



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, June 1, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown District, Boydston Ave., and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, including possible interview(s), pursuant to Section §551.074 (Personnel Matters)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Lewis

VI. Proclamations / Awards / Recognitions

1. Life Saving Award - Rockwall Police Officer Dylan Sarna
2. NCT911's "Telecommunicator of the Year" Award - Rockwall TCO, NicholasThompson
3. Certificates of Merit – Telecommunications Operator, Peyton Garrett and Telecommunications Supervisor, Rachel Zasik
4. Rockwall School of Music 30th Anniversary Proclamation
5. Elder Abuse Prevention & Awareness Month Proclamation
6. Boys & Girls Club Week Proclamation
7. Presentation by Rockwall County Historical Foundation RE: "American 250" flags

VII. Open Forum

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

know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the May 18, 2026 city council meeting, and take any action necessary.
2. **Z2026-015** — Consider a request by Akhil D. Vats 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 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary **(2nd Reading)**.
3. **Z2026-021** - Consider a request by Ron Hawkins for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary **(2nd Reading)**.
4. **Z2026-022** - Consider a request by Ankit Parmar 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 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary **(2nd Reading)**.
5. **Z2026-024** — Consider a request by Stephen Geiger for the approval of an **ordinance** for a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary **(2nd Reading)**.
6. **Z2026-025** - Consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of an **ordinance** for a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary **(2nd Reading)**.

7. **P2026-019** - Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a Final Plat for Lot 1, Block A, Sixfold Addition being a 0.15-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.

X. Public Hearing Items

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

1. **Z2026-018** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary (**1st Reading**).
2. **Z2026-019** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary (**1st Reading**).
3. **Z2026-020** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary (**1st Reading**).

XI. Action Items

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

1. **Z2026-011** - 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 (**2nd Reading**).
2. **Z2026-017** - Discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of an **ordinance** for a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary (**2nd Reading**).

3. Discuss and consider approval of a resolution regarding a recommendation from the City Council's Naming Subcommittee to rename Sids Road to Rayburn Way, and take any action necessary.
4. Discuss and consider authorizing the City Manager to renew a concession agreement with "Sail with Scott" (DBA "Sail the Seawolf"), and take any action necessary.
5. Discuss and consider the 2026 Park Master Plan for two future parks, including authorizing the City Manager to work on final plans for each park, and take any action necessary.
6. Discuss and consider options regarding the SH-66 Boat Ramp Grant Project, including authorizing the City Manager to notify Texas Parks & Wildlife Dept. of the City's decision and plans moving forward, and take any action necessary.
7. Discuss and consider the Comprehensive Plan Advisory Committee's (CPAC's) proposed changes to the OURHometown Vision 2040 Comprehensive Plan and provide direction to staff concerning the proposed updates, and take any action necessary.

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

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

XIII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of May, 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, in the summer of 1996, the Rockwall School of Music opened its doors and began providing lessons for an array of music and instruments, which today includes piano, guitar, drums, violin, viola, cello, bass, ukulele, voice and musical theater; and

Whereas, prior to Russ and Karen Porter acquiring the school of music, Mr. Porter served as Worship Pastor/Music Director at various churches throughout his career, always hoping to be able to provide a safe place for members of the community to take music lessons; and

Whereas, after purchasing the school from the previous owner, the Porters' dream of providing music lessons to the community was realized, as they began seeing young children, teens, adults and seniors pursue their musical passion while finding new ways to bring meaning and purpose to their lives through music; and

Whereas, the Rockwall School of Music has over 50 university trained instructors, teaching over 900 lessons weekly and operating seven days a week to help accommodate students' busy schedules; and

Whereas, with year-round music lessons being taught in a distraction-free, safe environment and multiple recitals and other performance opportunities being held annually, the Rockwall School of Music has trained literally tens of thousands of individuals to become competent musicians.

Whereas, students of the Rockwall School of Music find that their training has prepared some musicians for music degrees, some to become professional music instructors, many to become performers or worship leaders, and others who have found music to be an outlet for their musical creativity.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **June 9, 2026** as

“Happy 30th Anniversary, Rockwall School of Music!” Day

in the City of Rockwall and encourage all citizens to help celebrate Russ and Karen Porter and their staff for many years of providing the gift of music to members of our Rockwall community.

In Witness Whereof, I hereunto set my hand and official seal on this 1st day of June, 2026.

Tim McCallum, Mayor

Rockwall,



Texas

Proclamation

Whereas, elderly and disabled residents are vital, integral members of our society, with their wisdom and experiences having enriched our lives throughout the generations; and

Whereas, abuse of the elderly and people with disabilities in domestic and institutional settings is a widespread problem, affecting hundreds of thousands across the U.S.; and

Whereas, in 2025, Texas Adult Protective Services staff completed 167 cases of alleged abuse, neglect and/or exploitation of elderly or disabled individuals in Rockwall County, and more than 82,800 investigations took place statewide; and

Whereas, elder abuse is grossly underreported because the elderly who are being abused find it very difficult to tell anyone and are usually ashamed and sometimes afraid; and

Whereas, elder abuse happens to men and women of all income levels and all cultural and ethnic groups, whether they are in good health or are incapacitated in some way; and

Whereas, many of the cases investigated by Adult Protective Services in Texas involve self-neglect, and it is our duty to reach out to people in need and provide help to them.

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

ELDER ABUSE AWARENESS & PREVENTION MONTH

in the City of Rockwall and urge all residents to work together to help eradicate abuse and neglect of elderly and disabled people living in our community.

In Witness Whereof, I hereunto affix my hand and official seal this 1st day of June, 2026.



Tim McCallum, Mayor

Rockwall,  Texas
Proclamation

Whereas, the young people of Rockwall, Texas are tomorrow’s leaders; and;

Whereas, many young people need professional youth services to help them achieve their full potential; and

Whereas, there are 2 Boys & Girls Club organizations in Rockwall, Texas – including an elementary and teen site – that serve more than 300 young people annually; and

Whereas, Boys & Girls Clubs instill young people with the self-confidence to believe they can succeed at anything they put their mind to, and stand at the forefront of efforts in the areas of academic success, healthy lifestyles, good character and citizenship; and

Whereas, Boys & Girls Clubs in Rockwall help ensure young people have a safe, supportive place to spend time and provide them with quality youth development programs; and


Whereas, the Boys & Girls Clubs of Northeast Texas will celebrate National Boys & Girls Club Week with some 5,000 Clubs and over 2 million children and teens nationwide.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim the week of **June 22- June 26, 2026**, as:

“BOYS & GIRLS CLUB WEEK”

In the City of Rockwall and encourage all citizens to join me in recognizing and commending Boys & Girls Clubs in Texas for providing the young people of our communities with comprehensive and effective youth development services.

In Witness Whereof, I hereunto set my hand and official seal on this 1st day of June, 2026.


Tim McCallum, Mayor



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, May 18, 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 Councilmembers John Hagaman, Melba Jeffus, Richard Henson, Dennis Lewis, and Anna Campbell. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. It was noted that the Oath of Office was administered by City Secretary Kristy Teague to newly elected Councilmember John Hagaman before the meeting was called to order / before Executive Session. The Mayor then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

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

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding appointment of Mayor Pro Tem and assignments for city council subcommittees and board liaisons, pursuant to §551.074 (Personnel Matters)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown District, Boydston Ave., and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:45 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 - Rev. Chris Yost (First United Methodist Church)

VI. Swearing in of Newly Elected Councilmembers

1.
 - Place 2 - Mark Moeller
 - Place 4 - John Hagaman

- Place 6 - Anna Campbell

Rockwall County Justice of the Peace, Pct. 3, Mark Russo came forth and administered the Oath of Office to newly elected councilmembers, Mark Moeller and Anna Campbell. Presiding Judge of the Rockwall Municipal Court, Matthew Scott, then came forward and administered the Oath of Office to John Hagaman.

VII. Proclamations / Awards / Recognitions

1. Charles Liam Richardson's Eagle Scout Recognition Day Proclamation

Mayor McCallum called forth Charles and his father, explaining he recently attended Charles' Eagle Scout Court of Honor Ceremony; however, he did not yet have an opportunity to properly honor him with a proclamation. So, he would like to do so this evening. Mayor McCallum proceeded to read and present Charles with this proclamation, recognizing him for all of his various accomplishments during his time in Boy Scouts.

2. Recognition of Rockwall Youth Advisory Council's (YAC) graduating high school seniors

Mayor McCallum called forth Councilmember Anna Campbell and City Secretary, Kristy Teague. Each of the following YAC members were present to be recognized as graduating Seniors this evening:

- Vincent Vento
- Ellie McReynolds
- Luke LaGrange

Indication was given that Seniors Sheldon Brown and Ethan Abraham were, unfortunately, not able to be present this evening. Ms. Teague also shared that plans for each graduating senior will be given during their year-end report later in the meeting this evening. Ms. Teague and Councilmember Campbell each briefly expressed gratitude to the YAC students for a wonderful school year, commenting they are future leaders and have been a joy to work with.

VIII. Appointment Items

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

Dr. Jean Conway, Chair of the Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action at this time following Dr. Conway's report.

IX. Open Forum

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

X. Take Any Action as a Result of Executive Session

Mayor McCallum moved to (re)name Mark Moeller as Mayor Pro Tem. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Consent Agenda

1. Consider approval of the minutes from the May 4, 2026 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the May 11, 2026 special city council meeting, and take any action necessary.
3. ~~**Z2026-014** – 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 **(2nd Reading)**~~

ITEM WAS REMOVED FROM THE AGENDA

4. Consider approval of a resolution suspending the June 8, 2026 effective date of Si Energy Gas, LLC's application to change rates within the City of Rockwall; authorizing Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to intervene and negotiate with Si Energy Gas, LLC on the City's behalf, and take any action necessary.
5. **P2026-015** - Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Final 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.
6. Consider authorizing the City Manager to execute an agreement with Fuquay, Inc., including all associated purchase orders, in an amount not to exceed \$175,000 to be funded by the FY2026 Water/Sewer Fund Wastewater Operating Budget, and take any action necessary.
7. Consider authorizing the City Manager to execute an Interlocal Cooperation Agreement with Rockwall County for the design of the Lakeside Village Drive bridge in the amount of \$1,000,000 to be funded by 2018 Roadway Bonds, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 4, 5, 6, and 7). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. 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)**.

Planning Director, Ryan Miller, provided background information regarding this case. He explained that on September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (i.e. the current occupant). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from recreational vehicle (RV) sales and service facility to outside storage to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (i.e. April 17, 2020) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [Case No. Z2019-027; Ordinance No. 20-01] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the Outside Storage, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition on March 13, 2026, the applicant -- Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. The applicant subsequently returned to the Planning and Zoning Commission on April 28, 2026 and informed the Planning and Zoning Commission that after discussion with the adjacent property owner, that the offsite easements would not be provided. In light of this, the applicant provided two (2) new options to the Planning and Zoning Commission for consideration at the April 28, 2026 meeting. After reviewing this proposal, the Planning and Zoning Commission expressed concern that the applicant's proposal did not address the infrastructure improvements necessary to support this land use, and subsequently approved a motion to table the applicant's request to the May 12, 2026 Planning and Zoning Commission meeting. Specifically, the Planning and Zoning Commission wanted the applicant to explore other options concerning the offsite water improvements and for the applicant to provide a better construction timeline for completing the proposed improvements.

Based on this, the applicant provided a new letter proposing to install the paving, landscaping, drainage, on-site sewer improvements, and installing a 12-inch line for both onsite and offsite water improvements. Previously, the applicant was proposing to construct the water line to extend to the west; however, due to the inability to obtain the necessary easement, the proposed water line is now

being proposed to extend to the east within the IH-30 right-of-way (ROW) toward Data Drive. Before the submittal of the proposed Specific Use Permit (SUP), the applicant had submitted civil engineering plans that were designed to extend the utilities to the west. Given this -- if approved -- the applicant is requesting three (3) months for the redesign of the civil engineering plans, and one (1) year to complete the construction of the improvements. Once these improvements are complete, the applicant is requesting an eight (8) year extension to the Specific Use Permit (SUP) with the ability to request a subsequent extension in the future. If approved, this request will effectively extend the Specific Use Permit (SUP) for a period of nine (9) years and three (3) months, pending the applicant meets the proposed construction and design timelines. He went on to explain that granting this SUP request is a discretionary decision on the part of Council. On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hagaman recusing himself, Commissioner Brock having been absent, and with the condition that the SUP be valid for a period of six (6) years and three (3) months. Specifically, three (3) months for engineering design, one (1) year for the instillation of the improvements, and an additional five (5) years. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of the date of the memo to Council, staff has not received any notices back regarding the applicant's request.

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

Blake Womble (with Big Tex Trailer World)
421 Whitley Place Drive
Prosper, TX 75078

Mr. Womble, the applicant, came forth and briefly spoke to Council, respectfully asking for Council's consideration of this request and thanking them for their time. He shared that his business has occupied this location since 2009 and they value being part of this community. He indicated it will take \$750,000 to put in the utilities and improve the paving and landscaping, and they are committed to doing this within the next year. He expressed a desire to have an eight year SUP granted.

Following brief comments from Mayor McCallum, he then commented that the P&Z Commission has granted a six-year, three month SUP extension. He believes this is fair considering how long they've been operating there without having to bring things up to code.

Mr. Raymond Jowers, who gave the following address:

3290 Anna Cade Circle
Rockwall, TX

came forth and expressed to Council that this request is vital because he is really needing an eight year SUP from the City, rather than a six year SUP. He urged that this is a matter of either being granted the eight year SUP, or the existing tenant will end up moving out. He does not want to see this site left vacant, and he is very concerned that there won't be anyone else to rent this four+ acres from him. He knows that there is not currently sewer service, but he believes that they will be able to do those improvements soon; however, they need the additional eight years in order to recoup the costs of doing

so.

Councilmember Jeffus sought and received clarification from the applicants at this time regarding why the eight years is needed rather than 6+ years. Mr. Womble shared that they believe they'll be able to make the improvements within one year; however, they need the full eight years in order to recoup those costs.

Mayor McCallum provided various comments regarding future development in and around this area, specifically mentioning the potential for high velocity retail and the fact that if / when the area develops, sewer services would have to accompany it.

Councilmember Hagaman mirrored what the mayor said, emphasizing there has been year after year when this business has been able to skirt the requirements when other businesses in the city have had to make hard investments to bring their property into compliance. He believes that six years is enough time to recoup the \$750,000, especially given that they have been operating for the last eighteen years without having to make required upgrades / improvements.

Councilmember Campbell shared that it has been going on since 2008, which is the last eighteen years. She wonders if within six years in three months the upgrades can be accomplished? The applicant indicated that, yes, they can.

Councilmember Lewis moved to approve Z2026-011, specifying an extension of the SUP for a period of six years and three months. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 then passed by a vote of 6 ayes with 1 against (Jeffus).

2. **Z2026-015** - Hold a public hearing to discuss and consider a request by Akhil D. Vats 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 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information concerning this agenda item. The applicant -- Akhil Vats -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, and Subsection 02.03, Conditional Land Use Standards, of Article 04, Permissible Uses, of the Unified Development Code (UDC). The home being proposed for construction is a two-story 9,017 single-family home. The Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing, nearby housing. Staff has provided a comparative housing analysis. Mr. Miller shared that this proposed home is significantly larger than some of the other nearby homes, and its proposed architecture is also a bit more modern; however, it is not uncommon architecture for newer homes. Mr. Miller shared that on April 21, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. At the time staff's report was written, staff had not received any notices in favor or in opposition of the applicant's request. In addition, the city's Planning & Zoning Commission voted 5 – 0 to recommend approval of this request to Council.

The mayor then opened the public hearing, but no one indicated a desire to speak, so he closed the public hearing.

Scott Phillips came forth, sharing that he is present to represent his clients, the applicants. He provided very brief comments and answered a few questions. Councilmember Hagaman then moved to approve Z2026-015. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

- 3. **Z2026-016** - Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

[THIS CASE WILL BE TABLED TO JUNE 15, 2026 CITY COUNCIL MEETING]

The Mayor announced that this item will be heard at a public hearing on June 9 at the Planning & Zoning Commission meeting, with the public hearing, presumably, being held at the City Council meeting on June 15.

4. **Z2026-017** - Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information concerning this agenda item. He shared that the applicant is requesting a Specific Use Permit (SUP) to establish an Outdoor Commercial Amusement/Recreation land use and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for the purpose of constructing a Golf Driving Range and Family Entertainment Center. The subject property is generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205]. The applicant has submitted a concept plan for an entertainment venue that will consist of Outdoor Commercial Amusement, Indoor Commercial Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range. The concept plan shows that the facility will incorporate a restaurant consisting of 7,387 SF, an event space consisting of 4,606 SF, an arcade/bowling consisting of 5,413 SF, an Outdoor Commercial Amusement/Recreation space (i.e. Mini-Golf), and a Golf Driving Range with open-air driving bays. The approximated parking required for the proposed facility will be 248 parking spaces. Based on the proposed concept plan, the proposed facility will be two (2) stories in height and incorporate 193 parking spaces. This represents a deficit of 55 parking spaces; however, staff should note that -- if approved -- there is space on site to incorporate additional parking during the site plan process. Staff should also note, that an approval of the requested Specific Use Permit (SUP) does not approve any exceptions or variances to the requirements of the Unified Development Code (UDC). In addition, the Golf Driving Range will be enclosed using nets that will be supported with poles that will stand 200-feet in height. He went on to explain that the golf driving range would be located more than 1,000 feet from the closest residence in the Flagstone Estates subdivision. This area is separated from a large flood plain and heavily wooded area on the other side of the proposed golf driving range. Also, it's located 300' from the closest residence in the Meadow Creek subdivision. Also, between the two land uses is SH-205, a six-lane roadway. This is a discretionary decision on the part of Council this evening. In addition, On April 21, 2026, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Also, 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). Staff also notified the Flagstone Estates, Meadowcreek Estates, and the Hickory Ridge Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received 11 notices in opposition and three (3) notices in favor of the applicant's request. Since that time, an additional eight notices in opposition were received by staff, and copies of those have been provided to Council this evening. Also, on May 12, 2026, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 3-2, with Commissioners Conway and Roth dissenting, Commissioner Brock absent, and

Commissioner Hagaman recusing himself.

The Mayor called forth the applicant to speak and address Council first, indicating he will call upon public speakers thereafter.

**Mr. Tony Winkler
637 Calvin Drive
Heath, TX**

**David Naylor
Rayburn Electric
950 Sids Rd.
Rockwall, TX**

Mr. Naylor shared that Rayburn Electric owns the land that this development is proposed to take place on, and Mr. Winkler would oversee the development. He explained they are hoping to build something that benefits employees and families in the community.

Tony shared that the proposed facility is not a Top Golf – its driving range will be about 20% the size of a Top Golf and will be far different. He explained that it will have affordable food options, opportunities to convene and watch sports on TV, bowl, hit golf balls, socialize and enjoy life. Think of it as a YMCA town hall of sorts, he explained. You can have a \$3 burrito and a Coke for \$1.50, or you can have a nice steak dinner with a glass of champagne or a bourbon. He explained that it will be owner designed, built and operated, and that he's been doing food for more than 26 years.

**Justin Hopple
760 Pebble Creek Lane
Rockwall, TX**

Justin shared that he and his neighbors are against this proposed development. He has lived in Rockwall since 2014, and they moved to Flagstone Creek because it is nestled away. He does not want this development. It is going to change the character of the area, and he has concerns about how close it is to the adjacent homes across the street. He specifically has concerns about the 200' tall light poles that will illuminate the driving range and the adverse impact they will have on the nearby housing. Also, being that the trees will not be 150+ feet tall, the visual impact of the lighting will be notable. Although it's not actually a Top Golf, it will have large, unsightly nets, and he does not believe that anyone will profit from this other than the owner. He believes it will provide commercial benefit with no real public benefit. He went on to urge Council to reject this project. He believes the Council should allow 'the right thing' to be built here, and he does not believe this is the right thing.

**Jeffrey Lowe
2506 Cedarwood Trail
Rockwall, TX**

Mr. Lowe shared the lives in the adjacent subdivision, Flagstone Creek, and he both emailed the Council with his concerns and has handed out a copy of his concerns to each Councilmember this evening. He went on to share that he has concerns about lighting, especially the type of lighting that is required to track the specific type of golf balls that will be hit and tracked at this facility. He provided extensive

details about his lighting-related concerns, pointing out the city's own ordinance pertaining to lighting standards and expressing the developer will not have lights pointing downward and will not be able to meet the city's lighting standards. Instead, the tall nets and high intensity lights will make the netting turn into a massive glowing wall of light. He pointed out the applicant is asking for a 300' variance to the height of the proposed light poles that would otherwise be allowed with a particular development. Overall, he very strongly expressed opposition to this proposed development and urged Council to not approve this request this evening. He wants assurances the developer will be held accountable if / when ordinances are violated if this ends up being built. He believes this project will adversely impact health, sleep and property values of citizens already living nearby. He went on to explain that, although he is not opposed to growth or development, he is opposed to this particular one.

Larry Parks
2722 Capstone Way
(in Flagstone Creek subdivision)
Rockwall, TX

Mr. Parks came forth and indicated that Rayburn has been a strong community member and partner for many years, pointing out the company owns a lot of land near the Sids / Mims Road area. Mr. Parks pointed out that there is a lot going in and around the area of this requested development, including topography variations, flood zone areas, associated drainage and the impacts on the Buffalo Creek stormwater artery. He lives in the adjacent subdivision, which contains seventy-eight homes and is all the way totally built out at this time. He lives in a home nearest the treed area, which has trees about forty feet high. He went on to share he is confident the Planning & Zoning Commission has evaluated all aspects of the proposal, and he believes there are some good solutions that may exist to address the concerns. Rayburn Electric is a tremendous asset to the community; however, he is concerned about this property having very active activity at night. He has concerns about the bright lights that he believes will be associated with this development and will shine in the bedrooms of nearby homes. He thinks there is a way to work with the applicant to make some adjustments to what Rayburn is proposing so that nearby residents' concerns are addressed. He has nothing against golf, but he does not grasp this proposal and generally spoke against Council approving it this evening as it's currently being proposed. He urged Council to think this through and not make an immediate decision about it.

Allen Rains
751 Black Oak Lane
Rockwall, TX

Mr. Rains shared that he used to live in Dallas near Lake Highlands, but now he lives in Rockwall in the subdivision located next to this proposed development. He was at Top Golf in Dallas today playing with his sons, and he is a huge fan of Top Golf; however, he explained that he does not want to live next door to one of these types of facilities. He went on to explain the various reasons why he does not desire to live next door to this proposed facility and the associated concerns that he has regarding this proposed development. He especially has concerns about the lighting and its adverse impacts on his subdivision and the homes located there. The illuminated nets of the Top Golf locations in Dallas and The Colony can be seen from 7 to 10 miles away on a clear day. The combination of stadium scale LED floodlights, reflective white netting and huge, illuminated outfield prints are very concerning. He would love to spend money at a Top Golf in Rockwall, but not at this location. He urged Council to vote against this proposal.

David Nelson
808 River Rock Lane
Rockwall, TX

Mr. Nelson thanked Council for considering the views of the neighborhood, as he has lived there for the last 18 to 19 years. He pointed out some of his long-term neighbors who have also spoken this evening. His wife already complains that she can hear nearby conversations coming from the bus mechanics next to his subdivision. He has concerns about this proposal, including things such as the height of the nets, the lighting (especially in the night sky), the noise, and many other things. He and his family members enjoy Top Golf. David Naylor and Rayburn Electric have been good business partners in this community; however, he does not believe this proposal fits at this particular location. He pointed out that this does not align with CPAC's goals or fit in with preserving the 'hometown feeling' of our city. He is severely objected to this proposal, and he urged Council to join him and his neighbors in opposing this.

Matthew Zilinskas
796 River Rock Lane
Rockwall, TX

Mr. Zilinskas came forth and shared that he is not one of the residents who responded to the public noticed that was mailed; however, he has lived at this location for more than 13 years, and he – like his neighbors – is also opposed to this proposed development.

Brian Schwartz
2735 Capstone Way
Rockwall, TX

Mr. Schwartz indicated he is against this proposal and does not see any benefit to it at this location, suggesting it may better be placed along IH-30 instead. Traffic is already bad enough in the area. He pointed out that at the P&Z meeting, it was said that it's already zoned "Commercial," so it could be anything, including a Walmart; however, even with a Walmart the light poles would not be 200' tall with lighted nets. He believes this would bring people from all over, and he thinks it is a bad idea.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared that the sound that will likely emit from this location will be very similar to the noise that emits from a carwash. He wonders if the applicant has proof that he can meet the lighting and noise limitation requirements. He wonders if more information could be provided by the applicant to ensure compliance will occur.

There being no one else wishing to speak during the public hearing phase, the mayor then closed the public hearing.

Mayor McCallum asked the applicants to come back to answer questions of Council.

At the request of Councilmember Jeffus, the applicant, Mr. Winkler, shared that the establishment would stay open until 1:00 AM on Saturdays and Sundays through Thursday, it will close at 10:00 p.m.

Councilmember Jeffus asked staff for additional information on the city's regulations associated with lighting and noise. Mr. Miller explained that the applicant will have to submit and adhere to an approved photometric plan that meets the city's ordinance related lighting requirements. Councilmember Jeffus shared that her constituents consistently share over and over again that they want activities for their children to participate in without having to drive to other cities like Garland, Greenville or Dallas. She wants things for young folks to do in this city, but she also has great concern for the nearby citizens. She wants assurances that the neighbors will not see nearby lights shining into their homes. So, she expressed she is conflicted about this proposal. Mr. Winkler pointed out there is a six-lane highway and a line of tall trees in between the nearby housing and this location. So, lights will not shine in neighbor's homes; however, if residents look up into the sky, will they see light illuminating up into the sky over the development like they would if they looked over a football stadium. He gave assurances that lighting will not be spilling over and shining in residents' bedrooms or homes.

Councilmember Campbell thanked Rayburn Electric for being a good community partner, including supporting young folks with scholarships. She then sought and received clarification from staff regarding the discretionary items Council is being asked to consider this evening. Mr. Miller clarified that two things are under consideration this evening by Council – (1) the outdoor, commercial amusement and recreation component, and (2) the poles exceeding 60' in height. She wonders if there is any way they would consider doing an activity other than golf at this location or if they will consider bringing the light poles down in height. The applicant shared that the lights will be strategically positioned to illuminate the property and playing area only. They will not be positioned to point out and illuminate other, adjacent areas. Councilmember Campbell clarified this is not a golf course. It is also baseball and softball, as there will also be batting cages. Councilmember Campbell wonders if a facility can be built to contain the balls without having such tall lights and netting, like perhaps an enclosed roof. Mr. Winkler again shared that the golfing area will be 1/3 the size of a Top Golf; however, it will be a two-story driving range with the top bay being fifteen feet off the ground. Mr. Winkler indicated that lighting will not bleed over to residential properties, as the light will definitely make it across a six-lane highway or a thousand foot tree line. He did clarify that the netting will be on three sides – not at the top. Councilmember Campbell is excited about an opportunity this for our city and believes it is wonderful. However, she also has concerns about the nearby neighbors' concerns about lighting. Mr. Winkler ensured that a professional engineer will ensure its designed and meets photometric requirements.

Mayor Pro Tem Moeller shared that he has concerns about the 180' height. People on the second / top level may hit a golf ball as high as 150', but he does not believe they will ever reach 180'. He wonders if the height can be limited to something less than 200' tall. Mr. Winkler shared that professionals will study and propose both the necessary height of the nets as well as the photometric lighting in order to ensure the lighting does not bleed over and impact the adjacent homes. Mr. Miller shared that city staff utilizes a light meter that Code Enforcement takes out to measure lighting compliance if and when lighting-related complaints are received.

Councilmember Hagaman asked for clarification on who lit the flagpole off IH-30, indicating that perhaps it is in some ways comparable since it's a pole 190' tall, and it is lit. Indication was given that Assistant City Manager Joey Boyd did this project. Hagaman asked how those directional lights, which point upward, were decided upon and a judgement was made that the lighting would not adversely impact the adjacent Lakeside Village residential subdivision. Mr. Boyd provided brief information in response, and Mr. Miller shared that staff takes a lighting tool out to measure installed lighting.

Mayor Pro Tem Moeller asked for clarification on detention on the property relative to runoff. City

Engineer, Amy Williams shared that there will be a detention pond and the development will not be allowed to increase water run off or spill over beyond the development's existing property line. Mr. Naylor shared that there will likely be detention as well as retention involved in the development.

Mayor McCallum complimented Rayburn Electric for beautifying that corner and taking out some of the heavy commercial uses there. He is also glad there will be some sports fields put in for public use also.

Mr. Naylor shared that Rayburn Electric is a non-profit organization, and it has been operating in Rockwall for well more than 30 years. He went on to explain its original building (back in the 1980s) as well as some additional buildings that have been added since the time it's been in operation. He explained he was hired in 2008 and took over as CEO of the organization in 2017. He was employee #8, but now they have more than 100 employees. There are two indoor pickleball courts on site for employees, and they recently finished some tournaments there. Mr. Naylor explained several of the upgrades that have been made by the company as well as future plans they are working towards. For example, they are hoping to eventually have multiple fields to allow for soccer, lacrosse and flag football. Also, two houses adjacent to the Rayburn facilities and land are currently under contract by Rayburn Electric. Rayburn has been a member of the community for over 40 years, and they are proud to be in Rockwall. He pointed out that his company does not build cheap things.

Mayor McCallum thanked Rayburn for taking off the map for consideration a lot of other types of developments that could otherwise be constructed at this location. He has a lot of confidence in knowing that Rayburn will remain the owner of the land, as they have proven to be responsible and reliable, and they build quality things. He pointed out that he consistently hears that citizens want things to do – more activities and more dining options. He went on to express that this development will in no way compare to Shenaniganz. He is familiar with the types of really high-quality dining establishments that Mr. Winkler already successfully runs in Dallas. He personally wants this type of development and quality dining in our city. He recalled having sat in a council meeting years ago when those in attendance at a city council meeting were protesting and objecting to Zanata. And now, everyone in the city goes there and may wait for an hour or more on a Tuesday night to get a pizza. The mayor went on to express that he has one concern and that is the size of the conference center being proposed, as he believes it's actually too small.

Councilmember Jeffus corroborated the mayor's sentiments that a larger conference / events center than what's being proposed at this time. She expressed she is involved in a lot of charitable organizations, and for events with 250+ attendees, the only option currently is The Hilton. So she very much believes that if they build a larger meeting center, they will fill up with reservations for its use.

Councilmember Lewis sought and received clarification on the number of required versus planned parking spaces.

Councilmember Campbell asked for additional clarification on the city's noise regulations. Mr. Miller shared that the city does have a noise ordinance in place, and they would be required to abide by those regulations. She went on to express that the mayor did a good job highlighting the restaurants the applicant already successfully runs in Dallas. However, she also still has concerns for the issues expressed by the nearby residents.

Councilmember Henson reminded folks about why he originally ran for city council, and his venture began when he stood before Council as a concerned citizen who did not want a certain development

located next to his own house. He went on to share that this proposed project keeps in line with the goal of bringing visitors in from other cities to spend money here in our city, which keeps tax burdens down for citizens. He went on to share details of the distance between the nearest property and this proposed development as well as the distances from the neighborhood homes and the nearby IH-30 corridor. He stated that Mr. Lowe’s home is probably the one nearest that would be potentially impacted, and it’s 345 yards away. Then 400 yards north is the shopping center where JCPenney is located, and if you go 600 yards north, there is the IH-30 corridor. He pointed out that the two homes that would be most potentially impacted are 680 yards away from this development, which is almost seven football fields away from this. So, for this reason, if the light heights could be reduced to not being over the trees, he might be in favor of this proposed development. However, he’s not yet ready to make a motion but did want to share his thoughts.

The mayor asked how the light plan will be reviewed and approved. Mr. Miller shared all the different documents that the applicant will have to submit and the associated P&Z Commission process that will transpire in order to review those plans. The mayor went on to express a lot of confidence our city’s Planning & Zoning Commission. He empathized with citizens who are opposed to this development, explaining that he personally enjoyed nearby open space and horses for more than 25 years adjacent to his neighborhood on his daily jog. Now, instead he personally sees rooftops and dirt moving for future rooftops that are slated to be built. He went on to share his belief that this will be a quality development, and he has a lot of confidence in the applicants. He stressed that economic development is important and so is keeping the tax base low.

Mayor McCallum went on to move to approve Z2026-017. Councilmember Jeffus went on to share her own story of how she previously came before Council in past years to fight against developments she was personally against. While she has a lot of sympathy for residents and their concerns, she also believes this type of development is very needed within our city. Councilmember Jeffus then seconded the motion. Mayor Pro Tem Moeller asked if the applicant is willing to reduce the height of the poles to 150’ tall (instead of 180’ tall). The mayor sought and received clarification on when the applicant may know if a pole reduction is feasible or not.

The mayor sought clarification from the city attorney on if he can amend his original motion to allow for some flexibility related to the height of the poles / lighting. Mr. Garza, City Attorney, indicated that – yes – the mayor may do so.

Mayor McCallum then amended his original motion to approve Z2026-017 with the preference being a height of 150’ with latitude being given up to 200’ tall, depending on the findings of the engineering study and associated report. Councilmember Jeffus seconded the amended motion.

The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A

SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

The mayor then recessed the meeting at 8:50 p.m. to call for a brief break. He then called the meeting back to order at 8:58 p.m.

5. **Z2026-018** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary **(1st Reading)**.

The Planning Director, Ryan Miller, indicated the applicant is not present this evening. Mayor McCallum moved to table this item, as well as the next two items associated with Mr. Silva on tonight's agenda (Z2026-018, Z2026-019, and Z2026-020). Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

6. **Z2026-019** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary **(1st Reading)**.

This item was unanimously tabled by Council with a motion made and passed during Public Hearing item #5, as indicated above (Z2026-018).

7. **Z2026-020** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary **(1st Reading)**.

This item was unanimously tabled by Council with a motion made and passed during Public Hearing item #5, as indicated above (Z2026-018).

8. **Z2026-021** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the

approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information on this agenda item. At this location is an existing Garden Supply/Plant Nursery business, owned by Ron Hawkins (Land Art of Rockwall / Honey Locus Farms). Within this location is a banquet facility/event hall and coffee shop had been operating without a certificate of occupancy. He explained that based on a number of considerations, staff recommended initiating an amendment to the Unified Development Code (UDC) to allow the banquet facility/event hall land use in a Light Industrial (LI) District by Specific Use Permit (SUP). On January 5, 2026, the City Council reviewed this request, and directed staff to proceed with the amendment. On March 2, 2026, the City Council approved the amendment to allow the banquet facility/event hall land use in the Light Industrial (LI) District by Specific Use Permit (SUP). The applicant is now requesting this zoning change in order to bring his property into compliance with the city's regulations. On April 21, 2026, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. At the time staff's report to Council was prepared, no responses concerning the applicant's request had been received back. The City's Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

Following Mr. Miller's briefing, the mayor called forth the applicant and also opened the public hearing, asking if anyone would like to speak. There being no one indicating such, he then closed the public hearing.

The applicant, Mr. Hawkins, came forth and addressed the Council, indicating his company has been at this location for about the last 30 years. He explained that a lot of things associated with the nursery have evolved over time. Currently, one of the greenhouses is being used for events. So, that's how this request came about.

Mayor McCallum indicated a desire to add a provision in the adopting ordinance to stipulate that if the current owner sells the business someday, any new owner would need to obtain an SUP from the City. Mr. Miller shared that staff can put an operational condition into the ordinance to address this concern.

Councilmember Campbell briefly sought and received clarification that the purpose of this case is to bring the property into compliance.

Councilmember Henson then moved to approve Z2026-021, including the operational conditions of requiring that any new owner would have to (re)apply for and obtain an SUP. Mayor McCallum 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, SO AS TO APPROVE A

CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

9. **Z2026-022** - Hold a public hearing to discuss and consider a request by Ankit Parmar 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 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary (1st Reading).

Mr. Miller provided background information pertaining to this agenda item. The applicant is seeking approval to construct a 9,017 square foot, two-story, single-family home on this property, which is located at 401 Cornelius. He went on to share that Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing housing. Council is being asked to consider the size, location and architecture of the proposed home when compared to existing, nearby houses. Staff provided a housing analysis of other existing properties located along Cornelius and Marilyn Jane Road. The Specific Use Permit (SUP) request for the single-family home appears to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch and garage orientation. According to Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch". In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. In addition, according to Subsection 04.01, Lots Less Than Five (5) Acres, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration...". In this case, the applicant is proposing a side-entry garage, which is typical of large estate lots. A waiver to the roof pitch and garage orientation requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch and garage orientation requirements will be waived. With the exception of the roof pitch and side-entry garage, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District. Staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. At the time staff's report was written, staff has not received any notices in favor or in opposition of the applicant's request. In addition, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

The Mayor then called forth the applicant and asked if anyone would like to speak at this time. He also opened the public hearing, but no one indicated a desire to speak. So, he closed it.

Following brief comments by the applicant and mayor, Mayor McCallum then moved to approve Z2026-022. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT 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 ordinance passed by a vote of 7 ayes to 0 nays.

10. **Z2026-023** - Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of an ordinance for a Specific Use Permit (SUP) for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary **(1st Reading)**.

Mr. Miller, Planning Director, provided background information regarding this agenda item. Situated on the subject property is a two hundred and eighty eight square foot pergola and a four hundred and eighteen square foot deck. Recently, the building inspections department identified an unpermitted accessory structure on the being constructed on the subject property. After looking into this further, it was determined that there were actually two unpermitted structures on the subject property: a ninety-six square foot portable building, and a two hundred and forty square foot accessory structure. This prompted the applicant to submit two building permits. However, one of the structures exceeded the maximum size of the Unified Development Code, so we couldn't issue the building permit and the applicant was required to submit a specific use permit. In this case the applicant is requesting a specific use permit for an accessory structure that exceeds the maximum size to allow the existing accessory structure to remain on the property. Now, as a note, since the structure was already constructed, the applicant was required to pay the non-compliant structure fee to submit the application. Mr. Miller went on to explain that the additional structure is 6' away from the existing pergola; however, it's required to be 10' away at a minimum. The applicant is prepared to remove 4' of the structure to create the needed 10' of separation. Also the accessory structure is currently on concrete blocks, but it's required to be on a solid, concrete foundation.

