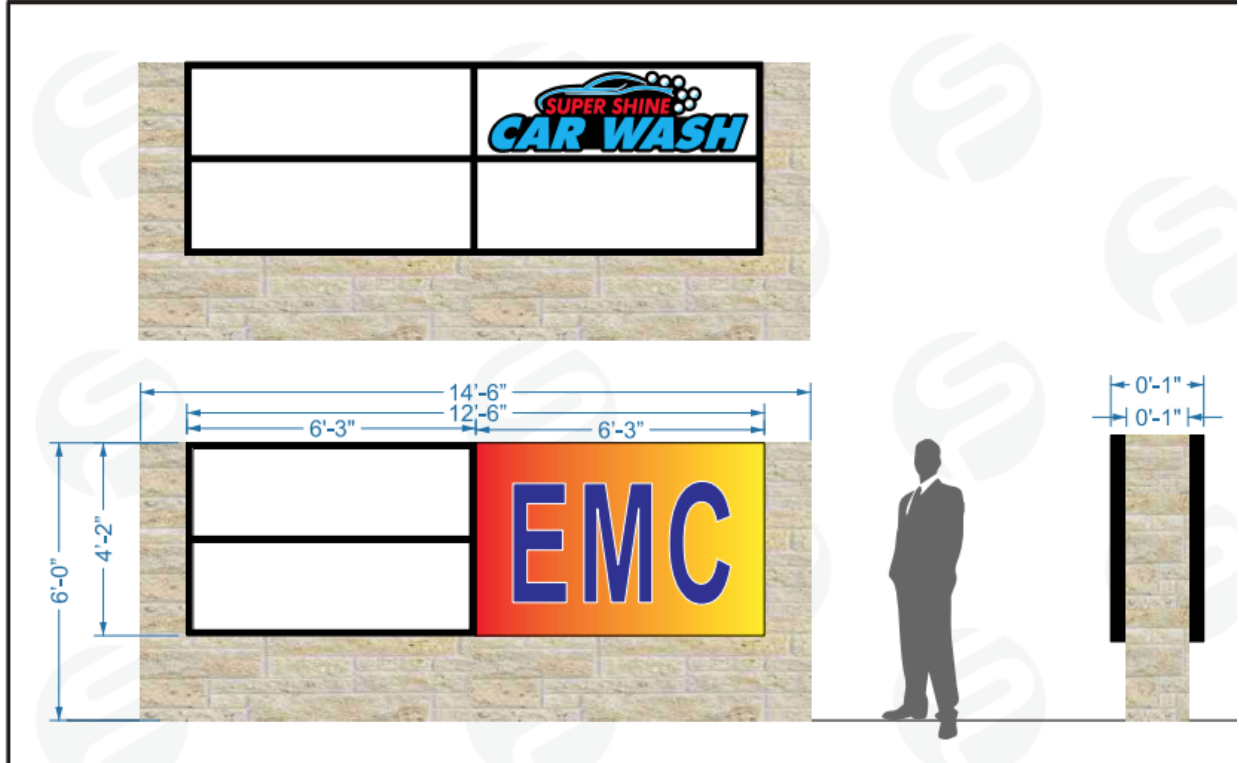




(1 of 2)

Parcels:	
RCAD Acct	5226-000A-0008-00-0R
DBA Name	
RCAD Prop ID	46518
Tax Payer	TRAVELERS PLAZA LLC
Legal Desc.	WAL-MART SUPER CENTER ADDITION BLK A LOT 8 2024 REPLAT
Land Value	1650000
Imp. Value	125041
App. Market Value	1775041
Situs Number	
Situs Prefix	
Zoom to	...







City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Mary Smith, City Manager

DATE: April 30, 2026

SUBJECT: March 2026 Quarterly Report

The following analysis is offered for the period ended March 31, 2026 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 50%. The below categories exceed the threshold but most are not unusual for this time of year. The annual maintenance agreements and insurance coverage is paid during October for the year so the percentages are skewed and work out over the budget year. December included a third pay period so that also affects percentages. City employees are paid bi-weekly for a total of 26 pay periods.

General Fund Revenues

- All revenues are coming in at or above expected levels with a few exceptions. Overall revenues are at 62.19% of budget due to the timing of property tax payments early in the year. Property taxes are due in January so most are already paid with a few exceptions.
- Construction related revenue is down from the prior year as building permits have slowed. Construction inspection fees are paid as subdivisions begin development with building permits paid at the time of each individual home construction.
- Sales tax – through March the sales tax has overall been flat with months ranging from up 4.3% to down 6.0%. up by we budgeted an overall 6% increase in sales tax revenue. With IKEA's approaching opening we are optimistic about those new sales tax dollars coming into the community. We will closely monitor the coming months and may need to adjust budgets to reflect what we are experiencing.

General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 50.87% for the first half of the budget year.

As noted above, the exception is generally the Contractual's category which includes the annual insurance coverages and annual maintenance agreements in the various budgets. Transfers have also been made to the Health insurance and Workers Comp plans for the year.

Department heads are reviewing their budgets to find ways to either reduce or postpone expenditures. A good example mowing contracts will be adjusted to be performed every two weeks rather than each week during the mowing season.

Water / Sewer Revenues

- Water sales – sales are on pace with last year with the increased rates just in effect for the second quarter. Annually the majority of our revenue is from July – September consumption. The majority of sales to wholesale customers also takes place June – September and will benefit from the summer weather. RCH is expected to go direct to NTMWD sometime early summer.

Water / Sewer Expenditures

- Generally, these accounts are within normal ranges for this period. NTMWD requires payments in advance for the various services they provide so those categories can seem ahead of budget projections and that will not resolve itself when we pay the 12th invoice in August. Overall expenditures are at only 43.98% of budget.

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED MARCH 31, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Year 2025			Fiscal Year 2026		
	Amended	Actual	Percentage	Amended	Actual	Percentage
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	15,500,000	15,599,881	100.64%	16,204,300	15,537,941	95.89%
4105 - DELINQUENT PROPERTY TAX	80,000	79,512	99.39%	80,000	54,927	68.66%
4110 - PENALTY AND INTEREST	60,000	64,112	106.85%	60,000	28,694	47.82%
311 - PROPERTY TAXES Total	15,640,000	15,743,505	100.66%	16,344,300	15,621,562	95.58%
313 - SALES TAXES						
4150 - CITY SALES TAX	26,820,000	28,248,084	105.32%	29,976,000	14,386,042	47.99%
4155 - BEVERAGE TAXES	250,000	399,327	159.73%	455,000	150,897	33.16%
313 - SALES TAXES Total	27,070,000	28,647,411	105.83%	30,431,000	14,536,939	47.77%
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	2,400,000	2,240,741	93.36%	2,400,000	1,406,718	58.61%
4203 - TELEPHONE FRANCHISE FEES	50,000	51,958	103.92%	50,000	29,083	58.17%
4205 - GAS FRANCHISE FEES	872,000	872,113	100.01%	850,000	1,052,790	123.86%
4207 - CABLE TV FRANCHISE FEE	220,000	201,318	91.51%	210,000	67,457	32.12%
4209 - GARBAGE FRANCHISE FEE	465,000	482,128	103.68%	525,000	258,199	49.18%
315 - FRANCHISE FEES Total	4,007,000	3,848,259	96.04%	4,035,000	2,814,247	69.75%
318 - FEES						
4250 - PARK & RECREATION FEES	30,000	31,031	103.44%	35,000	18,932	54.09%
4251 - MUNICIPAL POOL FEES	15,000	7,299	48.66%	10,000	-	0.00%
4253 - CENTER RENTALS-7%	15,000	10,128	67.52%	15,000	830	5.53%
4255 - HARBOR RENTALS	1,000	-	-	1,000	-	0.00%
4270 - CODE ENFORCEMENT FEES	20,000	14,044	70.22%	20,000	7,625	38.13%
4280 - PLANNING AND ZONING FEES	90,000	107,280	119.20%	60,000	45,511	75.85%
4283 - CONSTRUCTION INSPECTION	725,000	1,387,559	191.39%	660,000	443,017	67.12%
4288 - MIXED BEVERAGE PERMIT FEE	15,000	21,635	144.23%	-	-	-
4295 - FIRE-PLAN REVIEW FEES	4,500	5,250	116.67%	6,000	4,000	66.67%
318 - FEES Total	915,500	1,584,226	173.04%	807,000	519,915	64.43%
321 - PERMITS						
4300 - BUILDING PERMITS	1,575,000	1,823,484	115.78%	1,600,000	659,597	41.22%
4302 - FENCE PERMITS	20,000	30,375	151.88%	25,000	13,450	53.80%
4304 - ELECTRICAL PERMITS	40,000	35,738	89.34%	40,000	10,857	27.14%
4306 - PLUMBING PERMITS	60,000	80,775	134.63%	70,000	35,800	51.14%
4308 - MECHANICAL PERMITS	35,000	29,875	85.36%	35,000	9,675	27.64%
4310 - DAY CARE CENTER PERMITS	5,500	5,630	102.36%	-	1,150	-
4312 - HEALTH PERMITS	128,000	128,736	100.57%	145,000	124,224	85.67%
4314 - SIGN PERMITS	20,000	21,050	105.25%	25,000	8,700	34.80%
4320 - MISC. PERMITS	100,000	81,376	81.38%	100,000	31,259	31.26%
4418 - SHORT TERM RENTAL PERMITS	7,000	8,000	114.29%	5,000	1,500	30.00%
321 - PERMITS Total	1,990,500	2,245,038	112.79%	2,045,000	896,212	43.82%

322 - MUNICIPAL COURT

4400 - COURT FINES	295,000	351,503	119.15%	360,000	161,269	44.80%
4402 - COURT FEES	85,000	93,002	109.41%	100,000	38,804	38.80%
4404 - WARRANT FEES	30,000	29,287	97.62%	30,000	15,746	52.49%
4406 - COURT DEFERRAL FEES	130,000	151,913	116.86%	150,000	62,248	41.50%
4408 - ANIMAL REGISTRATION FEE	5,000	4,160	83.20%	5,000	1,636	32.72%
4414 - ALARM FEES AND FINES	55,000	53,336	96.97%	55,000	28,598	52.00%
322 - MUNICIPAL COURT Total	55,000	53,336	96.97%	700,000	308,301	44.04%

323 - MISCELLANEOUS REVENUE

4001 - INTEREST EARNINGS	1,250,000	1,463,873	117.11%	1,000,000	293,327	29.33%
4007 - SALE OF SUPPLIES	500	-	0.00%	500	360	72.00%
4010 - AUCTION /SCRAP PROCEEDS	20,000	2,353	11.77%	10,000	-	0.00%
4019 - MISCELLANEOUS REVENUE	100,000	52,338	52.34%	100,000	74,688	74.69%
323 - MISCELLANEOUS REVENUE Total	1,370,500	1,518,564	110.80%	1,110,500	368,375	33.17%

330 - INTERGOVERNMENTAL REVENUES

4500 - GRANT PROCEEDS	1,626,900	1,762,674	108.35%	1,237,000	590,053	47.70%
4510 - SCHOOL PATROLS	1,178,600	1,178,133	99.96%	1,278,600	852,392	66.67%
4520 - COUNTY CONTRACTS	1,000	1,689	168.90%	1,000	640	64.00%
4530 - CITY CONTRACTS	395,000	412,982	104.55%	447,500	209,368	46.79%
330 - INTERGOVERNMENTAL REVENUES Total	3,201,500	3,355,478	104.81%	2,964,100	1,652,453	55.75%

391 - OPERATING TRANSFERS

4902 - TRANSFER IN - W/S	500,000	500,000	100.00%	500,000	-	0.00%
4911 - TRANSFER IN - POLICE INV	10,000	10,000	100.00%	10,000	-	0.00%
4919 - TRANSFER IN - SIREN FUND	38,000	38,000	0.00%	-	-	0.00%
391 - OPERATING TRANSFERS Total	510,000	548,000		510,000	-	0.00%

NON - NON-OPERATING REVENUES

4480 - TOWER LEASES	25,000	26,114	104.46%	29,000	15,453	53.29%
4460 - OFFICE LEASE	44,600	56,458	-	63,600	20,510	32.25%
4680 - DEVELOPER CONTRIBUTIONS	57,500	57,500	100.00%	57,500	-	0.00%
NON - NON-OPERATING REVENUES Total	127,100	140,072	110.21%	150,100	35,963	23.96%

00 REVENUES Total	54,887,100	57,683,888	105.10%	59,097,000	36,753,966	62.19%
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**CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED MARCH 31, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Calendar 2025			Fiscal Calendar 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,250	24,221	99.88%	24,250	12,111	49.94%
20 - CONTRACTUAL	73,400	71,688	97.67%	74,600	73,088	97.97%
30 - SUPPLIES	2,250	2,872	127.65%	1,250	366	29.28%
40 - OPERATIONS	62,000	73,467	118.50%	61,500	25,925	42.15%
01 MAYOR/COUNCIL Total	161,900	172,248	106.39%	161,600	111,490	68.99%
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,337,700	1,346,287	100.64%	1,378,000	680,441	49.38%
20 - CONTRACTUAL	1,150,300	1,156,681	100.55%	1,030,650	603,261	58.53%
30 - SUPPLIES	28,500	28,181	98.88%	33,500	15,985	47.72%
391 - OPERATING TRANSFERS	4,869,550	4,869,550	100.00%	4,665,000	3,850,000	82.53%
40 - OPERATIONS	54,000	62,905	116.49%	55,000	41,515	75.48%
50 - UTILITIES	7,500	6,973	92.97%	7,500	3,307	44.09%
05 ADMINISTRATION Total	7,447,550	7,470,577	100.31%	7,169,650	5,194,509	72.45%
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	474,950	463,459	97.58%	464,950	213,140	45.84%
20 - CONTRACTUAL	8,200	8,920	108.78%	8,200	9,499	115.84%
30 - SUPPLIES	1,500	983	65.52%	1,500	99	6.60%
40 - OPERATIONS	40,500	24,787	61.20%	40,500	8,588	21.20%
50 - UTILITIES	2,500	2,325	93.00%	2,500	1,093	43.72%
06 ADMINISTRATIVE SERVICES Total	527,650	500,473	94.85%	517,650	232,419	44.90%
07 INFORMATION TECHNOLOGY						
10 - PERSONNEL SERVICES	593,700	572,140	96.37%	634,150	300,985	47.46%
20 - CONTRACTUAL	560,700	521,261	92.97%	552,700	304,470	55.09%
30 - SUPPLIES	20,200	10,410	51.53%	20,200	5,641	27.93%
40 - OPERATIONS	10,000	2,132	21.32%	6,000	1,628	27.13%
50 - UTILITIES	6,150	4,148	67.44%	4,750	3,795	79.89%
07 INFORMATION TECHNOLOGY Total	1,190,750	1,110,090	93.23%	1,217,800	616,519	50.63%
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	821,350	852,498	103.79%	799,950	390,716	48.84%
20 - CONTRACTUAL	1,324,750	1,227,262	92.64%	1,211,600	817,527	67.47%
30 - SUPPLIES	97,500	84,092	86.25%	90,500	35,994	39.77%
40 - OPERATIONS	2,000	1,465	73.26%	1,000	83	8.25%
50 - UTILITIES	377,200	408,618	108.33%	377,200	235,483	62.43%
60 - CAPITAL	38,000	37,980	99.95%	-	-	0.00%
09 INTERNAL OPERATIONS Total	2,660,800	2,611,915	98.16%	2,480,250	1,479,803	59.66%
15 FINANCE						
11 FINANCE						
10 - PERSONNEL SERVICES	597,600	420,140	70.30%	613,400	211,625	34.50%
20 - CONTRACTUAL	555,000	567,672	102.28%	631,700	473,368	74.94%
30 - SUPPLIES	67,250	56,563	84.11%	70,250	48,163	68.56%
40 - OPERATIONS	7,250	14,111	194.64%	9,750	1,304	13.37%
50 - UTILITIES	1,250	1,210	96.76%	1,250	564	45.12%
11 FINANCE Total	1,228,350	1,059,696	86.27%	1,326,350	735,024	55.42%

15 MUNICIPAL COURT

10 - PERSONNEL SERVICES	374,100	371,071	99.19%	394,150	186,414	47.30%
20 - CONTRACTUAL	175,600	184,755	105.21%	175,600	68,884	39.23%
30 - SUPPLIES	4,750	6,623	139.43%	5,000	566	11.32%
40 - OPERATIONS	<u>6,000</u>	<u>4,373</u>	72.88%	<u>6,000</u>	<u>2,313</u>	38.55%
15 MUNICIPAL COURT Total	560,450	566,822	101.14%	580,750	258,177	44.46%

20 FIRE**25 OPERATIONS**

10 - PERSONNEL SERVICES	8,310,750	8,520,829	102.53%	8,736,900	4,306,871	49.30%
20 - CONTRACTUAL	309,850	314,899	101.63%	359,400	132,799	36.95%
30 - SUPPLIES	132,500	113,141	85.39%	128,050	56,211	43.90%
40 - OPERATIONS	50,850	58,095	114.25%	56,200	18,524	32.96%
50 - UTILITIES	4,300	4,044	94.05%	4,300	1,952	45.40%
60 - CAPITAL	<u>10,750</u>	<u>10,733</u>	99.84%	<u>-</u>	<u>-</u>	-
25 OPERATIONS Total	8,819,000	9,021,741	102.30%	9,284,850	4,516,357	48.64%

29 FIRE MARSHAL

10 - PERSONNEL SERVICES	699,250	707,566	101.19%	731,000	349,489	47.81%
20 - CONTRACTUAL	31,500	24,300	77.14%	30,500	21,741	71.28%
30 - SUPPLIES	65,500	53,642	81.90%	65,200	12,751	19.56%
40 - OPERATIONS	25,500	20,270	79.49%	25,500	13,272	52.05%
50 - UTILITIES	<u>5,000</u>	<u>4,797</u>	95.95%	<u>5,000</u>	<u>2,256</u>	45.12%
29 FIRE MARSHAL Total	826,750	810,575	98.04%	857,200	399,509	46.61%

30 POLICE**31 POLICE ADMINISTRATION**

10 - PERSONNEL SERVICES	1,637,800	1,642,331	100.28%	1,809,300	880,264	48.65%
20 - CONTRACTUAL	105,150	103,178	98.12%	115,250	90,665	78.67%
30 - SUPPLIES	18,500	16,360	88.43%	15,500	4,333	27.95%
40 - OPERATIONS	67,500	66,357	98.31%	67,500	38,246	56.66%
50 - UTILITIES	<u>8,300</u>	<u>7,975</u>	96.08%	<u>8,300</u>	<u>4,248</u>	51.18%
31 POLICE ADMINISTRATION Total	1,838,650	1,836,201	99.87%	2,015,850	1,017,756	50.49%

32 COMMUNICATIONS

10 - PERSONNEL SERVICES	1,437,500	1,430,089	99.48%	1,406,850	664,660	47.24%
20 - CONTRACTUAL	400,200	403,569	100.84%	395,000	387,952	98.22%
30 - SUPPLIES	4,200	4,505	107.26%	4,200	165	3.93%
40 - OPERATIONS	9,000	3,928	43.65%	9,000	1,243	13.81%
50 - UTILITIES	<u>4,000</u>	<u>4,099</u>	102.47%	<u>4,000</u>	<u>2,510</u>	62.75%
32 COMMUNICATIONS Total	1,854,900	1,846,190	99.53%	1,819,050	1,056,530	58.08%

33 PATROL

10 - PERSONNEL SERVICES	7,706,850	8,013,578	103.98%	7,755,400	4,010,813	51.72%
20 - CONTRACTUAL	185,500	314,560	169.57%	159,500	78,273	49.07%
30 - SUPPLIES	492,050	494,365	100.47%	512,050	188,166	36.75%
40 - OPERATIONS	106,000	100,507	94.82%	76,000	39,241	51.63%
50 - UTILITIES	16,950	17,628	104.00%	16,950	7,974	47.04%
60 - CAPITAL	<u>894,750</u>	<u>832,961</u>	93.09%	<u>959,600</u>	<u>254,924</u>	26.57%
33 PATROL Total	9,402,100	9,773,600	103.95%	9,479,500	4,579,391	48.31%

34 CRIMINAL INVESTIGATIONS						
10 - PERSONNEL SERVICES	2,440,500	2,484,252	101.79%	2,492,600	1,192,331	47.83%
20 - CONTRACTUAL	156,950	163,512	104.18%	167,900	96,742	57.62%
30 - SUPPLIES	56,500	39,436	69.80%	41,000	11,435	27.89%
40 - OPERATIONS	17,500	16,865	96.37%	17,500	4,492	25.67%
50 - UTILITIES	12,350	14,631	118.47%	12,350	6,752	54.67%
34 CRIMINAL INVESTIGATIONS Total	2,683,800	2,718,697	101.30%	2,731,350	1,311,752	48.03%
35 COMMUNITY SERVICES						
10 - PERSONNEL SERVICES	2,540,250	2,528,564	99.54%	2,685,100	1,304,101	48.57%
20 - CONTRACTUAL	66,500	72,928	109.67%	21,500	22,611	105.17%
30 - SUPPLIES	83,050	74,191	89.33%	83,050	21,646	26.06%
40 - OPERATIONS	4,000	4,964	124.11%	4,000	968	24.20%
50 - UTILITIES	9,400	9,719	103.40%	9,400	4,555	48.46%
35 COMMUNITY SERVICES Total	2,703,200	2,690,366	99.53%	2,803,050	1,353,881	48.30%
36 WARRANTS						
10 - PERSONNEL SERVICES	232,450	224,231	96.46%	234,200	108,199	46.20%
20 - CONTRACTUAL	2,600	2,881	110.80%	2,600	1,939	74.58%
30 - SUPPLIES	2,650	2,852	107.62%	2,450	1,014	41.39%
36 WARRANTS Total	237,700	229,964	96.75%	239,250	111,152	46.46%
37 POLICE RECORDS						
10 - PERSONNEL SERVICES	376,050	384,199	102.17%	384,400	184,026	47.87%
20 - CONTRACTUAL	5,300	2,564	48.37%	29,500	14,365	48.69%
30 - SUPPLIES	2,950	2,497	84.65%	2,750	279	10.15%
40 - OPERATIONS	100	371	371.00%	100	1,563	1563.00%
37 POLICE RECORDS Total	384,400	389,631	101.36%	416,750	200,233	48.05%
40 COMMUNITY DEVELOPMENT						
41 PLANNING						
10 - PERSONNEL SERVICES	906,500	913,457	100.77%	930,800	436,521	46.90%
20 - CONTRACTUAL	104,050	100,201	96.30%	97,350	55,511	57.02%
30 - SUPPLIES	4,400	4,570	103.87%	4,600	360	7.82%
40 - OPERATIONS	33,300	26,329	79.07%	21,500	8,575	39.88%
50 - UTILITIES	1,300	1,175	90.38%	1,300	564	43.38%
41 PLANNING Total	1,049,550	1,045,732	99.64%	1,055,550	501,531	47.51%
42 NEIGHBORHOOD IMPROVEMENT						
10 - PERSONNEL SERVICES	404,700	405,026	100.08%	426,350	201,259	47.21%
20 - CONTRACTUAL	144,750	149,691	103.41%	141,750	66,630	47.01%
30 - SUPPLIES	17,500	11,360	64.91%	15,000	3,502	23.35%
40 - OPERATIONS	8,450	5,513	65.24%	8,450	1,199	14.19%
50 - UTILITIES	2,500	2,933	117.32%	2,500	1,335	53.40%
42 NEIGHBORHOOD IMPROVEMENT Total	577,900	574,523	99.42%	594,050	273,925	46.11%
43 BUILDING INSPECTIONS						
10 - PERSONNEL SERVICES	814,700	821,033	100.78%	865,450	407,400	47.07%
20 - CONTRACTUAL	109,000	75,973	69.70%	111,000	70,715	63.71%
30 - SUPPLIES	14,350	9,782	68.16%	13,350	3,466	25.96%
40 - OPERATIONS	7,800	10,774	138.13%	11,300	1,248	11.04%
50 - UTILITIES	5,700	6,478	113.66%	5,700	3,338	58.56%
	9,000	8,659	96.21%	-	-	0.00%
43 BUILDING INSPECTIONS Total	960,550	932,699	97.10%	1,006,800	486,166	48.29%