Mr. Miller explained that the city’s Planning & Zoning Commission voted 5-0 to recommend denial of this request. So, any potential approval this evening would require a super-majority vote of Council for it to be approved. Also, staff mailed out 123 notices to adjacent land owners and occupants located within 500’ of the subject property. One notice in opposition was received back by staff.

Indication was given that the applicant is not present this evening. The mayor opened the public hearing, but no one indicated a desire to speak. So he then closed the public hearing.

Councilmember Henson then moved to deny Z2026-023. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

- 11. Z2026-024 - Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of an ordinance for a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information on this agenda item, indicating the purpose of this request, according to the applicant, is to create consistency with the surrounding ‘heavy commercial’ zoned properties, the majority of which the applicant (also) owns. The applicant has indicated they may end up moving some of the outside storage off the corner of Sids Rd. and South Goliad to this property in the future in an effort to reduce the visibility of that outside storage. This property is located within the Southwest Residential District, and, while the district contains a mixture of residential and commercial uses, the comprehensive plan specifically states that the heavy commercial zoning in this area should be preserved as it's some of the only heavy commercial zoning in the city. Based on this, the applicant's request appears to be consistent with the surrounding development patterns and the goals of the comprehensive plan. However, this is a discretionary decision for the city council. Staff sent out 14 notices to adjacent owners and occupants located within 500’ of the subject property, and one notice was received back in favor. Also, the Planning & Zoning Commission has voted 5 – 0 to recommend approval to Council.

Following Mr. Miller’s comments, the mayor opened the public hearing, but no one indicated a desire to speak. So, he then closed the public hearing.

Councilmember Hagaman moved to approve Z2026-024. 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 THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT ‘A’ AND

EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

12. **Z2026-025** - Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. The applicant is requesting an SUP to allow the construction of a Commercial Freestanding Antenna on Public Property. It would consist of a monopole structure with an overall height of approximately 50-feet. The installation is designed as a self-supporting monopole with attached antenna equipment and associated ground-mounted infrastructure which would be located on the south side of the facility. The equipment area will be enclosed by a six foot wrought iron fence and landscape material is being proposed around the perimeter to help reduce the visual impacts from the adjacent right-of-way and surrounding properties. Under the Unified Development Code, a commercial freestanding antenna on public property is a permitted 'by right' land use regardless of the underlying zoning. However, the facility is still subject to the development standards of the base zoning, which in this case would be plan development district 80, which has a base zoning of single-family ten district. Based on that, they're technically proposing a fifty-foot monopole, which would exceed the overall height in the district by fourteen feet. This is why they're having to request an SUP through Council. The applicant has stated that the facility is necessary to send monitoring information from this facility to the Wylie station and that fifty feet is the shortest possible height.

The mayor opened the public hearing, asking if anyone would like to speak at this time and calling forth the applicant at the same time. There being no one indicating a desire to speak, the mayor then closed the public hearing.

Mayor McCallum sought and received clarification from Mr. Miller regarding the proposal not quite meeting all the city's requirements. Mr. Miller generally explained that it's not currently known how grading and development may end up being pertaining to the adjacent subdivision, since those residences have not yet been constructed. So, for now, it's best to wait until that time before requiring this applicant to meet the landscape screening requirements.

The applicant – Eric Williams – 8177 Midtown Blvd. – Dallas, TX, came forth. The mayor ensured and confirmed that no one wished to speak at the public hearing.

Councilmember Campbell sought and received clarification that this is only concerning the extra 14' in

height and that all other requirements are met.

Mayor Pro Tem Moeller then moved to approve Z2026-025. Councilmember Hagaman seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [ORDINANCE NO. 16-08] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XIII. Action Items

1. Hear year-end program presentation from members of the City's Youth Advisory Council (YAC).

Vincent Vento, Chair of the YAC, came forth, along with all other YAC members who were present, which included David Ajayi, Ellie McReynolds, Luke LaGrange, Vincent Harris, and Eva King. Mr. Vento then went on to present to Council, recapping their various activities that occurred throughout this past school year. Each of the graduating seniors also briefed Council on their plans following graduation.

2. Discuss and consider the Comprehensive Plan Advisory Committee's (CPAC's) proposed changes to the OURHometown Vision 2040 Comprehensive Plan and provide direction to staff concerning the proposed update, and take any action necessary.

Following brief, introductory comments from the mayor, Planning Director Ryan Miller made a lengthy presentation to Council concerning the process associated with the Council-appointed Comprehensive Plan Advisory Committee as well as the proposed updates to the city's Comprehensive Plan, which are before the Council this evening for consideration.

Following Mr. Miller's presentation, Councilmember Henson provided comments. He commented that within the Homestead Development, which is only 33 yards away from where he personally lives, over 90% of the residential lots are more narrow than the brick and mortar of his own home. He went on to explain that he ran for city council because of this comprehensive plan, and while he is very happy the

city is getting done exactly what he campaigned to do (update this plan), and he is elated with changes being proposed – he also would like to discuss some additional changes to street sizes for major and minor collector roadways. He thanked those who served on this Comp Plan Advisory Committee (CPAC), including the chairman, John Hohenshelt (who could not be present this evening due to a graduation-related conflict he had to attend).

Councilmember Lewis thanked the CPAC for its hard work. He shared that the Council did not receive these revisions to begin reviewing them until this past Friday. So, he personally would like an additional two weeks to spend some more time reviewing the content before providing feedback on the proposed changes. Councilmember Campbell echoed Councilmember Lewis’ sentiments in both regards – thanking the CPAC as well as desiring to have some additional time to review it before providing feedback and moving forward.

Mayor McCallum sought and received input from Mr. Miller on the timeline associated with this plan navigating through the Planning & Zoning Commission and City Council and associated, required public hearings to receive public input. He shared that this has been his number one priority – to review this plan and to reduce density within the city. The Mayor provided comments on minimum lot sizes moving forward, indicating that larger size lots and planned, thoughtful growth are both important as the city moves forward. He explained that ran (for election), in part, on the content of this Comprehensive Plan, and he personally does not want to delay moving forward. However, as long as the process can stay on track and move forward in June, he is okay with allowing councilmembers the requested, additional time for review and feedback. He asked councilmembers to provide staff with their input between now and the next city council meeting.

Councilmember Campbell moved to table this agenda item until the next, regular city council meeting. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Public Hearings were addressed next by Council.

XIV. Adjournment

The mayor adjourned the meeting at 9:30 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 1st DAY OF JUNE, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-17

SPECIFIC USE PERMIT NO. S-396

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Akhil Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF JUNE, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

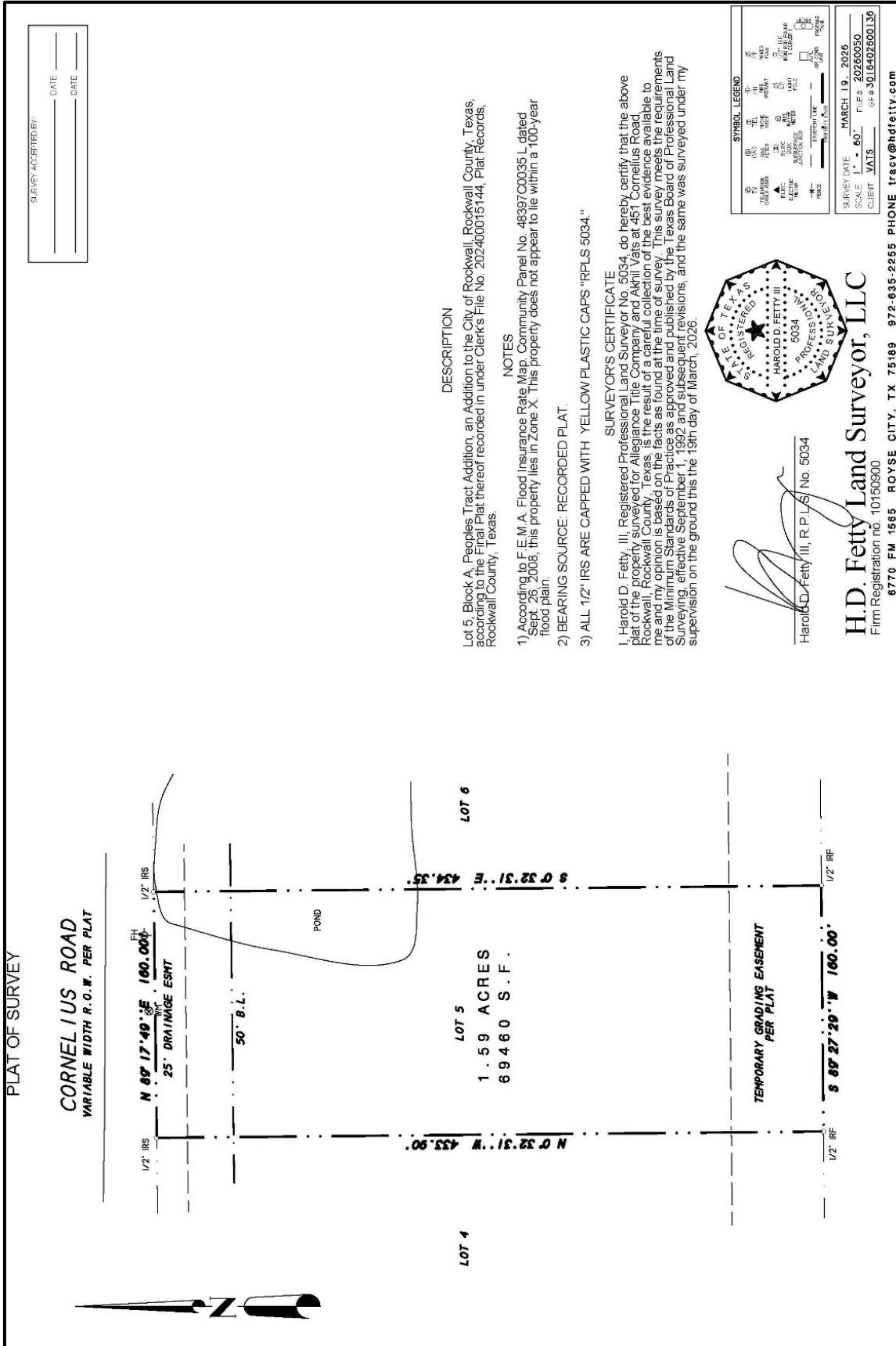
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A':
Legal Description



SURVEY ACCEPTED BY: _____ DATE _____
 _____ DATE _____

DESCRIPTION

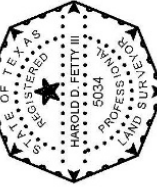
Lot 5, Block A, Peoples Tract Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Final Plat thereof recorded in under Clerks File No. 202400015144, Plat Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C03035 L, dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company and Akhil Vats at 451 Cornelius Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me in the performance of my duties as a Registered Professional Land Surveyor. The survey was conducted in accordance with the Minimum Standards of Practice approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of March, 2026.

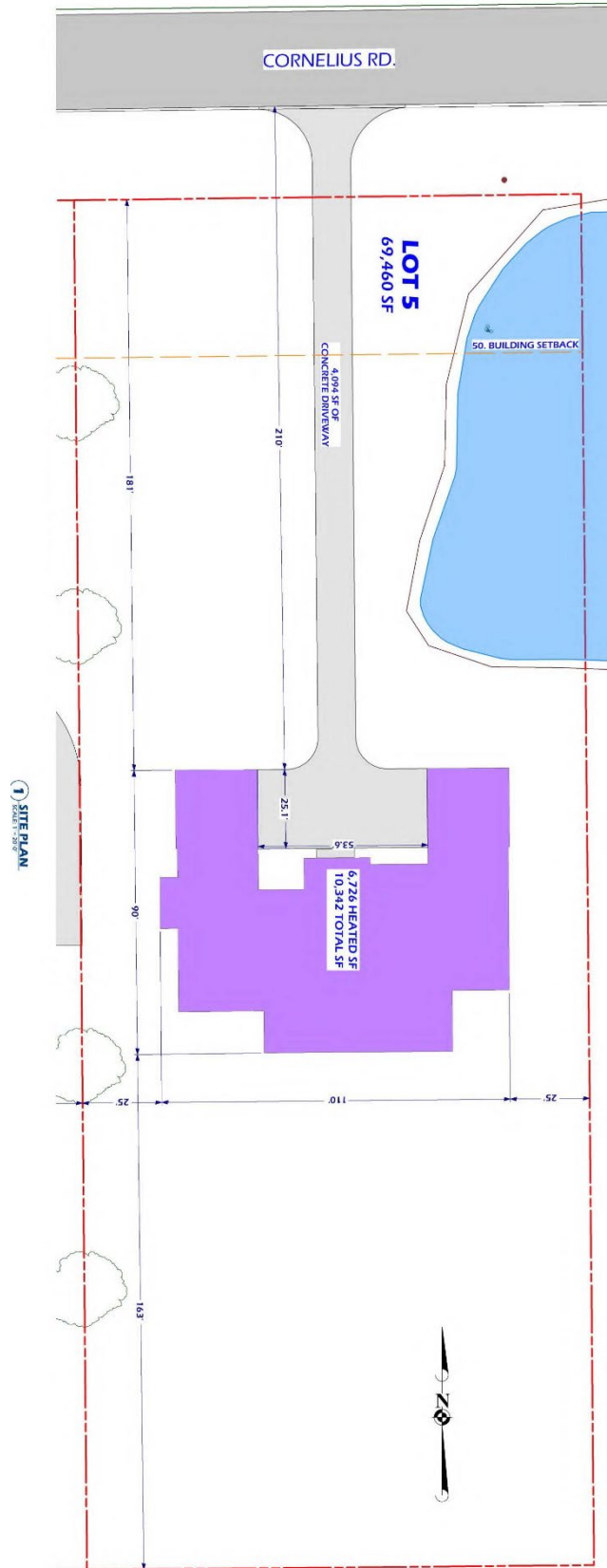


[Signature]
Harold D. Fetty III, R.P.L.S. No. 5034

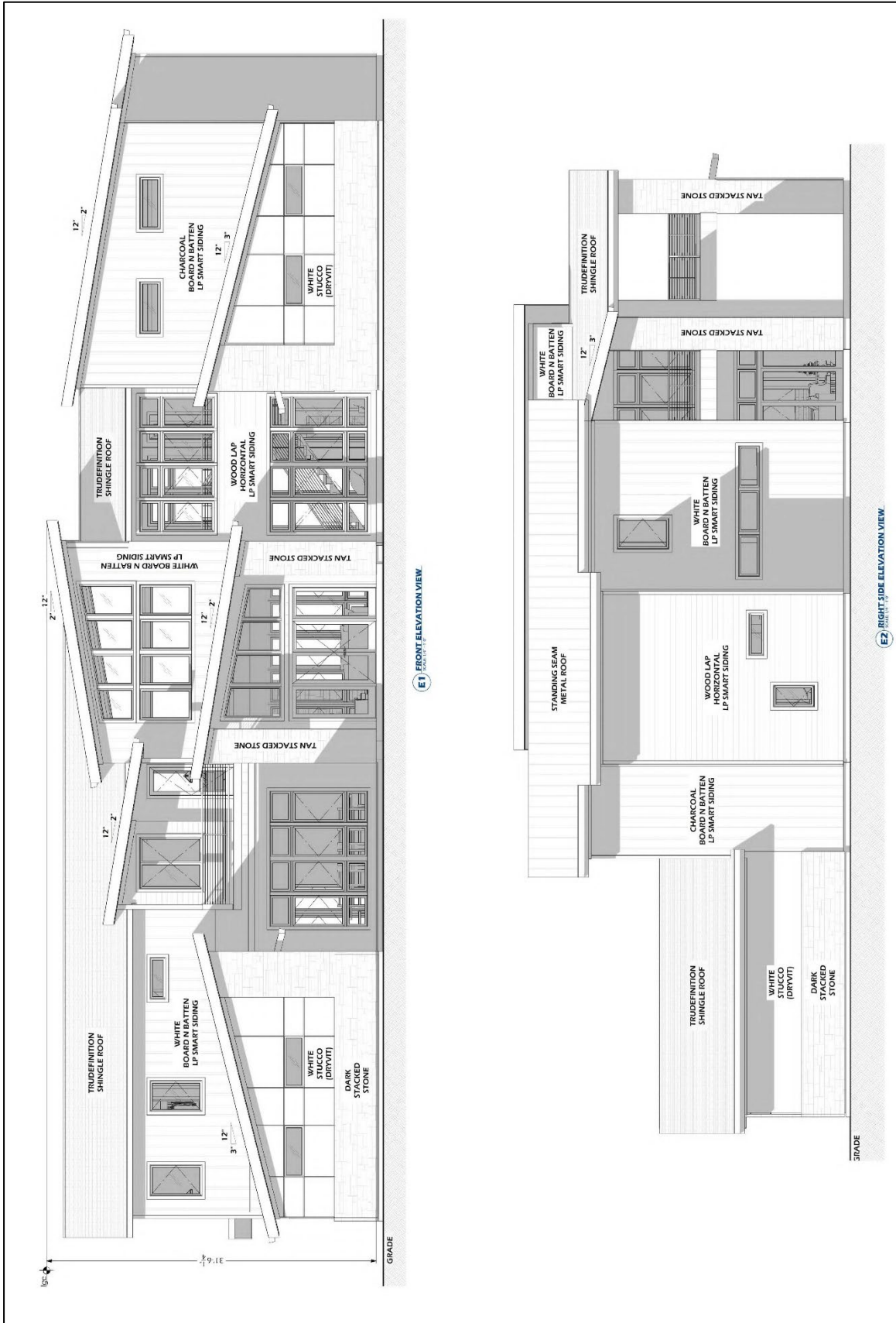
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
8770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

REGISTERED
MARCH 19, 2026
SCALE 1" = 60'
CLIENT VATS

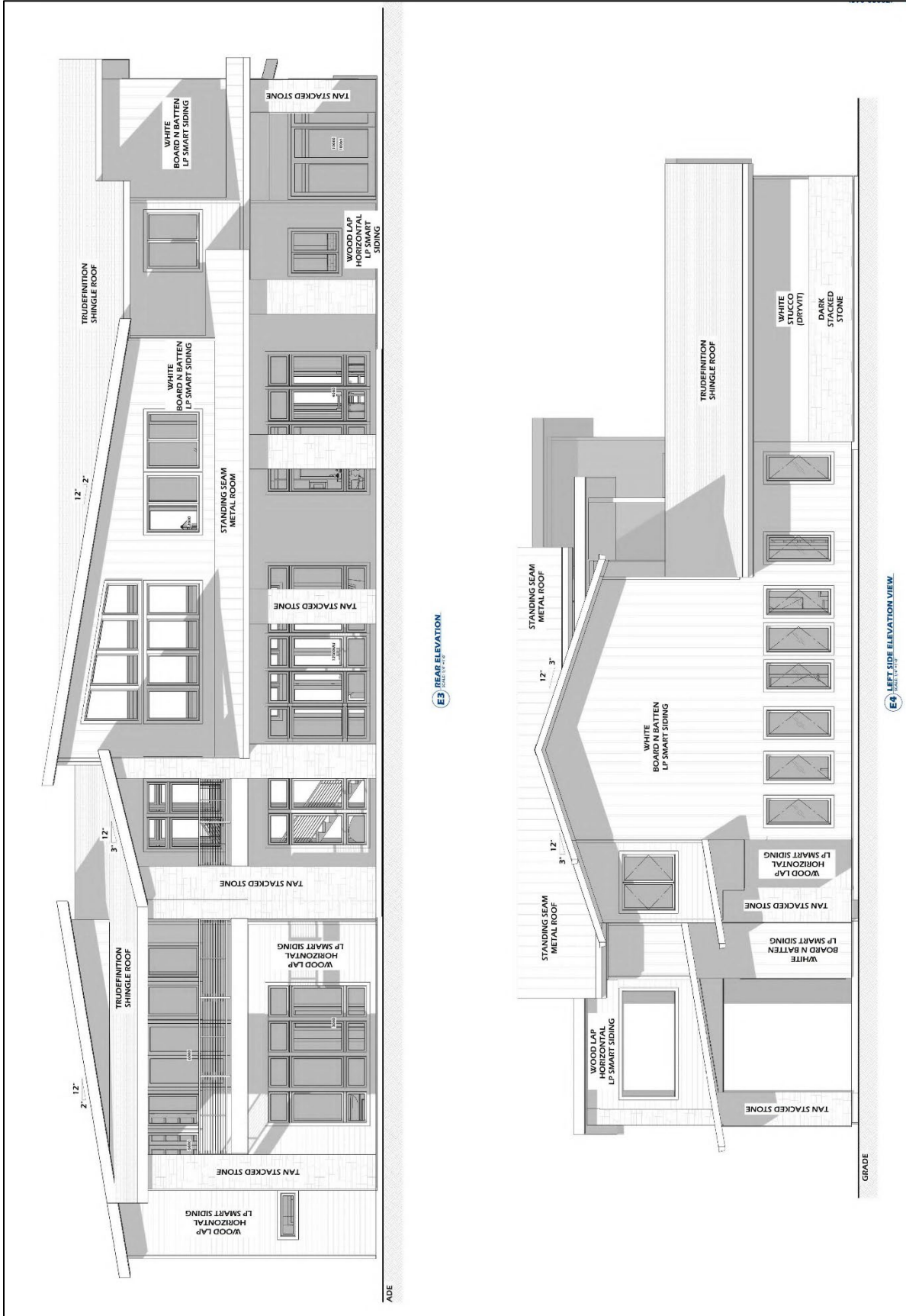
Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**



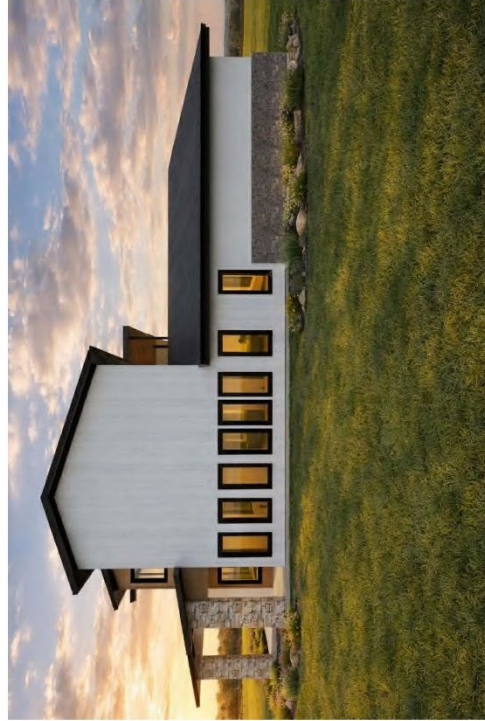
**Exhibit 'C':
Building Elevations**



**Exhibit 'D':
Renderings**



E2 RIGHT SIDE 3D RENDERING
FOR THE PROJECT



E4 RIGHT SIDE 3D RENDERING
FOR THE PROJECT

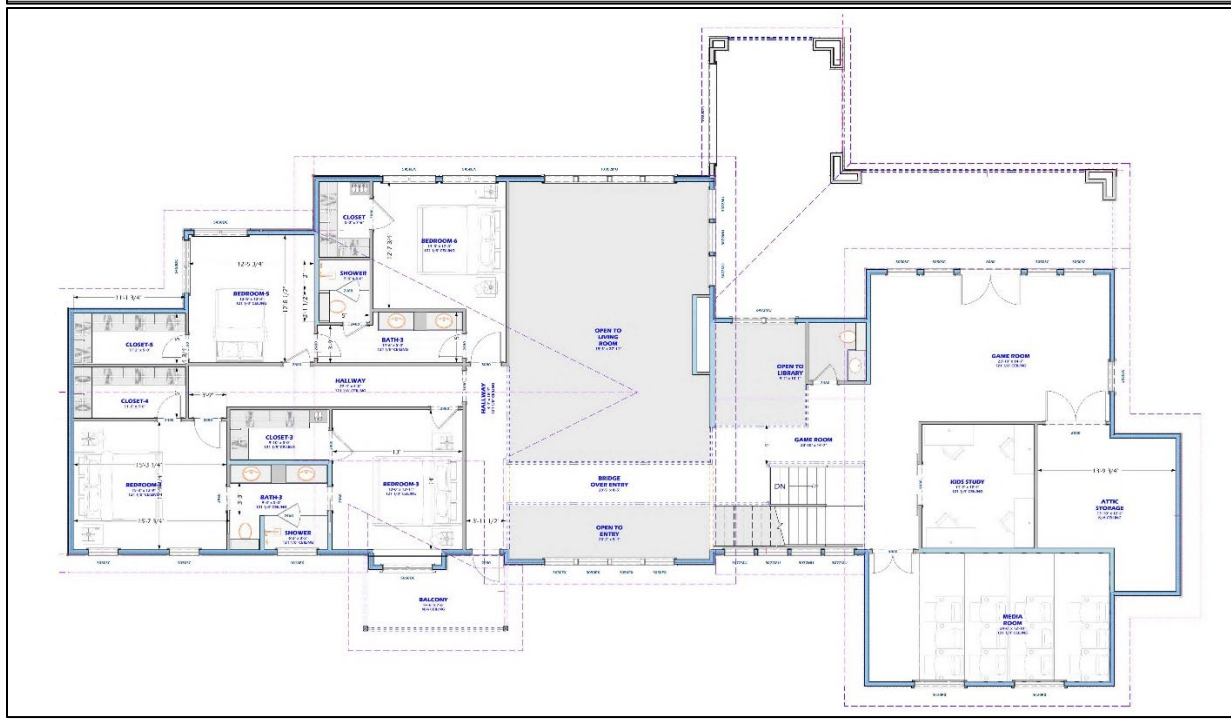
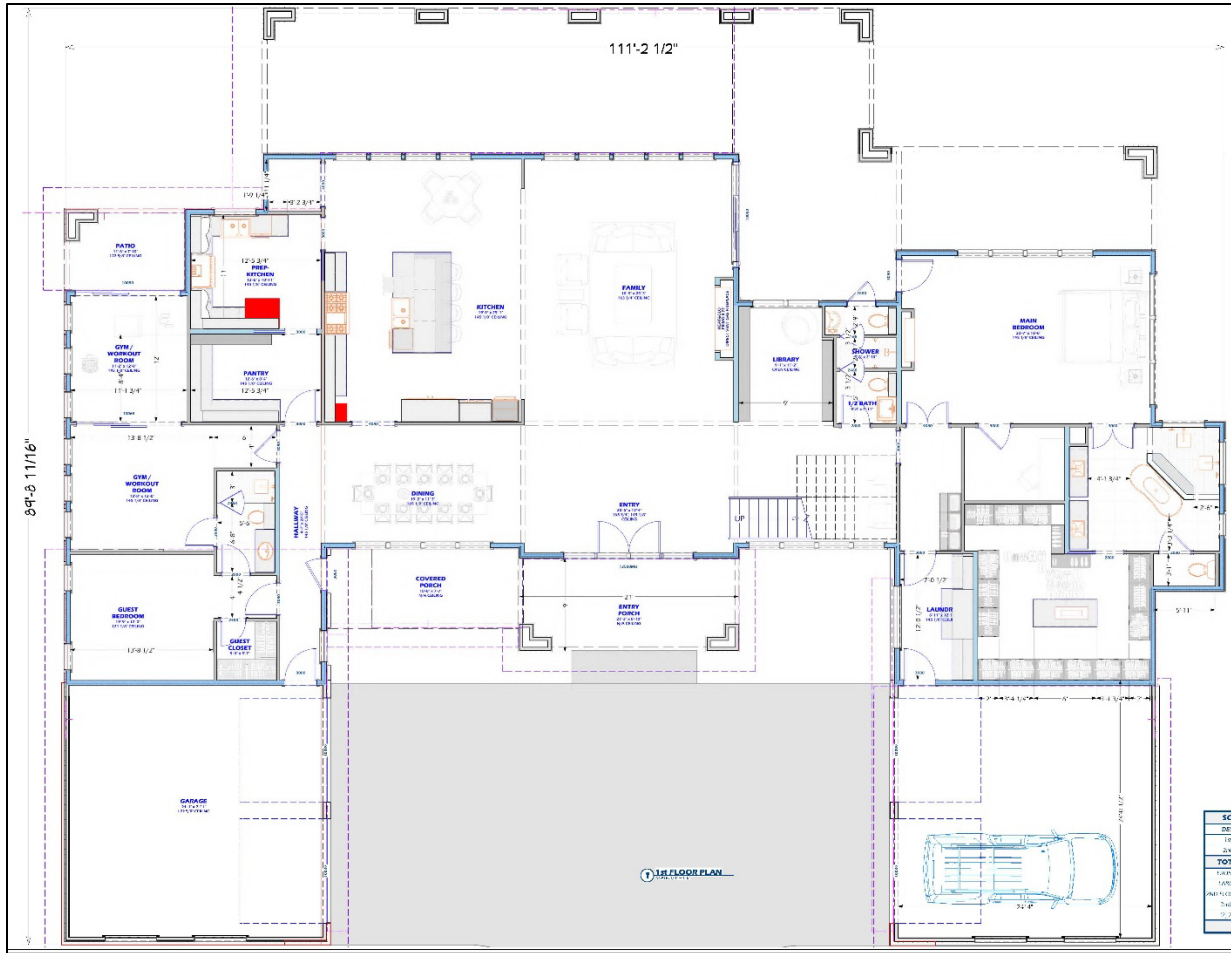


E1 FRONT 3D RENDERING
FOR THE PROJECT



E3 REAR 3D RENDERING
FOR THE PROJECT

**Exhibit 'E':
Floor Plan**



CITY OF ROCKWALL

ORDINANCE NO. 26-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Legal Description

Main body of the document containing a large survey map with lot numbers (LOT 1-13), acreage, and various annotations. Includes a 'LEGEND' table, 'GENERAL CERTIFICATION' text, and 'CONVEYANCE' details. The map shows a rectangular tract divided into 13 lots, with various boundary lines and bearings. A north arrow and scale bar are also present.

CITY OF ROCKWALL

ORDINANCE NO. 26-20

SPECIFIC USE PERMIT NO. S-398

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF JUNE, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

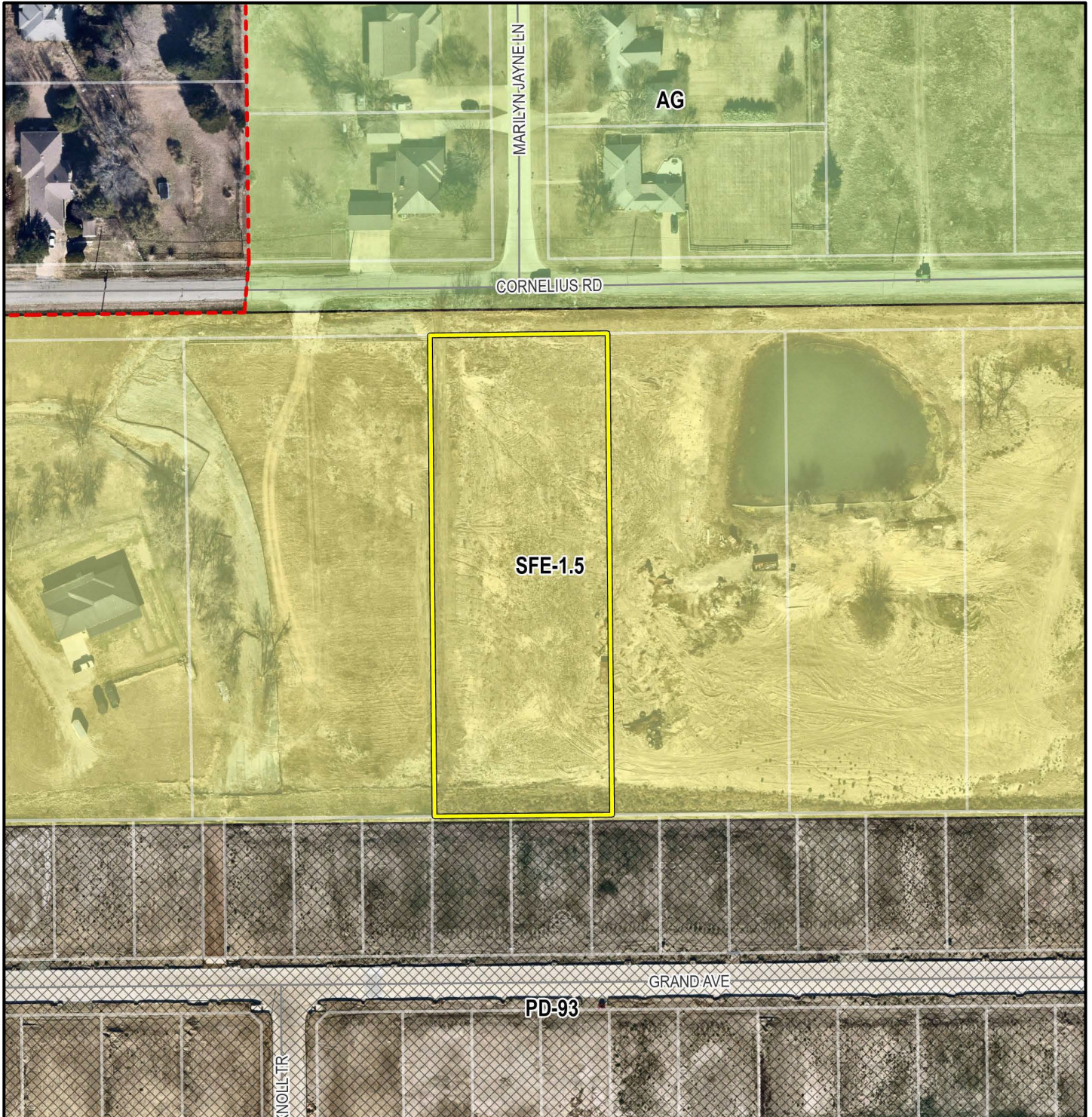
Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