45 PARKS AND RECREATION						
45 PARKS						
10 - PERSONNEL SERVICES	1,727,200	1,733,422	100.36%	1,795,050	870,470	48.49%
20 - CONTRACTUAL	1,056,200	1,039,682	98.44%	1,054,550	251,522	23.85%
30 - SUPPLIES	700,000	612,694	87.53%	658,000	189,230	28.76%
40 - OPERATIONS	11,000	6,001	54.56%	10,500	2,116	20.15%
50 - UTILITIES	296,500	327,680	110.52%	296,500	140,789	47.48%
60 - CAPITAL	77,000	67,281	87.38%	-	12,314	0.00%
45 PARKS Total	3,867,900	3,786,760	97.90%	3,814,600	1,466,441	38.44%
46 HARBOR O & M						
10 - PERSONNEL SERVICES	273,500	277,020	101.29%	280,200	135,896	48.50%
20 - CONTRACTUAL	316,800	300,730	94.93%	254,800	118,972	46.69%
30 - SUPPLIES	100,000	69,805	69.81%	119,000	24,231	20.36%
40 - OPERATIONS	1,050	-	0.00%	1,050	-	0.00%
50 - UTILITIES	138,600	153,265	110.58%	163,600	72,683	44.43%
46 HARBOR O & M Total	829,950	800,820	96.49%	818,650	351,782	42.97%
47 RECREATION						
10 - PERSONNEL SERVICES	930,100	917,414	98.64%	963,350	395,617	41.07%
20 - CONTRACTUAL	42,500	36,922	86.88%	43,000	4,752	11.05%
30 - SUPPLIES	60,250	40,861	67.82%	58,950	5,119	8.68%
40 - OPERATIONS	108,500	99,642	91.84%	104,500	69,407	66.42%
50 - UTILITIES	120,000	131,633	109.69%	110,000	53,063	48.24%
47 RECREATION Total	1,261,350	1,230,729	97.57%	1,279,800	527,958	41.25%
48 ANIMAL SERVICES						
10 - PERSONNEL SERVICES	230,100	232,642	101.10%	238,350	117,348	49.23%
20 - CONTRACTUAL	495,000	490,318	99.05%	501,000	266,531	53.20%
30 - SUPPLIES	16,250	10,474	64.46%	15,250	4,970	32.59%
40 - OPERATIONS	4,000	2,419	60.48%	4,050	1,983	48.96%
50 - UTILITIES	3,000	3,387	112.89%	3,000	1,717	57.23%
60 - CAPITAL	-	4,256	0.00%	-	-	-
48 ANIMAL SERVICES Total	748,350	743,496	99.35%	761,650	392,549	51.54%
50 PUBLIC WORKS						
53 ENGINEERING						
10 - PERSONNEL SERVICES	1,052,950	1,072,464	101.85%	1,122,450	533,923	47.57%
20 - CONTRACTUAL	191,600	148,816	77.67%	168,100	38,098	22.66%
30 - SUPPLIES	27,850	18,076	64.91%	27,850	8,397	30.15%
40 - OPERATIONS	17,000	13,689	80.53%	14,200	8,706	61.31%
50 - UTILITIES	8,450	8,287	98.07%	8,450	4,273	50.57%
53 ENGINEERING Total	1,297,850	1,261,332	97.19%	1,341,050	593,397	44.25%
59 STREETS						
10 - PERSONNEL SERVICES	945,650	908,817	96.11%	1,076,050	495,830	46.08%
20 - CONTRACTUAL	266,350	226,969	85.21%	282,500	105,168	37.23%
30 - SUPPLIES	3,210,600	3,121,367	97.22%	3,220,600	1,288,949	40.02%
40 - OPERATIONS	6,400	3,446	53.84%	6,400	1,366	21.34%
50 - UTILITIES	651,000	675,521	103.77%	661,000	284,203	43.00%
60 - CAPITAL	130,000	125,801	96.77%	-	68,770	0.00%
59 STREETS Total	5,210,000	5,061,921	97.16%	5,246,550	2,244,285	42.78%
Grand Total	58,331,350	58,246,797	99.86%	59,019,600	30,012,534	50.85%

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED MARCH 31, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER

	Fiscal Year 2025			Fiscal Year 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	475,000	685,653	144.35%	300,000	144,486	48.16%
4050 - LAND SALES	-	-	-	-	-	-
4010 - AUCTION /SCRAP PROCEEDS	15,000	19,051	127.01%	15,000	7,145	47.63%
4019 - MISCELLANEOUS REVENUE	100,000	156,626	156.63%	100,000	132,721	132.72%
323 - MISCELLANEOUS REVENUE Total	590,000	861,330	145.99%	415,000	284,352	68.52%
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	20,200,000	19,395,070	96.02%	22,220,000	8,982,389	40.42%
4603 - SEWER CHARGES	11,400,000	10,336,229	90.67%	12,500,000	5,591,814	44.73%
4605 - PRETREATMENT CHARGES	120,400	112,759	93.65%	136,900	66,822	48.81%
4609 - HOUSE HAZARDOUS WASTE FEE	225,000	214,757	95.45%	176,000	109,617	62.28%
4610 - PENALTIES	335,000	373,296	111.43%	250,000	213,575	85.43%
4611 - PORTABLE METER WATER SALES	175,000	157,377	89.93%	150,000	104,081	69.39%
340 - UTILITY SALES Total	32,455,400	30,589,487	94.25%	35,432,900	15,068,298	42.53%
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	1,960,000	1,979,576	101.00%	1,500,000	985,800	65.72%
4632 - BLACKLAND-WATER SALES	1,235,000	1,080,695	87.51%	1,500,000	493,201	32.88%
4640 - MCLENDON CHISHOLM SEWER CHARG	583,000	653,985	112.18%	725,000	429,133	59.19%
4650 - CITY OF HEATH-WATER SALES	4,208,000	3,933,908	93.49%	4,635,100	2,085,738	45.00%
TOTAL CONTRACT SALES Total	7,986,000	7,648,163	95.77%	8,360,100	3,993,872	47.77%
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	325,000	324,390	99.81%	325,000	131,985	40.61%
4670 - WATER IMPACT FEES	1,225,000	1,377,781	112.47%	700,000	433,790	61.97%
4672 - SEWER IMPACT FEES	1,500,000	1,679,184	111.95%	600,000	528,546	88.09%
4678 - SEWER PRO RATA	-	127,155	0.00%	-	3,979	-
NON-OPERATING REVENUES Total	3,050,000	3,508,510	115.03%	1,625,000	1,098,300	67.59%
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	165,000	189,002	114.55%	130,000	56,360	43.35%
4662 - SEWER TAPS	29,000	41,046	141.54%	25,000	11,960	47.84%
4665 - METER RENTAL FEES	67,000	79,210	118.22%	52,000	32,589	62.67%
OTHER RECEIPTS Total	261,000	309,258	118.49%	207,000	100,909	48.75%
00 REVENUES Total	44,342,400	42,916,749	96.78%	46,040,000	20,545,730	44.63%

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED MARCH 31, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

WATER & SEWER FUND

	Fiscal Calendar 2025			Fiscal Calendar 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	1,603,750	1,603,750	100.00%	1,603,750	575,000	35.85%
05 ADMINISTRATION Total	1,603,750	1,603,750	100.00%	1,603,750	575,000	35.85%
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	708,900	725,881	102.40%	709,550	406,517	57.29%
20 - CONTRACTUAL	661,350	678,392	102.58%	730,850	328,959	45.01%
30 - SUPPLIES	125,000	153,051	122.44%	148,000	83,070	56.13%
40 - OPERATIONS	244,300	266,586	109.12%	234,300	93,038	39.71%
61 BILLING SERVICES Total	1,739,550	1,823,910	104.85%	1,822,700	911,584	50.01%
62 DEBT SERVICE						
70 - DEBT SERVICE	4,460,950	4,380,776	98.20%	4,511,950	593,638	13.16%
62 DEBT SERVICE Total	4,460,950	4,380,776	98.20%	4,511,950	593,638	13.16%
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	1,632,050	1,712,917	104.95%	1,425,950	755,328	52.97%
20 - CONTRACTUAL	19,721,900	19,766,225	100.22%	21,934,050	10,824,184	49.35%
30 - SUPPLIES	943,200	1,066,351	113.06%	926,550	412,642	44.54%
40 - OPERATIONS	23,250	14,956	64.32%	23,250	10,292	44.27%
50 - UTILITIES	413,000	480,886	116.44%	341,500	189,220	55.41%
60 - CAPITAL	1,579,650	528,307	33.44%	227,400	104,091	45.77%
63 WATER OPERATIONS Total	24,313,050	23,569,641	96.94%	24,878,700	12,295,757	49.42%
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	1,511,600	1,523,224	100.77%	1,390,700	731,556	52.60%
20 - CONTRACTUAL	11,449,900	11,302,394	98.71%	13,360,300	5,777,230	43.24%
30 - SUPPLIES	274,450	251,622	91.68%	271,450	131,172	48.32%
40 - OPERATIONS	17,700	17,534	99.06%	17,700	5,896	33.31%
50 - UTILITIES	134,500	178,977	133.07%	160,750	87,052	54.15%
60 - CAPITAL	254,500	254,307	99.92%	19,000	16,641	87.58%
67 SEWER OPERATIONS Total	13,642,650	13,528,058	99.16%	15,219,900	6,749,547	44.35%
Grand Total	45,759,950	44,906,135	98.13%	48,037,000	21,125,525	43.98%



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

March 2026

Permits

Total Permits Issued:	300
Building Permits:	29
Contractor Permits:	271

Total Commercial Permit Values:	\$14,570,812.23
Building Permits:	\$8,479,916.00
Contractor Permits:	\$6,090,896.23

Total Fees Collected:	\$333,336.40
Building Permits:	\$284,662.08
Contractor Permits:	\$48,674.32

Board of Adjustment

Board of Adjustment Cases:	0
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4/2/2026
8:36:17AM

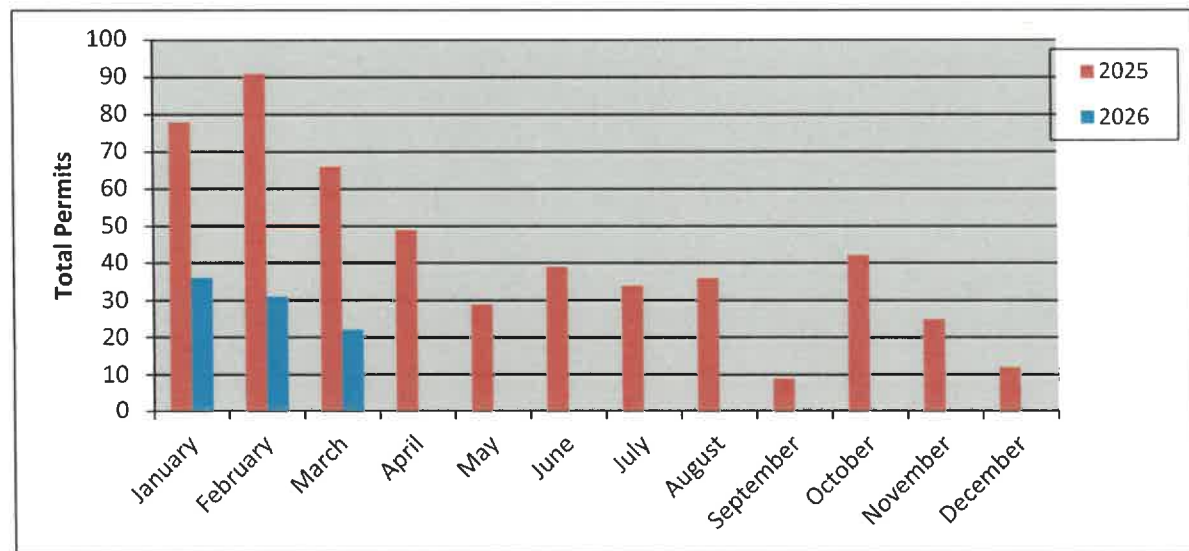
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 3/1/2026 to 3/31/2026

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	62	\$14,570,812.23	\$143,037.15
Backflow Permit	4	26,950.00	\$613.57
Cell Tower Permit	1	25,000.00	\$410.81
Certificate of Occupancy	1		\$76.50
Demolition	2	20,000.00	\$102.00
Electrical Permit	14	1,066,110.56	\$7,923.32
Fence Permit	1		\$51.00
Irrigation Permit	1		\$76.50
Mechanical Permit	4	3,479,503.00	\$2,356.74
New Construction	4	8,479,916.00	\$117,311.36
Plumbing Permit	4	10,310.67	\$400.00
Remodel	9	1,358,709.00	\$11,100.92
Sign Permit	14	69,313.00	\$1,896.60
Small Cell Node	1	35,000.00	\$513.83
Temporary Construction Trailer	2		\$204.00
Residential Building Permit	237		\$189,789.25
Accessory Building Permit	2		\$325.99
Artificial Turf	1		\$51.00
Concrete Permit	11		\$939.69
Deck Permit	1		\$127.50
Demolition	2		\$102.00
Driveway Permit	3		\$387.19
Electrical Permit	11		\$1,202.50
Fence Permit	43		\$2,274.00
Generator	3		\$460.50
House Moving	1		\$140.00
Irrigation Permit	25		\$1,838.25
Mechanical Permit	17		\$2,124.00
New Single Family Residential	22		\$166,514.73
Outdoor Kitchen Permit	1		\$51.00
Patio Cover/Pergola	9		\$1,216.39
Plumbing Permit	47		\$7,774.37
Pool	9		\$1,305.00
Remodel	2		\$1,328.69
Retaining Wall Permit	3		\$153.00
Roofing Permit	9		\$691.50
Solar Panel Permit	1		\$66.95
Takeline - Seawall	1		\$51.00
Window & Door Permit	13		\$664.00
Short Term Rental	1		\$510.00
Non-Owner-Occupied	1		\$510.00
Totals:	300		\$333,336.40

New Residential Permits

Calendar Year

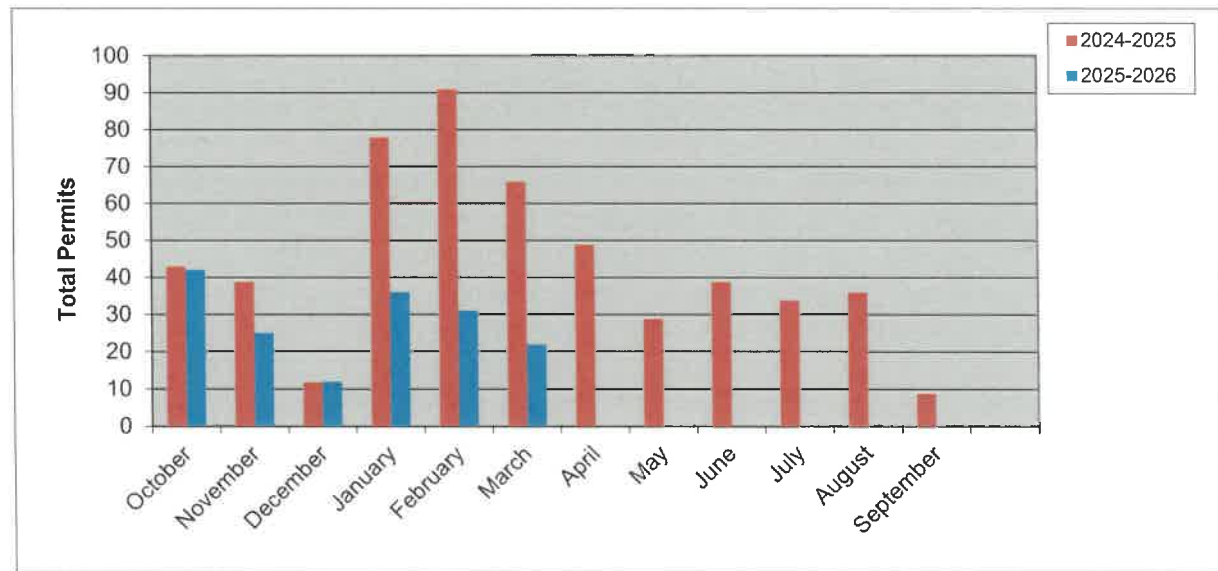
	Year	
	2025	2026
January	78	36
February	91	31
March	66	22
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
October	42	
November	25	
December	12	
Totals	510	89



New Residential Permits

Fiscal Year

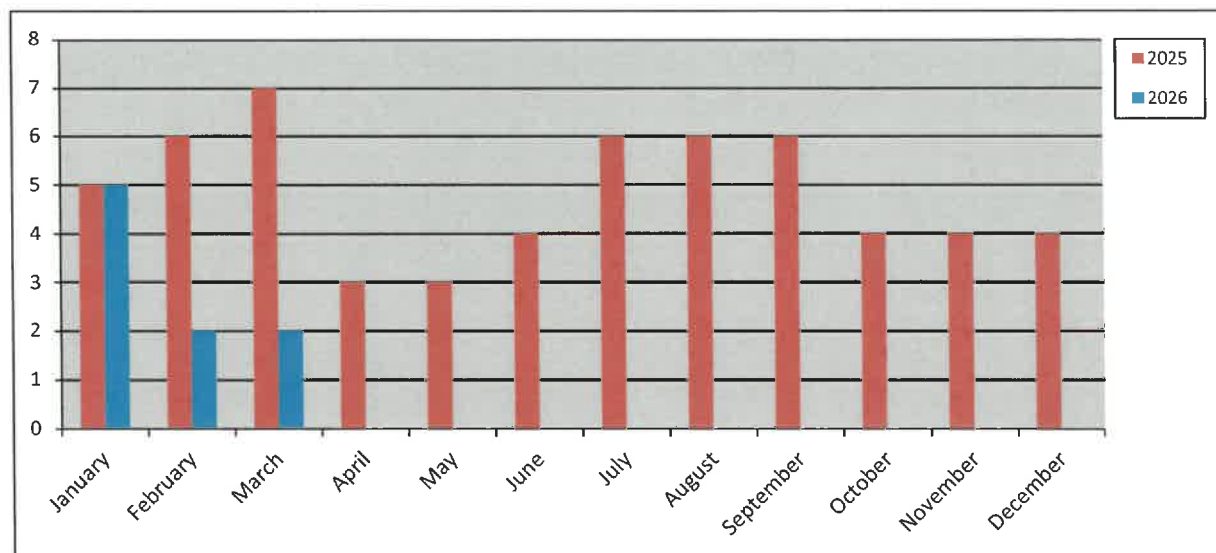
	Year	
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	36
February	91	31
March	66	22
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
Totals	525	168



Residential Remodel/Additions Permits

Calendar Year

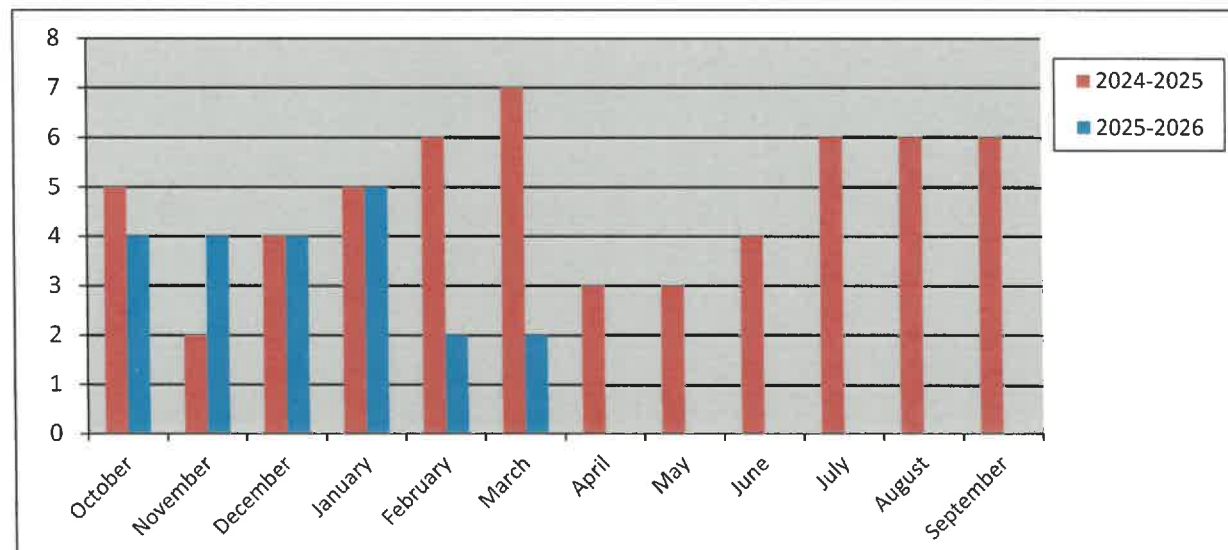
Year		
	2025	2026
January	5	5
February	6	2
March	7	2
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
October	4	
November	4	
December	4	
Totals	58	9



Residential Remodel/Additions Permits

Fiscal Year

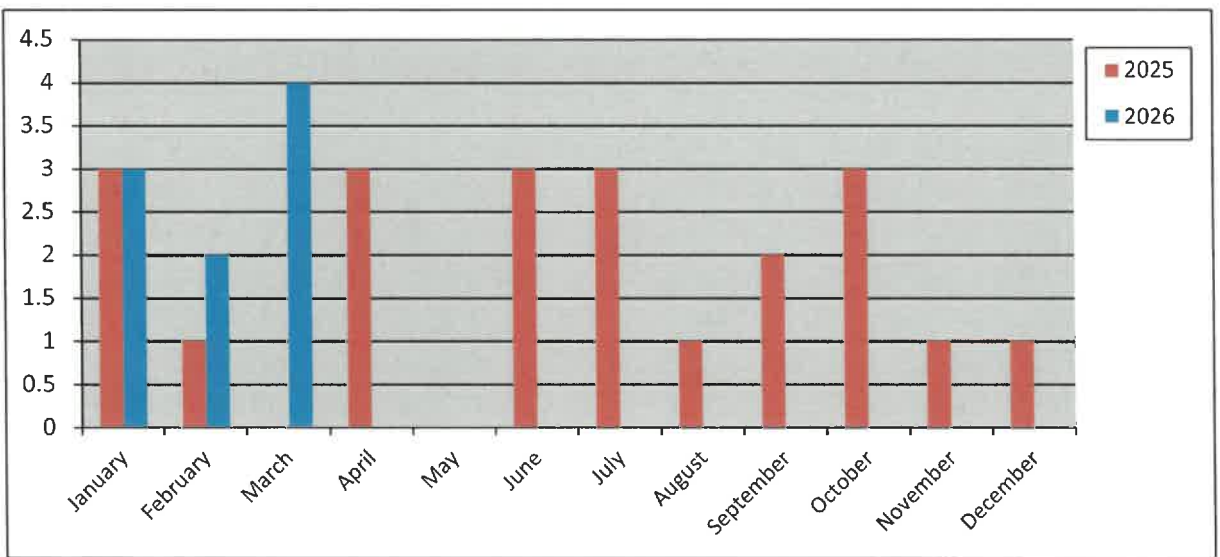
Year		
	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	5
February	6	2
March	7	2
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
Totals	57	21



New Commercial Permits

Calendar Year

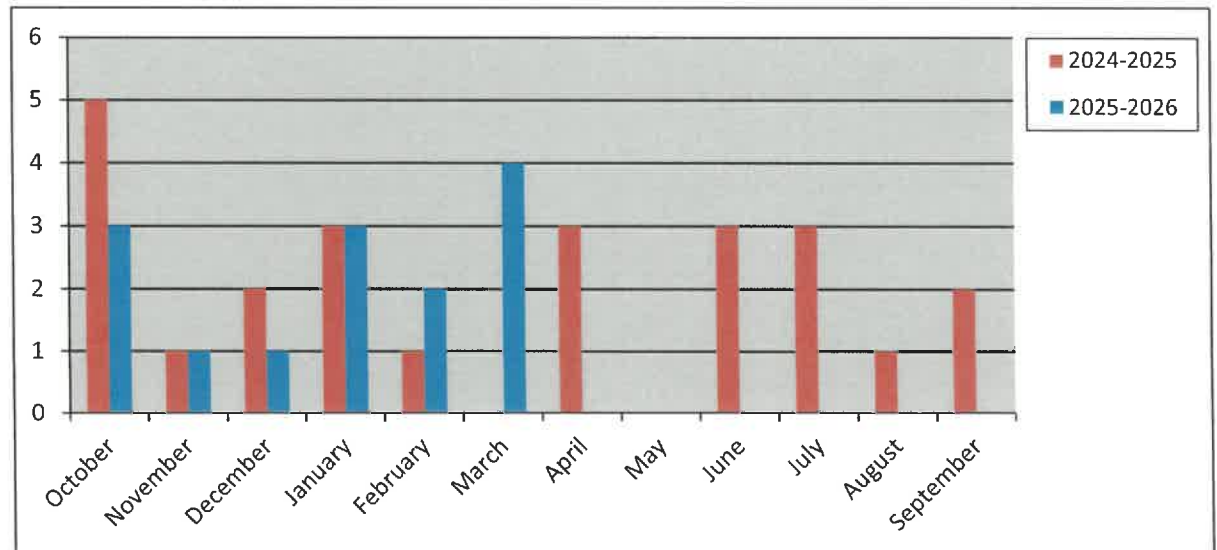
Year		
	2025	2026
January	3	3
February	1	2
March	0	4
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
October	3	
November	1	
December	1	
Totals	21	9