**Exhibit 'A':
Location Map**

Legal Description: Lot 4, Peoples Tract Addition
Address: 401 Cornelius Road



**Exhibit 'B':
Residential Plot Plan**

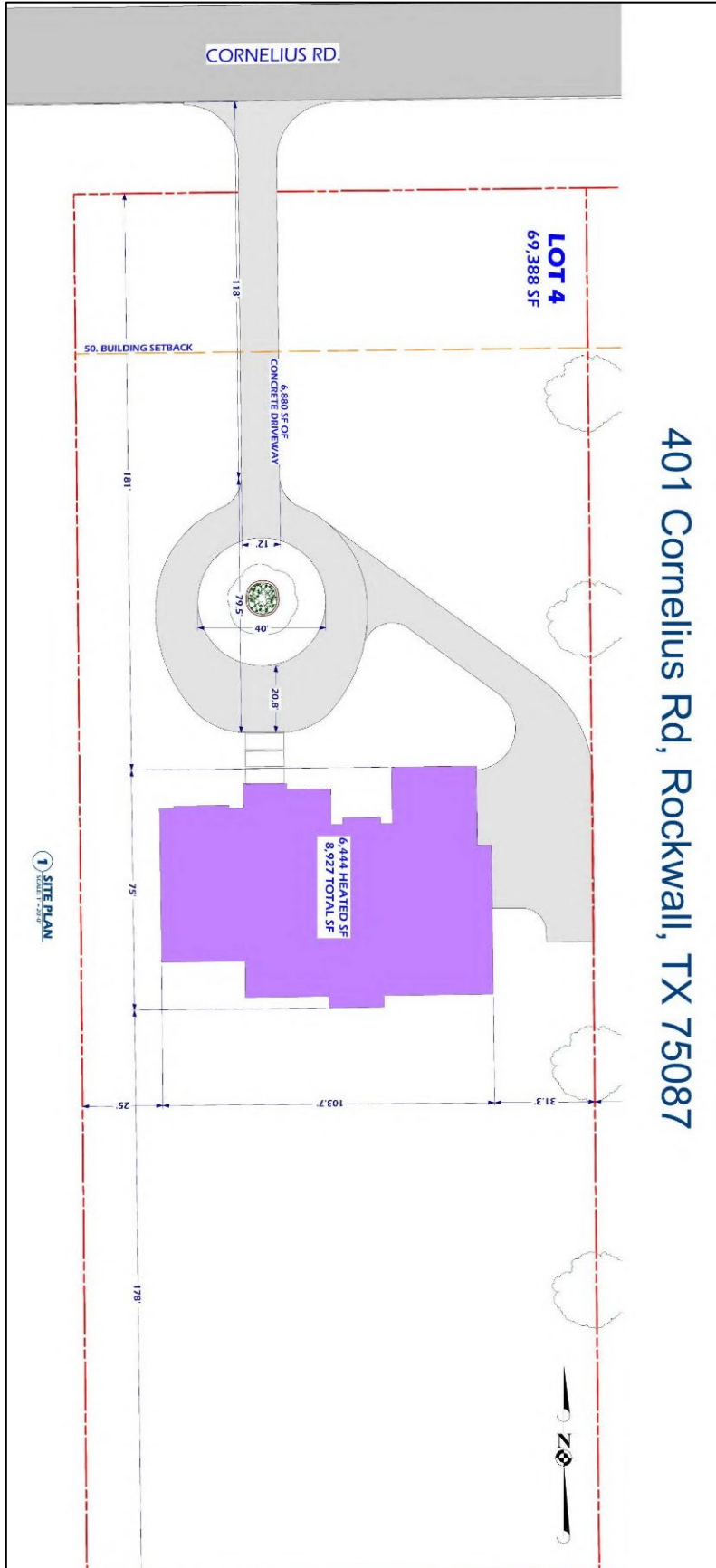


Exhibit 'C': Building Elevations

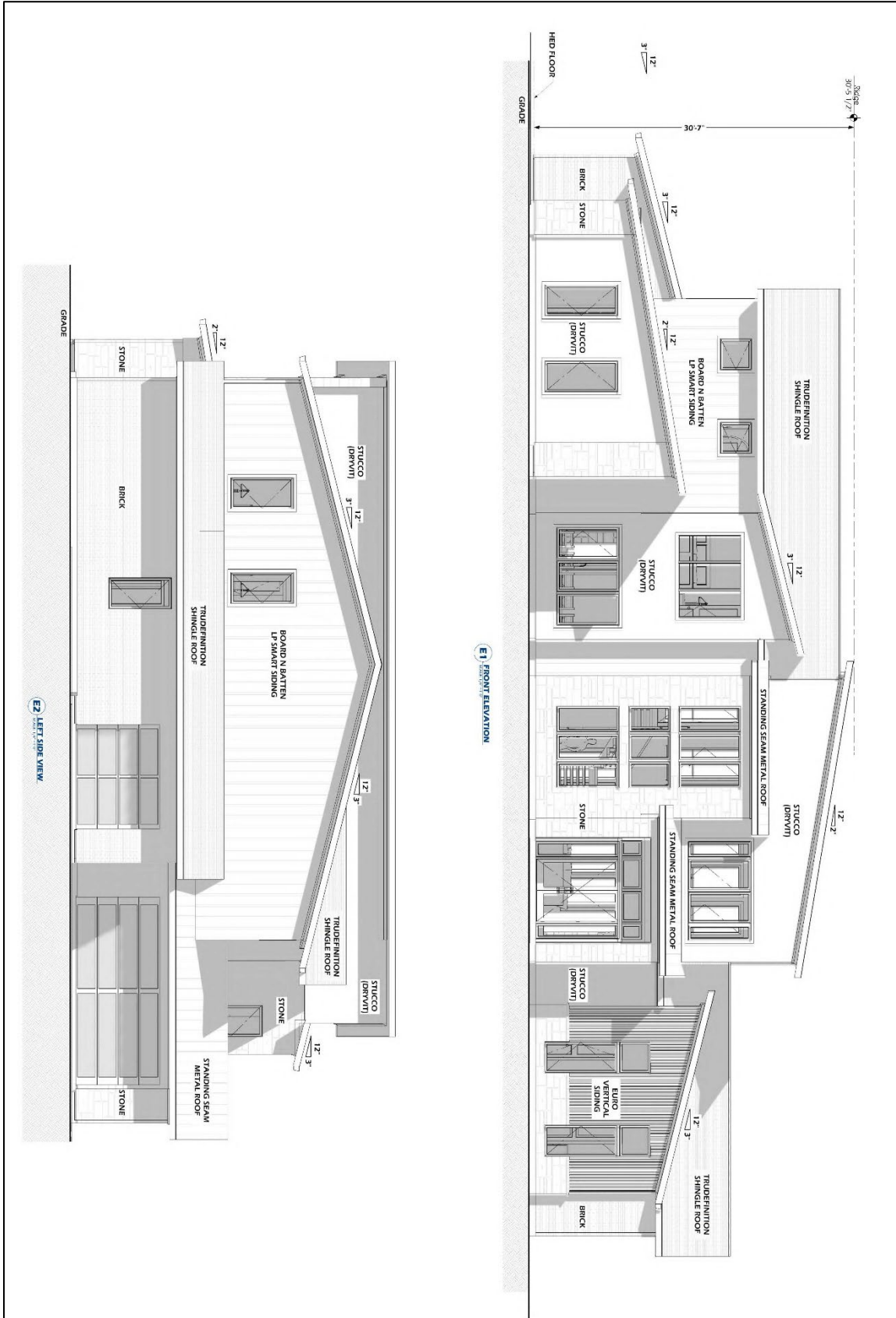
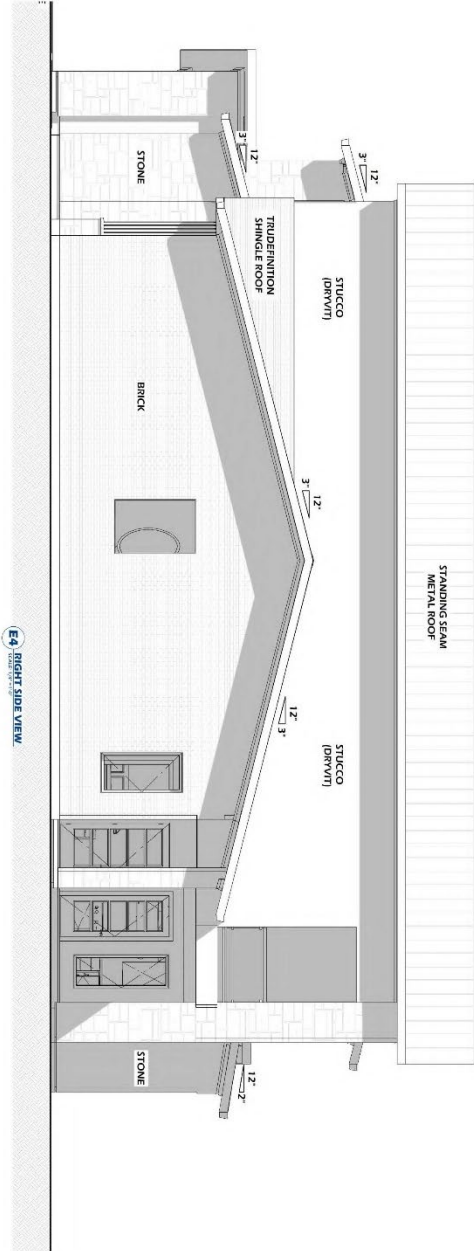


Exhibit 'C':
Building Elevations



**Exhibit 'D':
Renderings**



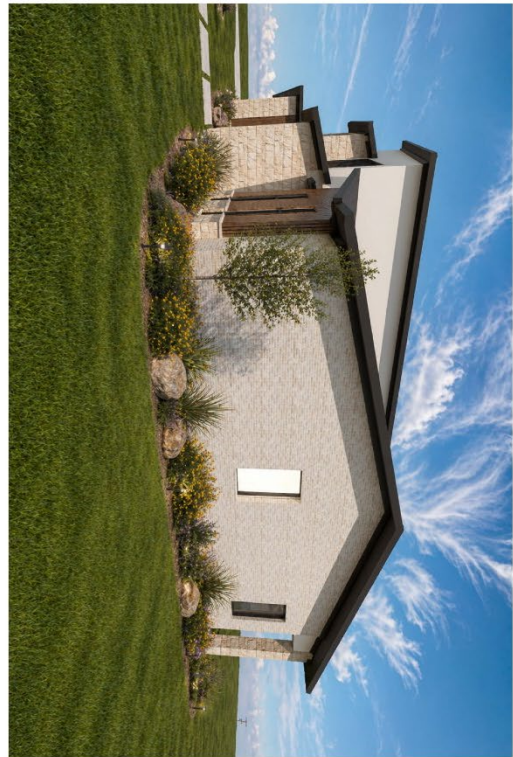
E3 REAR 3D RENDERING



E1 FRONT 3D RENDERING

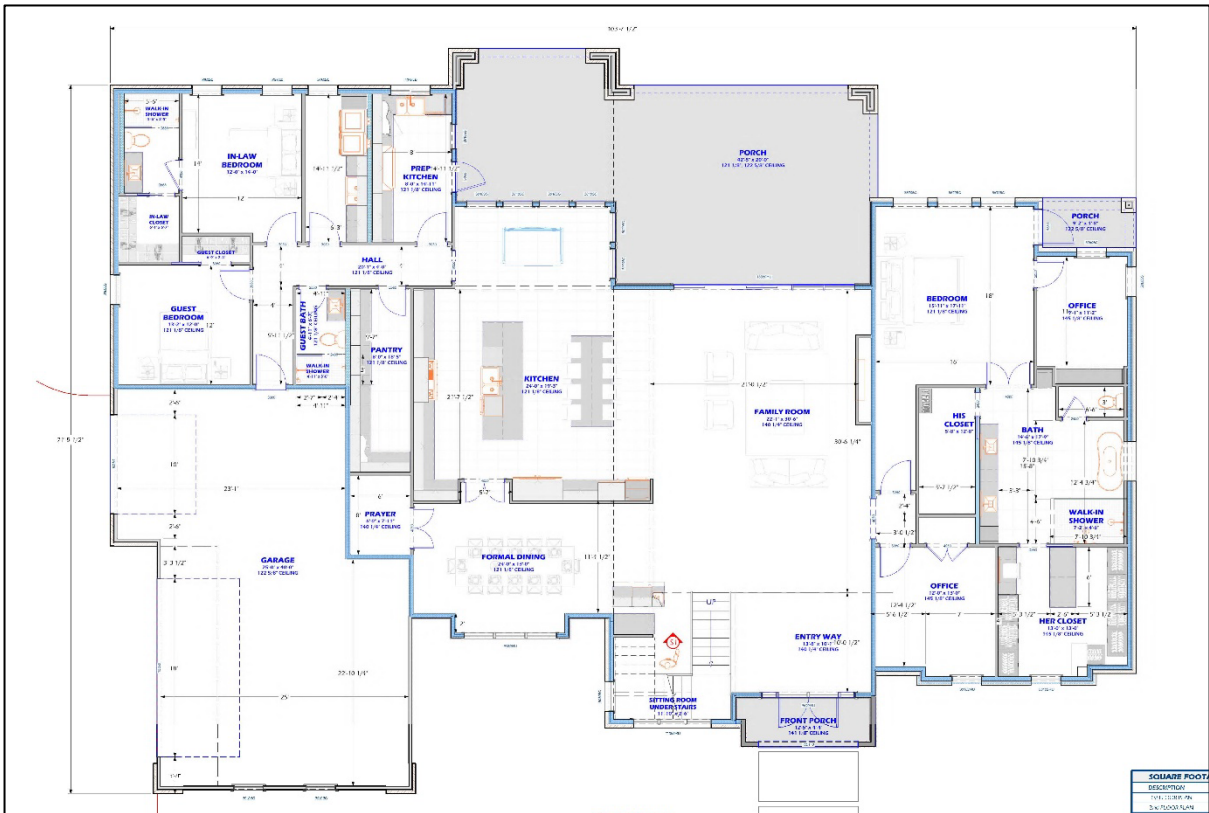


E4 RIGHT SIDE 3D RENDERING



E2 LEFT SIDE 3D RENDERING

Exhibit 'E': Floor Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:

X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelley tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 26-22

SPECIFIC USE PERMIT NO. S-399

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*]; and Subsection 01.01, *Land*

Use Schedule, of Article 04, *Permissible Uses*; and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
- (2) No more than three (3) separate equipment buildings shall be located on a single lot.
- (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
- (4) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
- (5) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF JUNE, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

**Exhibit 'A':
Location Map**

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30

General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552

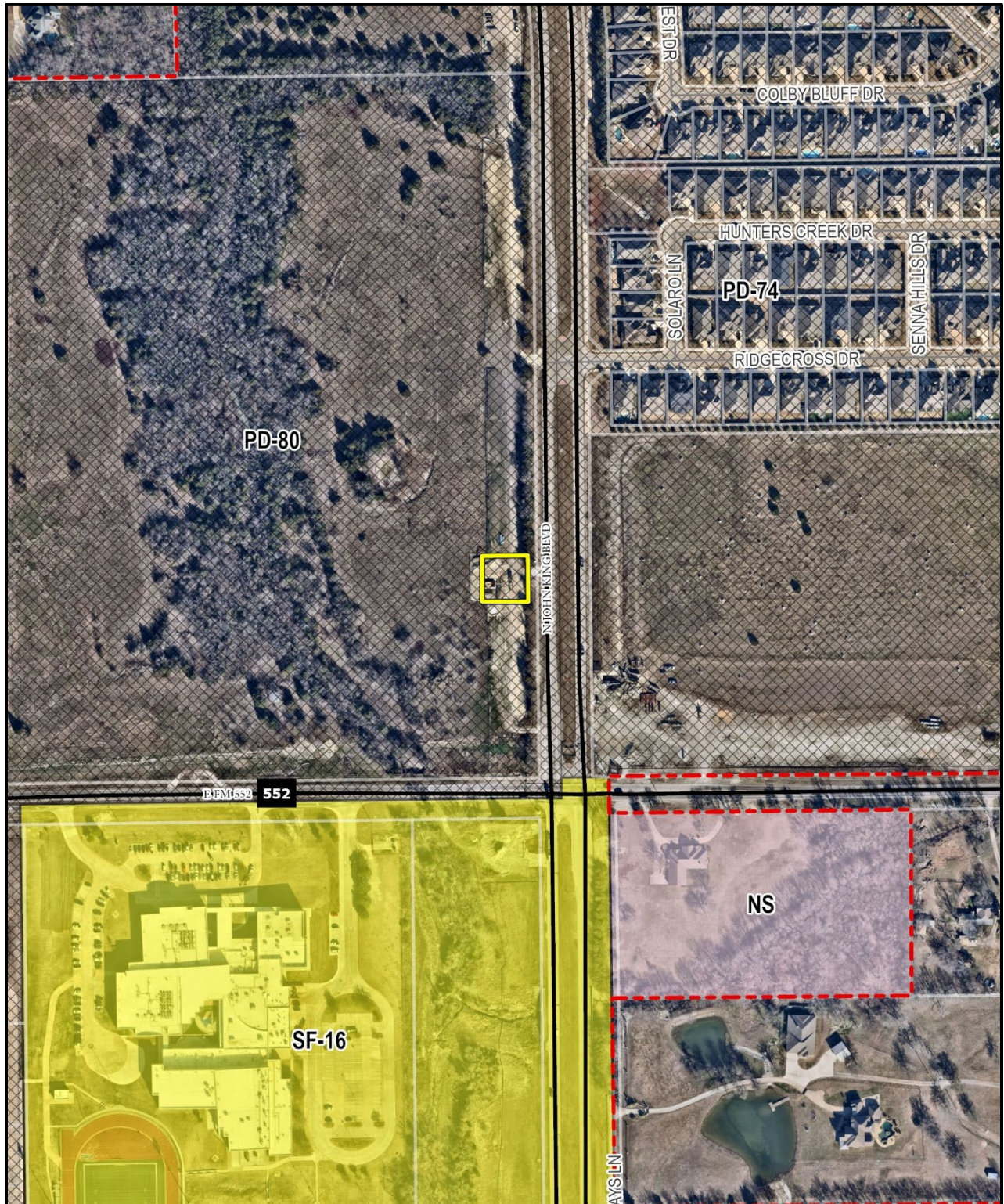
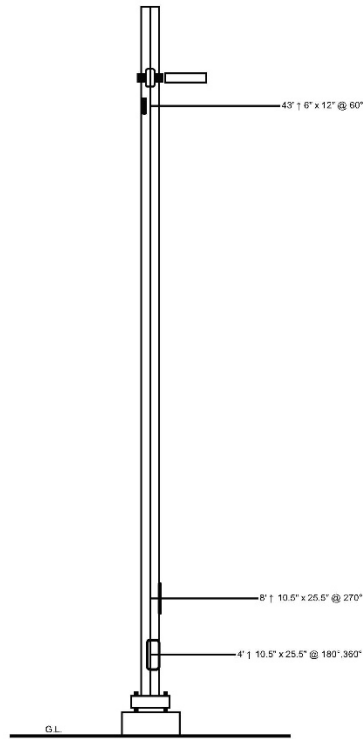


Exhibit 'B': Concept Building Elevations

Length (ft)	48'-0"
Number Of Slats	18
Thickness (in)	5/8"
Lap Splice (ft)	16"
Top Diameter (in)	16"
Bottom Diameter (in)	0
Taper (in/ft)	AS72-65
Grade	2855
Weight (lbs)	49
Overall Steel Height (ft)	



Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	516 ft
Seismic Importance Factor, I _s	1.00
0.2-sec Spectral Response, S _s	0.108 g
1-sec Spectral Response, S ₁	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 W _o	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 W _o	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 D _i + 1.0 W _i	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 E _v + 1.0 E _h	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 E _v + 1.0 E _h	2.13	0.19	5.44	0.04	0.06
1.0 D - 1.0 W _o (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

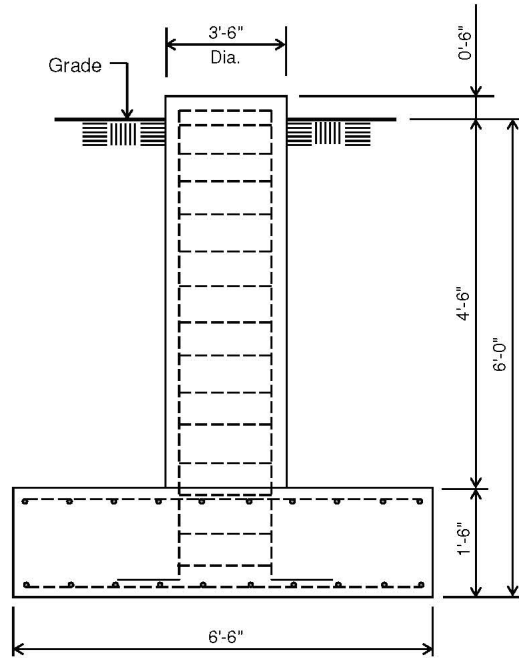
 Sabre Industries 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone (712) 258-6990 Fax (712) 276-9814 <small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 556 and shall not be reproduced, copied or used, in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small>	Job: 566060 Customer: RLC CONTROLS, INC Site Name: NTMWD Waterline, TX Description: 50' Monopole Date: 6/26/2025 By: ARH
--	---

Exhibit 'B':
Concept Building Elevations



No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50' Monopole



ELEVATION VIEW

(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

Information contained herein is the sole property of Sabre Industries, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Industries.

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814



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: June 1, 2026
APPLICANT: Javier Silva of JMS Custom Homes, LLC
CASE NUMBER: P2026-019; *Final Plat for Lot 1, Block A, Sixfold Addition*

SUMMARY

Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a Final Plat for Lot 1, Block A, Sixfold Addition being a 0.15-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.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a .015-acre tract of land [*i.e. Block 48B of the B. F. Boydston Addition*] for the purpose of establishing the necessary easements for the development of a single-family home on the subject property.
- Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 15, 1983. Based on aerial images, an existing single-family home was situated on the subject property as of February 2014; however, this home was removed from the property through a demolition permit [*DEM2014-009*], which was issued on July 22, 2014. On August 14, 2014, the Board of Adjustments (BOA) approved *Order No. BOA 2014-5-V* approving a variance to reduce the front yard setback from 20-feet to ten (10) feet; however, no building permit was submitted associated with this request. On March 16, 2026, the City Council approved *Ordinance No. 26-12, S-394* [*i.e. Case No. Z2026-008*] to allow the construction of a single-family home 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 Final Plat 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 Final Plat for Lot 1, Block A, Sixfold 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 May 26, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 213 S. Clark ST. Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Sixfold Ventures LLC APPLICANT Javier Silva

CONTACT PERSON Ruben Fragoso CONTACT PERSON Javier Silva

ADDRESS _____ ADDRESS _____

CITY, STATE & ZIP _____ CITY, STATE & ZIP _____

PHONE _____ PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

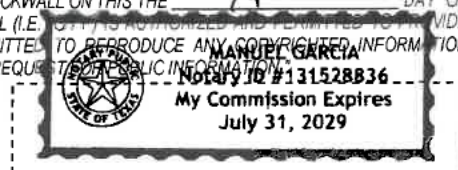
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 520.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 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 14 DAY OF May, 2026

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES July 31, 2029

0 15 30 60 90 120 Feet

P2026-019: Final Plat for Lot 1, Block A, Sixfold Addition



Case Location Map = 

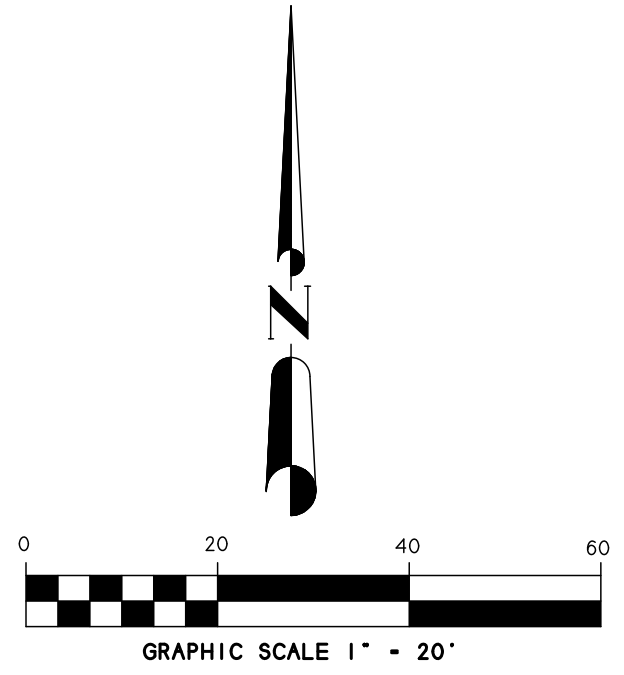
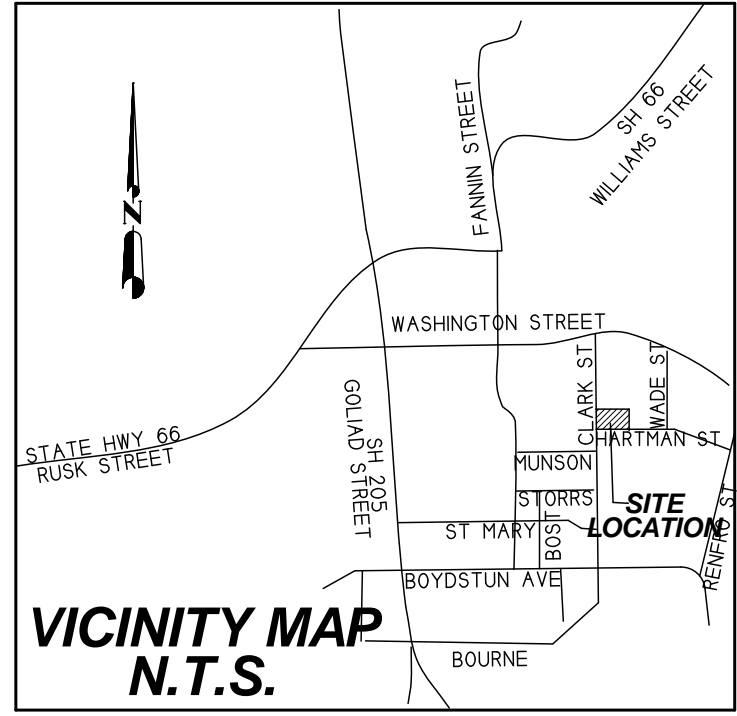
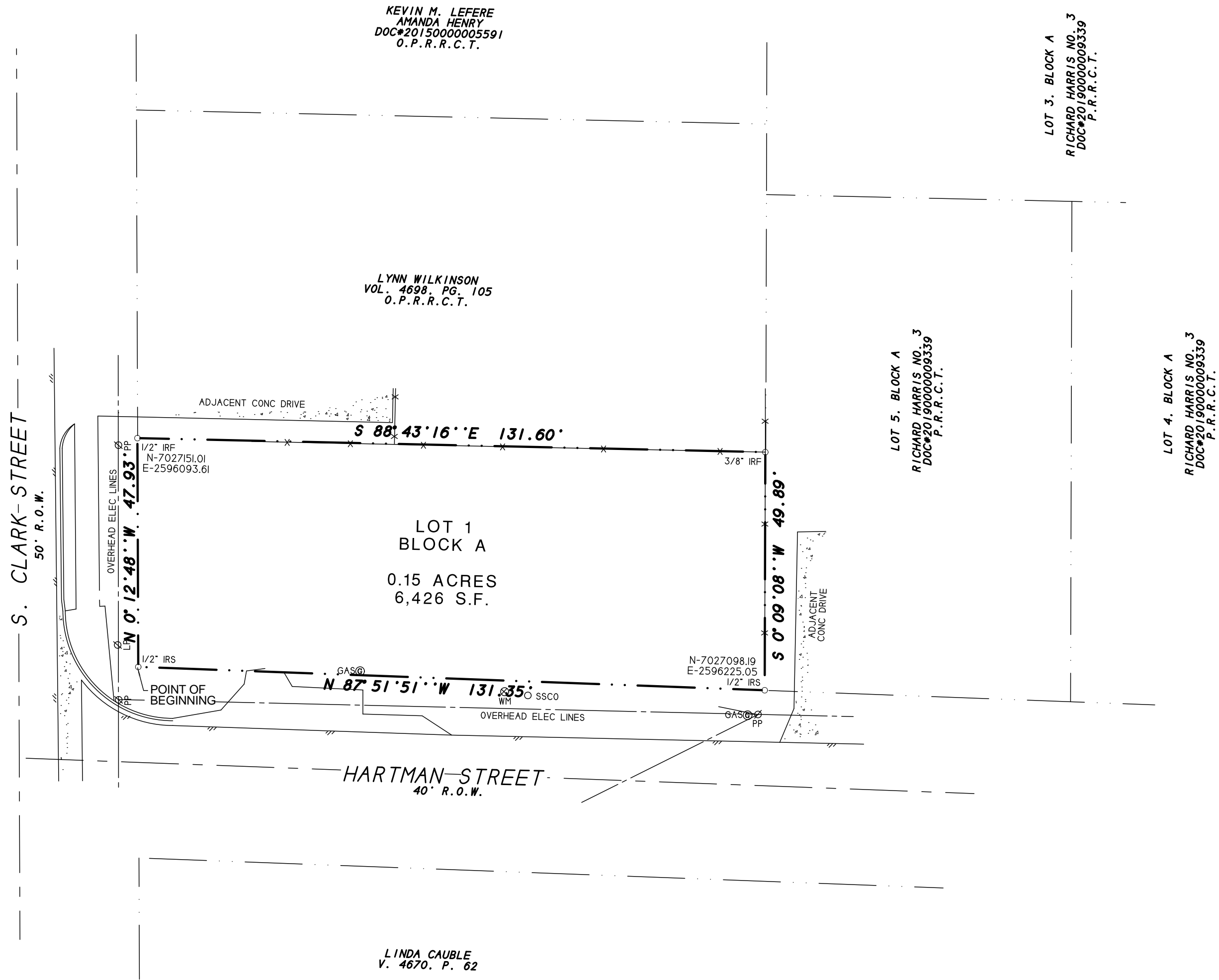


City of Rockwall

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.





SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 104, P. 498, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

GENERAL NOTES:

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

**FINAL PLAT
LOT 1, BLOCK A
SIXFOLD ADDITION**

BEING ONE (1) LOT
0.15 ACRES OR 6,426 S.F.
SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
SIXFOLD VENTURES LLC
RUBEN FRAGASO
1321 CRESCENT COVE DRIVE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE APRIL 29, 2026
SCALE 1" = 20' FILE # 20140255-FP
CLIENT JMS

CITY CASE NO. P2026-

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, SIXFOLD VENTURES LLC, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty deed from Sherman P. Sparks to Billy Ray Crawford and Linda K. Crawford, dated August 31, 1972 and being recorded in Volume 104, Page 498 of the Deed Records of Rockwall County, Texas, and conveyed to Sixfold Ventures LLC by Deed recorded in Document no. 2026000002365, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the intersection of the east right-of-way line of S. Clark Street with the north right-of-way line of Hartman Street, at the southwest corner of said Crawford tract;

THENCE N. 00 deg. 12 min. 48 sec. W. along the east right-of-way line of S. Clark Street, a distance of 47.93 feet to a 1/2" iron rod found for corner;

THENCE S. 88 deg. 43 min. 16 sec. E. a distance of 131.60 feet to a 3/8" iron rod found for corner in the west line of Lot 5, Block A, RICHARD HARRIS NO 3 ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Document no. 2019000009339, Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 08 sec. W. along the west line of said Lot 2, a distance of 49.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the north right-of-way line of Hartman Street;

THENCE N. 87 deg. 51 min. 51 sec. W. along said right-of-way line, a distance of 131.35 feet to the POINT OF BEGINNING and containing 6,426 square feet or 0.15 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 LOT 1, BLOCK A, SIXFOLD ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A, SIXFOLD ADDITION, have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

RUBEN FRAGASO
for SIXFOLD VENTURES LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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



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

Mayor of City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

FINAL PLAT
LOT 1, BLOCK A
SIXFOLD ADDITION

BEING ONE (1) LOT
0.15 ACRES OR 6,426 S.F.

SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
SIXFOLD VENTURES LLC
RUBEN FRAGASO
1321 CRESCENT COVE DRIVE
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150800
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 29, 2026
SCALE 1" = 20' FILE # 20140255-FP
CLIENT JMS

CITY CASE NO. P2026-



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: June 1, 2026

APPLICANT: Javier Silva; *JMS Custom Homes*

CASE NUMBER: Z2026-018; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 804 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. On September 14, 1896, the subject property was platted with the F & M Addition, and was identified as a portion of Block 9 and Block 10, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On September 8, 2020, a demolition permit [*i.e.* RES2020-3387] was issued to remove an existing single-family home and a detached garage from the subject property. On December 20, 2021, the City Council approved a final plat [*i.e.* Case No. P2021-058], establishing the subject property as Lot 3, Block A, Kinsey Addition. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 804 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e.* 806, 808, & 810 Kernodle Street] developed with single-family homes. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels that are a part of Phase 1 of the Harris Heights Addition, which consists of 58 lots, and has been in existence since February 1, 1970. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is one (1) parcel of land [*i.e.* 802 Kernodle Street] developed with a single-family home. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is one (1) parcel of land [*i.e.* 704 Kernodle Street], which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [i.e. 803 Austin Street] developed with a single-family home. Beyond this is Austin Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various parcels developed with single-family homes that make up part of the F & M Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Kernodle Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1) parcel of land [i.e. 803 Kernodle Street] developed with a single-family home. West of this is N. Fannin Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the F & M Addition, which consists of 63 lots, is 90.48% developed, and has been in existence since September 14, 1896. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Kernodle and Austin Street	Proposed Housing
Building Height	One (1) Story Homes and One (1), Two (2) Story Home	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Kernodle Street
Year Built	1914-2022	N/A
Building SF on Property	1,080 SF – 3,825 SF	3,962 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Green, Brown, Red, Tan, Grey	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Kernodle Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i) single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant's proposed garage is oriented approximately 4¼-inches in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Kernodle and Austin Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 21, 2026, staff mailed 95 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received two (2) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent, and Commissioner Hagaman recusing himself.

CITY COUNCIL

On May 18, 2026, the City Council approved a motion to table the Specific Use Permit (SUP) to the June 1, 2026 meeting 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 804 Kernodle St. Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER JMS Custom Homes LLC APPLICANT Javier Silva

CONTACT PERSON Javier Silva CONTACT PERSON _____

ADDRESS _____ ADDRESS Same

CITY, STATE & ZIP _____ STATE & ZIP _____

PHONE _____ PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

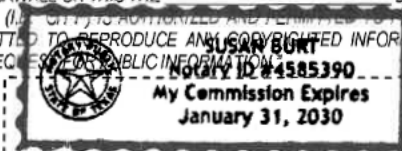
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITS 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 OR ALL INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April, 2020

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

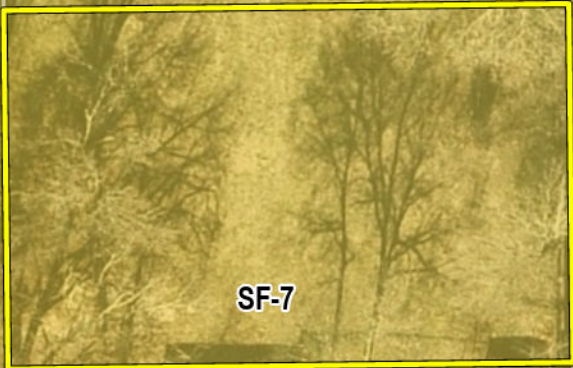


MY COMMISSION EXPIRES 1-31-2030

0 12.5 25 50 75 100 Feet

Z2026-018: Specific Use Permit (SUP) for residential Infill at 804 Kernodle Street

KERNODLE ST



SF-7

CORNELIA ST

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.

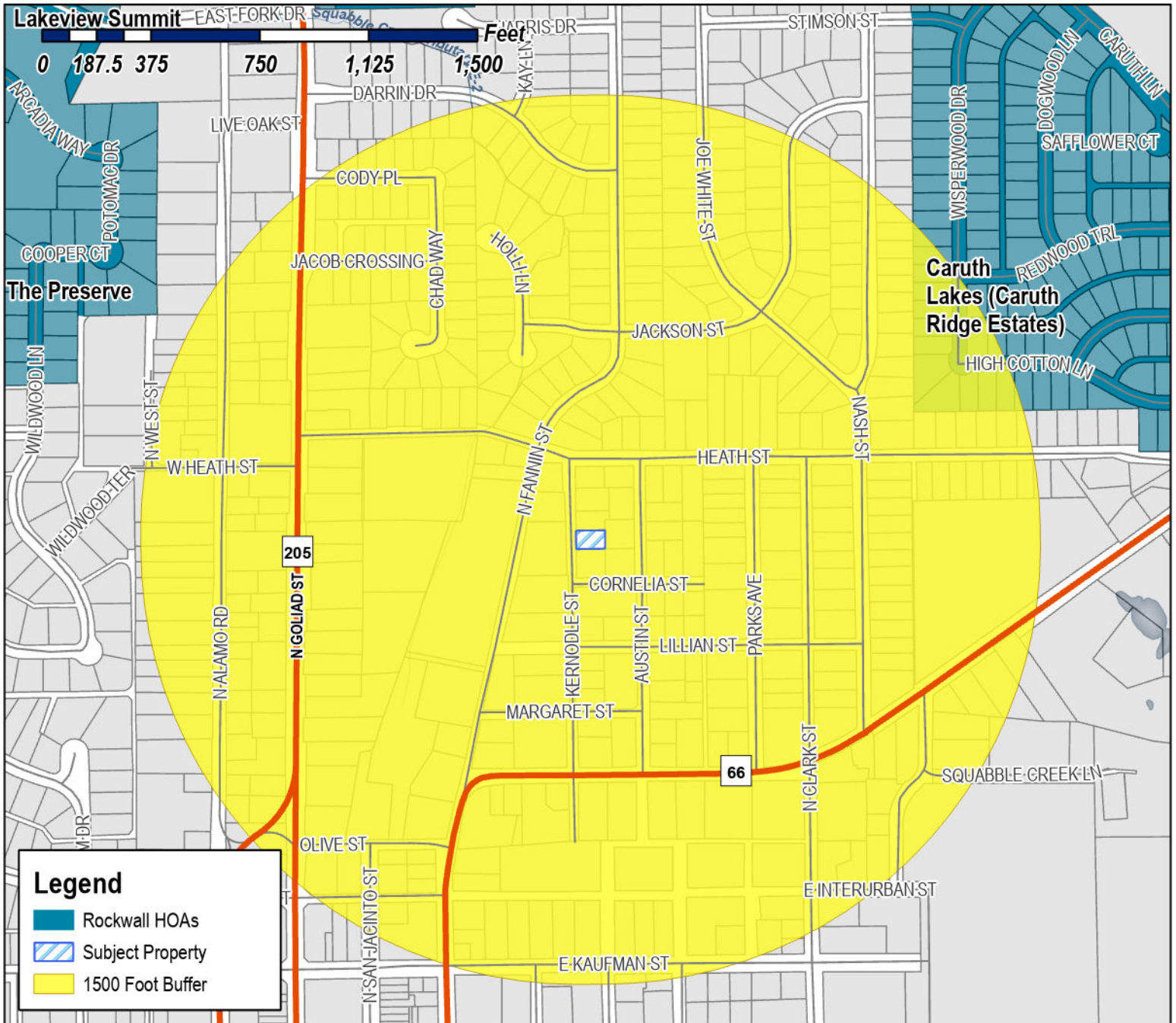




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Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street



Date Saved: 4/17/2026
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-018]
Date: Wednesday, April 22, 2026 9:03:30 AM
Attachments: [Public Notice \(04.20.2026\).pdf](#)
[HOA Map \(04.17.2026\).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, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 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>.

-
Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

Thank you,

Melanie Zavala

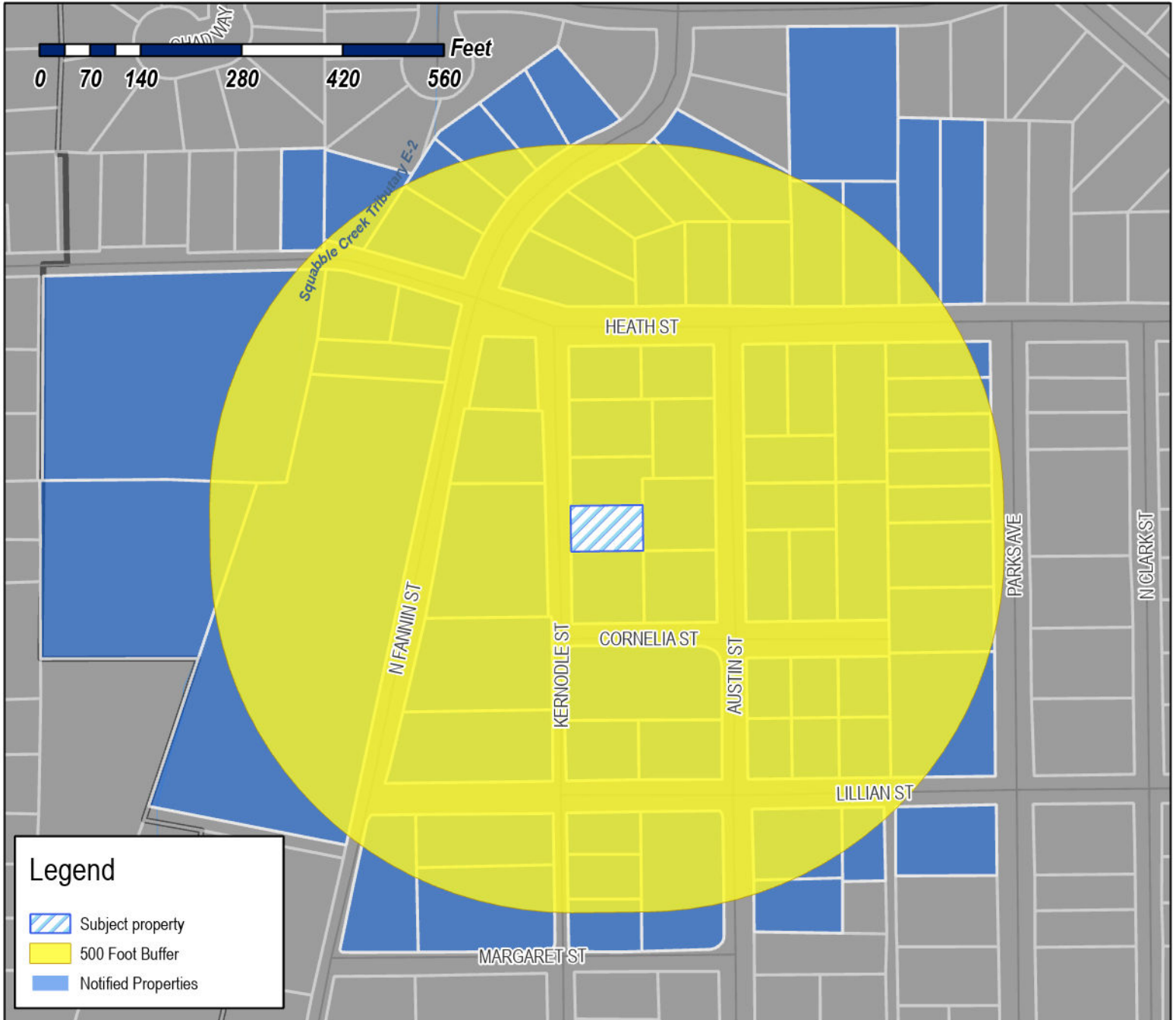
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Legend

- Subject property
- 500 Foot Buffer
- Notified Properties

Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street



Date Saved: 4/17/2026

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

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE
GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
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:

Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-018: SUP for Residential Infill

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

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

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

PUBLIC NOTICE



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

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Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-018: SUP for Residential Infill

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

There is Already too much over development

Name:

[Handwritten Signature]

Address:

[Redacted Address]

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

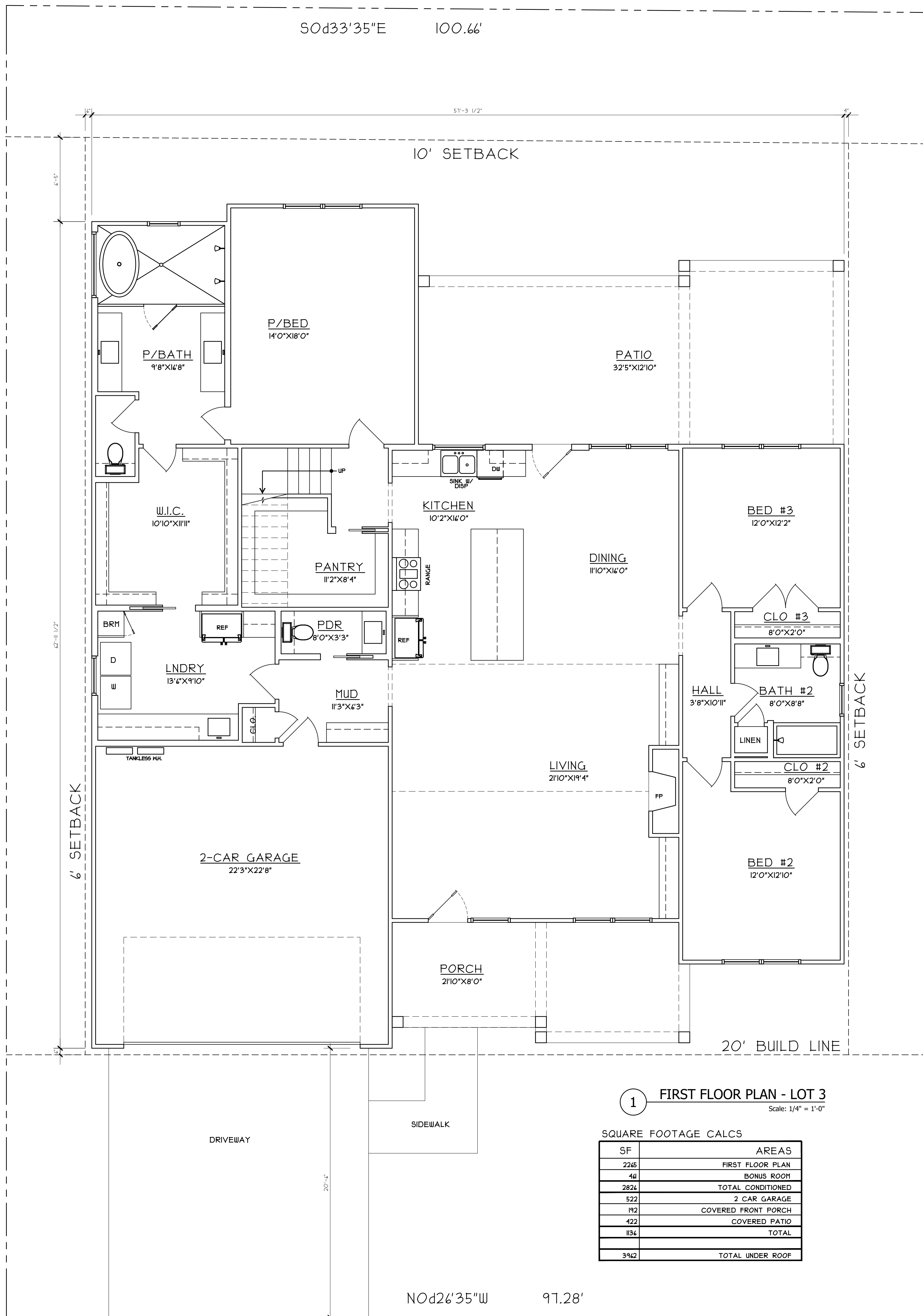
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: [tiffanie bushnell](#)
To: [Planning](#)
Subject: Case Z2026-018, Z2026-019
Date: Saturday, May 2, 2026 7:15:33 PM

We oppose the size of these two houses. They will not fit well in our neighborhood. There was one lot (one house torn down) without notification sent out. These houses are just to much for the lots and so close together. Please consider single level homes !

Thank you ,
Michael and Tiffanie Bushnell

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



1 FIRST FLOOR PLAN - LOT 3
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
2245	FIRST FLOOR PLAN
44	BONUS ROOM
2824	TOTAL CONDITIONED
522	2 CAR GARAGE
192	COVERED FRONT PORCH
422	COVERED PATIO
1134	TOTAL
3942	TOTAL UNDER ROOF



LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

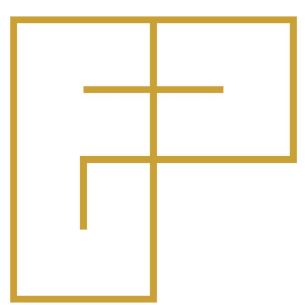
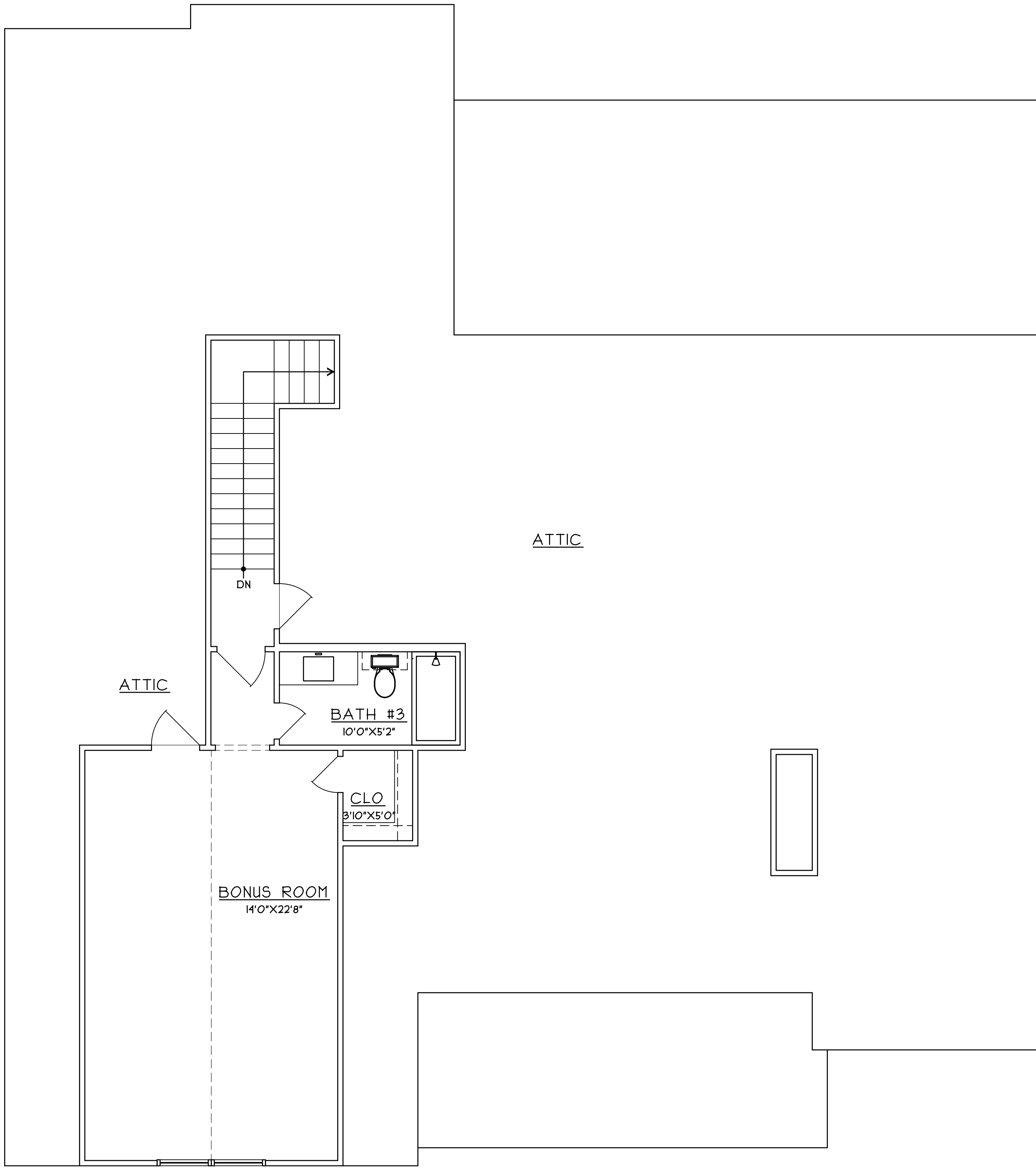
Rockwall, TX 75078



Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
 patra@fanningphilips.com
 214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

Rockwall, TX 75078

Job Number: 26103

Date: 4/16/2026

Sheet Number:

A2

BONUS ROOM

Page 85 of 309



NORTH

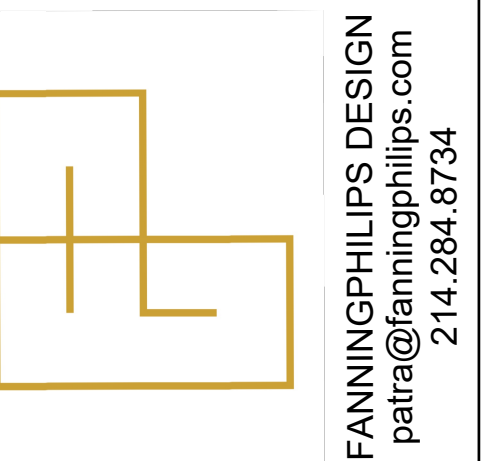


2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



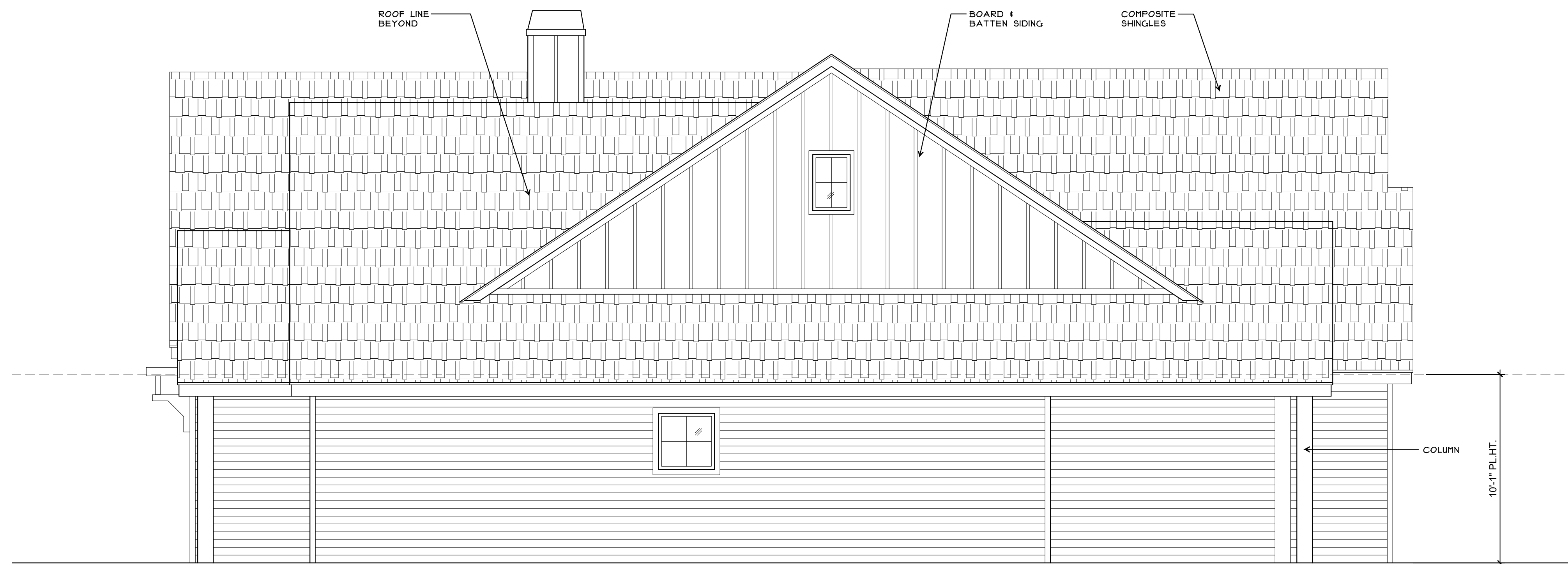
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

LOT 3 KERNOODLE
NEW CONSTRUCTION

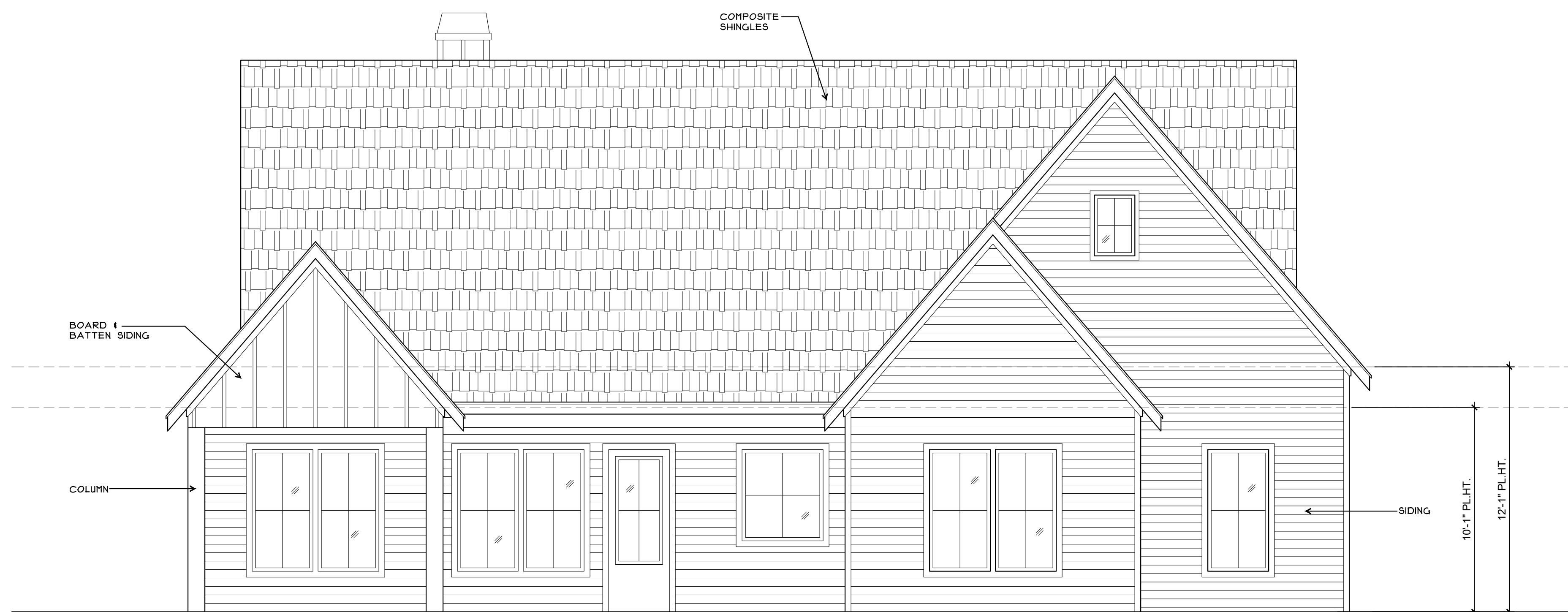


FANNINGPHILIPS DESIGN
patra@fanningphillips.com
214.284.8734

ROCKWALL, TX 75078



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"

LOT 3 KERNOODLE
NEW CONSTRUCTION

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2
ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-018

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
802 Kernodle Street	Single-Family Home	1939	1,826	80	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	780	Brick
804 Kernodle Street	Vacant	N/A	N/A	N/A	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	120	Brick
806 Kernodle Street	Vacant	N/A	N/A	N/A	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	128	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	N/A	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	80	Brick
801 Austin Street	Single-Family Home	1980	2,874	N/A	Brick
803 Austin Street	Single-Family Home	2022	3,825	N/A	Siding
809 Austin Street	Single-Family Home	1991	2,010	N/A	Siding
811 Austin Street	Single-Family Home	1985	1,080	N/A	Siding
	AVERAGES:	1975	2,387	238	



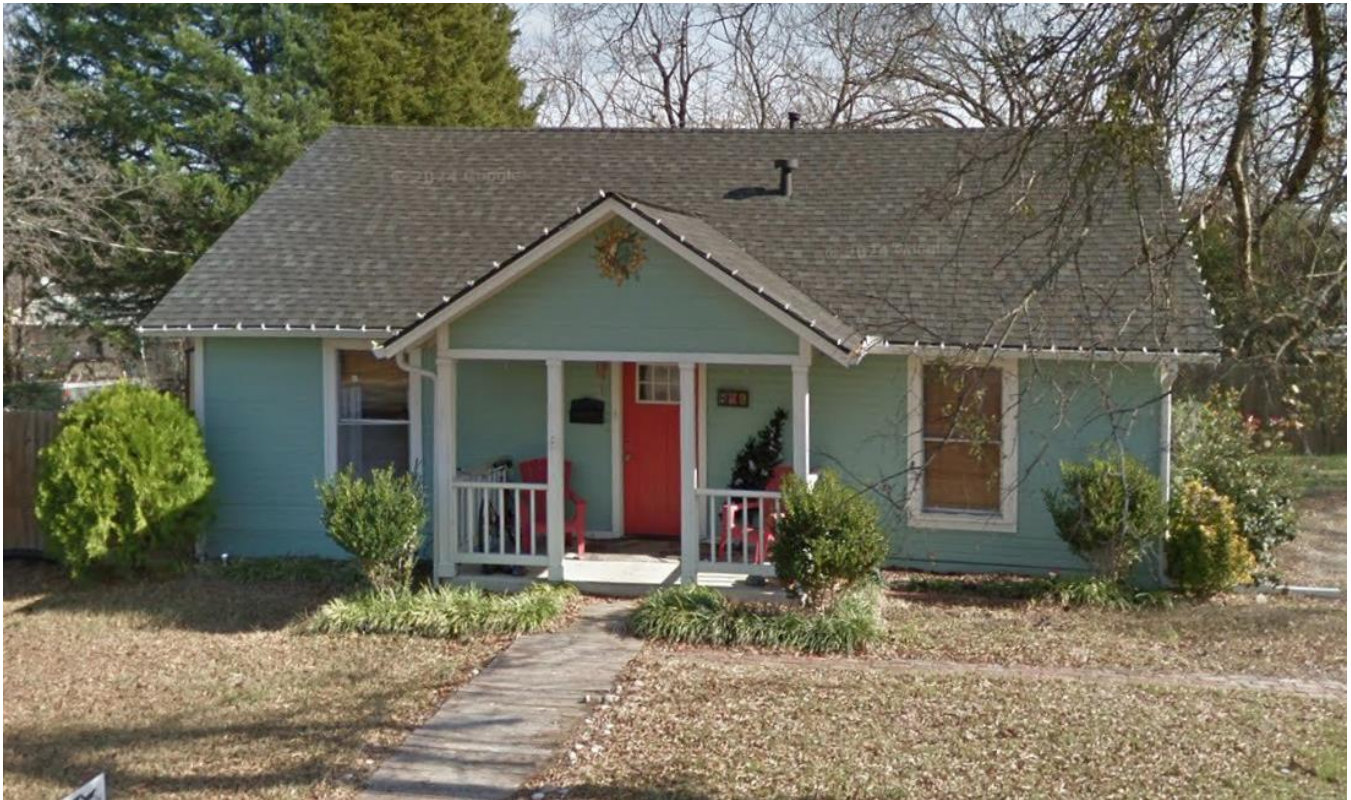
CITY OF ROCKWALL

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802 Kernodle Street



803 Kernodle Street



CITY OF ROCKWALL

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804 Kernodle Street



805 Kernodle Street



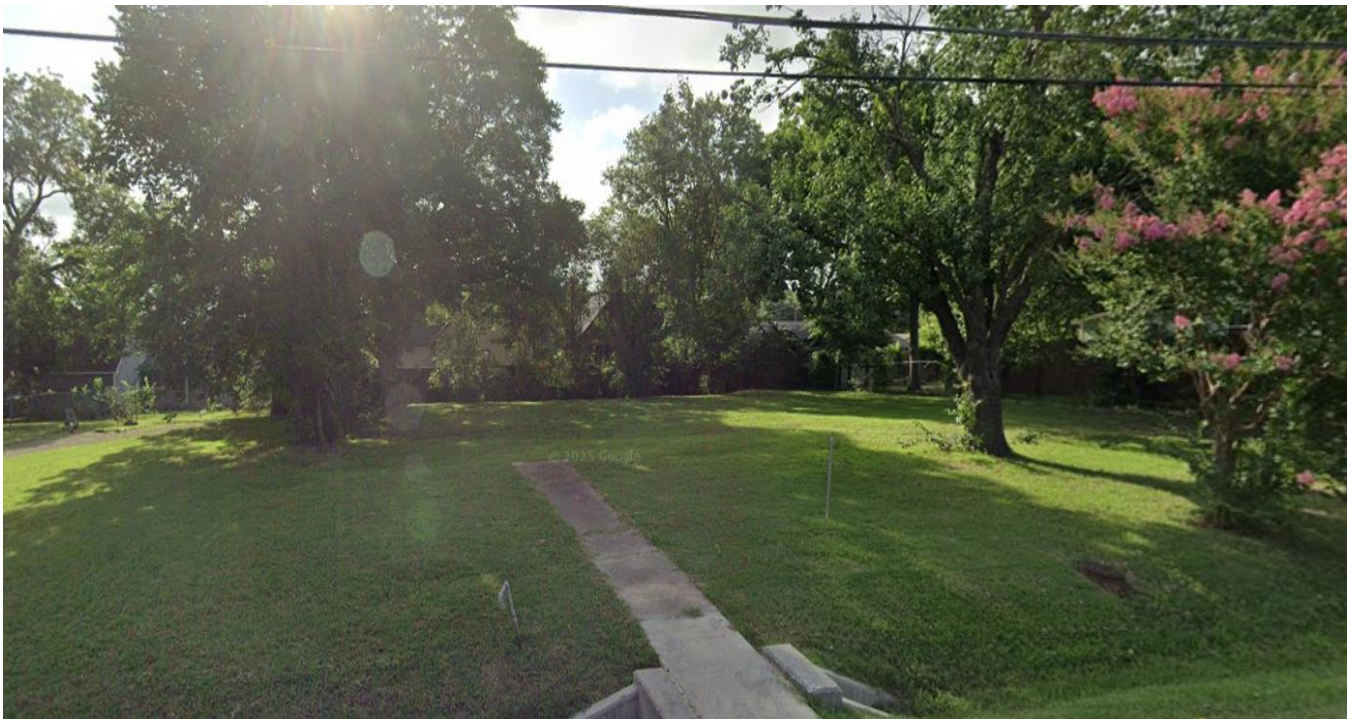
CITY OF ROCKWALL

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806 Kernodle Street



807 Kernodle Street



CITY OF ROCKWALL

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808 Kernodle Street



810 Kernodle Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-018

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



801 Austin Street



803 Austin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-018

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



809 Austin Street



811 Austin Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A':
Location Map

Address: 804 Kernodle Street

Legal Description: Lot 3, Block A, Kinsey Addition



**Exhibit 'B':
Residential Plot Plan**

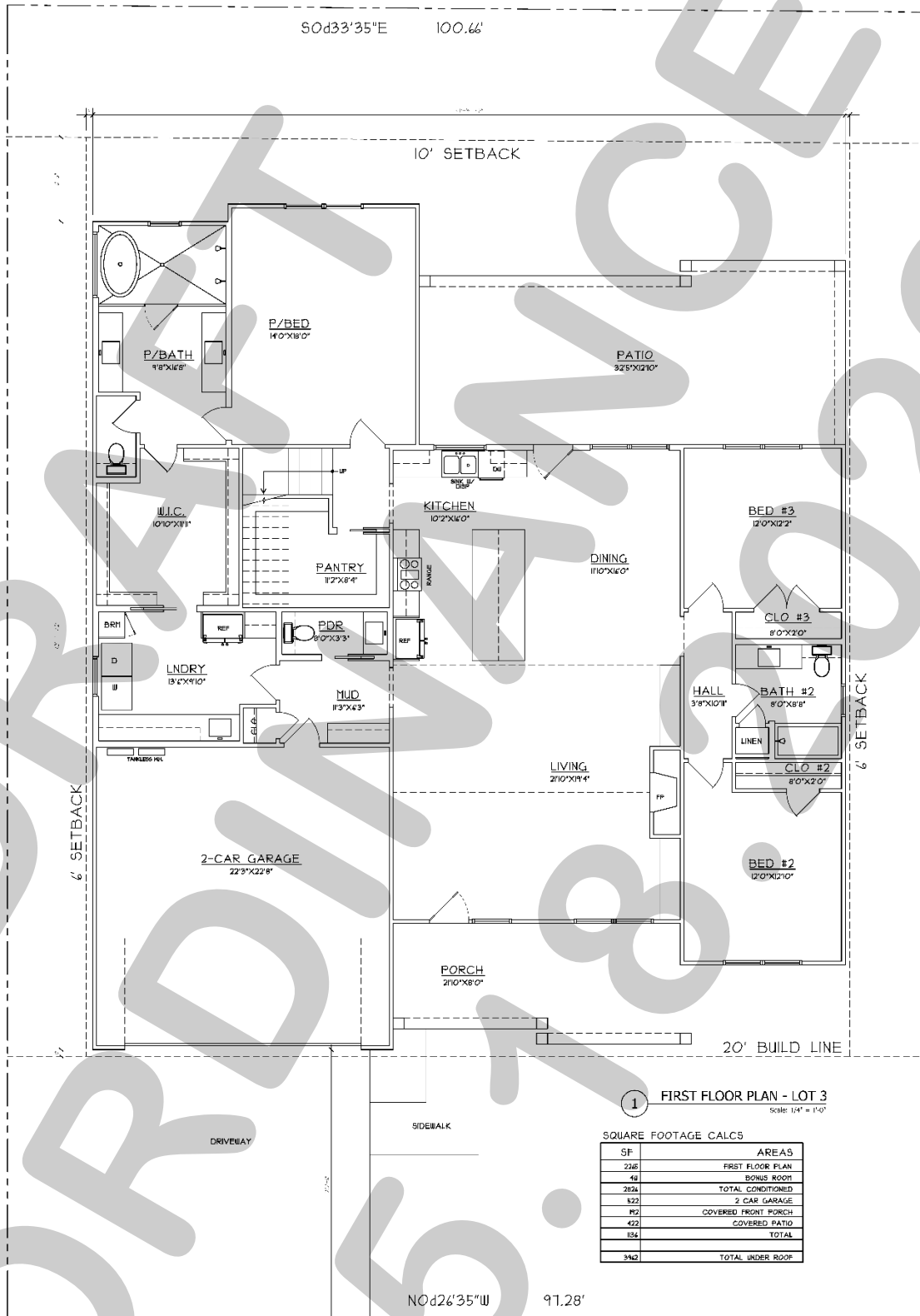
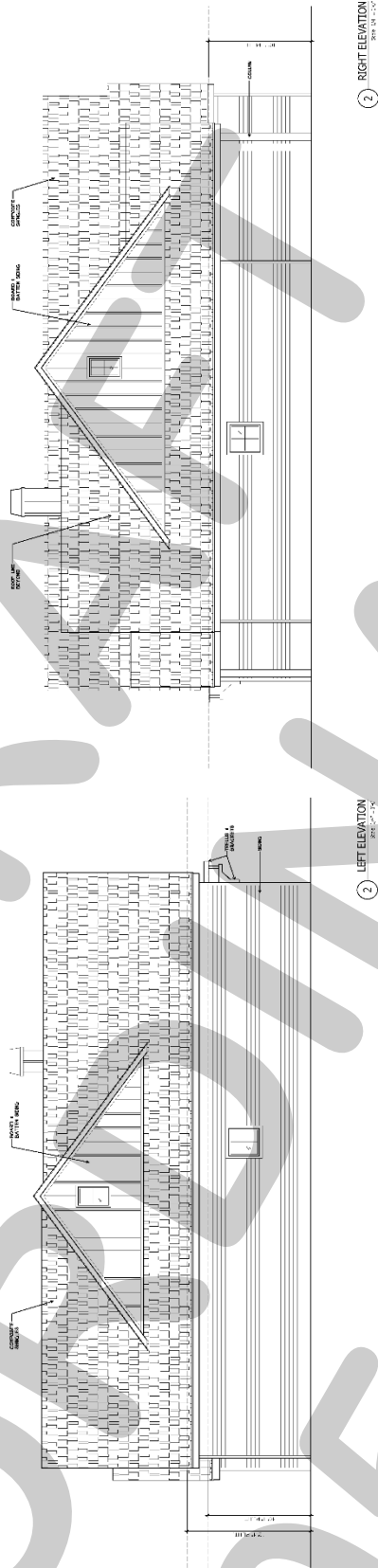
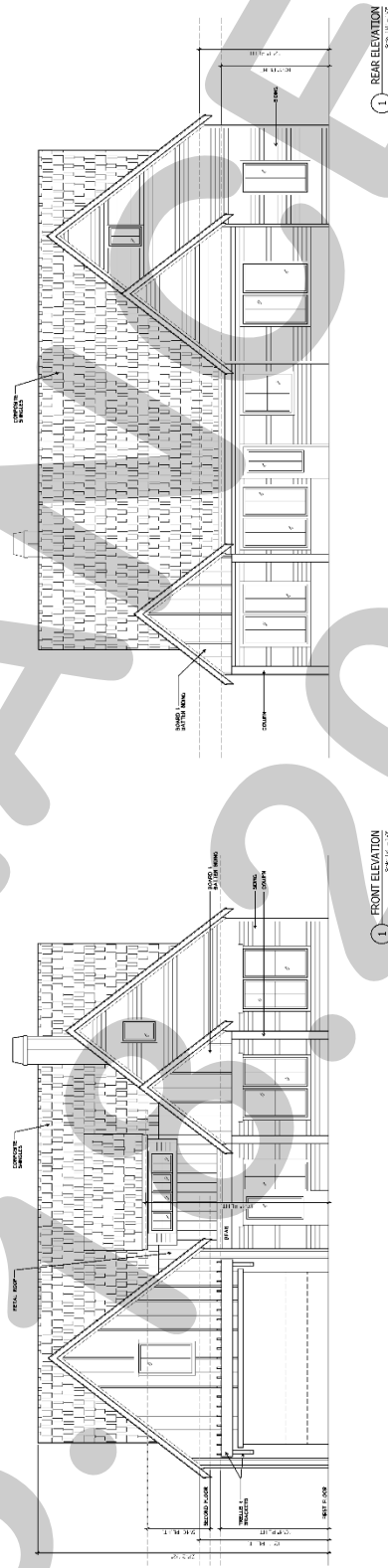


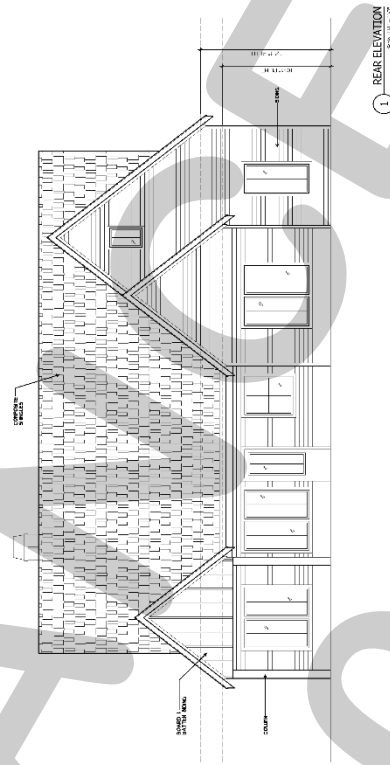
Exhibit 'C':
Building Elevations



2 LEFT ELEVATION
S.C. 1/8"



1 FRONT ELEVATION
S.C. 1/8"



1 REAR ELEVATION
S.C. 1/8"



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: June 1, 2026

APPLICANT: Javier Silva; *JMS Custom Homes*

CASE NUMBER: Z2026-019; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 806 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. On September 15, 1896, the subject property was platted with the F & M Addition, and was identified as a portion of Block 9 and Block 10, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On September 8, 2020, a demolition permit [*i.e.* RES2020-3387] was issued to remove an existing single-family home and a detached garage on the subject property. On December 20, 2021, the City Council approved a final plat [*i.e.* Case No. P2021-058], establishing the subject property as Lot 2, Block A, Kinsey Addition. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 806 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land [*i.e.* 808, & 810 Kernodle Street] developed with single-family homes. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels that are a part of Phase 1 of the Harris Heights Addition, which consists of 58 lots, and has been in existence since February 1, 1970. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is one (1) parcel of land [*i.e.* 802 Kernodle Street] developed with a single-family home and one (1) vacant lot [*i.e.* 804 Kernodle Street]. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is one (1) parcel of land [*i.e.* 704 Kernodle Street], which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) parcels of land [i.e. 803 & 809 Austin Street] developed with single-family homes. Beyond this is Austin Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various parcels developed with single-family homes that make up part of the F & M Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Kernodle Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land [i.e. 803 & 805 Kernodle Street] developed with single-family homes. West of this is N. Fannin Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the F & M Addition, which consists of 63 lots, is 90.48% developed, and has been in existence since September 14, 1896. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and

the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Kernodle and Austin Street	Proposed Housing
Building Height	One (1) Story Homes and One (1), Two (2) Story Home	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Kernodle Street
Year Built	1914-2022	N/A
Building SF on Property	1,080 SF – 3,825 SF	3,942 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Green, Brown, Red, Tan, Grey	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Kernodle Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...". In this case, the applicant's proposed garage is oriented approximately 6-feet, 3½-inches in front of the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Kernodle and Austin Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 21, 2026, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor and three (3) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

CITY COUNCIL

On May 18, 2026, the City Council approved a motion to table the Specific Use Permit (SUP) to the June 1, 2026 meeting 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 806 Kernoble St Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 JMS Custom Homes LLC APPLICANT Javier Silva

CONTACT PERSON Javier Silva CONTACT PERSON _____

ADDRESS _____ ADDRESS _____

CITY, STATE & ZIP _____ CITY, STATE & ZIP _____

PHONE _____ PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

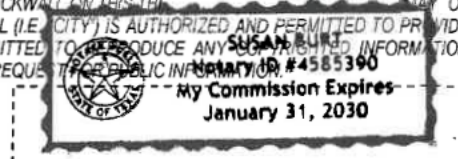
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO DISSEMINATE 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 16 DAY OF April, 2020

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 1-31-2030



Z2026-019: Specific Use Permit (SUP) for Residential Infill at 806 Kernodle Street



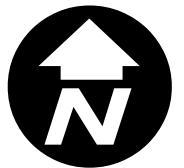
Case Location Map =



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.