New Commercial Permits

Fiscal Year

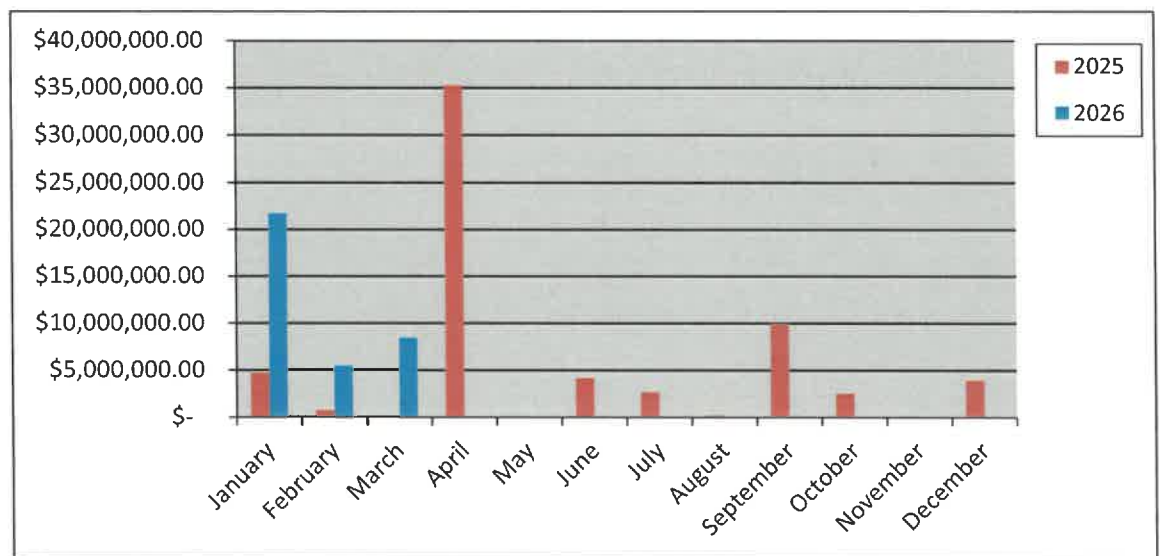
Year		
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	3
February	1	2
March	0	4
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
Totals	24	14



New Commercial Value

Calendar Year

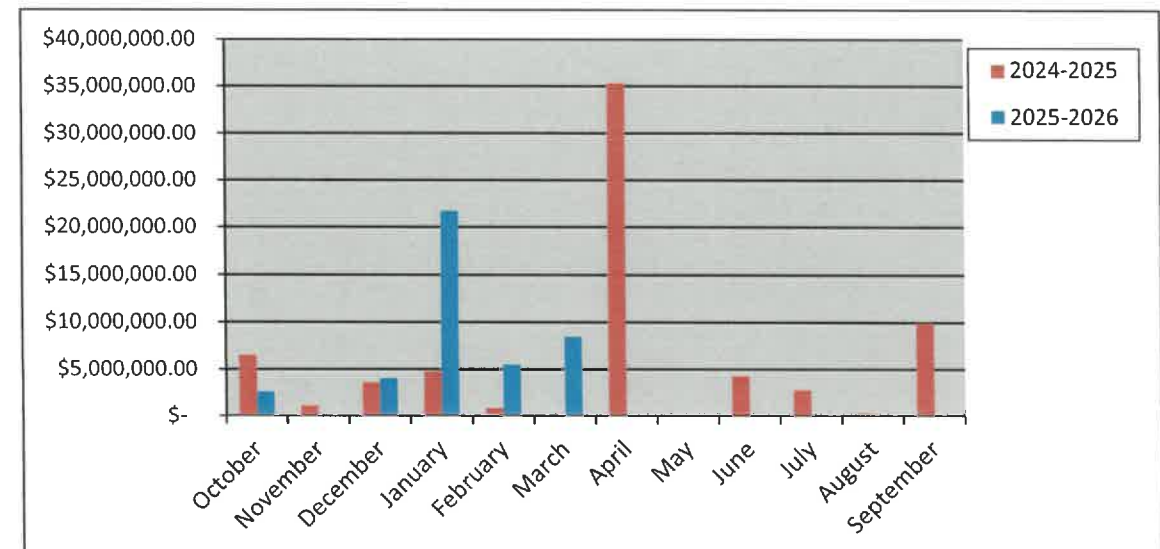
Year		
	2025	2026
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
October	\$ 2,555,184.00	
November	\$ 117,000.00	
December	\$ 4,000,000.00	
Totals	\$ 64,849,505.00	\$ 35,729,916.00



New Commercial Value

Fiscal Year

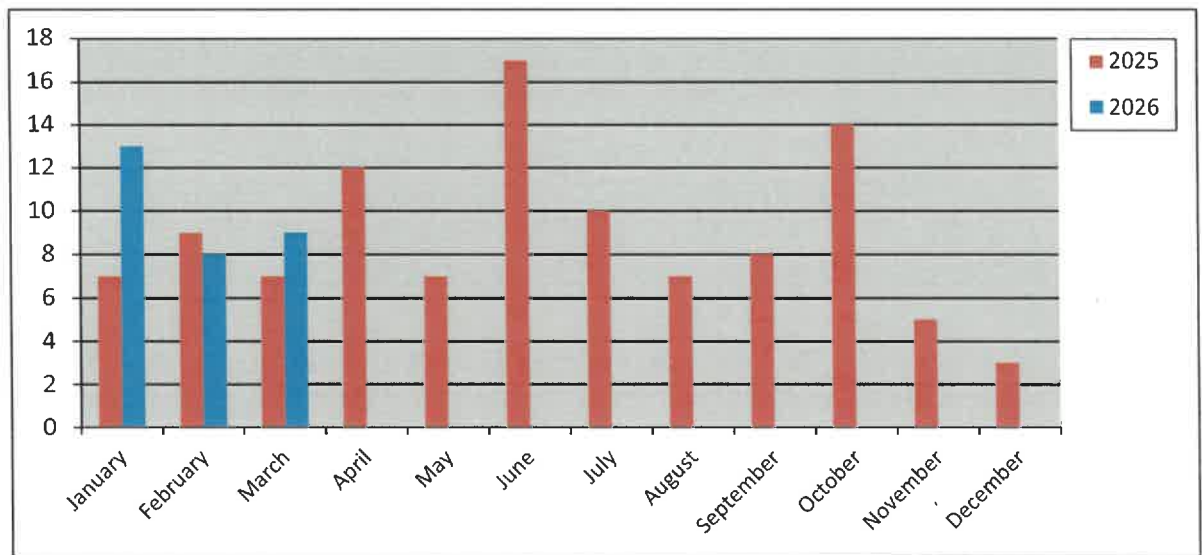
Year		
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	\$ 117,000.00
December	\$ 3,600,000.00	\$ 4,000,000.00
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
Totals	\$ 69,403,554.00	\$ 42,402,100.00



Commercial Additions/Remodel Permits

Calendar Year

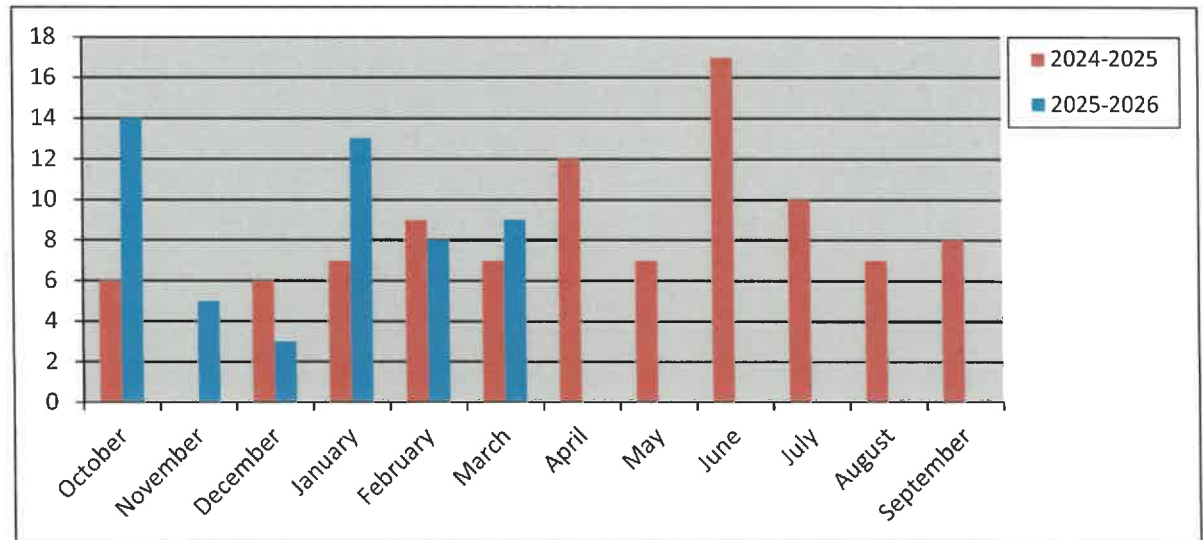
Year		
	2025	2026
January	7	13
February	9	8
March	7	9
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
October	14	
November	5	
December	3	
Totals	106	30



Commercial Additions/Remodel Permits

Fiscal Year

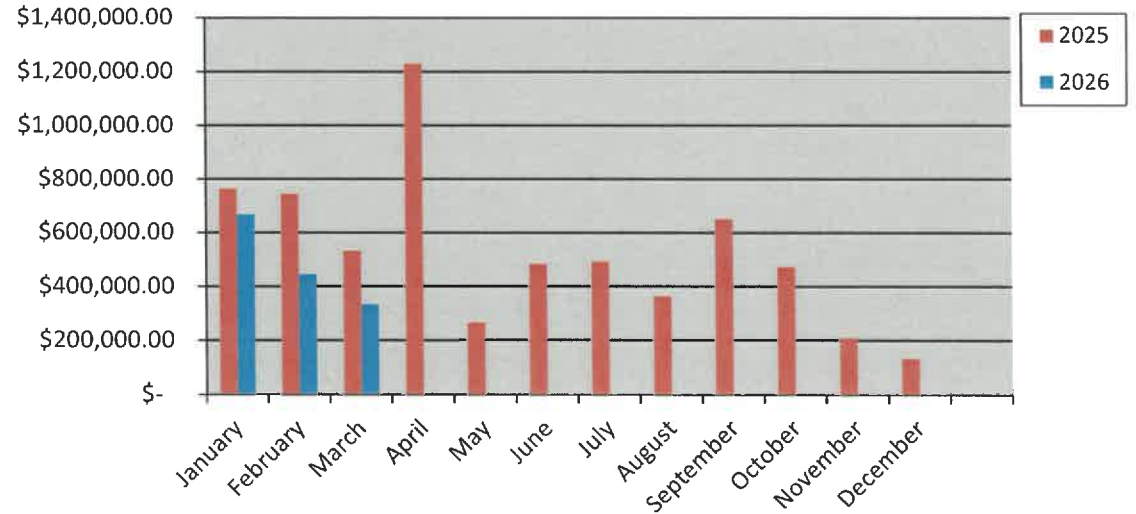
Year		
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	13
February	9	8
March	7	9
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
Totals	96	52



Total Fees Collected

Calendar Year

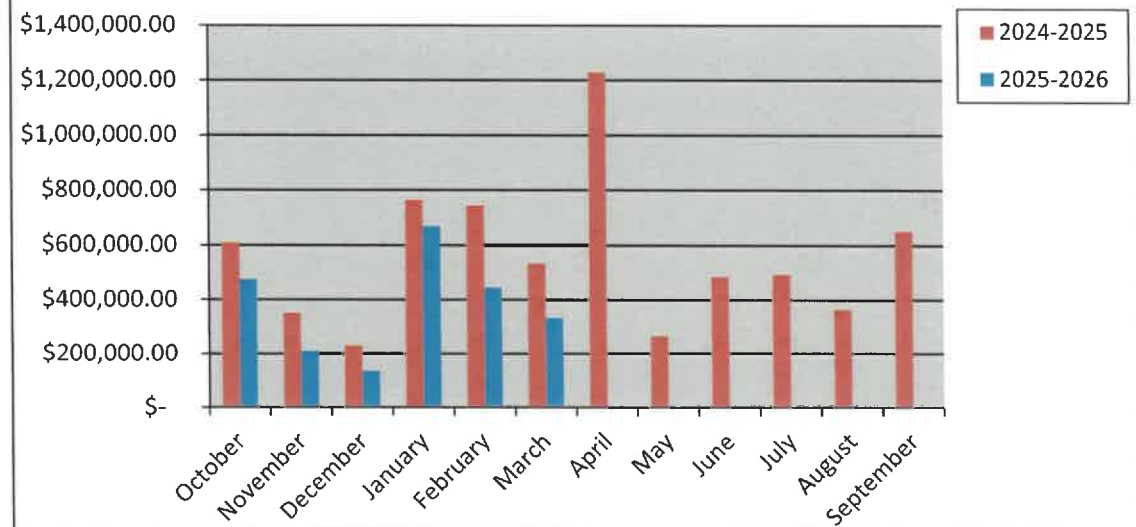
Year		
	2025	2026
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.00	
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
October	\$ 473,676.37	
November	\$ 208,658.89	
December	\$ 133,606.80	
Totals	\$ 6,354,973.08	\$ 1,445,268.57



Total Fees Collected

Fiscal Year

Year		
	2024-2025	2025-2026
October	\$ 610,616.91	\$ 473,676.37
November	\$ 353,133.50	\$ 208,658.89
December	\$ 232,852.46	\$ 133,606.80
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.20	
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
Totals	\$ 6,735,634.09	\$ 2,261,210.63



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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2026 to 3/31/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2025-167 09/30/2025 03/24/2026	Certificate of Occupancy ISSUED Rayburn Electric Pickleball Courts	2686 South Goliad Street Rockwall, TX, 75032		\$76.50	\$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rayburn Electric	950 Sids Rd	Rockwall	TX	75032
Business Owner	Rayburn Electric	2686 South Goliad Street	Rockwall	TX	75032
Property Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75032
Inspection Report Contact	Zach Schultz	303 S Jackson St, Ste 100	Wylie	TX	75098

Contractors

CO2025-175 10/16/2025 03/27/2026	Certificate of Occupancy ISSUED Storage365 (Office, Storage and Drive-up Storage Buildings 1-5)	4649 State Highway 276 Rockwall, TX, 75189		\$76.50	\$76.50
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Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Annalyse Valk	1450 TL Townsend Dr, Suite 100	Rockwall	TX	75032
Business Owner	Storage 365 LLC	4649 State Highway 276	Rockwall	TX	75189
Property Owner	Valk Properties VII, LLC	1450 TL Townsend Dr	Rockwall	TX	75032
Inspection Report Contact	Richard McCulloch	1450 TL Townsend Dr	Rockwall	TX	75032

Contractors

CO2025-212 12/14/2025 03/02/2026	Certificate of Occupancy ISSUED Versailles Health and Wellness PLLC	750 East Interstate 30 STE 175, Rockwall, TX, 75087		\$76.50	\$76.50
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4/1/2026
1:37:12PM

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 3/1/2026 to 3/31/2026

Page 2

Permit Number	Permit Type	Site Address				Total Fees
Application Date	Subtype	Parcel Number				
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
Contact Type	Contact Name Business Phone	Contact Address				
Applicant	Dorcas Lomo	3712 Stableglen Dr	Rockwall	TX 75032		
Business Owner	Dorcas Lomo (Versailles Health and wellness)	750 East Interstate 30 STE 175	Rockwall	TX 75087		
Property Owner	Brady Hill (Seven26 Properties, LLC)	750 East Interstate 30	Rockwall	TX 75087		
Inspection Report Contact	Dorcas Lomo	750 E Interstate 30 STE 175	Rockwall	TX 75087		
Inspection Report Contact	Brady Z Hill	750 E I30 Ste 105	Rockwall	TX 75087		
Contractors						

CO2026-14	Certificate of Occupancy				
01/28/2026		3142 Horizon Road Suite		\$76.50	\$76.50
03/05/2026	ISSUED	206A Rockwall, TX, 75032			
	Texas Health Women's Care				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Kelly's Restoration	4610 Shiloh Rd	Midlothian, TX TX	76065	
Business Owner	Texas Health Resources	3142 Horizon Road Suite 206A	Rockwall	TX 75032	
Property Owner	Remedy Medical Properties	800 W Madison St Suite 400	Chicago	IL 60607	
Inspection Report Contact	Kelly's Restoration	4610 Shiloh Rd	Midlothian, TX TX	76065	
Contractors					

CO2026-2	Certificate of Occupancy				
01/05/2026		3084 North Goliad Street		\$76.50	\$76.50
03/18/2026	ISSUED	Suite 110 Rockwall, TX, 75087			
	Taqueria La Vida				

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City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 3/1/2026 to 3/31/2026

Page 3

Permit Number	Permit Type	Site Address			Total Fees
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	TEN	2235 Lawndale Drive	Dallas	TX	75211
	CONSTRUCTION/KRI				
	STI ROBERTS				
Business Owner	NS MH MA MGMT	3084 North Goliad Street Suite 110	Rockwall	TX	75087
	GROUP LLC				
Property Owner	WESTWOOD	550 GREENVILLE AVE #602	DALLAS	TX	75206
	FINANCIAL				
Inspection Report	kristi roberts	2235 Lawndale Drive	Dallas	TX	75211
Contact					
Contractors					

CO2026-21	Certificate of Occupancy				
02/07/2026		507 North Goliad Street			\$76.50
03/06/2026	ISSUED	Rockwall, TX, 75087			\$76.50
	Monkey Doodle Children's				
	Boutique				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jenna Curley	3 Waters Edge Ct	Heath	TX	75032
Business Owner	Jenna Curley	507 North Goliad Street	Rockwall	TX	75087
Property Owner	Caroline Harklau	505 N Goliad St.	Rockwall	TX	75087
Inspection Report	Jenna Curley	3 Waters Edge Ct	Heath	TX	75032
Contact					
Contractors					

CO2026-25	Certificate of Occupancy				
02/24/2026		3012 Ridge Road, 100,			\$76.50
03/13/2026	ISSUED	Rockwall, TX, 75032			\$76.50
	Raza Sayed MD, PA dba Psych				
	Pointe				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jennifer Wood	223 Enclave Ct.	Heath	TX	75032
Business Owner	Raza Sayed MD, PA	223 Enclave Ct.	Heath	TX	75032
	dba Psych Pointe				
Property Owner	JBE Ridge Rd, LLC	3012 Ridge Rd. Suite 204	Rockwall	TX	75032
Inspection Report	Jennifer Lynn Wood	223 Enclave Ct.	Heath	TX	75032
Contact					

4/1/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2026 to 3/31/2026

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation		
Contractors					
CO2026-26	Certificate of Occupancy				
02/26/2026		811 East Yellow Jacket		\$76.50	\$76.50
03/26/2026	ISSUED	Lane Suite 117 Rockwall, TX 75087			
	Aacurate Driving School				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Eulonda Snow	811 East Yellowjacket Lane Suite #1' Rockwall	TX	75087	
Business Owner	Eulonda Snow 214-664-7939	811 East Yellowjacket Lane Suite #1' Rockwall	TX	75087	
Property Owner	David Lowrey	811 East Yellowjacket Lane Rockwall	Tx	75087	
Inspection Report Contact	Eulonda Snow	811 East Yellowjacket Lane Suite #1' Rockwall	TX	75087	
Contractors					
CO2026-27	Certificate of Occupancy				
02/26/2026		1940 South John King		\$76.50	\$76.50
03/12/2026	ISSUED	Boulevard Suite 130 Rockwall, TX, 75032			
	Signature Dermatology and Aesthetics				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Silverback Construction	9 Red Bluff Court	Mansfield	TX	76063
Business Owner	Robert Selkin	1940 S John King BLVD	Rockwall	TX	75087
Property Owner	John King Office Park Condominium Owners Association Inc	1940 S John King BLVD	Rockwall	TX	75087
Inspection Report Contact	Hannah Martinez	9 Red Bluff Court	Mansfield	TX	76063
Contractors					
CO2026-28	Certificate of Occupancy				
02/27/2026		1801 South Goliad Street		\$76.50	\$76.50
03/27/2026	ISSUED	Rockwall, TX, 75087			
	Layne's Chicken Fingers				

4/1/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2026 to 3/31/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Fernando Gonzalez	12000 Westheimer Rd., Suite 230	Houston	TX 77077	
Business Owner	Jawad S Rawra	1801 South Goliad Street	Rockwall	TX 75087	
Property Owner	Jawad S Rawra	12000 Westheimer Rd., Suite 230	Houston	TX 77077	
Inspection Report Contact	Jawad S Rawra	12000 Westheimer Rd., Suite 230	Houston	TX 77077	
Contractors					
CO2026-30	Certificate of Occupancy				
03/04/2026		2313 Ridge Road Suite		\$76.50	\$76.50
03/31/2026	ISSUED	102 Rockwall, TX, 75087			
	Derm Revival Spa, LLC				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Tonya Heinz	472 Sonoma Drive	Rockwall	TX 75087	
Business Owner	Tonya Heinz 317-223-5291	2313 Ridge Road Suite 102	Rockwall	TX 75087	
Property Owner	Global Advance INC	PO Box 742077	Dallas	TX 75374	
Inspection Report Contact	Tonya Heinz	472 Sonoma Drive	Rockwall	TX 75087	
Contractors					
CO2026-37	Certificate of Occupancy				
03/12/2026		1705 South John King		\$76.50	\$76.50
03/26/2026	ISSUED	Boulevard Suite 109			
	Raptor IT Solutions	Rockwall, TX, 75032			
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Johnny Kirkpatrick	2068 FM 3218	Campbell	TX 75422	
Business Owner	Johnny Kirkpatrick	1705 South John King Boulevard Sui	Rockwall	TX 75032	
Property Owner	Smart Space	1705 S John King Blvd	Rockwall	TX 75032	
Inspection Report Contact	Johnny Kirkpatrick	2068 FM 3218	Campbell	TX 75422	
Contractors					

4/1/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2026 to 3/31/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2026-4 01/06/2026 03/04/2026	Certificate of Occupancy ISSUED Milestone Home Services	2800 Discovery Boulevard Rockwall, TX, 75032		\$76.50	\$76.50
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Matt Williams	4651 W John Carpenter FWY STE17 Irving TX 75063			
Business Owner	Matt Williams	2800 Discovery Boulevard Rockwall TX 75032			
Property Owner	Ivars & Stephanie Janieks Family Trust, Ivars Janieks, TTEE	2453 Silverstrand Ave Hermosa Beach CA 90254			
Inspection Report Contact	Matt Williams				
Contractors					
CO2026-45 03/18/2026 03/30/2026	Certificate of Occupancy ISSUED Weiss Services LLC	1344 Mims Road Rockwall, TX, 75032		\$76.50	\$76.50
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jay Weiss	5773 S FM 548 Royse City TX 75189			
Business Owner	Jay Weiss	1344 Mims Road Rockwall TX 75032			
Property Owner	BTS Self Storage	PO Box 850 Rockwall TX 75087			
Inspection Report Contact	Jay C Weiss	5773 S Farm to Market 548 Royse City TX 75189			
Contractors					
CO2026-5 01/09/2026 03/18/2026	Certificate of Occupancy ISSUED First Rescue, LLC	1491 South T L Townsend Drive Suite 120 Rockwall, TX, 75032		\$76.50	\$76.50