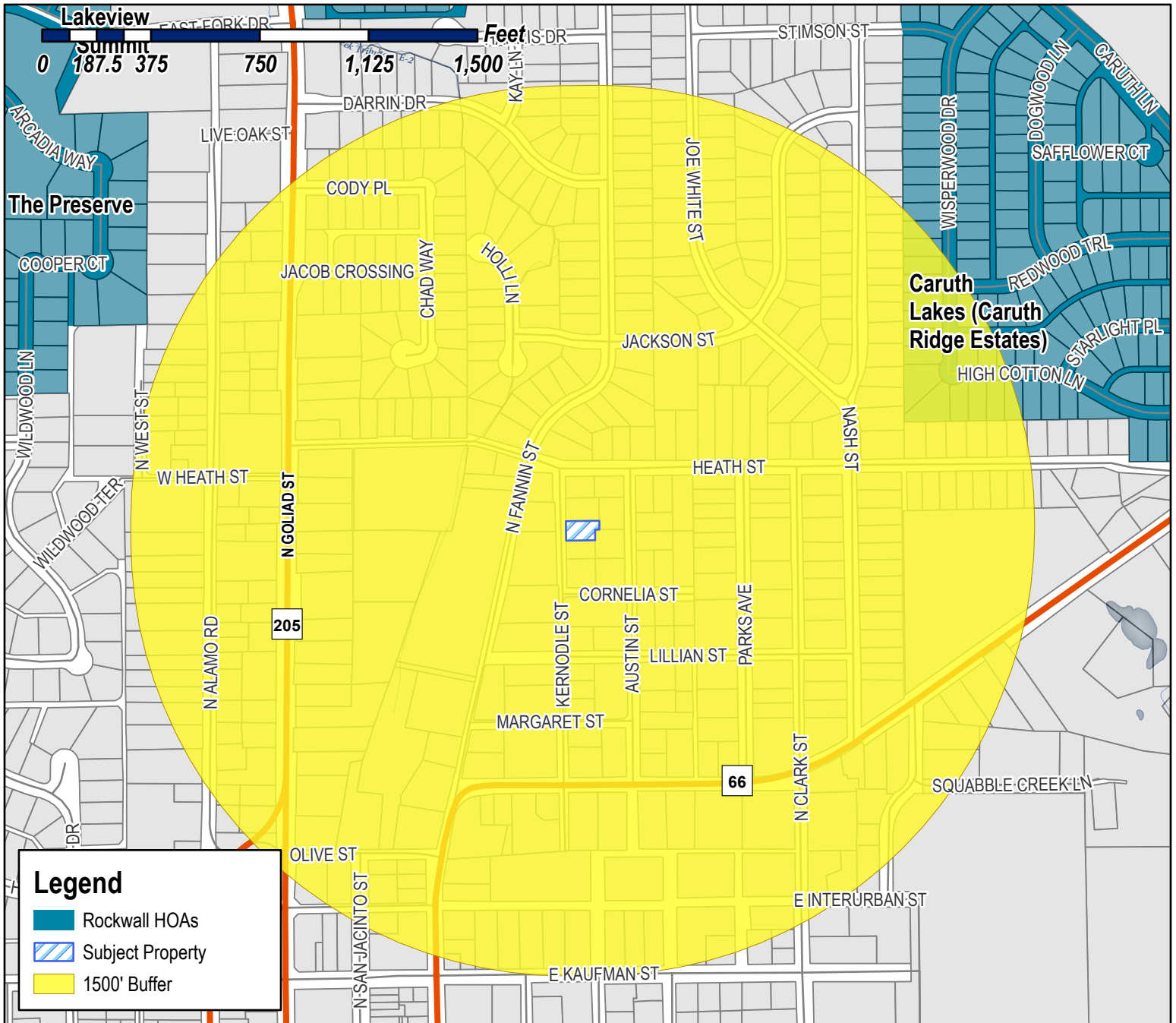




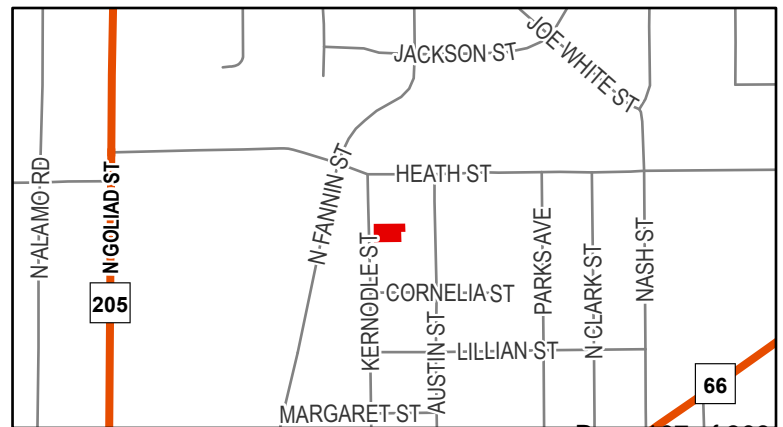
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street



Date Saved: 4/16/2026

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

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program {Z2026-019}
Date: Wednesday, April 22, 2026 9:05:28 AM
Attachments: [Public Notice \(04.20.2026\).pdf](#)
[HOA Map \(04.16.2026\).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, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 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>.

-
Z2026-019: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

Thank you,

Melanie Zavala

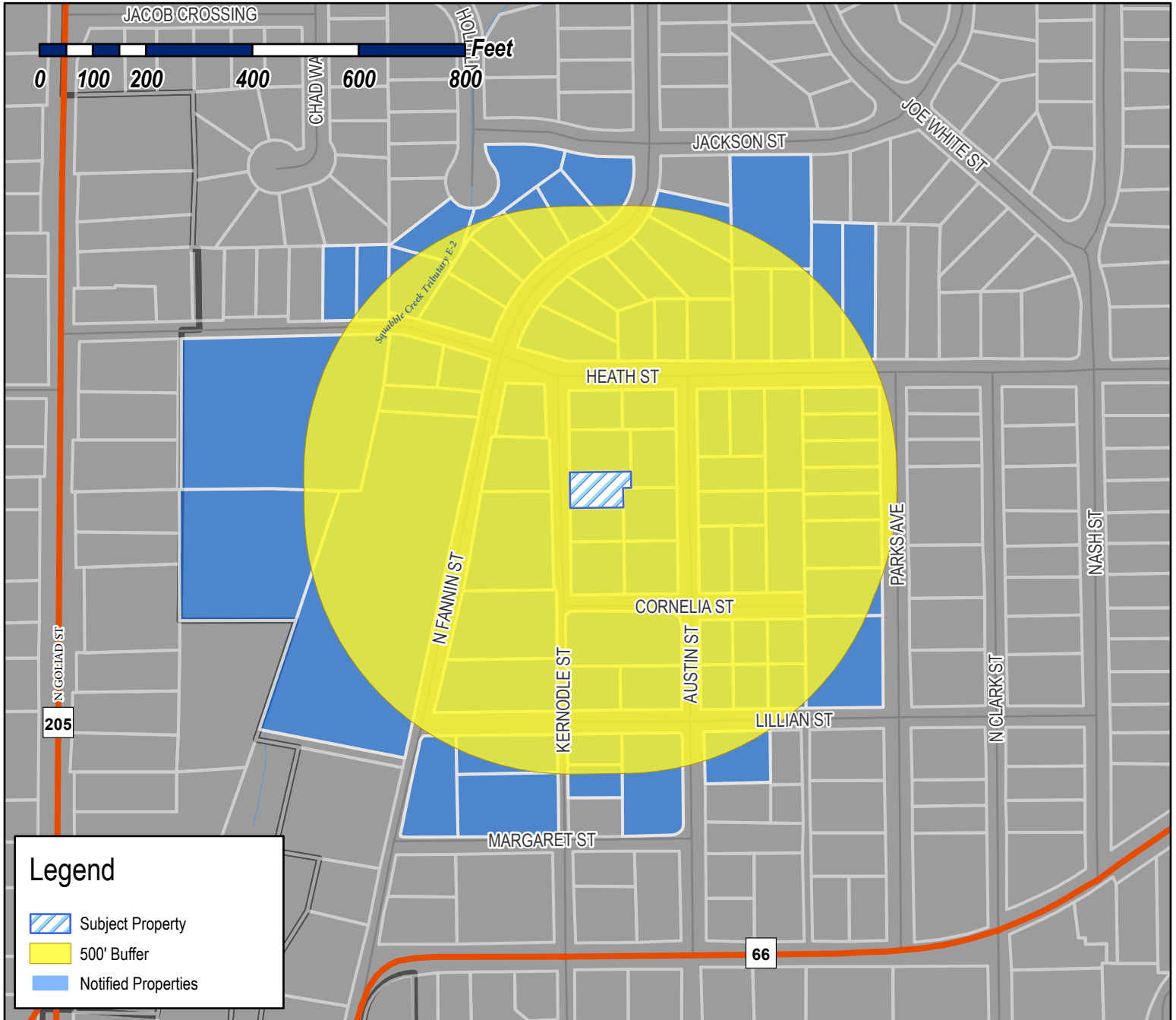
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568






City of Rockwall

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

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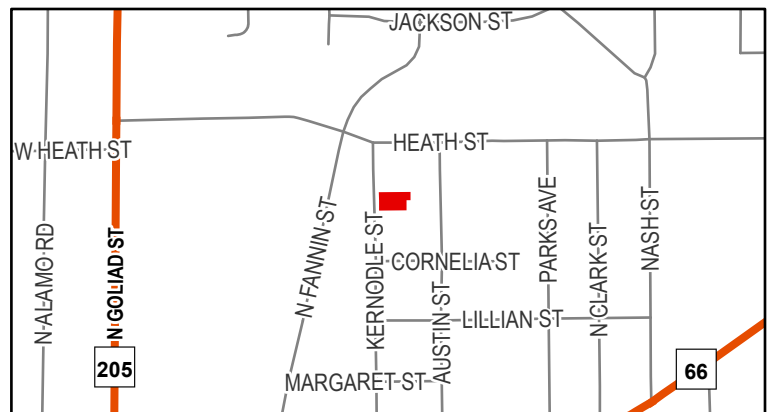


Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street

Date Saved: 4/16/2026
 For Questions on this Case Call: (972) 771-7745



RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE
GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
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:

Z2026-019: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: _____
Address: _____

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

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER z2026-019 sup

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Bonnie Messenger

ADDRESS

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

I feel two story houses are not in line with street or neighborhood. The majority of houses are older homes.

PLEASE CHECK ALL THAT APPLY.

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

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

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

Case No. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name: *G. Crowder*

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.

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PLANNING AND ZONING DEPARTMENT
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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. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

The City Development has gone too far too fast

Name: *Jake Roe*

Address: [Redacted]

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

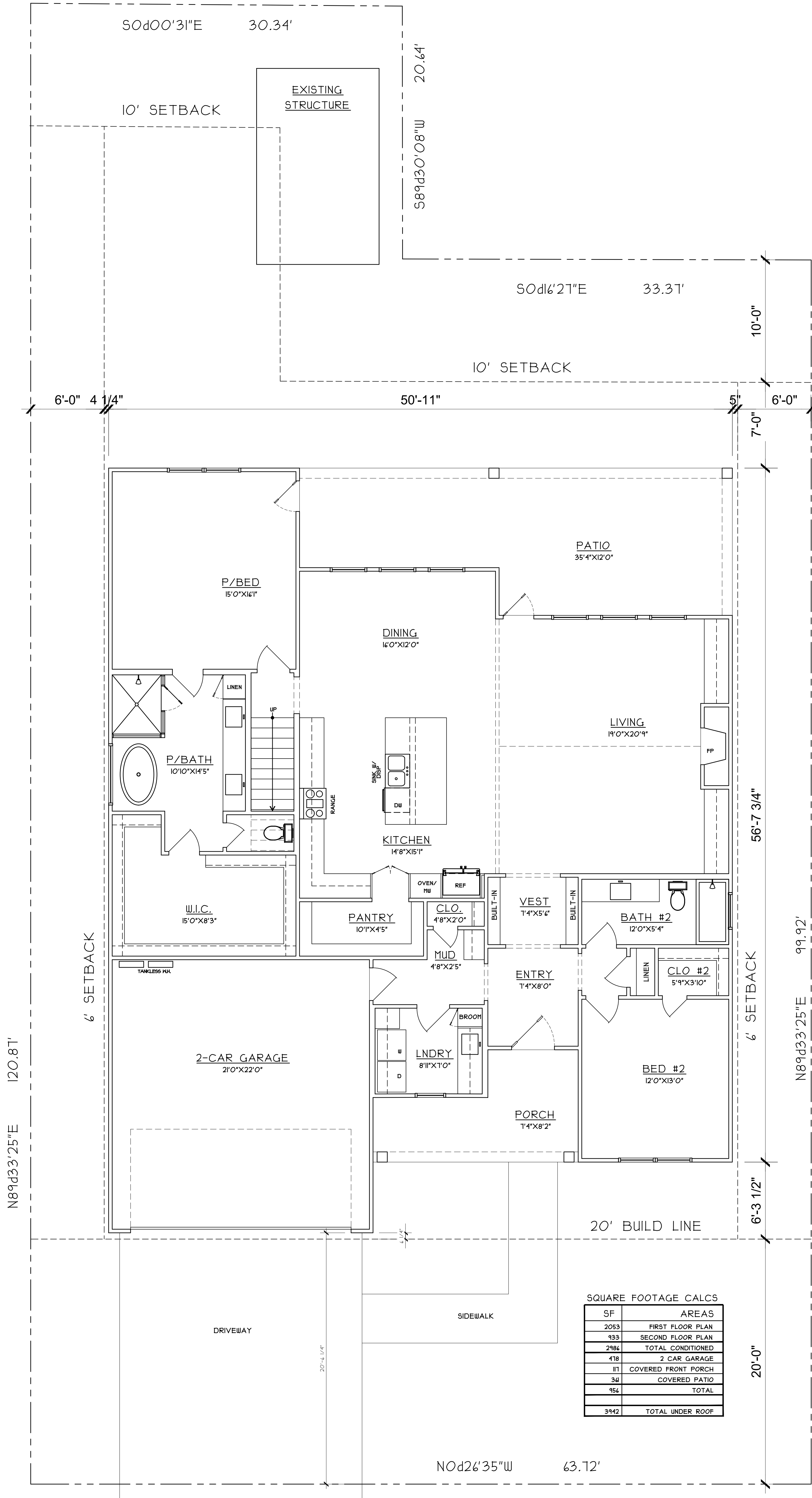
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: [tiffanie bushnell](#)
To: [Planning](#)
Subject: Case Z2026-018, Z2026-019
Date: Saturday, May 2, 2026 7:15:33 PM

We oppose the size of these two houses. They will not fit well in our neighborhood. There was one lot (one house torn down) without notification sent out. These houses are just to much for the lots and so close together. Please consider single level homes !

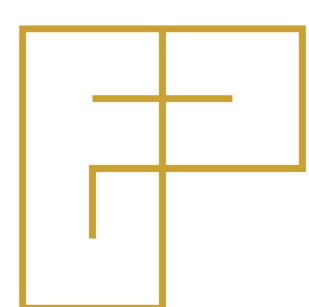
Thank you ,
Michael and Tiffanie Bushnell

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



SQUARE FOOTAGE CALCS

SF	AREAS
2053	FIRST FLOOR PLAN
933	SECOND FLOOR PLAN
2986	TOTAL CONDITIONED
418	2 CAR GARAGE
117	COVERED FRONT PORCH
34	COVERED PATIO
954	TOTAL
3942	TOTAL UNDER ROOF



FANNINGPHILIPS DESIGN
 patra@fanningphilips.com
 214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

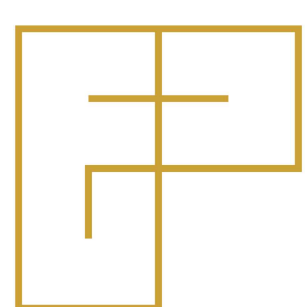
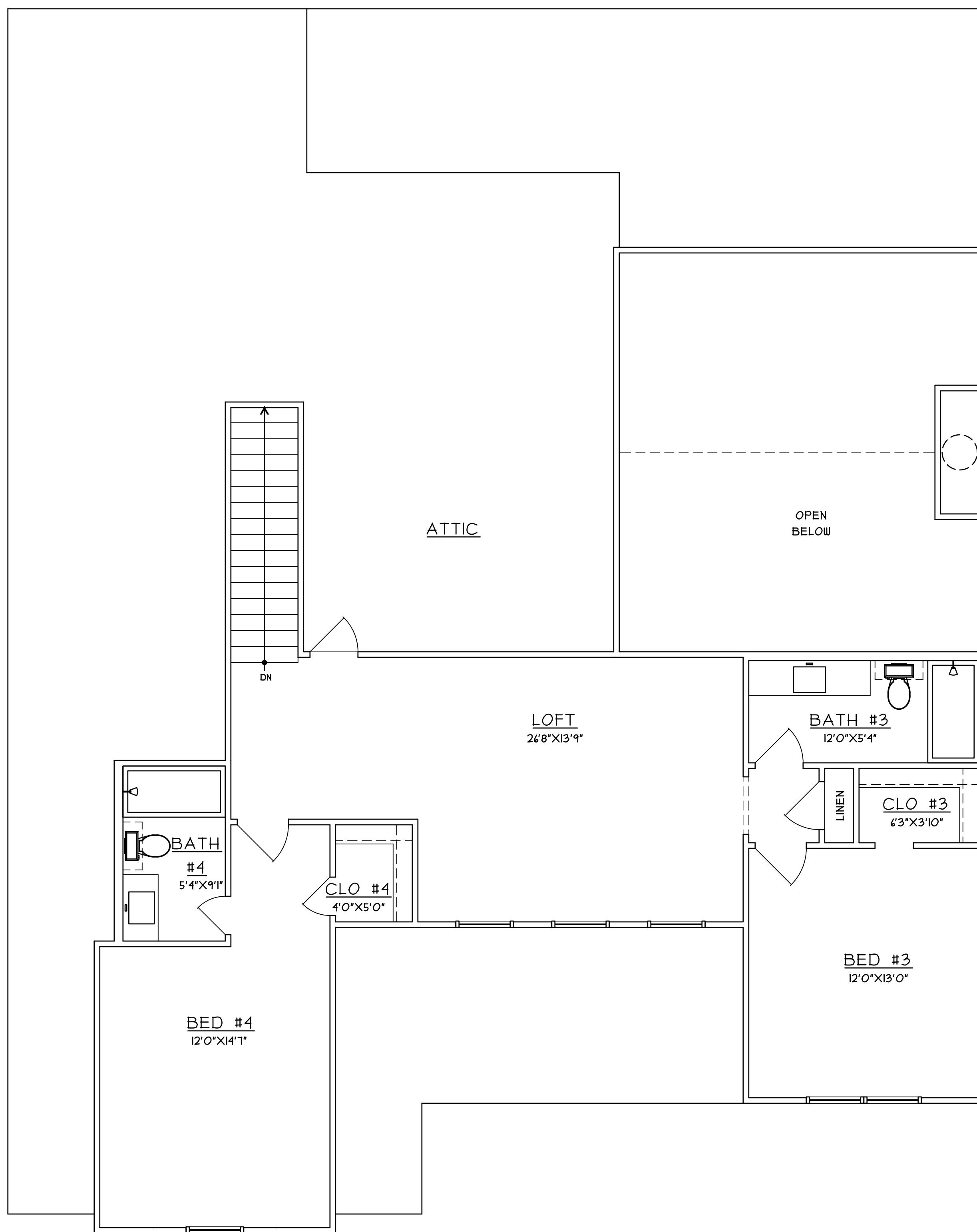
Rockwall, TX 75078



Job Number: 26103
 Date: 4/16/2026
 Sheet Number:

A1

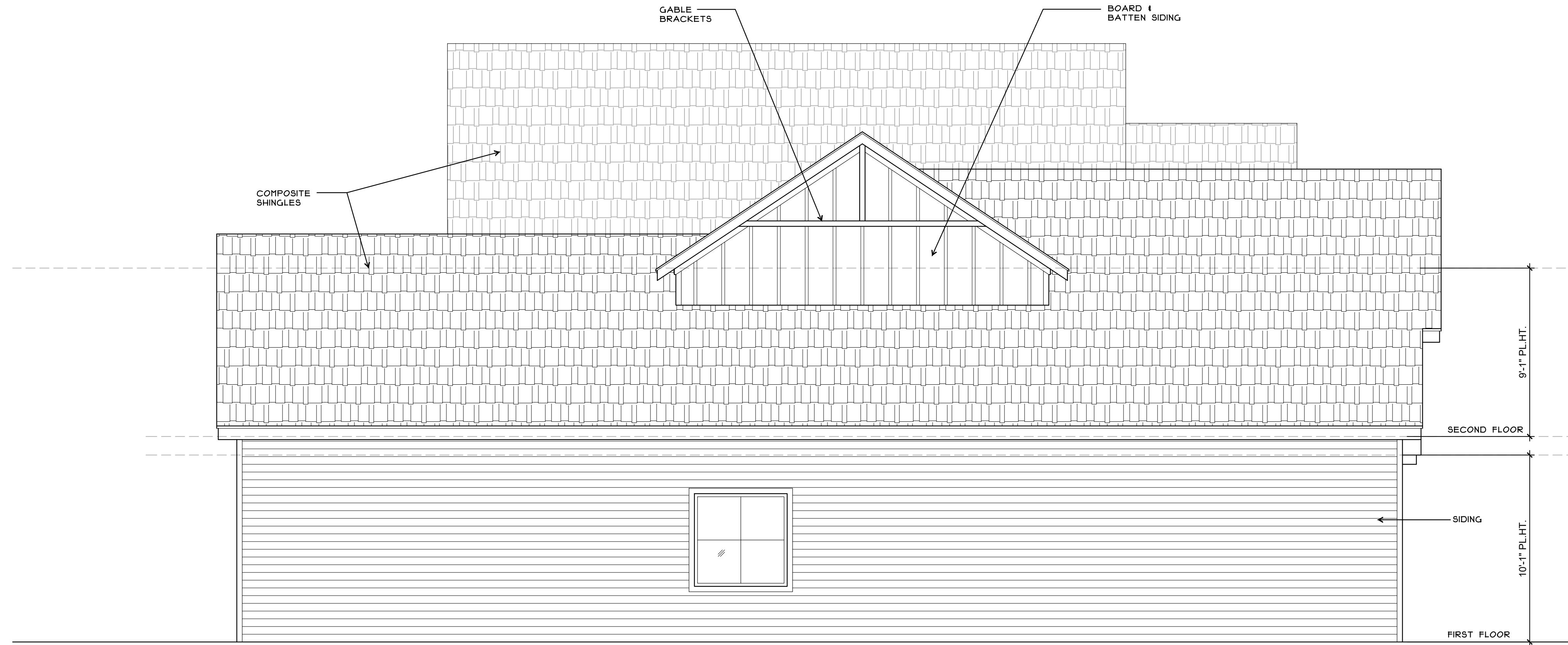
FIRST FLOOR PLAN



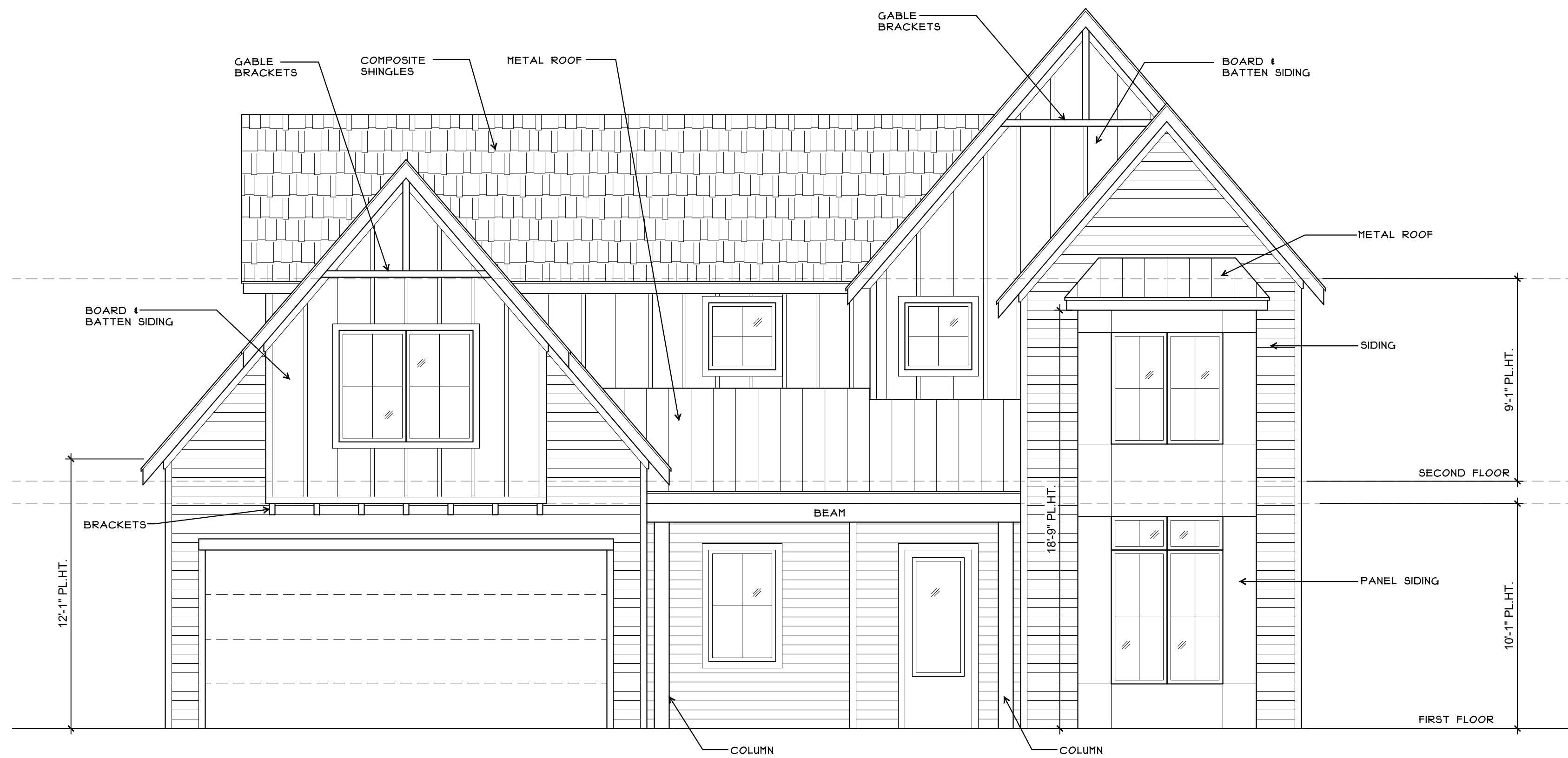
LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION





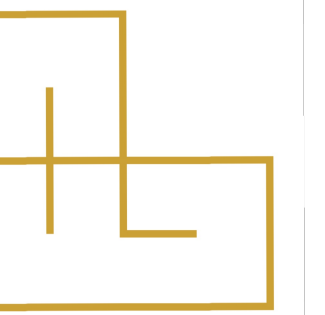
2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



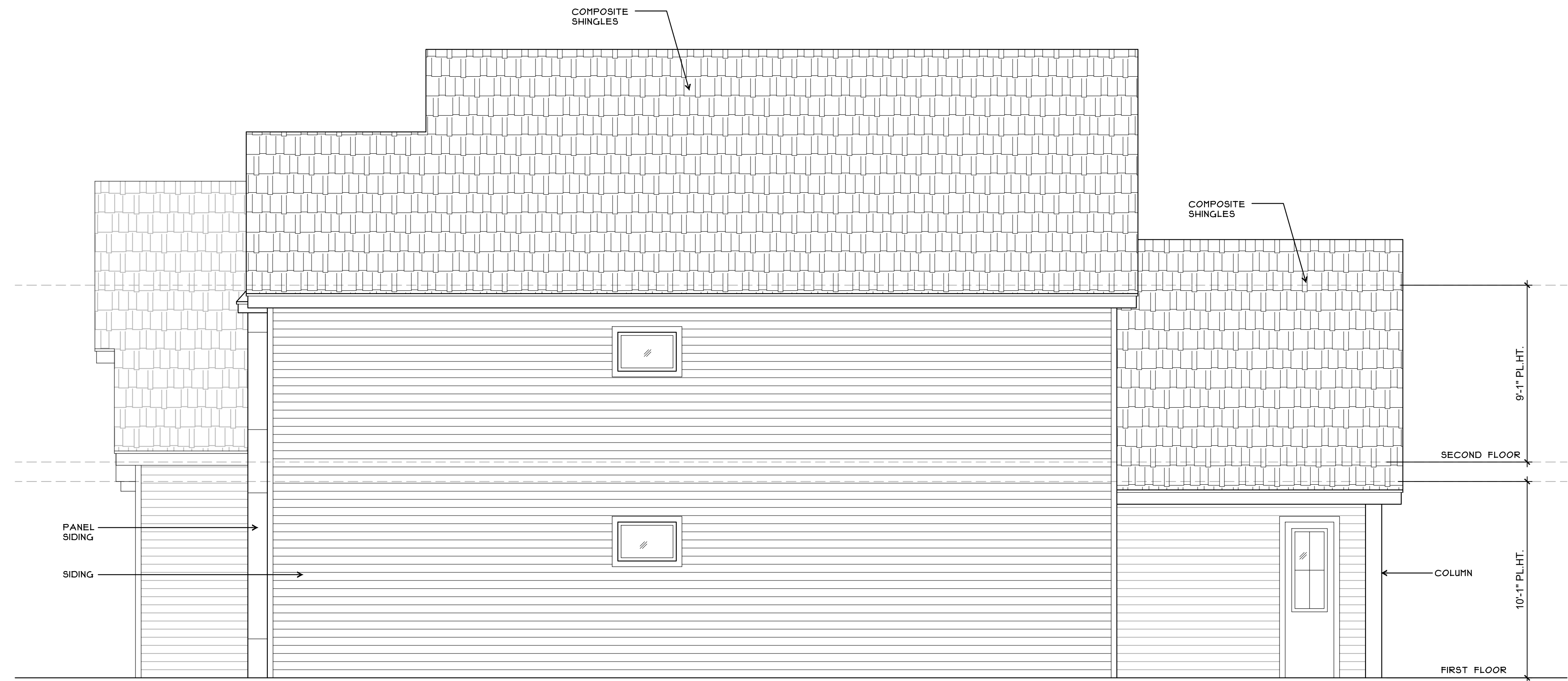
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

LOT 2 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078



FANNINGPHILIPS DESIGN
patra@fanningphillips.com
214.284.8734



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-019

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
802 Kernodle Street	Single-Family Home	1939	1,826	80	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	780	Brick
804 Kernodle Street	Vacant	N/A	N/A	N/A	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	120	Brick
806 Kernodle Street	Vacant	N/A	N/A	N/A	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	128	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	N/A	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	80	Brick
801 Austin Street	Single-Family Home	1980	2,874	N/A	Brick
803 Austin Street	Single-Family Home	2022	3,825	N/A	Siding
809 Austin Street	Single-Family Home	1991	2,010	N/A	Siding
811 Austin Street	Single-Family Home	1985	1,080	N/A	Siding
AVERAGES:		1975	2,387	238	



CITY OF ROCKWALL

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802 Kernodle Street



803 Kernodle Street



CITY OF ROCKWALL

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804 Kernodle Street



805 Kernodle Street



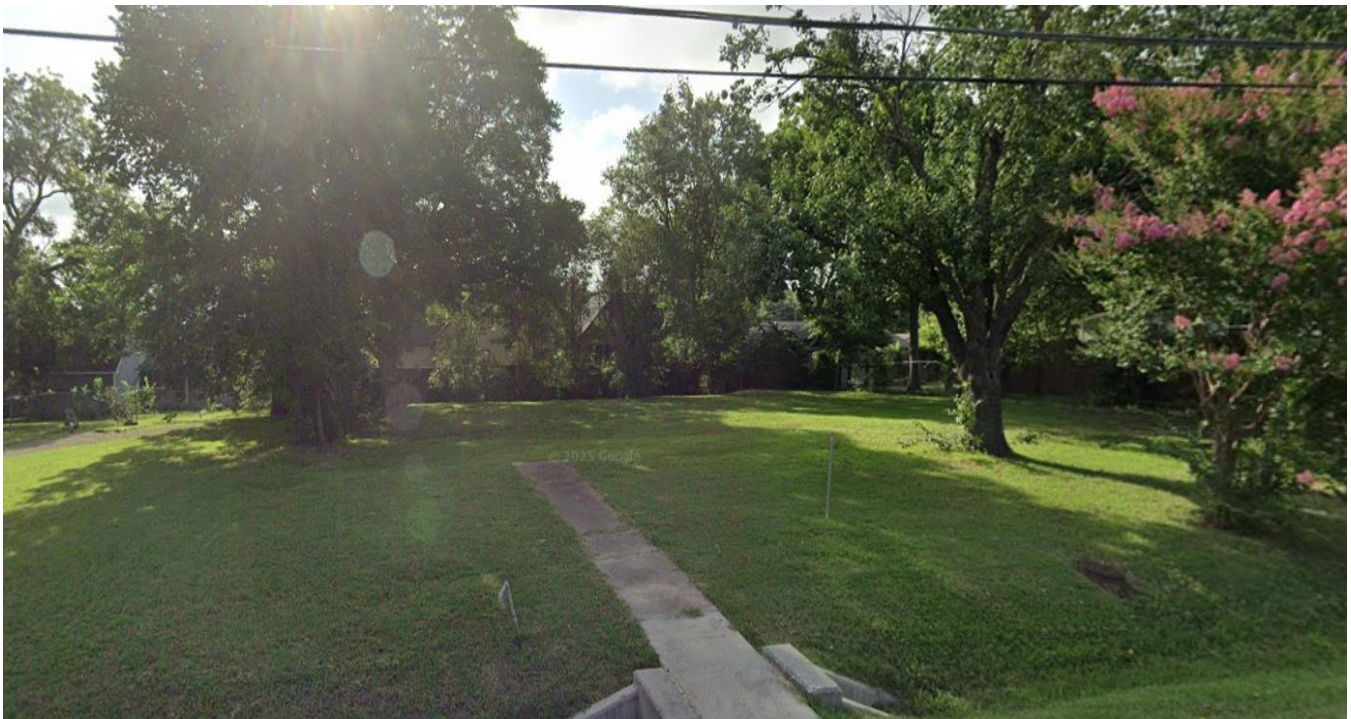
CITY OF ROCKWALL

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806 Kernodle Street



807 Kernodle Street



CITY OF ROCKWALL

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808 Kernodle Street



810 Kernodle Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-019

PLANNING AND ZONING DEPARTMENT

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



801 Austin Street



803 Austin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-019

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



809 Austin Street



811 Austin Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF JUNE, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A':
Location Map

Address: 806 Kernodle Street

Legal Description: Lot 2, Block A, Kinsey Addition



**Exhibit 'B':
Residential Plot Plan**

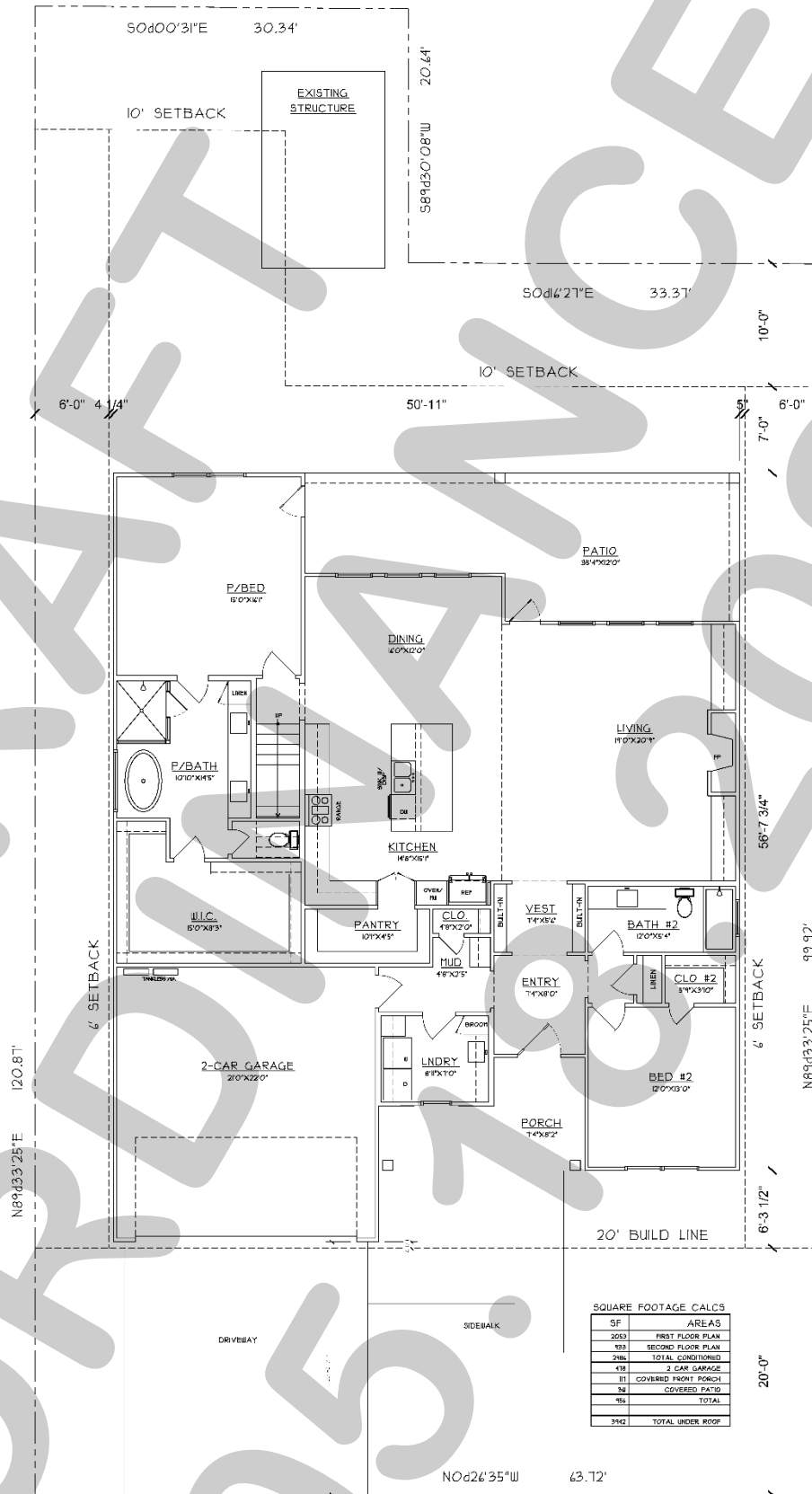
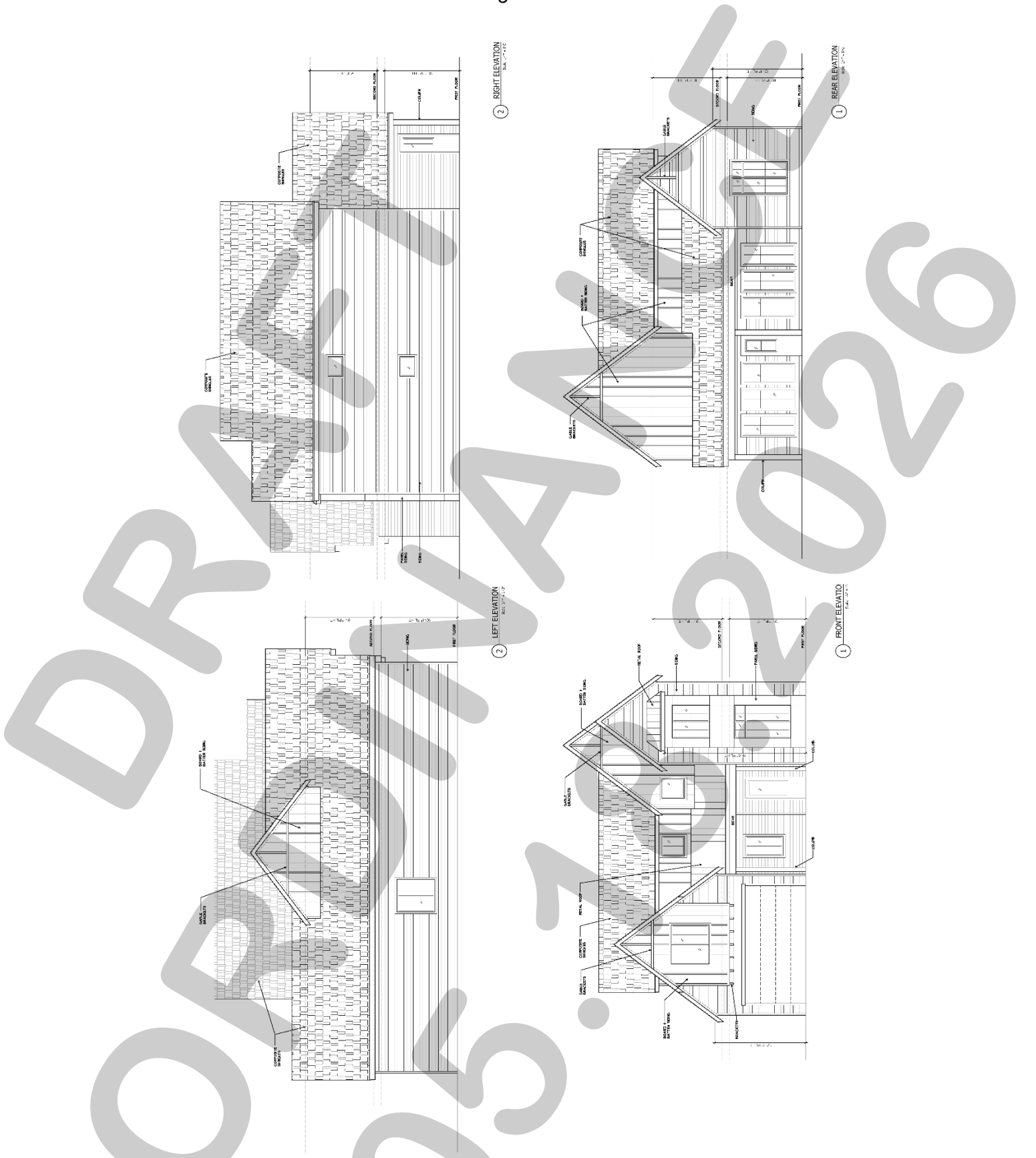


Exhibit 'C':
Building Elevations



2 RIGHT ELEVATION
SHEET S-3-12

1 REAR ELEVATION
SHEET S-3-11

2 LEFT ELEVATION
SHEET S-3-12

1 FRONT ELEVATION
SHEET S-3-11



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: June 1, 2026

APPLICANT: Javier Silva; *JMS Custom Homes*

CASE NUMBER: Z2026-020; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 508 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983. The subject property has remained zoned Single-Family 7 (SF-7) District since this change. Based on aerial images, an existing single-family home was situated on the subject property as of April 2013; however, this home and a metal building were removed from the property through a demolition permit [i.e. DEM2015-0003], which was issued on April 21, 2015. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 508 Munson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Munson Street, which is classified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of the Dawson Subdivision, which consists of 16 lots, and has been in existence for more than ten (10) years. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are various parcels of land that make up part of three (3) different subdivisions [i.e. *B.F. Boydston, Shields, and Dodson Hardin Subdivisions*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is Storrs Street, which is classified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Mill Co. Subdivision, which consists of 18 lots, and has been in existence for more than ten (10) years.

East: Directly east of the subject property is one (1) parcel of land [i.e. 402 S. Clark Street] developed with a single-family home that makes up the Danny Barker Subdivision. Beyond this is S. Clark, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.7379-acre tract of land [i.e. Block 105A-1 of the B.F. Boydston Addition] developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) parcels of land [i.e. 502, 504, & 506 Munson Street] developed with single-family homes. Beyond this is Tyler Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are various parcels of land that make up part of the Eppstein Subdivision. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is within 500-feet of the Dawson Subdivision, which has been in existence for more than ten (10) years, consists of 16 lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Clark and Munson Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Munson Street
Year Built	1901-1987	N/A
Building SF on Property	748 SF – 2,720 SF	3,502 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Grey, Brown, Yellow, Red, Blue, White, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Munson Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant’s proposed garage is oriented approximately 4-feet, 6½-inches behind the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Munson Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 21, 2026, staff mailed 101 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor of the applicant’s request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance.
 - (c) The subject property shall be replatted prior to the issuance of a Building Permit; and,
 - (d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

CITY COUNCIL

On May 18, 2026, the City Council approved a motion to table the Specific Use Permit (SUP) to the June 1, 2026 meeting 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 508 Munson ST Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER JMS Custom Homes LLC APPLICANT Javier Silva

CONTACT PERSON Javier Silva CONTACT PERSON _____

ADDRESS _____ ADDRESS Same

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IT, CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."
SUSAN BURT
INSTRUMENT NO. 4585390
My Commission Expires January 31, 2030

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April 2020

OWNER'S SIGNATURE _____

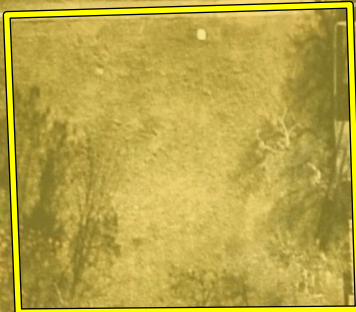
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

MY COMMISSION EXPIRES 1-31-2030


0 15 30 60 90 120 Feet

Z2026-020: Specific Use Permit (SUP) for Residential Infill at 508 Munson Street

MUNSON ST



SF-7

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.

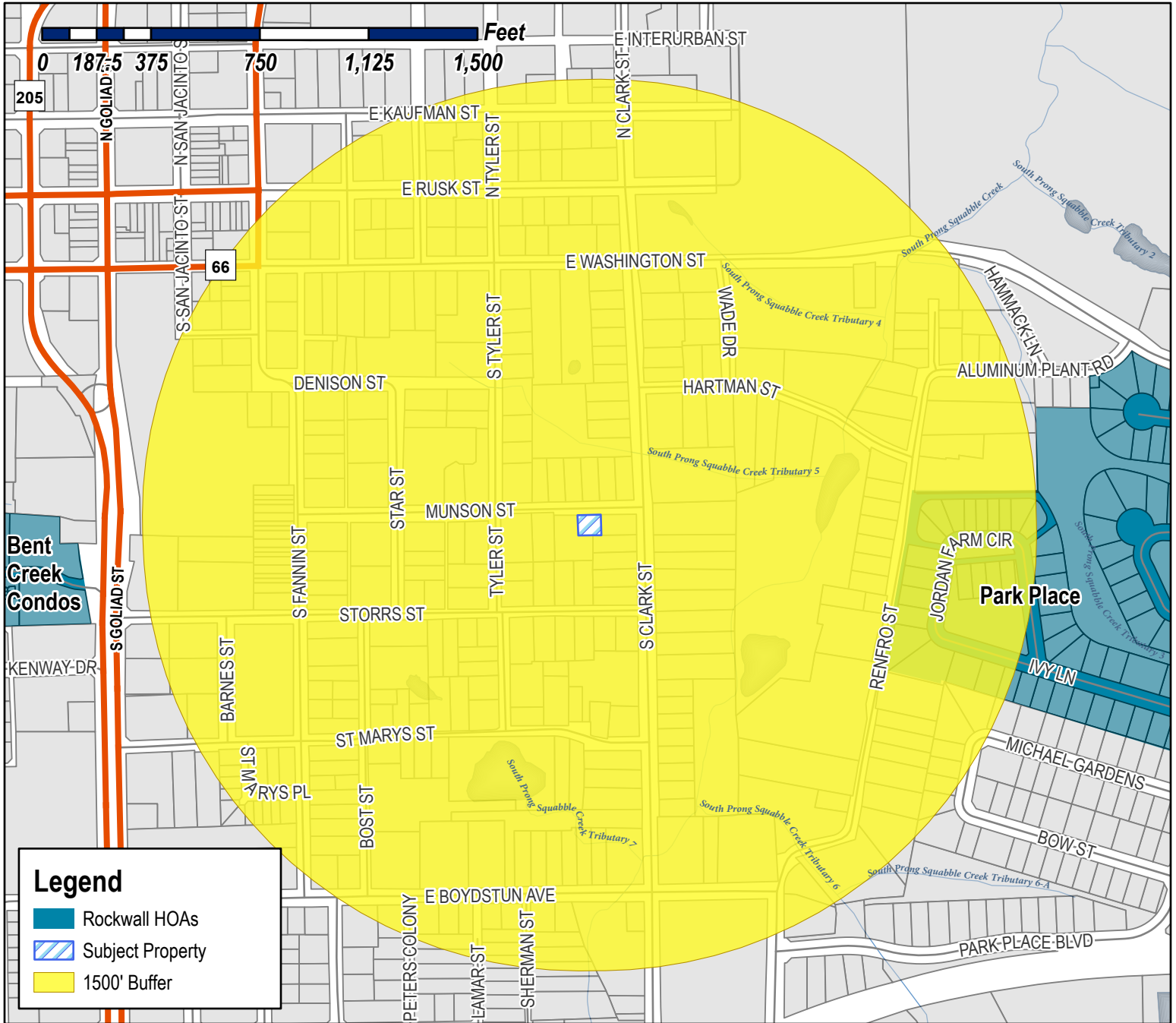




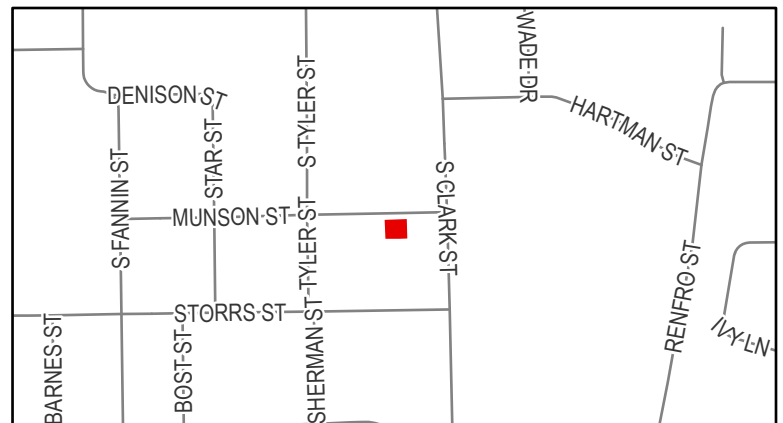
City of Rockwall

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

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Case Number: Z2026-020
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 508 Munson Street



Date Saved: 4/16/2026
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-020]
Date: Wednesday, April 22, 2026 9:07:09 AM
Attachments: [Public Notice \(04.20.2026\).pdf](#)
[HOA Map \(04.16.2026\).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, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 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>.

-
Z2026-020: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

Thank you,

Melanie Zavala

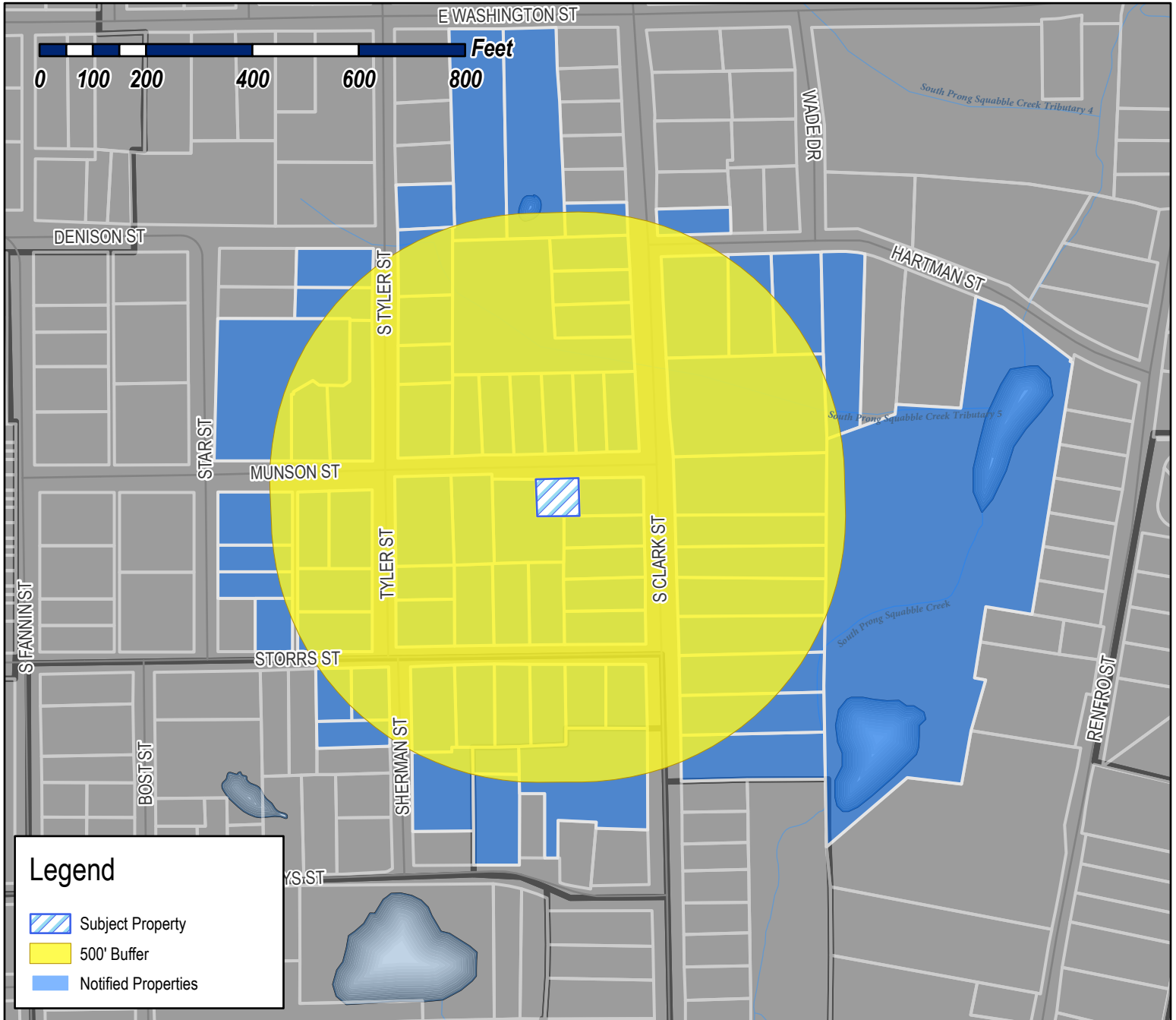
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



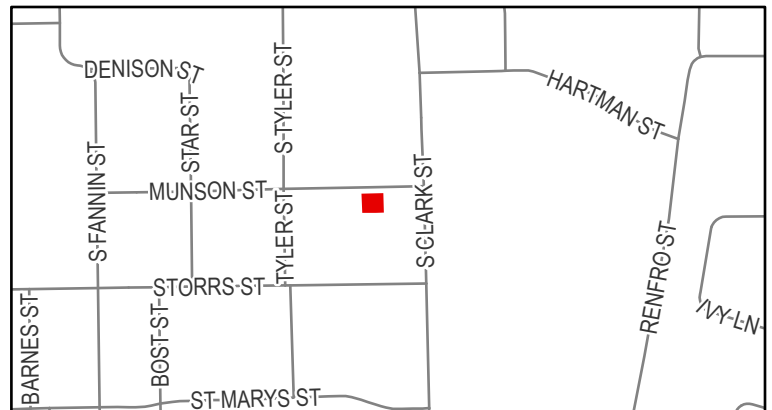
City of Rockwall

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

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Case Number: Z2026-020
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 508 Munson Street



Date Saved: 4/16/2026

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

HALL BLAKELEY AND CATHERINE
1006 TIMBERLINE DRIVE
ROCKWALL, TX 75032

CROW SHERRY AND
DWAYNE RHEA
11507 WICKCHESTER LANE
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SIXFOLD VENTURES LLC
1321 CRESCENT COVE DR
DALLAS, TX 75214

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

HALL BLAKELEY AND CATHERINE
207 EAST RUSK STREET
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

LOWREY SUSAN
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RICHARD HARRIS LIVING TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

RESIDENT
302 S CLARK ST
ROCKWALL, TX 75087

YANEZ MARIA ISaura
304 TYLER STREET
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR & SARAH ANN
402 MUNSON ST
ROCKWALL, TX 75032

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 Star St
Rockwall, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE
406 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

MOSES MATTHEW & KENDRA
408 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
408 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RESIDENT
409 MUNSON ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
501 SHERMAN ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

RESIDENT
504 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

RESIDENT
510 S CLARK
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

RESIDENT
601 STORRS ST
ROCKWALL, TX 75087

LEE STEPHANIE
602 Storrs St
Rockwall, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
607 ST MARY
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

RESIDENT
608 STORRS ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

RESIDENT
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
710 AGAPE CIR
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK
710 AGAPE CIR
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

RESIDENT
N/A
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2026-020: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 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. Z2026-020: SUP for Residential Infill

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:
Address:

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

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

Please 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.

Having a new home built in an older neighborhood is always a problem. There are new two-story homes on Clark Street that make the older homes by them look bad. Hopefully this new home will "fit" into the neighborhood and will be a good option for home buyers.

Name: Sherri Johnston

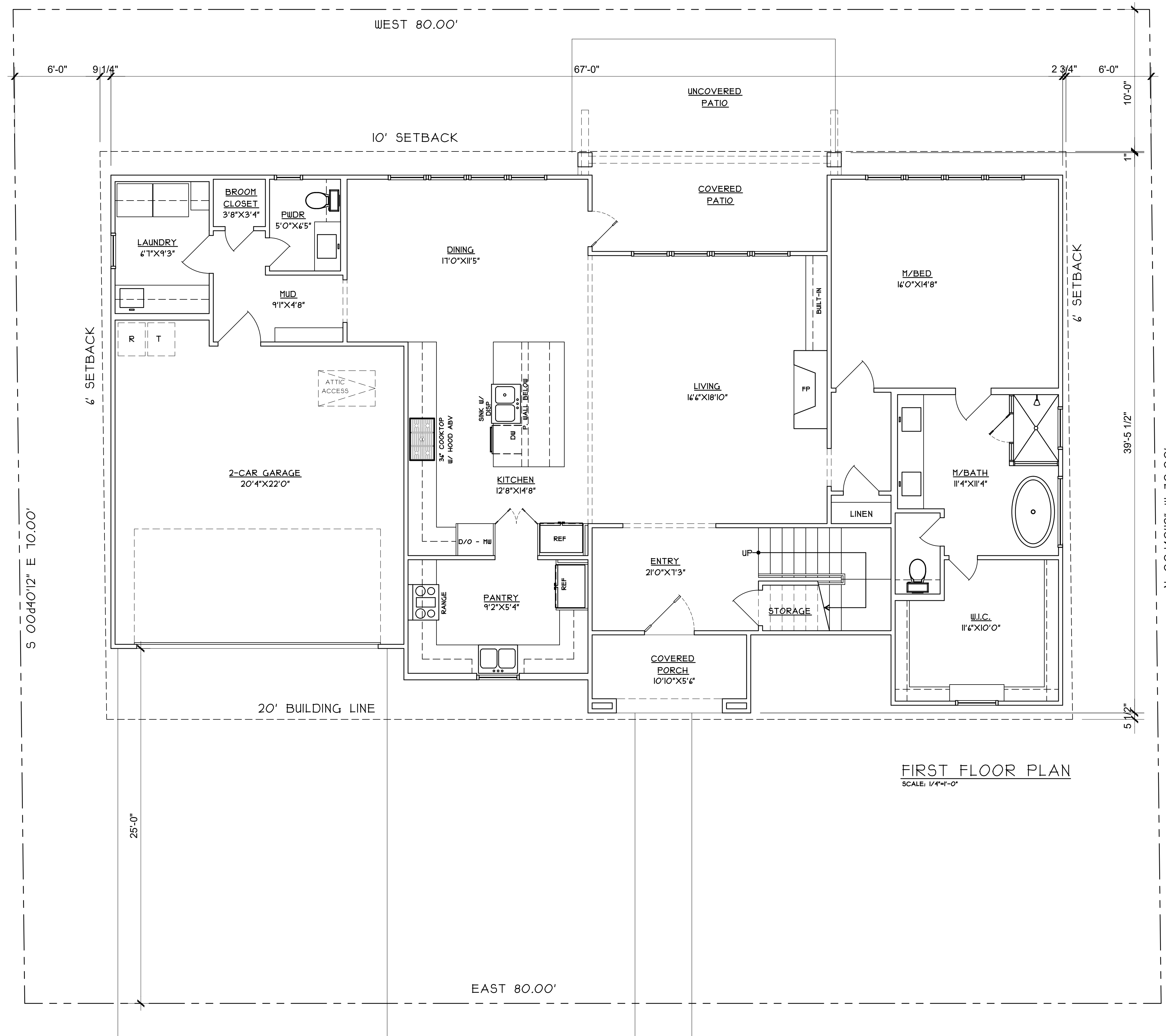
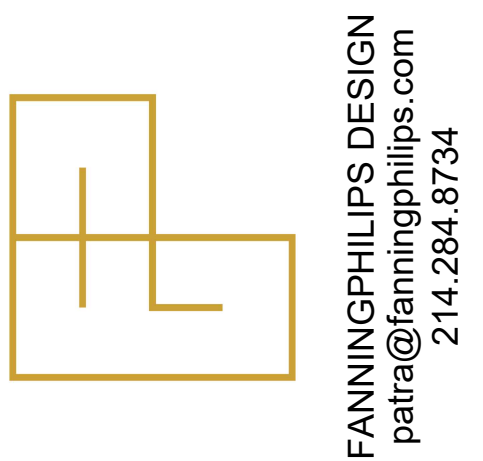
Address:

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

MUNSON AVE
 NEW CONSTRUCTION

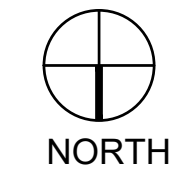
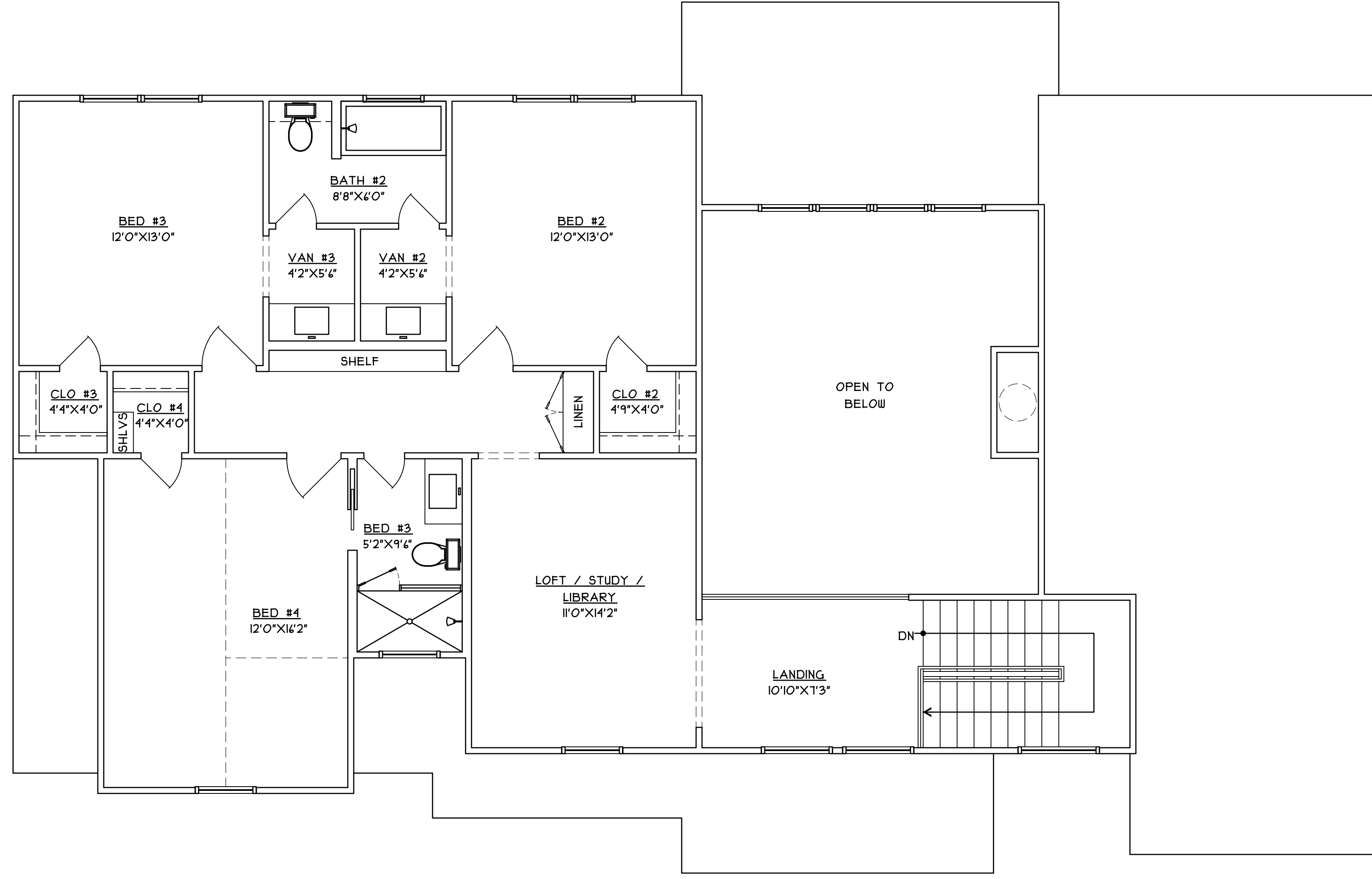
Rockwall, TX 75078



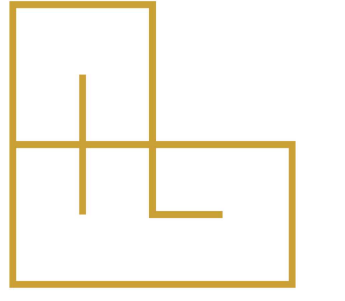
FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
1150	FIRST FLOOR PLAN
1120	SECOND FLOOR PLAN
2870	TOTAL CONDITIONED
452	2-CAR GARAGE
62	COVERED PORCH
118	COVERED PATIO
632	TOTAL
3502	TOTAL UNDER ROOF



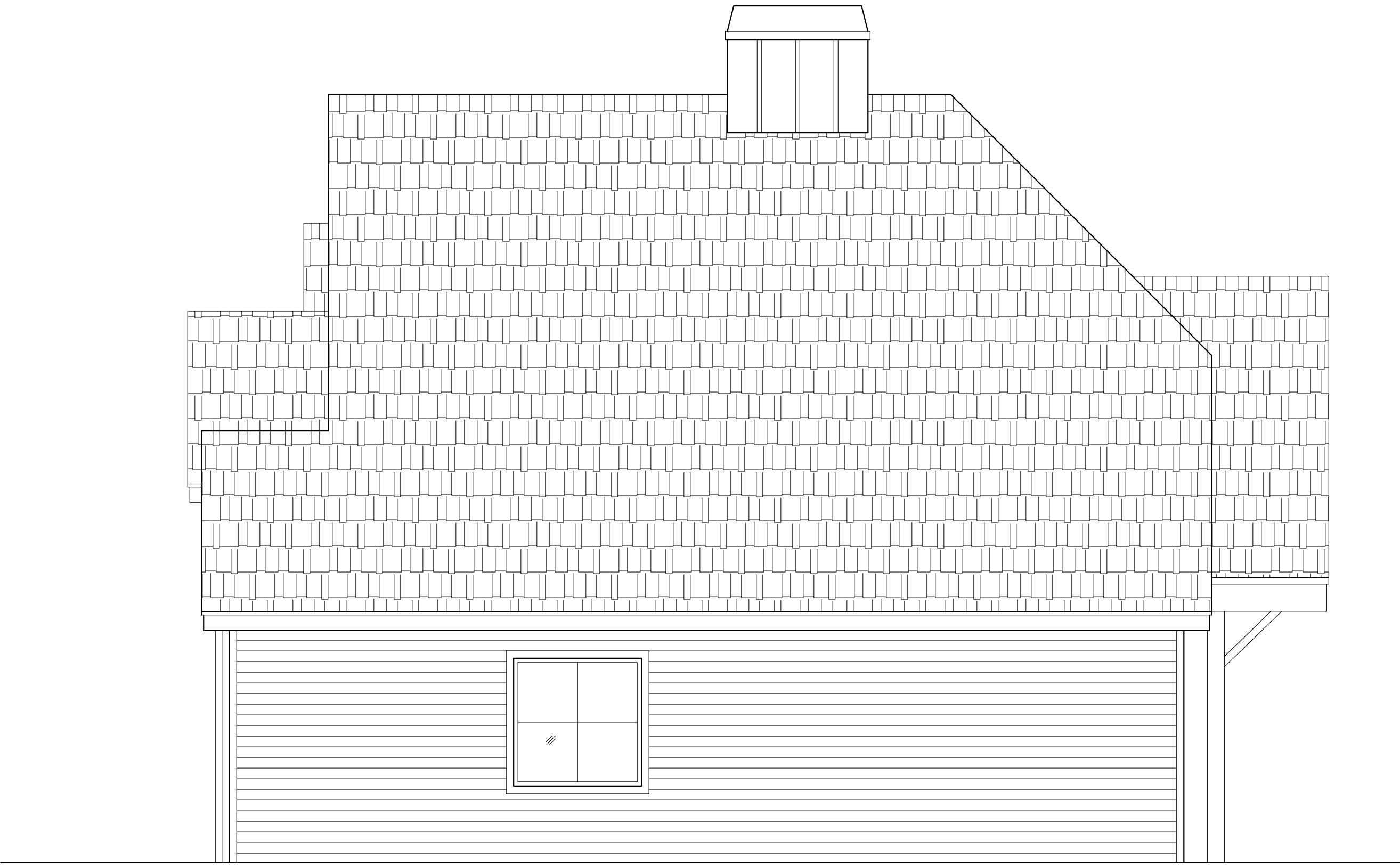
01 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



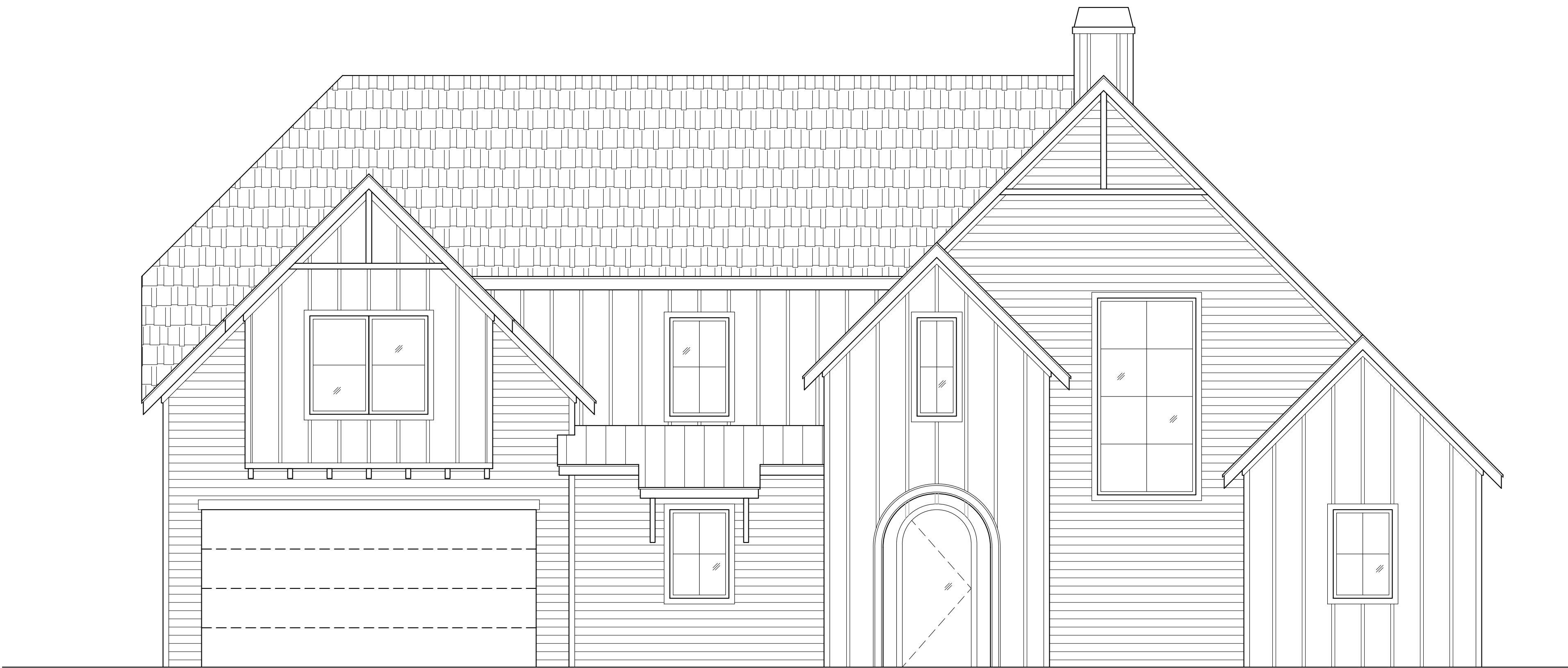
FANNINGPHILLIPS DESIGN
patra@fanningphillips.com
214.284.8734

MUNSON AVE
NEW CONSTRUCTION

Rockwall, TX 75078



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

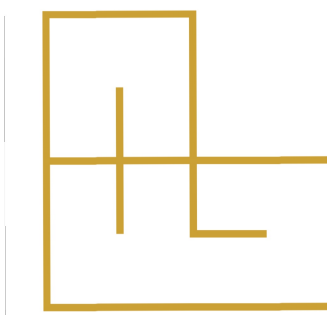
Job Number: 26103
Date: 4/16/2026
Sheet Number:

E1

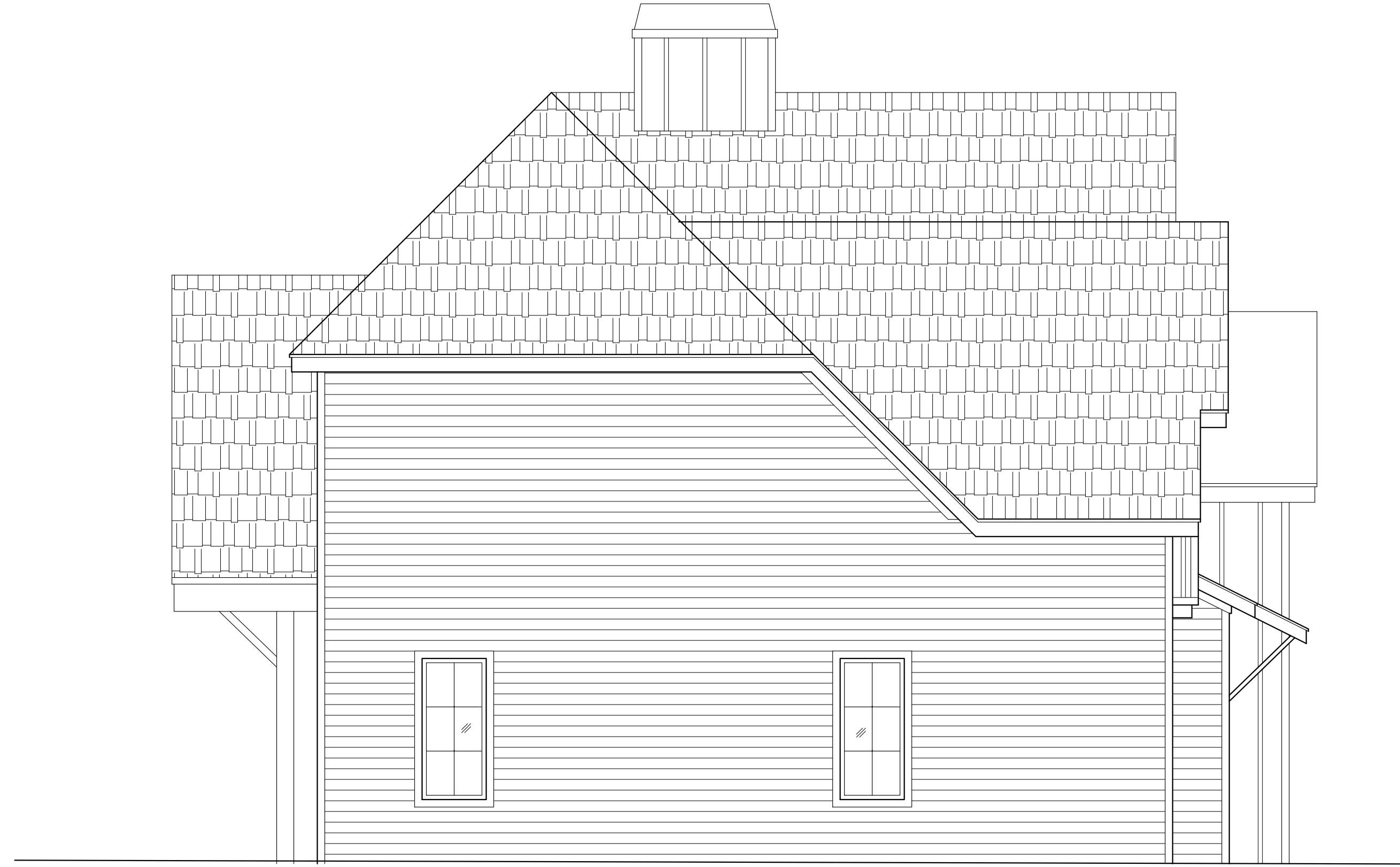
ELEVATIONS

MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078



FANNINGPHILIPS DESIGN
patra@fanningphillips.com
214.284.8734

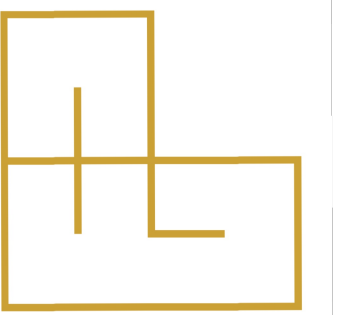


2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"