4/1/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2026 to 3/31/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Ronald Valk	1450 TL Townsend Dr	Rockwall	TX 75032	
Business Owner	Russ Warren	1491 South T L Townsend Drive Suite	Rockwall	TX 75032	
Property Owner	Ronald Valk	1450 TL Townsend Dr	Rockwall	TX 75032	
Inspection Report Contact	Grant Lunday	1450 TL Townsend Dr, Suite 100	Rockwall	TX 75032	
Contractors					
CO2026-51	Certificate of Occupancy				
03/25/2026		1611 State Highway 276		\$77.25	\$77.25
03/31/2026	ISSUED	#A Rockwall, TX, 75032			
	McCurley Enterprises Inc				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	KEVIN NEWMAN	1941 W FM 550	ROCKWALL	TX 75032	
Business Owner	GRIDTEK	1611 State Highway 276 #A	Rockwall	TX 75032	
Property Owner	COLIN G PROPERTIES	2740 STATE HWY 276 STE 100	ROCKWALL	TX 75032	
Inspection Report Contact	KEVIN NEWMAN	1941 W FM 550	ROCKWALL	TX 75032	
Contractors					
COM2023-2939	Commercial Building Permit				
06/23/2023	Certificate of Occupancy	2015 KRISTY LN,		\$76.50	\$76.50
03/31/2026	ISSUED	ROCKWALL, TX 75032		3,200.00	
	Multi-Metal & Mfg. Co., Inc.				
Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Erin Walker and Kevin 972-771-1376	1500 E I-30	ROCKWALL	TX 75087	
Property Owner	Kevin Fite	2015 Kristy Ln	Rockwall	TX 75032	
Inspection Report Contact	Kevin Fite				
Contractors					

1:37:12PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2026 to 3/31/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
TCO2026-47	Temporary Certificate of Occupancy				
03/19/2026		568 East Interstate 30,		\$306.00	\$306.00
03/26/2026	ISSUED	Rockwall, TX, 75087			
	Shake Shack 1745				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Sandra Canales	225 Varick St Suite 301	New York	NY	10014
Business Owner	Shake Shack Texas, LLC	225 Varick St Suite 301	New York	NY	10014
Property Owner	Street Level Investments	5950 Berkshire Lane Suite 700	Dallas	Tx	75225
Inspection Repor	Mason Andersen	1201 Placid Ave	Plano	Tx	75074
Contact	Joe Baker				
Contact	Rodney Johnson				
Contractors					
			Total Valuation:		
			Total Fees: \$1,607.25		
			Total Fees Paid: \$1,607.25		

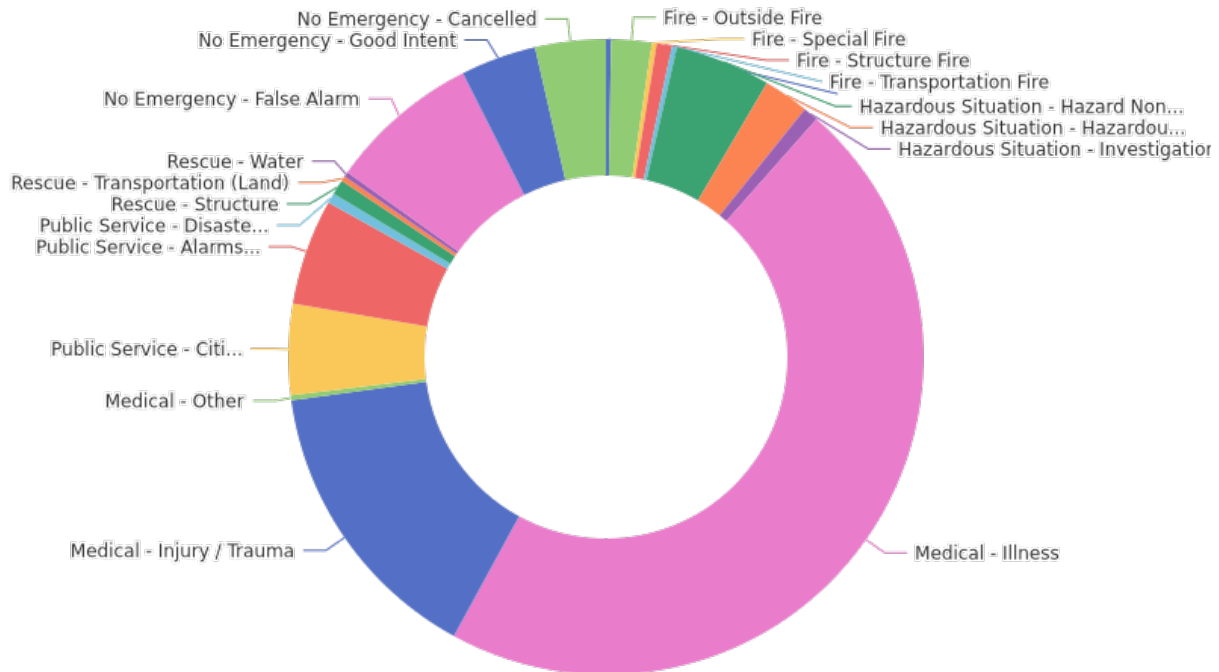


March 2026

Monthly Report



RFD - Monthly Report - Incident Count by Primary Incident Sub Group - March 2026



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Fire	13	3.33%
Fire - Outside Fire	8	2.05%
Fire - Special Fire	1	0.26%
Fire - Structure Fire	3	0.77%
Fire - Transportation Fire	1	0.26%
Hazardous Situation	31	7.95%
Hazardous Situation - Hazard Non-Chemical	19	4.87%
Hazardous Situation - Hazardous Materials	9	2.31%

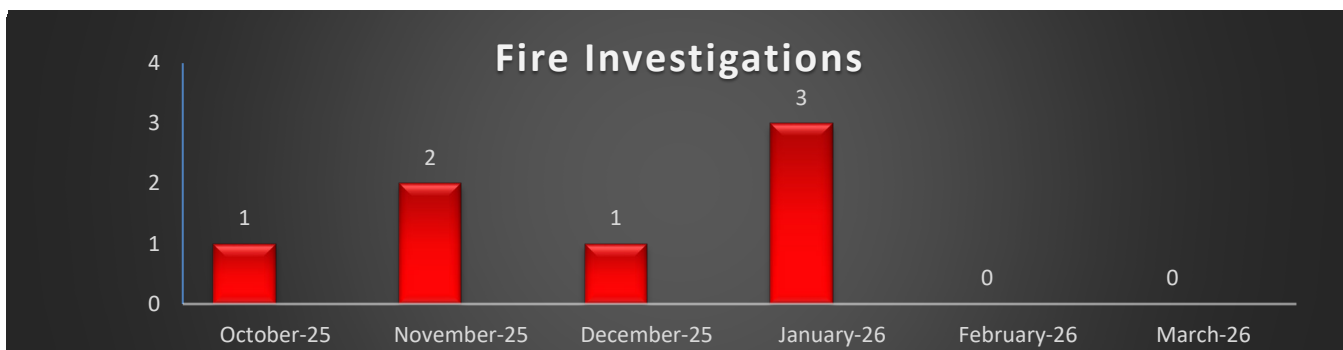
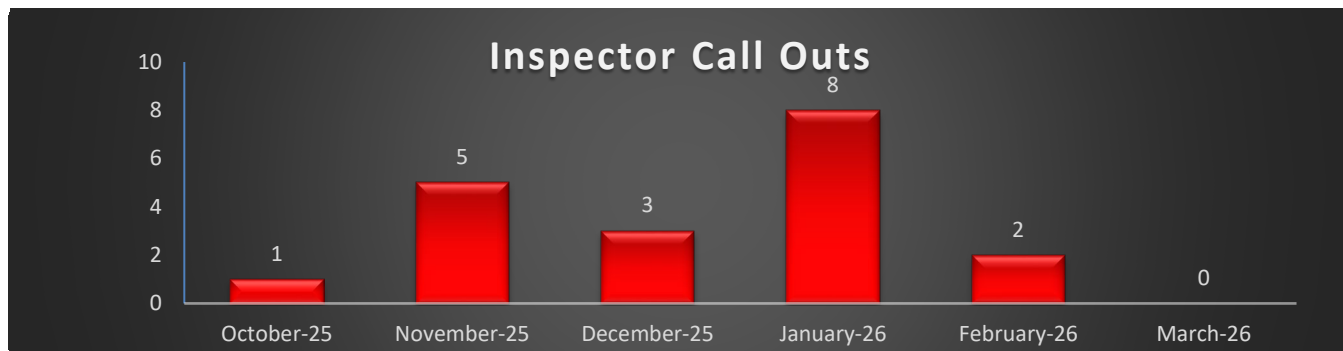
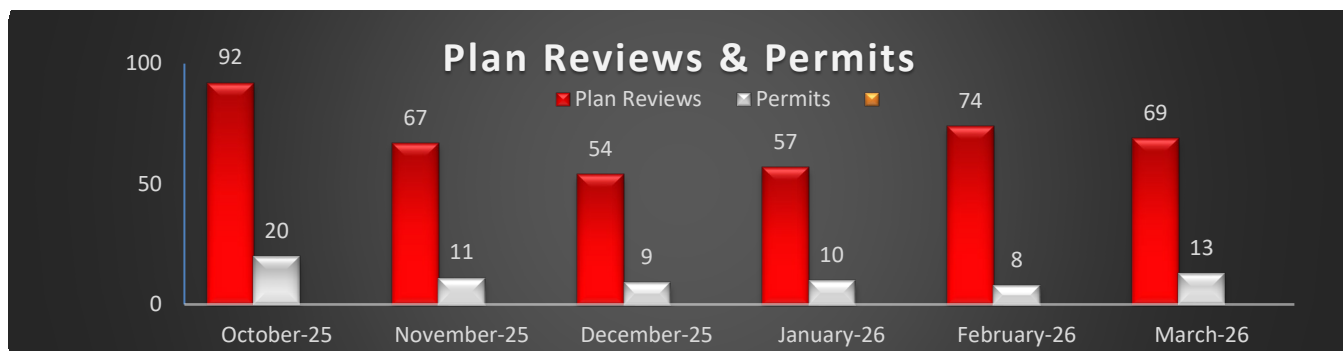
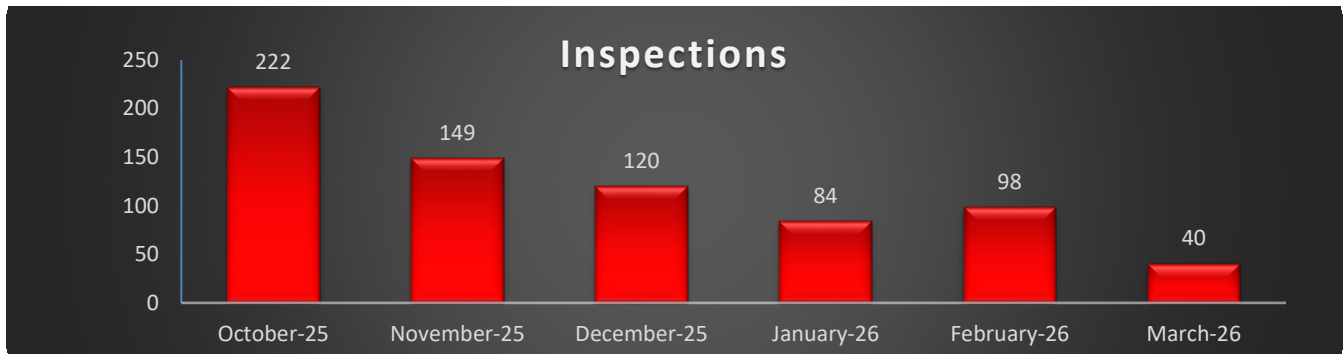
RFD - Monthly Report - Incident Count by Primary Incident Sub Group - March 2026

Rockwall (TX) FD
Address: 2610 Observation Trail, Rockwall,
TX, 75032



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Hazardous Situation - Investigation	3	0.77%
Medical	240	61.54%
Medical - Illness	181	46.41%
Medical - Injury / Trauma	58	14.87%
Medical - Other	1	0.26%
Public Service	41	10.51%
Public Service - Citizen Assist	18	4.62%
Public Service - Alarms (Non Medical)	21	5.38%
Public Service - Disaster / Weather	2	0.51%
Rescue	5	1.28%
Rescue - Structure	3	0.77%
Rescue - Transportation (Land)	1	0.26%
Rescue - Water	1	0.26%
No Emergency	59	15.13%
No Emergency - False Alarm	30	7.69%
No Emergency - Good Intent	15	3.85%
No Emergency - Cancelled	14	3.59%
Law Enforcement Support	1	0.26%
	1	0.26%
Total	390	100.00%