MUNSON AVE
NEW CONSTRUCTION



FANNINGPHILIPS DESIGN
patra@fanningphillips.com
214.284.8734

ROCKWALL, TX 75078

Job Number: 26103

Date: 4/16/2026

Sheet Number:

E2

ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
501 Munson Street	Single-Family Home	1901	2,720	400	Siding
502 Munson Street	Single-Family Home	1980	1,713	N/A	Brick
503 Munson Street	Single-Family Home	1980	1,214	N/A	Siding
504 Munson Street	Single-Family Home	1975	1,520	N/A	Siding
505 Munson Street	Single-Family Home	1954	1,803	192	Siding
506 Munson Street	Single-Family Home	1973	2,200	152	Brick
507 Munson Street	Single-Family Home	1985	2,104	192	Siding
508 Munson Street	Vacant	N/A	N/A	N/A	N/A
509 Munson Street	Single-Family Home	1980	748	312	Siding
511 Munson Street	Single-Family Home	1967	906	N/A	Siding
513 Munson Street	Single-Family Home	1982	1,032	N/A	Siding
402 S. Clark Street	Single-Family Home	1987	1,688	374	Siding
	AVERAGES:	1969	1,604	270	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 Munson Street



502 Munson Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



503 Munson Street



504 Munson Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



505 Munson Street



506 Munson Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 Munson Street



508 Munson Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



509 Munson Street



511 Munson Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



513 Munson Street



402 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.138-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 52C OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre parcel of land identified as Block 52C of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property shall be replatted prior to the issuance of a Building Permit.
- 3) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; and,
- 4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF JUNE, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A':
Location Map

Address: 508 Munson Street

Legal Description: Block 52C of the B. F. Boydston Addition



**Exhibit 'B':
Residential Plot Plan**

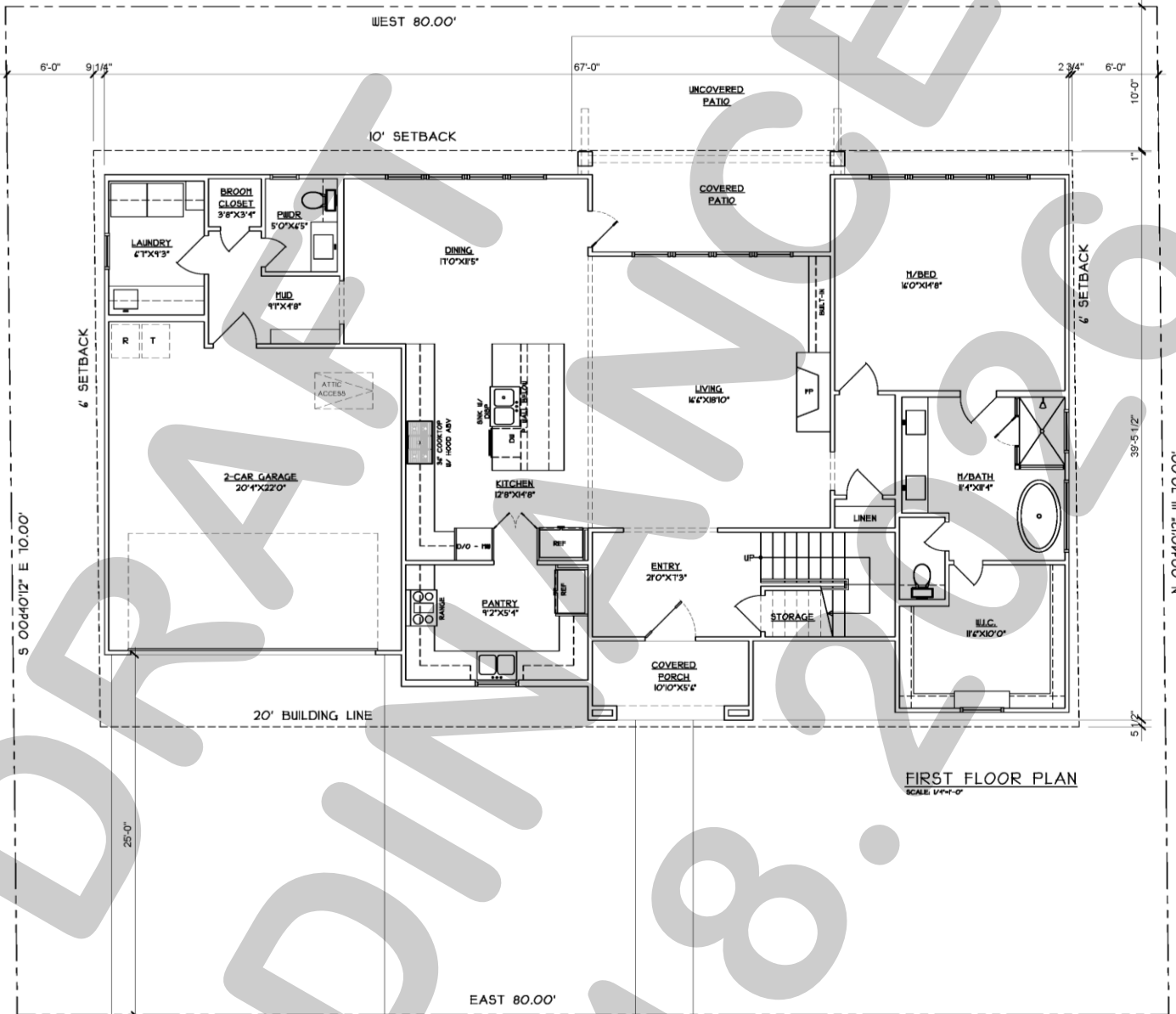
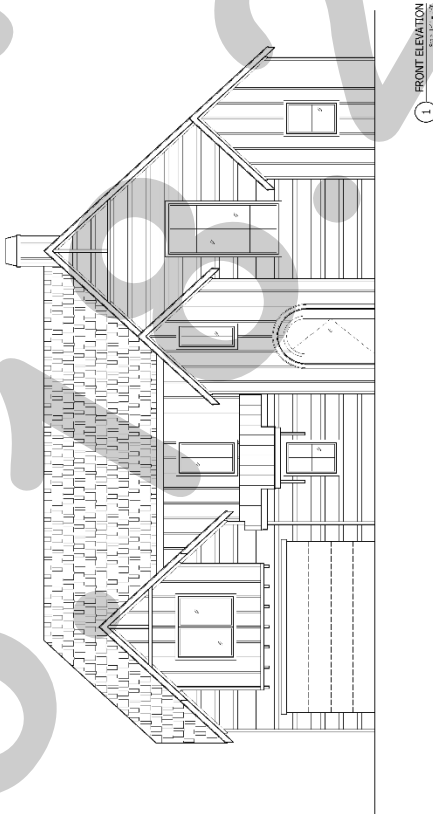
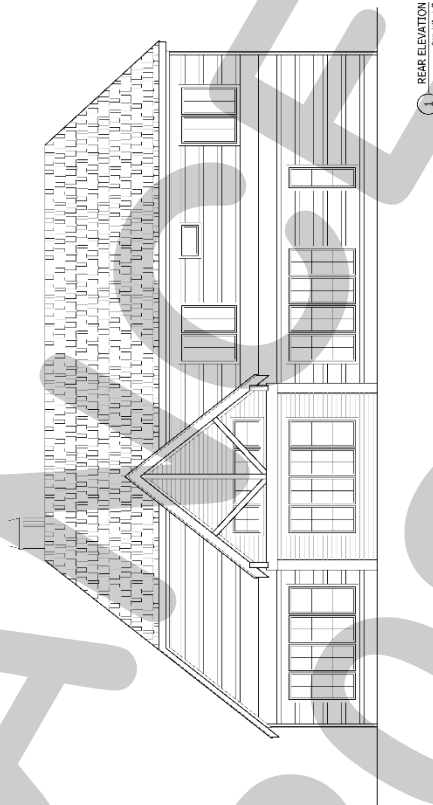
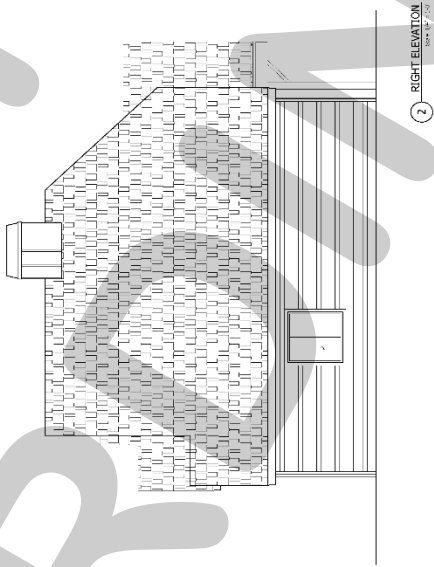
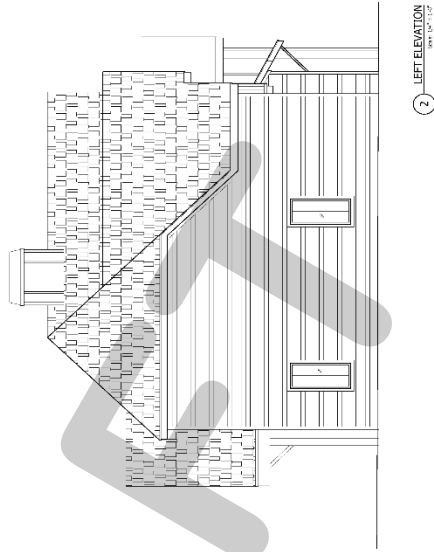


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 26-16

SPECIFIC USE PERMIT NO. S-395

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, 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 being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The proposed onsite improvements for the *Subject Property* shall conform with the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The proposed onsite improvements for the *Subject Property* shall conform with the *Paving Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) The proposed landscaping for the *Subject Property* shall conform with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.
- (4) The Specific Use Permit (SUP) shall be valid for a period of six (6) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (*i.e. by September 1, 2026*) to complete the civil engineering plans. Following this the applicant will have one (1) year (*i.e. by September 1, 2027*) to complete the construction of the required improvements (*i.e. complete the paving, landscaping, drainage, sewer, and water improvements*). Once construction is complete, the Specific Use Permit (SUP) shall be valid for five (5) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.
- (5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1, 2027 this Specific Use Permit (SUP) shall expire.
- (6) All *Outside Display/Outside Storage* of trailers shall conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.
- (7) All existing chain link fencing shall be replaced with wrought iron fencing.
- (8) The *Outside Display/Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.
- (9) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

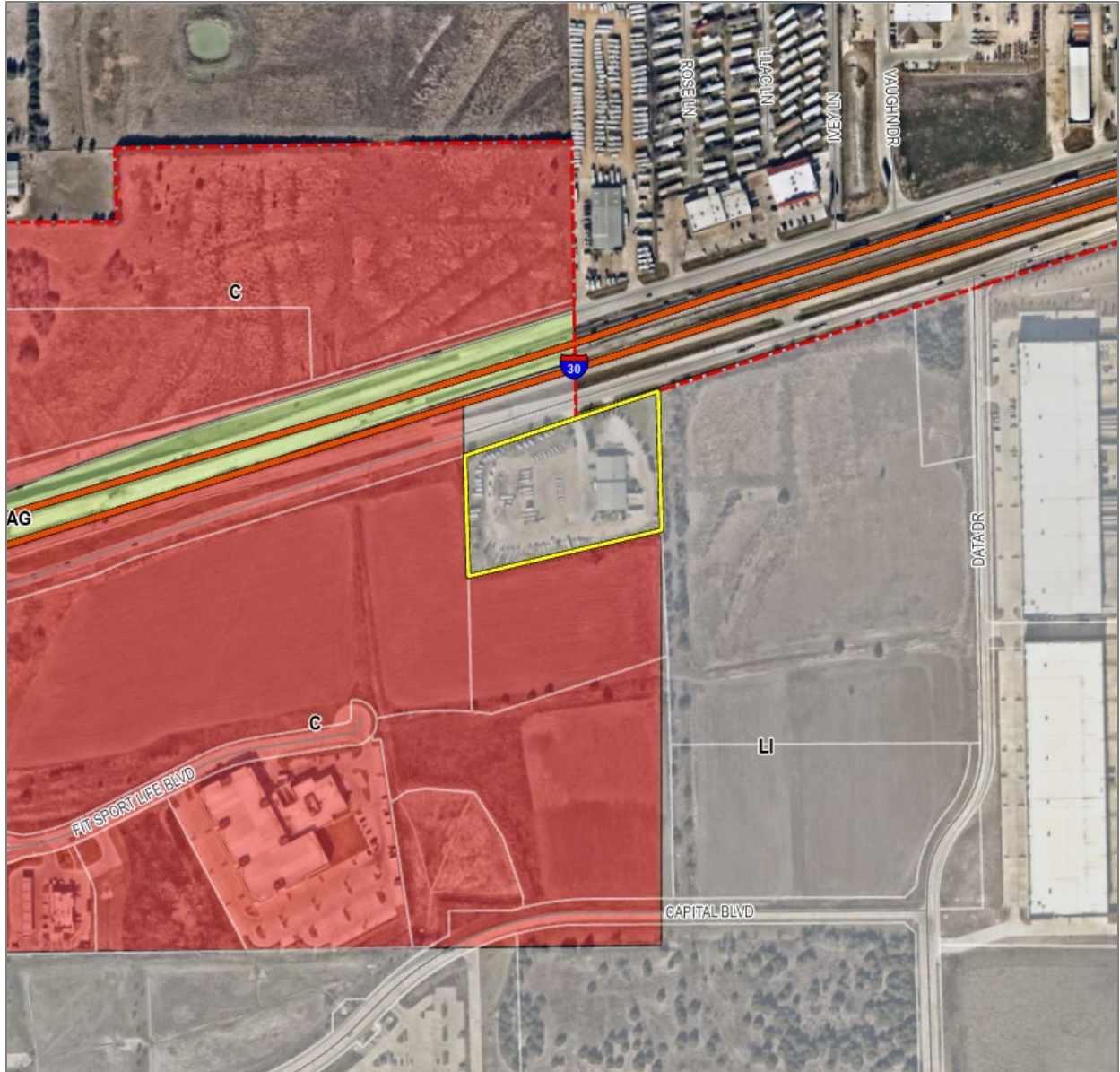
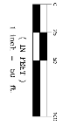
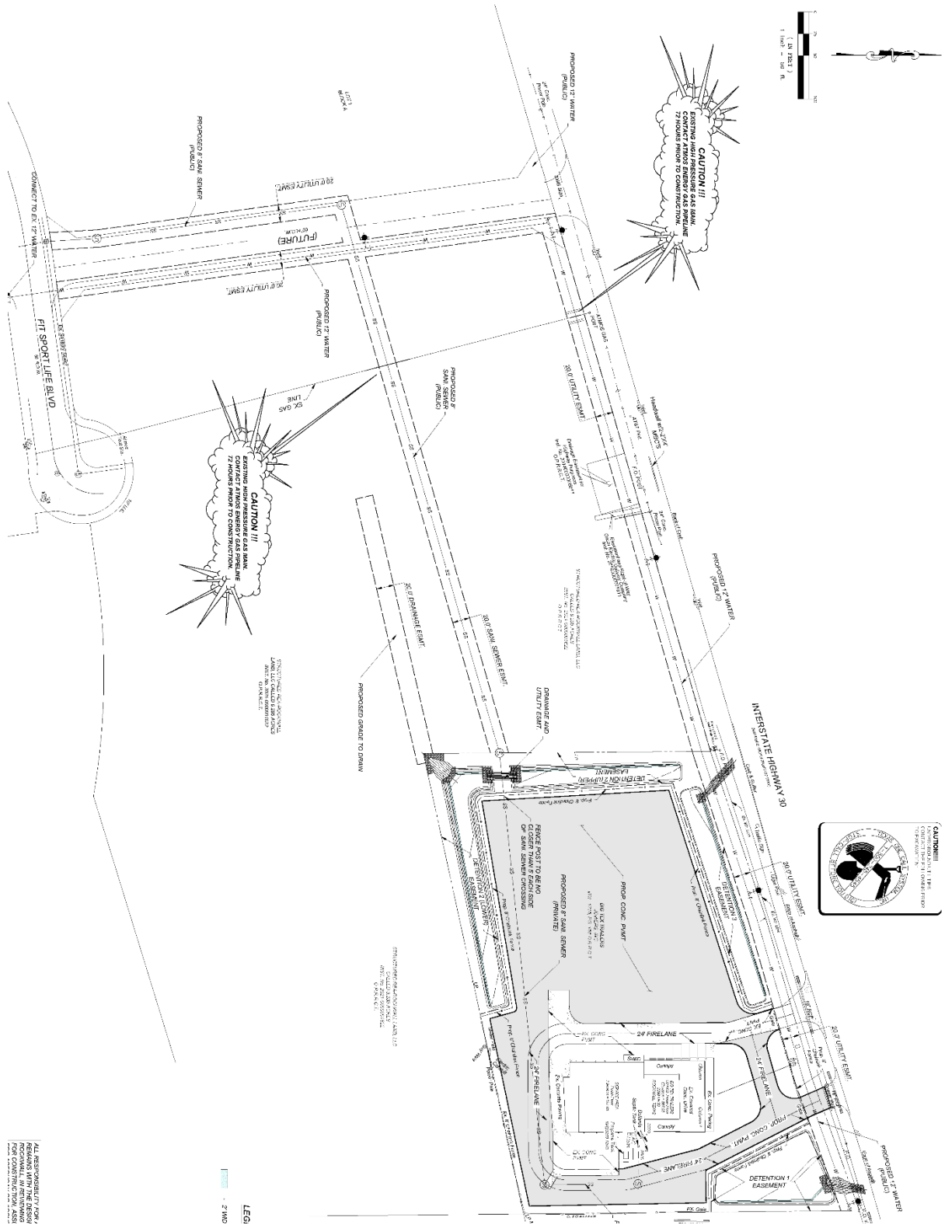


Exhibit 'B' Concept Plan



ALL RESPONSIBILITY FOR
REVISIONS SHALL BE RETAINED BY
THE ENGINEER OF RECORD UNLESS
OTHERWISE NOTED.

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CITY OF ROCKWALL

ORDINANCE NO. 26-18

SPECIFIC USE PERMIT NO. S-397

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34 (S-365)* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34 (S-365)*.

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as *heretofore amended and may be amended in the future* -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 150-feet; however, staff may administratively approve an increase in height up to 200-feet if required by the *Engineering Plans*. In addition, the netting and support structures shall generally conform to *Exhibit 'C'* of this ordinance.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF JUNE, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 18, 2026

2nd Reading: June 1, 2026

Exhibit 'A':
Legal Description

BEING that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:

South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;

North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

Exhibit 'A':
Legal Description

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;

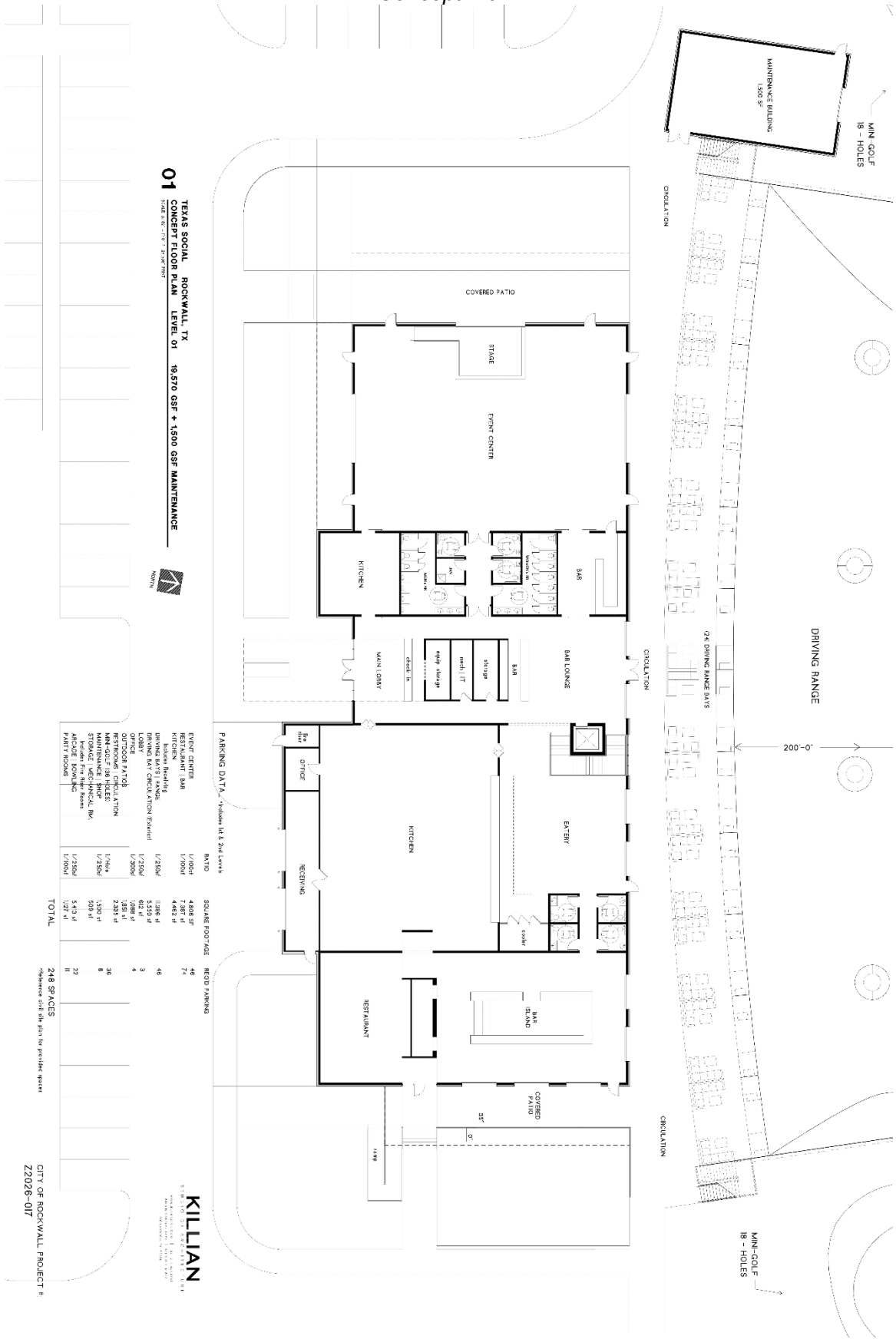
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;

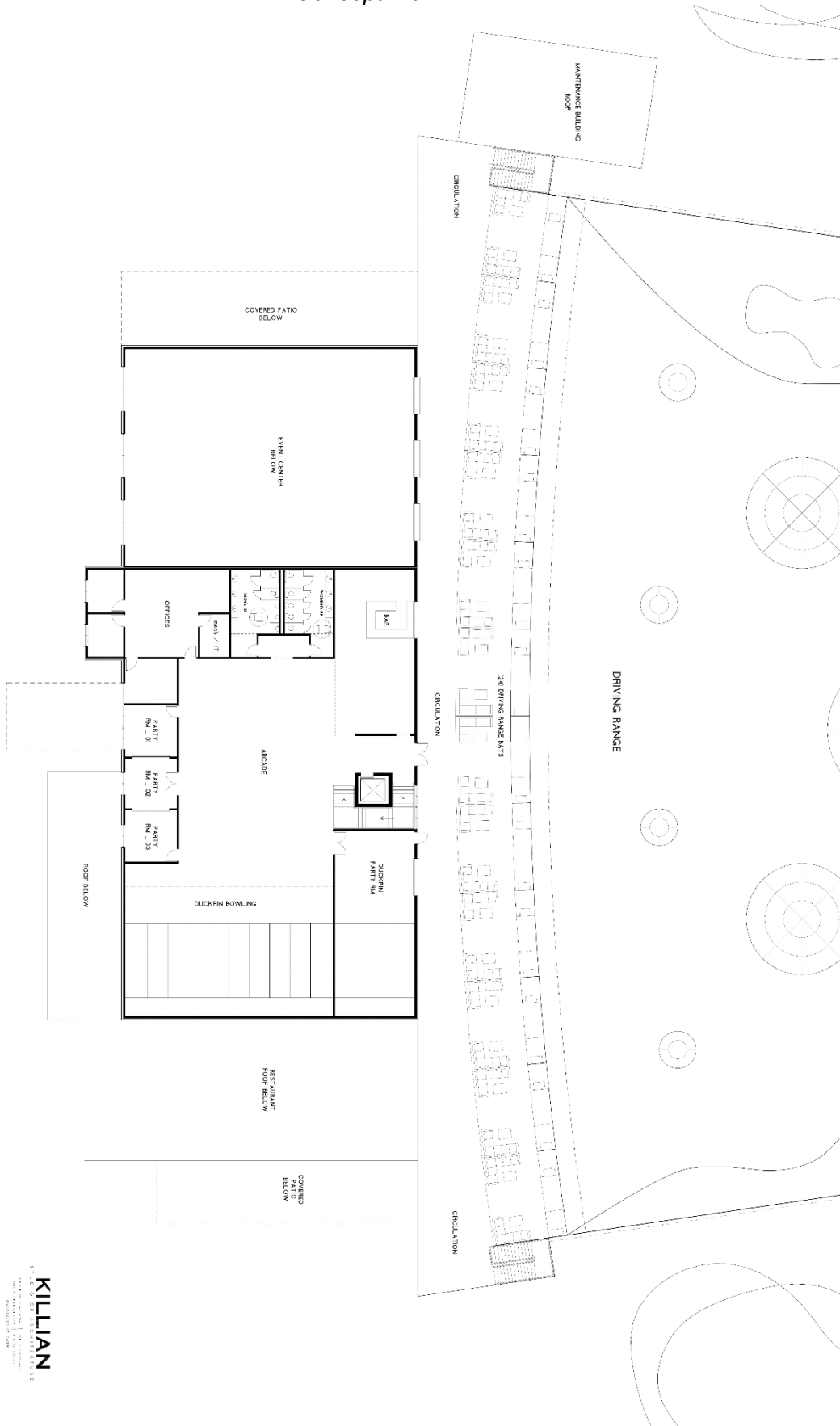
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.

**Exhibit 'B':
Concept Plan**



**Exhibit 'B':
Concept Plan**

01 TEXAS SOCIAL ROCKWALL, TX
CONCEPT FLOOR PLAN LEVEL 02 10,000 GSF



CITY OF ROCKWALL PROJECT #: Z2026-017

KILLIAN
5150 LBJ FRIEDLAND BLVD., SUITE 200
DALLAS, TEXAS 75244
TEL: 214.424.4444
WWW.KILLIANARCHITECTS.COM

**Exhibit 'C':
Golf Netting Height**



FRONT ELEVATION
TEXAS SOCIAL _ 205 ROCKWALL TX _ CONCEPT DESIGN
 THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY. NOT TO BE USED FOR PERMITTING OR CONSTRUCTION.
 SCALE: 3/32" = 1'-0" @ 20'-0" CROWN

KILLIAN
 STUDIO CITY ARCHITECTURE
 1111 24th STREET, SUITE 1000, ROCKWALL, TEXAS 75087
 972.961.1111 | WWW.KILLIANARCHITECTURE.COM
 2400 N. CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS 75201
 K. CHAMBERLIN, AIA, LEED AP



City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: David Sweet, Director of Administrative Services

DATE: May 19, 2026, 2026

SUBJECT: Renaming Sids Road

David Naylor with Rayburn Electric Cooperative approached the City of Rockwall with a request to change the name of Sids Road to Rayburn Way. As council is aware, Rayburn Electric has made a significant investment in expanding and improving their campus over the last five years and is a very important part of the Rockwall business community.

Typically, road name changes take effect immediately, in this case council is being asked to consider the name change taking effect 45 days from today to allow city staff time to inform franchise utilities, government services, emergency 911 and other property owners. Please see attached exhibit.

The Naming Subcommittee (Mayor McCallum, Mayor Pro Tem Moeller, and Council Member Jeffus) has discussed this matter and recommends renaming Sids Road to Rayburn Way.

A resolution formally renaming this section of street is attached for review and consideration by the City Council.

CITY OF ROCKWALL, TEXAS
RESOLUTION NO. 26-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, (RE)NAMING A CERTAIN ROADWAY
WITHIN THE CITY OF ROCKWALL, TEXAS; PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, Rayburn Electric Cooperative was formed in 1979 and has been a very important part of the Rockwall business community ever since; and

WHEREAS, Rayburn Electric Cooperative has 265 miles of transmission lines located exclusively within the Electric Reliability Council of Texas (ERCOT); and

WHEREAS, Rayburn Electric Cooperative proudly serves four Member-owned distribution electric cooperatives who provide reliable electricity to 625,000 Texans across 16 counties; and

WHEREAS, Rayburn Electric Cooperative has been voted a top 5 workplace in the small business category by Dallas Morning News readers in 2023, 2024 and 2025; and

WHEREAS, with the renaming, the City Council wishes to recognize the service and contributions made by Rayburn Electric Cooperative to the City of Rockwall; and

WHEREAS, the Rockwall City Council believes said naming to be in the best interest of the public.

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

Section 1. That the 900 – 1099 Block of Sids Road shall hereafter be designated as Rayburn Way, a map of which is attached hereto and incorporated for all intents and purposes as “**Exhibit A;**” and

Section 2. That this resolution shall take effect 45 days from and after its adoption, and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 1st DAY OF June, 2026.**

Tim McCallum, Mayor

ATTEST:

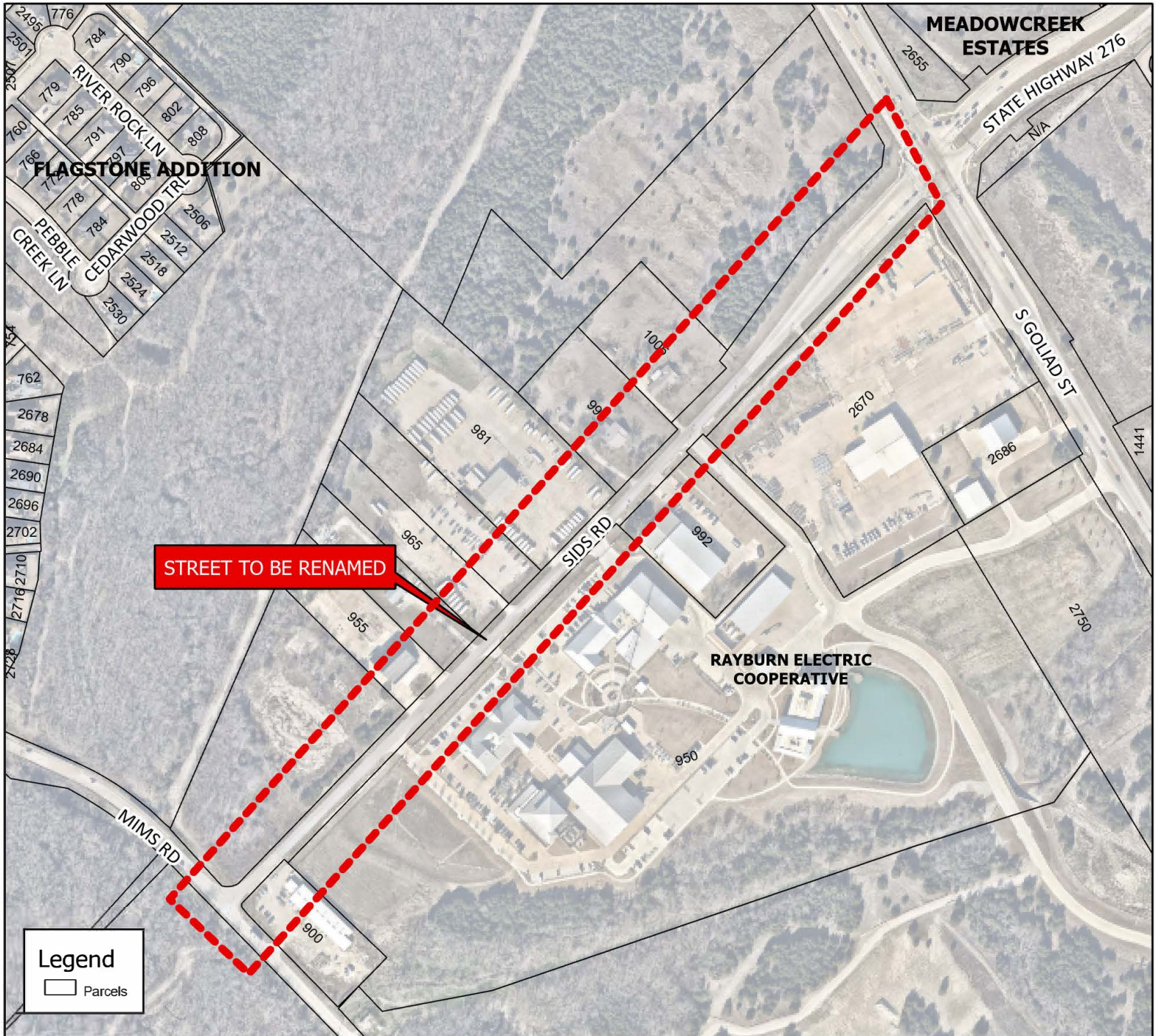
Kristy Teague, City Secretary



City of Rockwall EXHIBIT A

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

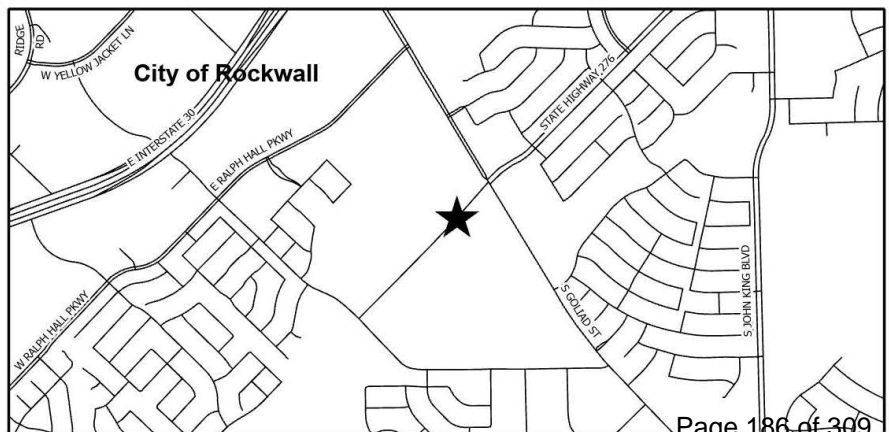
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



NEW STREET NAMING

FORMERLY:
900 - 1099 BLK OF SIDS RD

PROPOSED:
900 - 1099 BLK OF RAYBURN WAY



Date Saved: 5/19/2026

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

**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

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

FROM: Travis E. Sales, Director of Parks and Recreation

DATE: June 1 2026

SUBJECT: Sail with Scott LLC, DBA Sail the Seawolf” (5-year renewal)

Sail With Scott, LLC currently operates a 40’ wooden catamaran sailboat “Seawolf”. The Seawolf docks on the north side of the lighthouse jetty. To safely load and unload passengers,

The current franchise agreement for Sail with Scott LLC expires in June 2026. This agreement allows for a 5-year renewal. The current agreement has had an addendum added. The original agreement and the addendum are attached including the COI for Sail with Scott LLC.

The only change requested was from Billy Self wanting to change the name;
"Sail with Scott LLC, D/B/A Sail the Seawolf"

Billy Self and the City Attorney have both reviewed the agreement and addendum. Both parties are ready to move forward with a 5-year renewal and extension through 2031.

Parks and Recreation Staff request that the City Council review and consider this request.

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

**FRANCHISE AGREEMENT
AMENDMENT NO. 2**

This **FRANCHISE AGREEMENT** Amendment (“Amendment”) is made and entered into by and between **Sail with Scott LLC, D/B/A Sail the Seawolf** (“Service Provider”), and the City of Rockwall, Texas (“City”).

WHEREAS, the City and Firm, entered into a Franchise Agreement (hereinafter referred to as the “Agreement”), effective in June 2017, to conduct boat tours and charters of Lake Ray Hubbard from the dock area at the Harbor; and

WHEREAS, Agreement term between the City and Firm was for a period of five (5) years from the date with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties and with the current Agreement set to expire in June 2021, the City and Firm wish to extend the Agreement through this Amendment for another five year period ; and

WHEREAS, Amendment No. 1 granted to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the docks located at the Harbor until June 2026;

WHEREAS, Amendment No. 2 will grant to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the docks located at the Harbor until June 2031;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements set forth herein, the Service Provider and the City hereby agree as follows:

Section 1. The City hereby grants to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the dock area at the Harbor.

Section 2. The term for this Agreement shall be for a period of five (5) years until June 2031, with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties. Any failure by the Service Provider, or his successors and assigns, to observe the terms and conditions of this Agreement shall, if continuing or persisting without remedy for more than thirty (30) days after the receipt of due written notice from the City, constitute grounds for forfeiture and immediate termination of all the Service Provider’s rights under this Agreement, and all such rights shall become null and void.

Section 3: This Amendment outlined in Section 1 and 2 are the only changes to the original Agreement and all other provisions of the original Agreement shall remain in full force.

This Agreement shall be effective as of the last date signed by either party below.

Sail with Scott LLC, D/B/A Sail the Seawolf

By: _____
Scott Self
Title: _____
Its Authorized Representative

Date: _____

CITY OF ROCKWALL

ATTEST:

By: _____
Mary Smith, City Manager

Date: _____

Kristy Teague, City Secretary

CERTIFICATE OF COMMERCIAL MARINE LIABILITY INSURANCE

PRODUCER: GALLAGHER CHARTER LAKES 3940 Peninsular Drive SE, Ste 100 Grand Rapids, MI 49546-6107	THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
---	---

INSURED: Sail With Scott, LLC 321 Harborview Drive Rockwall TX 75032	COMPANY A AFFORDING COVERAGE: Great American Insurance Company COMPANY B AFFORDING COVERAGE:
--	--

COVERAGES:
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. BY ISSUANCE OF THIS ENDORSEMENT, THE COMPANY DOES NOT WAIVE ITS RIGHT OF SUBROGATION. THE COVERAGE AFFORDED BY THIS ENDORSEMENT SHALL ARISE OUT OF LIABILITY THAT RESTS SOLELY WITH THE INSURED. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES.