Fire Prevention, Education, & Investigations Division Monthly Report March 2026

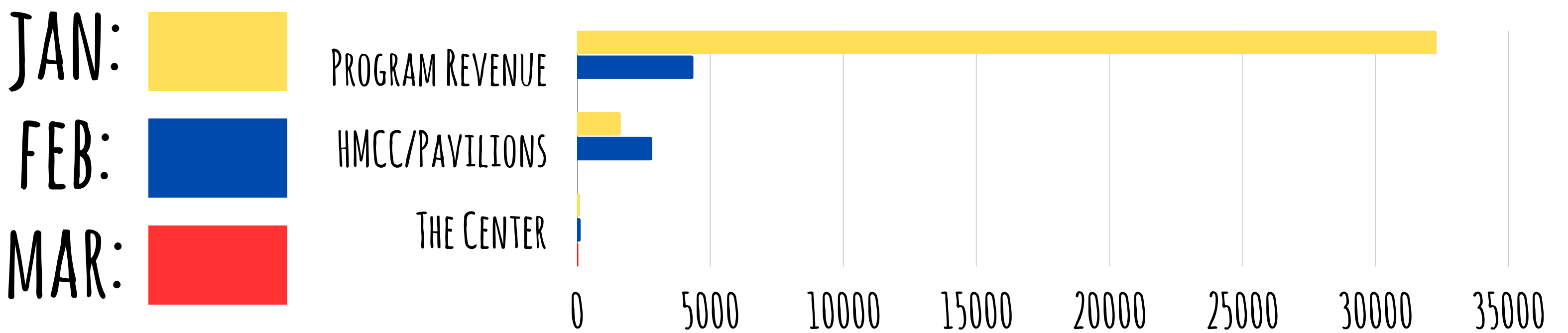




Monthly Report March 2026



REVENUE NUMBERS



PARKS PROJECT UPDATE –MAR 2026



HARRY MYERS SPLASH PAD DEMO



FOUNTAIN LIGHT REPAIRS



EVA PLACE DRAINAGE WORK

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

March-2026

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2026	YTD 2025	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	1	2	2	0.00%
Robbery	0	0	2	2	0.00%
Aggravated Assault	4	2	10	12	-16.67%
Burglary	1	1	3	10	-70.00%
Larceny	34	40	105	167	-37.13%
Motor Vehicle Theft	3	2	6	7	-14.29%
TOTAL PART I	43	46	128	173	-26.01%
TOTAL PART II	165	140	468	347	34.87%
TOTAL OFFENSES	208	186	596	520	14.62%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	12	15	48	35	37.14%
D.W.I.	16	24	57	32	78.13%

ARRESTS

FELONY	41	30	103	57	80.70%
MISDEMEANOR	83	64	220	155	41.94%
WARRANT ARREST	6	15	29	22	31.82%
JUVENILE	11	7	22	16	37.50%
TOTAL ARRESTS	141	116	374	250	49.60%

DISPATCH

CALLS FOR SERVICE	1901	1642	5268	7640	-31.05%
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ACCIDENTS

INJURY	4	2	7	6	16.67%
NON-INJURY	119	117	337	298	13.09%
FATALITY	0	0	0	0	0.00%
TOTAL	123	119	344	304	13.16%

FALSE ALARMS

RESIDENT ALARMS	35	36	124	121	2.48%
BUSINESS ALARMS	98	59	250	416	-39.90%
TOTAL FALSE ALARMS	133	95	374	537	-30.35%
Estimated Lost Hours	87.78	62.7	246.84	354.42	-30.35%
Estimated Cost	\$2,088.10	\$1,491.50	\$5,871.80	\$8,430.90	-30.35%

ROCKWALL NARCOTICS UNIT

Cases	2
Arrests	3
Search Warrants	1
Arrest Warrants	1
Seized	
Marijuana	6 oz
Cocaine	
Methamphetamine	
THC	40 grams

April 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

N. LAKESHORE DRIVE – SH66 NORTH TO MASTERS DRIVE (2018 BOND ELECTION PROJECT)

- Final Design:
 - o DWU Coordination – Started
 - o 95% Design Development – Continued
 - o Working with franchise to relocate their facilities in conflict
 - o TXDOT Coordination – Continued
 - o Estimated bid date of August 2026

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
 - o Construction started – 9/29/25
 - o Constructing water line currently

FOREST TRACE: - EAST/WESTBOUND ONLY (2018 BOND ELECTION PROJECT)

- Conceptual Design:
 - o Will begin following substantial completion of W. Boydston

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN APRIL:

- 805 S. Lakeshore Alley– 186 sy of paving

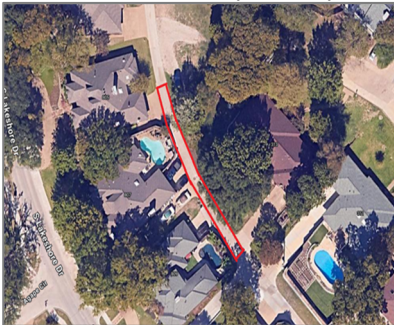


FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1616 N. Hills Alley – 254 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
 - o SH 205 to SH 66
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - o \$78,335,208
- Construction Funding:
 - o CAT 7: \$500,000
 - o Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - o March 2025
- Activities:
 - o Ready to Let ** - December 2026
- Utilities:
 - o AT&T, Mt. Zion Water Supply Corp., NTWMD, and FEC are currently relocating utilities
 - o Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

SH 276 EAST

- Limits:
 - o FM 549 to CR 2472 in Hunt County
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
 - o \$128,538,953
- Construction Funding:
 - o CAT 7: \$1,500,000
 - o TXDOT
- 100% Design Plans:
 - o September 2023
- Activities:
 - o Ready to Let ** - December 2027
- Utilities:
 - o Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
 - o Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
 - o SH 276 to SH 205
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway
- Construction Cost:
 - o \$29,812,034.00
- Construction Funding:
 - o CAT 5 funding: \$5,987,882
 - o CAT 4 funding: \$46,019,486
- 100% Design Plans:
 - o November 2024

- Activities:
 - o Construction Start – May 4, 2026
 - o Construction Completion – July 24, 2028
- Utilities:
 - o All clear

SH 205 MIDDLE

- Limits:
 - o North SH 205 to South SH 205
- Description:
 - o Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
 - o \$67,929,900
- Construction Funding:
 - o CAT 2: \$67,929,900
 - o Rockwall County 2008 Bond Funds: \$2,000,000
- 95% Design Plans:
 - o Under review
- Activities:
 - o Ready to Let ** – Will be adjusted due to railroad coordination
- Utilities:
 - o FEC are currently relocating
 - o City of Rockwall relocates are pending TXDOT funding approval
 - o Atmos and Zayo are pending relocations

SH 205 SOUTH

- Limits:
 - o North of FM 549 to Rockwall County Line (#0451-01-053)
 - o Rockwall County Line to US 80 (#0451-02-028)
- Description:
 - o Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
 - o \$261,113,888
- Construction Funding:
 - o CAT 1: \$15,927,757
 - o CAT 2: \$44,046,699
 - o CAT 4: \$201,139,432
- 100% Design Plans:
 - o August 2024
- Activities:
 - o Ready to Let **
 - #0451-01-053 January 2027
 - #0451-02-028 March 2028
- Utilities:
 - o AT&T, FEC, Zayo, and RCH Water Supply Corp. are currently relocating
 - o Spectrum and Suddenlink are pending relocations

FM 1141

- Limits:
 - o SH 66 to FM 552
- Description:

- o Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:
 - o Unknown at this time
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Pape-Dawson scope and fee are under review by ITS and TxDOT.

FM 3097 (HORIZON ROAD)

- Limits:
 - o Tubbs to FM 549
- Description:
 - o Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o \$33,215,809
- Construction Funding:
 - o Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - o Unknown
- Activities:
 - o ITS has negotiated scope and fee with LTRA for advancement of project to PS&E phase.

HORIZON ROAD

- Limits:
 - o FM 740 to IH-30
- Description:
 - o Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
 - o Unknown
- Construction Funding:
 - o Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
 - o Unknown
- Activities:
 - o ITS has negotiated scope and fee with Bridgefarmer for project design to be considered by Commissioners Court on upcoming agenda.

VILLAGE DRIVE BRIDGE

- Limits:
 - o Laguna Drive to Marina Drive
- Description:
 - o Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
 - o \$15,000,000
- Construction Funding:
 - o North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: \$12,000,000
 - o Local Funding: \$3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide \$2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:

- o Unknown
- Activities:
 - o ITS is working to prepare an Interlocal Cooperative Agreement with the City of Rockwall.

FM 549

- Limits:
 - o FM 740 to SH 205
- Description:
 - o Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o Unknown
- Funding:
 - o Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
 - o Unknown
- Activities:
 - o ITS has negotiated scope and fee with WSB for project design and submitted to the County for review and approval. Anticipate consideration by Commissioners Court on upcoming agenda.

*** Ready to Let – a Texas Department of Transportation (TXDOT) project milestone indicating that a construction project is fully prepared for the letting phase, where bids are solicited and awarded*

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

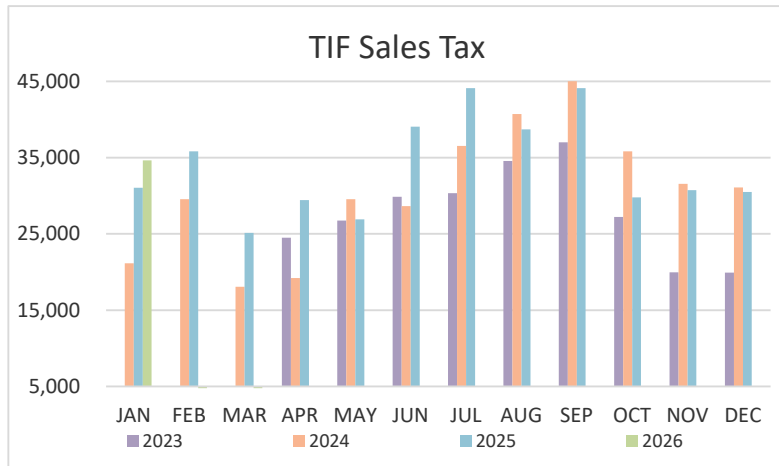
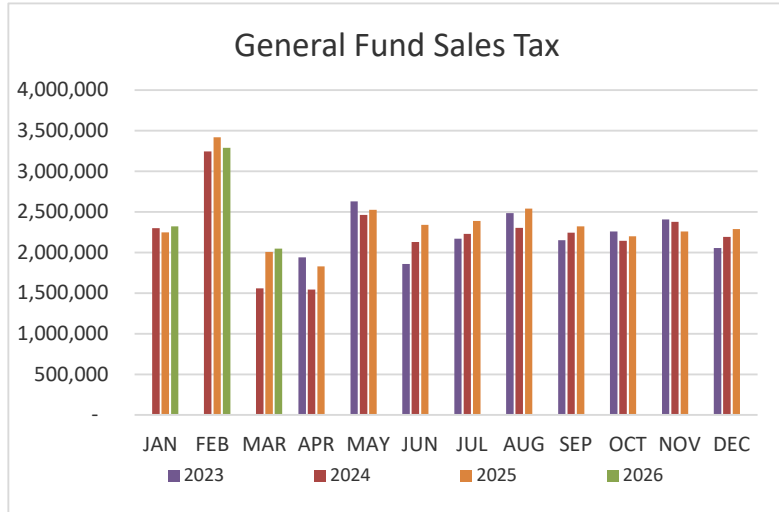
- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

ROCKWALL COUNTY FUNDING CATEGORIES

- 2008 Rockwall County Bond Fund
- Rockwall County Transportation Road Improvement Program 2021 (TRIP-21)

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	<u>Sales Tax</u>	<u>Sales Tax</u>
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709
Sep-25	2,323,300	44,095
Oct-25	2,200,521	29,801
Nov-25	2,258,803	30,734
Dec-25	2,287,397	30,500
Jan-26	2,320,586	34,629
Feb-26	3,290,251	TBD
Mar-26	2,047,634	TBD



Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273
Sep-25	463,820,479	14,961,951	18,812,798
Oct-25	465,873,870	15,028,189	21,009,760
Nov-25	368,708,829	11,893,833	14,120,171
Dec-25	333,734,205	10,765,620	11,711,232
Jan-26	284,600,803	9,180,671	10,775,829
Feb-26	237,708,993	7,668,032	10,233,021
Mar-26	304,388,869	9,818,996	14,336,207

Source: SCADA Monthly Reports generated at the Water Pump Stations