Type of Insurance	Policy Number	Policy Effective	Policy Expiration	Limits
PASSENGER VESSEL LIABILITY	GIV0000177	3/13/2026	3/13/2027	1,000,000
LIABILITY DEDUCTIBLE	GIV0000177	3/13/2026	3/13/2027	2,500
MEDICAL PAYMENTS	GIV0000177	3/13/2026	3/13/2027	5,000

DESCRIPTION:

2008	39'	Malcolm Tennant Design	TXZ331508067	Seawolf
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CANCELLATION:
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE OR PER STATE STATUTES AS REQUIRED WHICHEVER IS LONGER, TO THE CERTIFICATE HOLDER NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

ADDITIONAL INSURED: Form CL-7: Rev 8/19

City of Rockwall 385 S Goliad Rockwall, TX 75087
--

Authorized Agent:



Date: February 4, 2026



CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

DATE: June 1, 2026

SUBJECT: Alma Williams Howard and Ben A. Klutts Sr. 2026 Park Master Planning

Freese and Nichols in coordination with Rockwall Parks and Recreation have been working on the 2026 park master plan for these two future parks. Public input meetings took place in February 2026 to gain input from the citizens of Rockwall. The Parks and Recreation Advisory Board participated in a feedback session on April 7, 2026. Freese and Nichols will be providing an update and asking for feedback on preliminary concept plans.

Staff ask City Council to provide feedback to Freese and Nichols and Rockwall Parks and Recreation staff for these future park developments and authorize City Manager to continue to work on final plans for each park.



CITY OF ROCKWALL

ALMA WILLIAMS HOWARD
COMMUNITY PARK & BEN
A. KLUTTS SR. PARK

COUNCIL – MAY 4, 2026

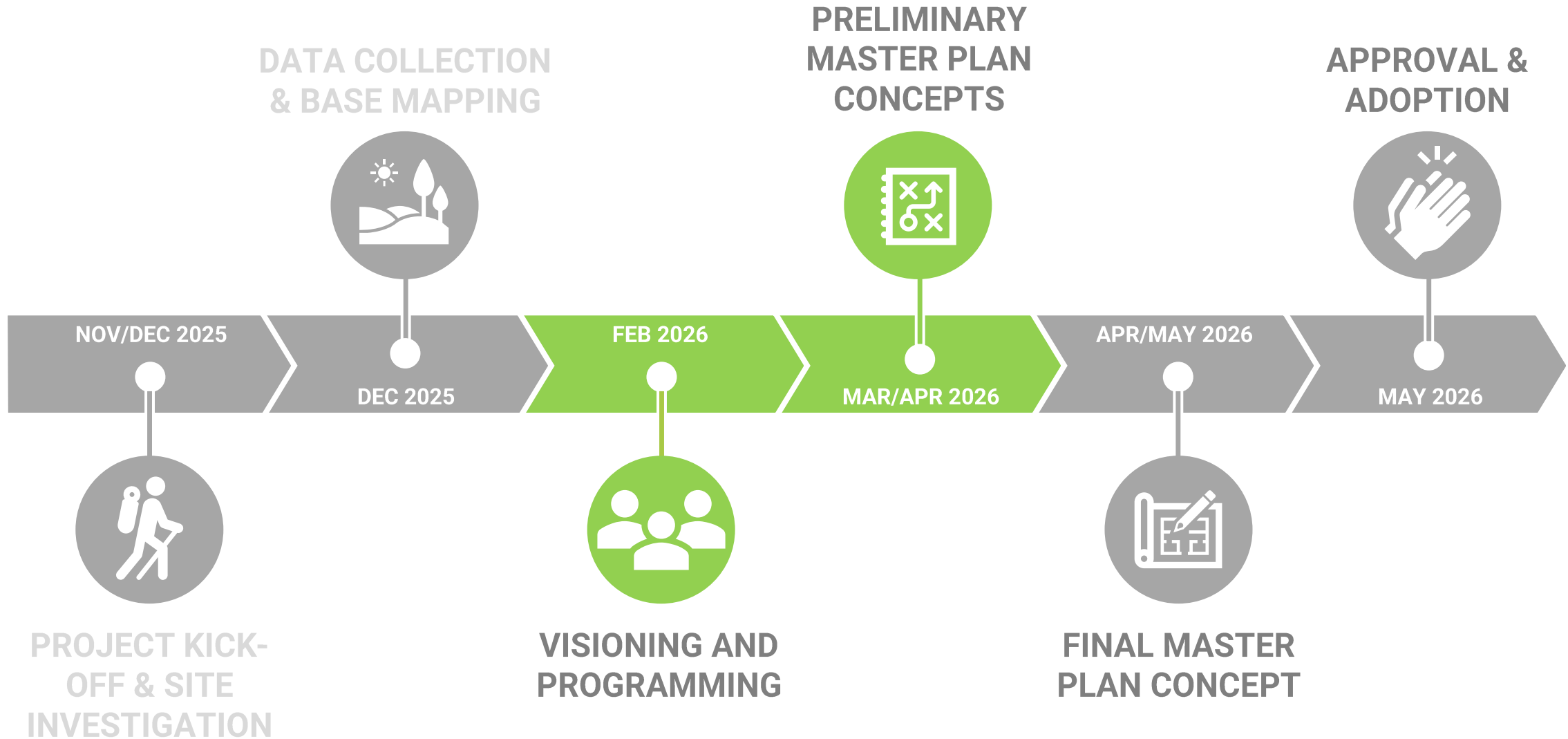


**FREESE
AND
NICHOLS**

TODAYS DISCUSSION

PROJECT TIMELINE

WHERE WE ARE



ALMA WILLIAMS HOWARD
COMMUNITY PARK

ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – ACCESS AND OWNERSHIP



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS - CONTEXT



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – SITE HISTORY



2024: ROCKWALL NINTH GRADE CAMPUS BUILT



2008: WATER TOWER WAS BUILT

**~1961: HOMESTEAD WAS BUILT
~2024: BARN REMOVED**



~1968: POND WAS DEVELOPED



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS - UTILITIES

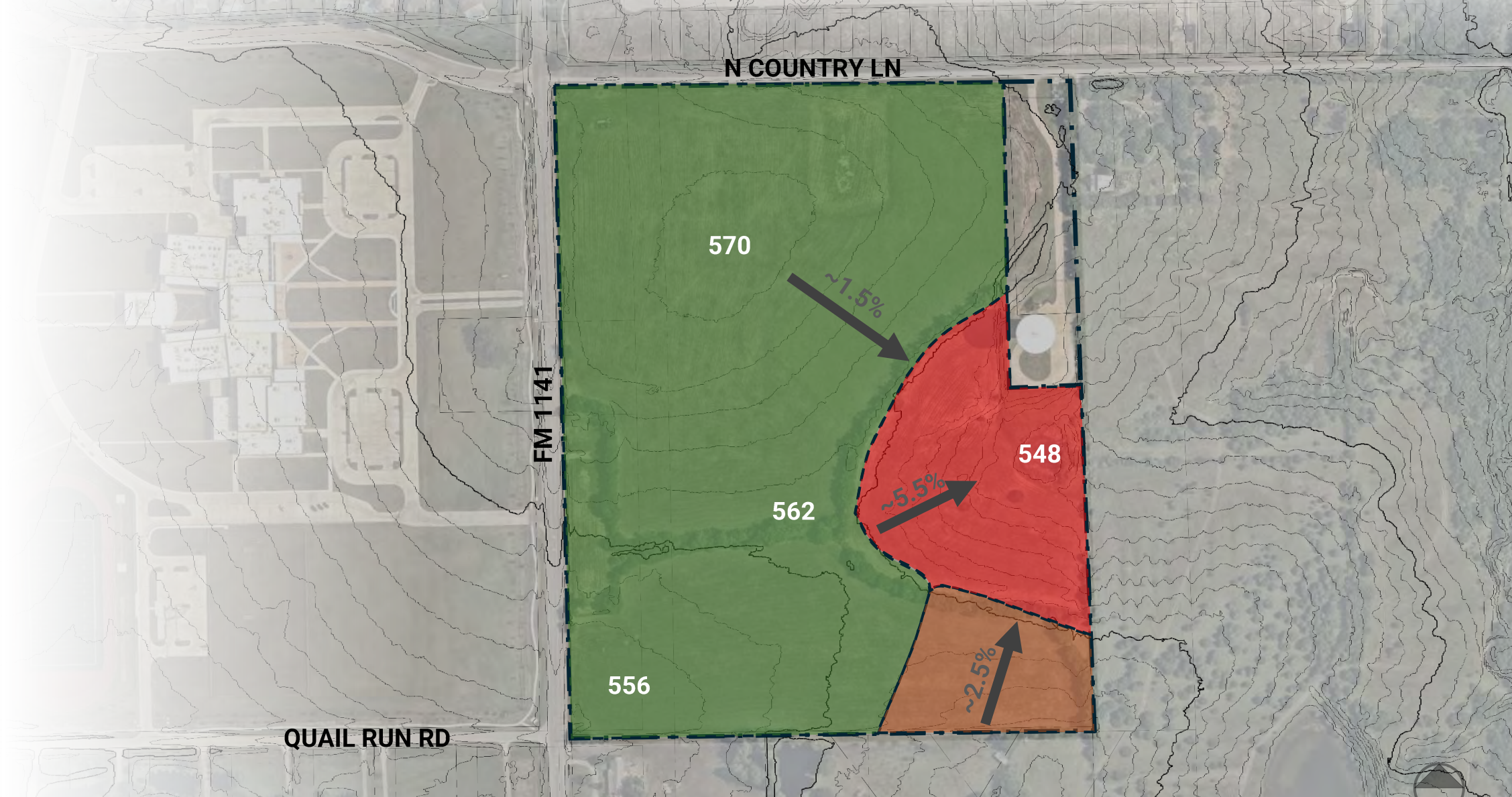
LEGEND

- STORM SEWER LINES
- WATER LINES



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS - TOPOGRAPHY



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – SITE TOUR



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – SITE TOUR

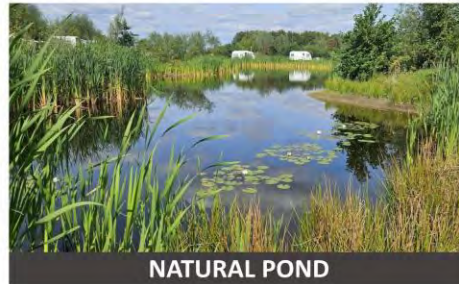


IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

Amenities Preference

Place a dot on which amenities you most prefer



Alma Williams Howard Community Park
City of Rockwall, Texas



Which amenities do you most prefer

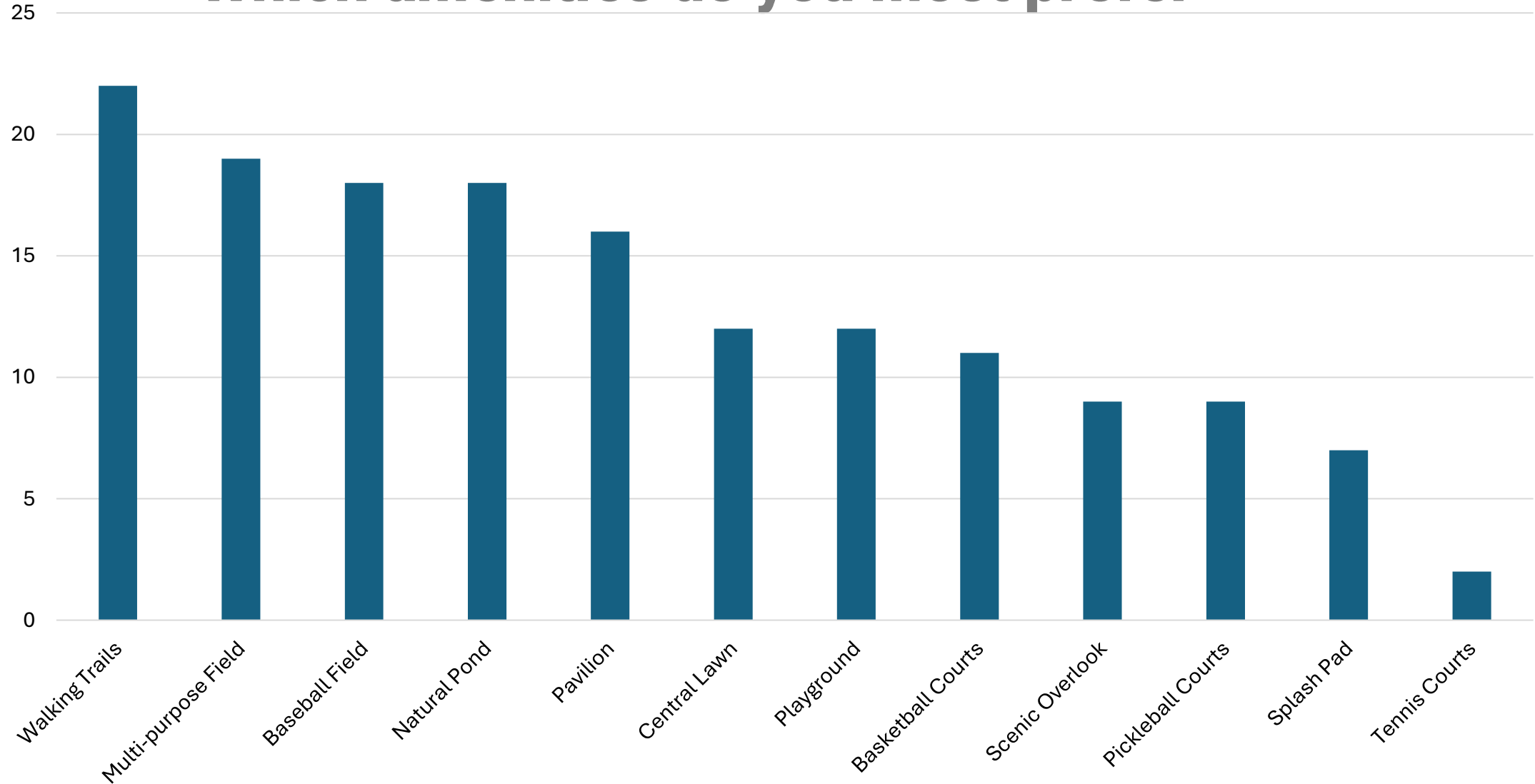


IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

Amenities Preference

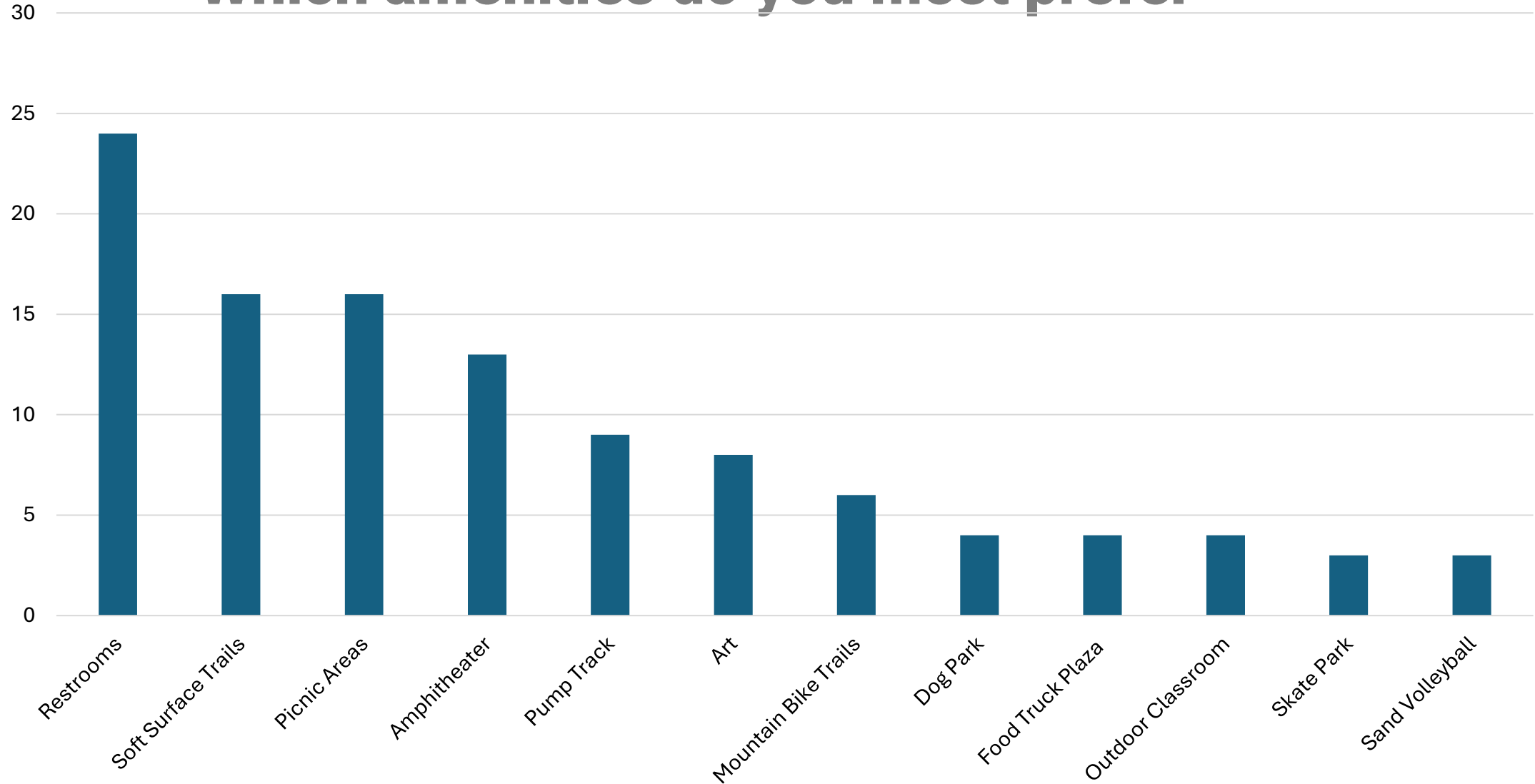
Place a dot on which amenities you most prefer



Alma Williams Howard Community Park
City of Rockwall, Texas



Which amenities do you most prefer



TOP FIVE AMENITIES

1	Restrooms	24 Votes
2	Walking Trails	22 Votes
3	Multi-Purpose Field	19 Votes
4	Baseball Field	18 Votes
5	Natural Pond	18 Votes

ADDITIONAL COMMENTS

- 1 Preserve natural features & character
- 2 Expand youth sports facilities (Baseball)
- 3 Enhance playground & family amenities
- 4 Speciality recreation features
- 5 Trails, Connectivity, and Mobility enhancements
- 6 Incorporate historical & cultural elements

COMMUNITY RECOMMENDATIONS

ALMA WILLIAMS HOWARD COMMUNITY PARK



Preserve natural features & character



Expand youth sports facilities (Baseball)



Enhance playground & family amenities



Specialty recreation features



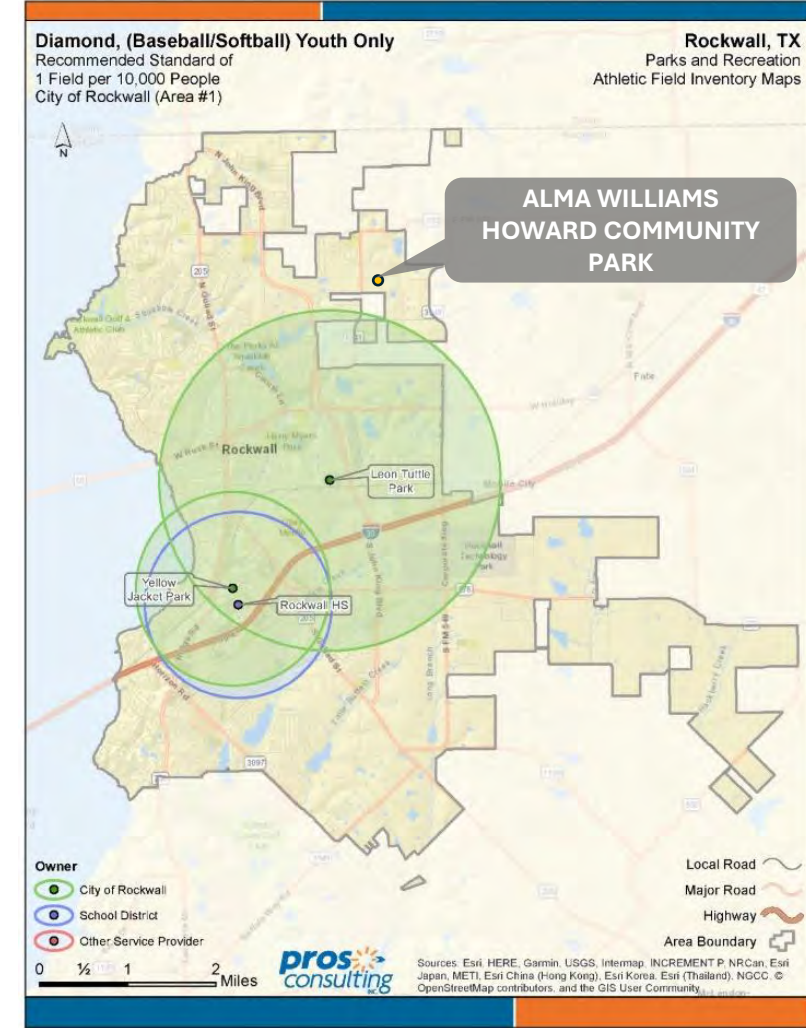
Trails, connectivity & mobility enhancements



Incorporate historical and cultural elements

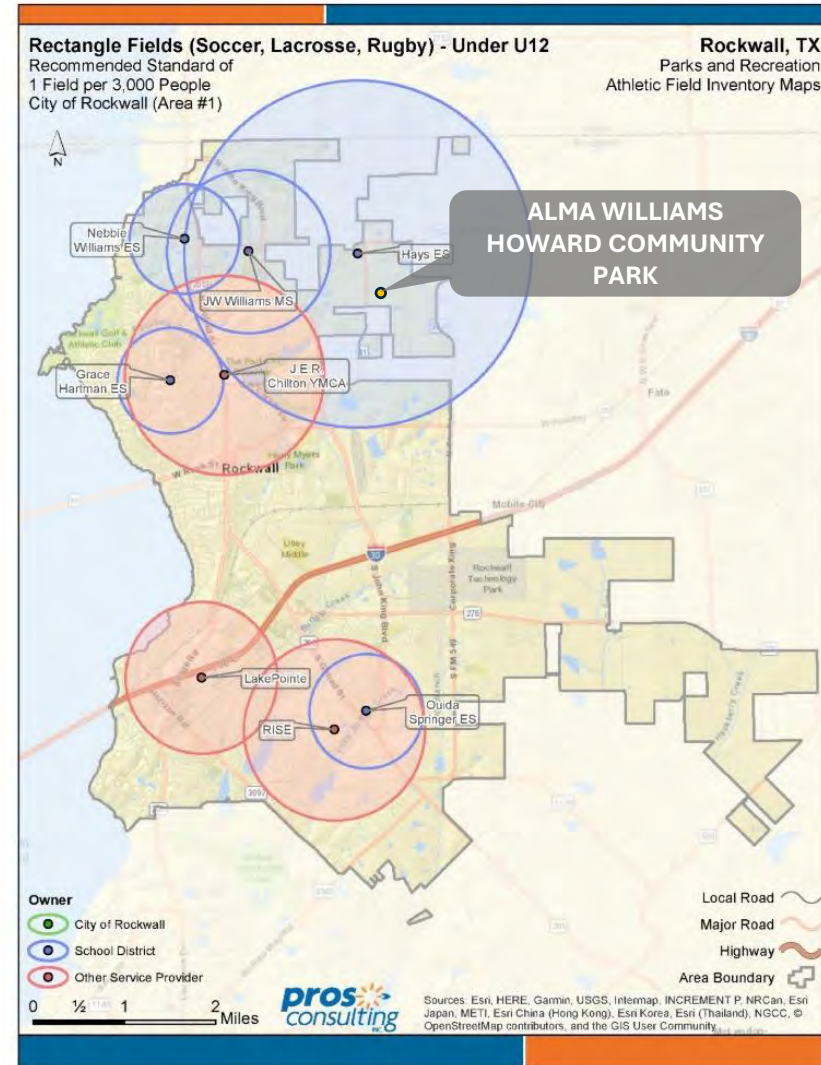
PREVIOUS STUDIES

AUGUST 2019 – ATHLETIC FIELD FEASIBILITY STUDY



PREVIOUS STUDIES

AUGUST 2019 – ATHLETIC FIELD FEASIBILITY STUDY



PREVIOUS STUDIES

AUGUST 2019 – ATHLETIC FIELD FEASIBILITY STUDY

2019 Inventory - Facilities		2019 Facility Standards		2034 Facility Standards	
	Total Inventory	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed
Athletic Fields					
Diamond (Baseball) Teen/Adult	6	Need Exists	2 Fields	Need Exists	7 Fields
Diamond (Baseball) Youth and Adult	11	Need Exists	5 Fields	Need Exists	14 Fields
Diamond (Baseball/Softball) Youth	6	Need Exists	2 Fields	Need Exists	7 Fields
Rectangle Fields (Soccer, Lacrosse, Football) – U12+	23	Meet Standard	0 Fields	Need Exists	13 Fields
Rectangle Fields (Soccer, Lacrosse, Football) under 12	22	Need Exists	5 Fields	Need Exists	20 Fields

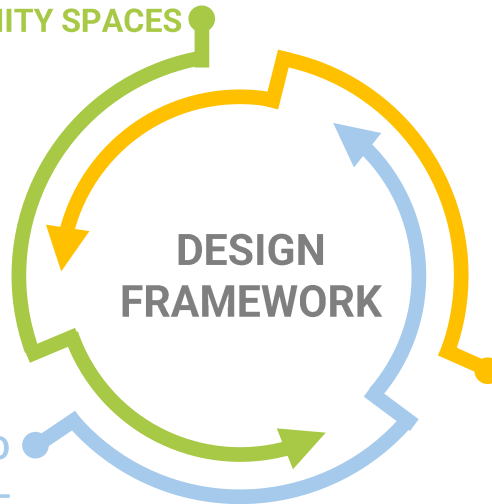
DESIGN PRINCIPLES

ALMA WILLIAMS HOWARD COMMUNITY PARK



COMMUNITY
RECOMMENDATIONS

FLEXIBLE, CONNECTED
COMMUNITY SPACES



ORGANIZED AND
FUNCTIONAL

UNIQUELY ALMA
WILLIAMS, UNIQUELY
ROCKWALL



CONCEPT A

HOME FIELD

N COUNTRY LN

FM 1141

QUAIL RUN RD



CONCEPT A

HOME FIELD

N COUNTRY LN

FM 1141

QUAIL RUN RD



CONCEPT A

HOME FIELD



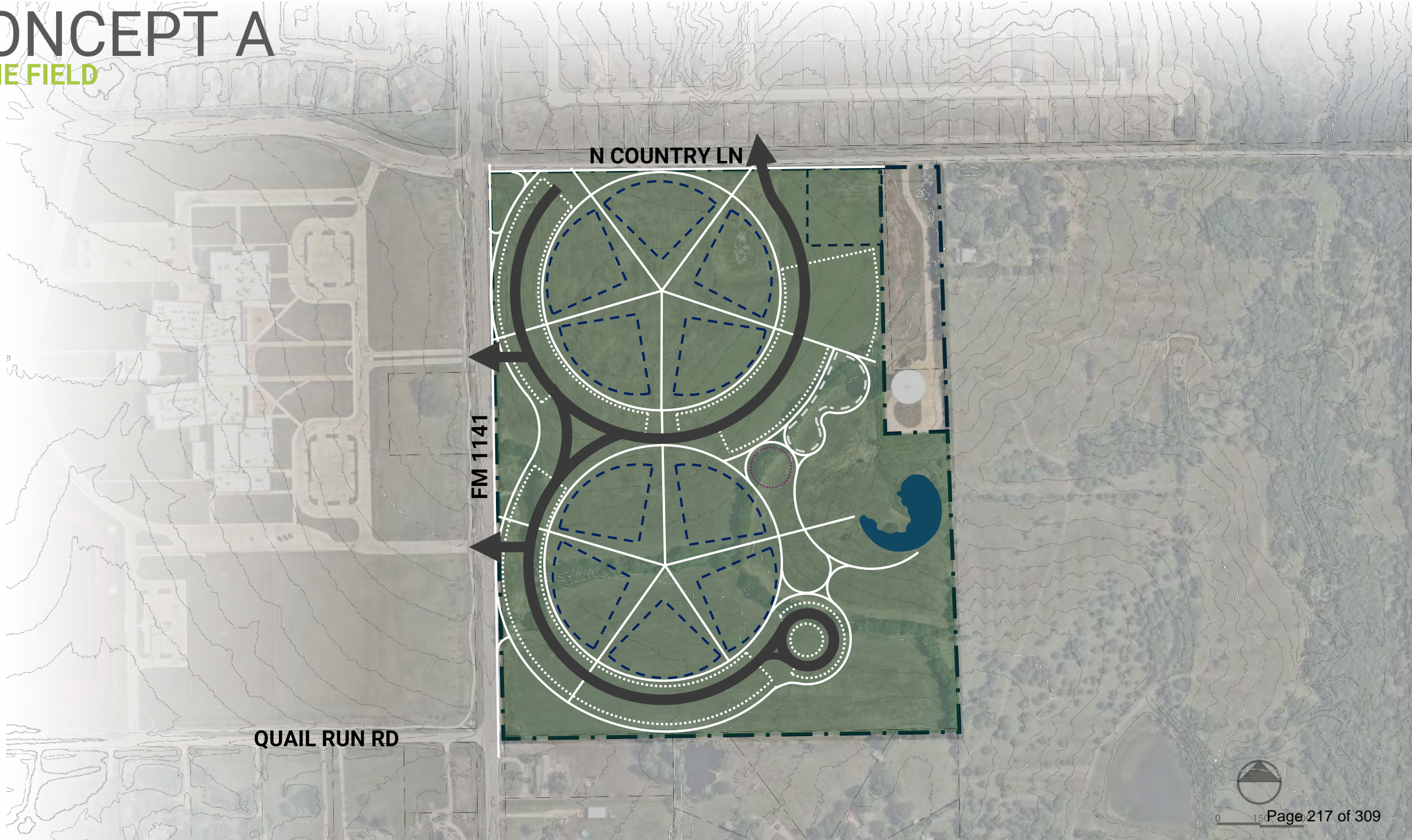
N COUNTRY LN

FM 1141

QUAIL RUN RD

CONCEPT A

HOME FIELD



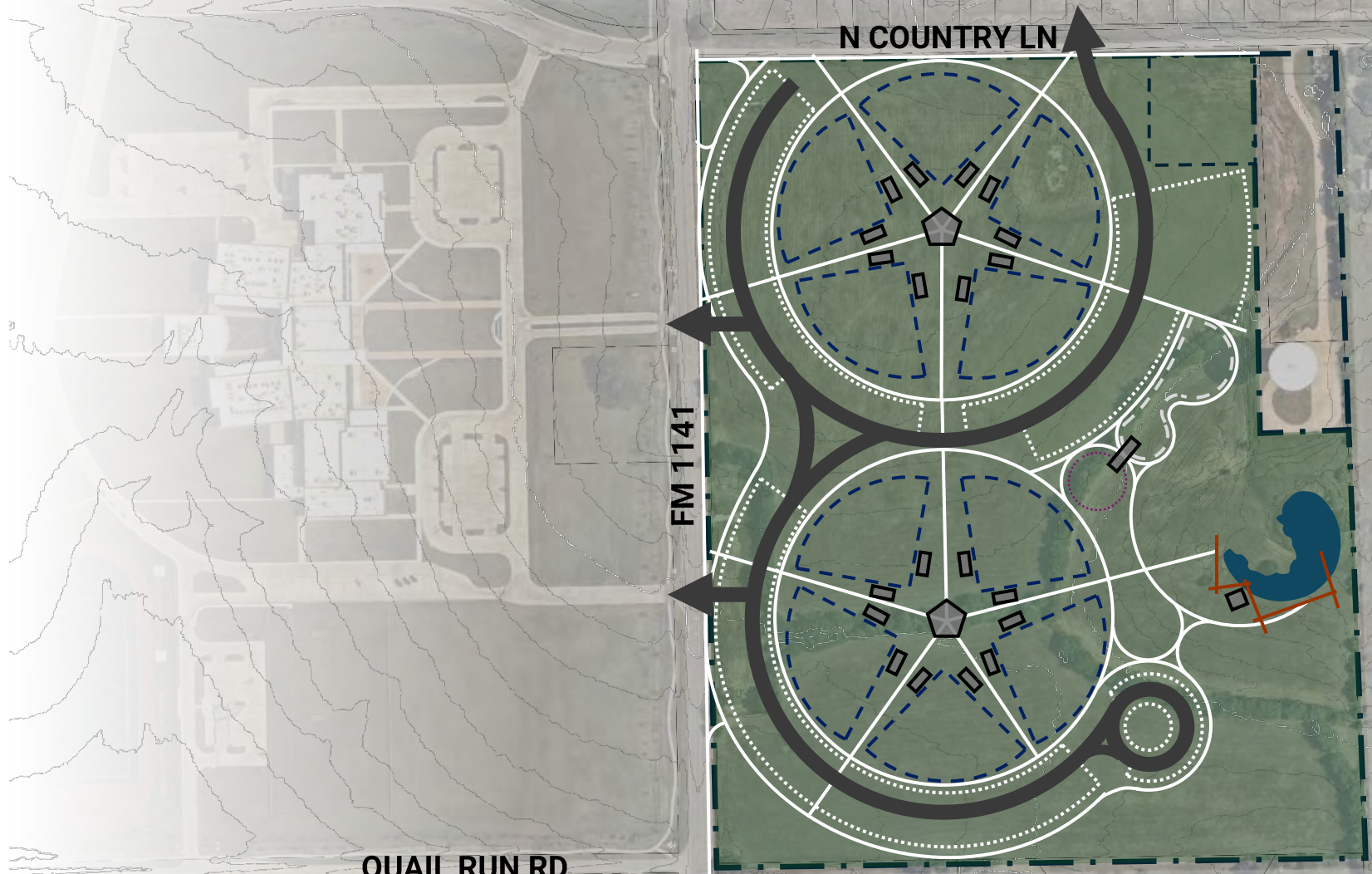
N COUNTRY LN

FM 1141

QUAIL RUN RD

CONCEPT A

HOME FIELD

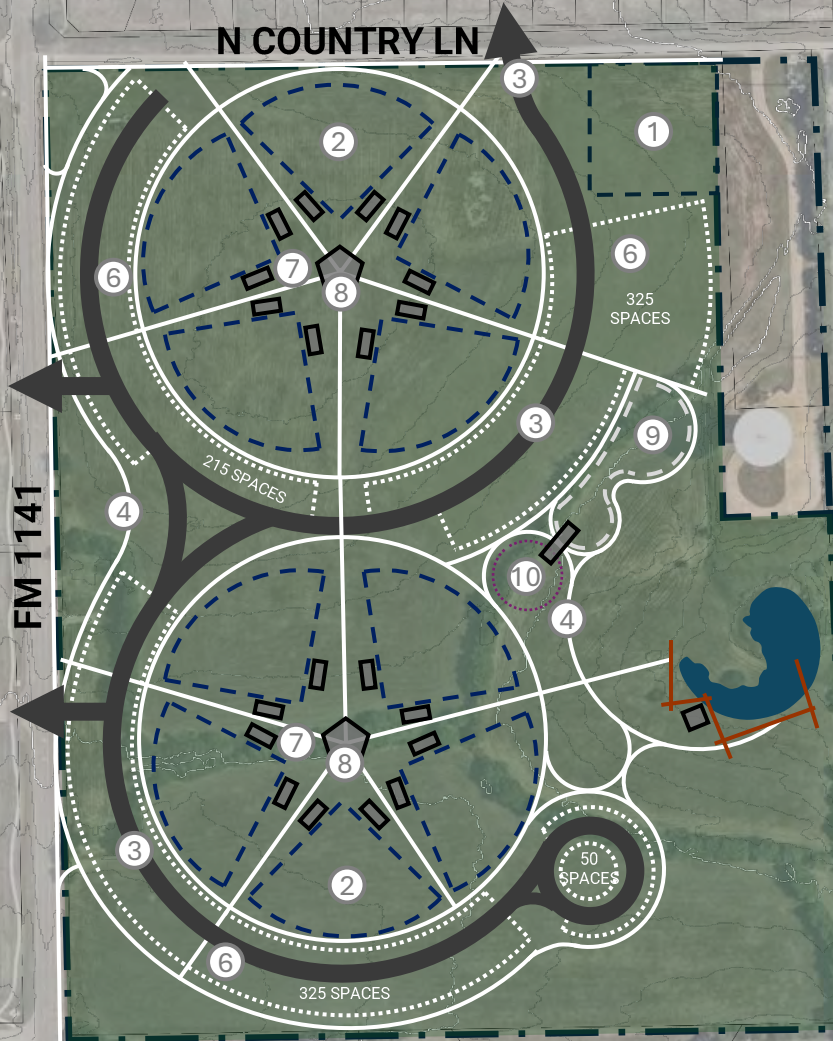


CONCEPT A

HOME FIELD

LEGEND

- ① FUTURE FIRE STATION
- ② 5-PLEX BASEBALL FIELD
- ③ PARK DRIVE
- ④ INTERNAL PARK TRAILS
- ⑤ NATURAL POND
- ⑥ PARKING (~915 SPACES)
- ⑦ SHADED SEATING
- ⑧ CONCESSION STAND
- ⑨ SKATE PARK/PUMP TRACK
- ⑩ THEMED PLAYGROUND



CONCEPT B

BALANCED

N COUNTRY LN

FM 1141

QUAIL RUN RD

CONCEPT B

BALANCED

N COUNTRY LN

FM 1141

QUAIL RUN RD



CONCEPT B

BALANCED



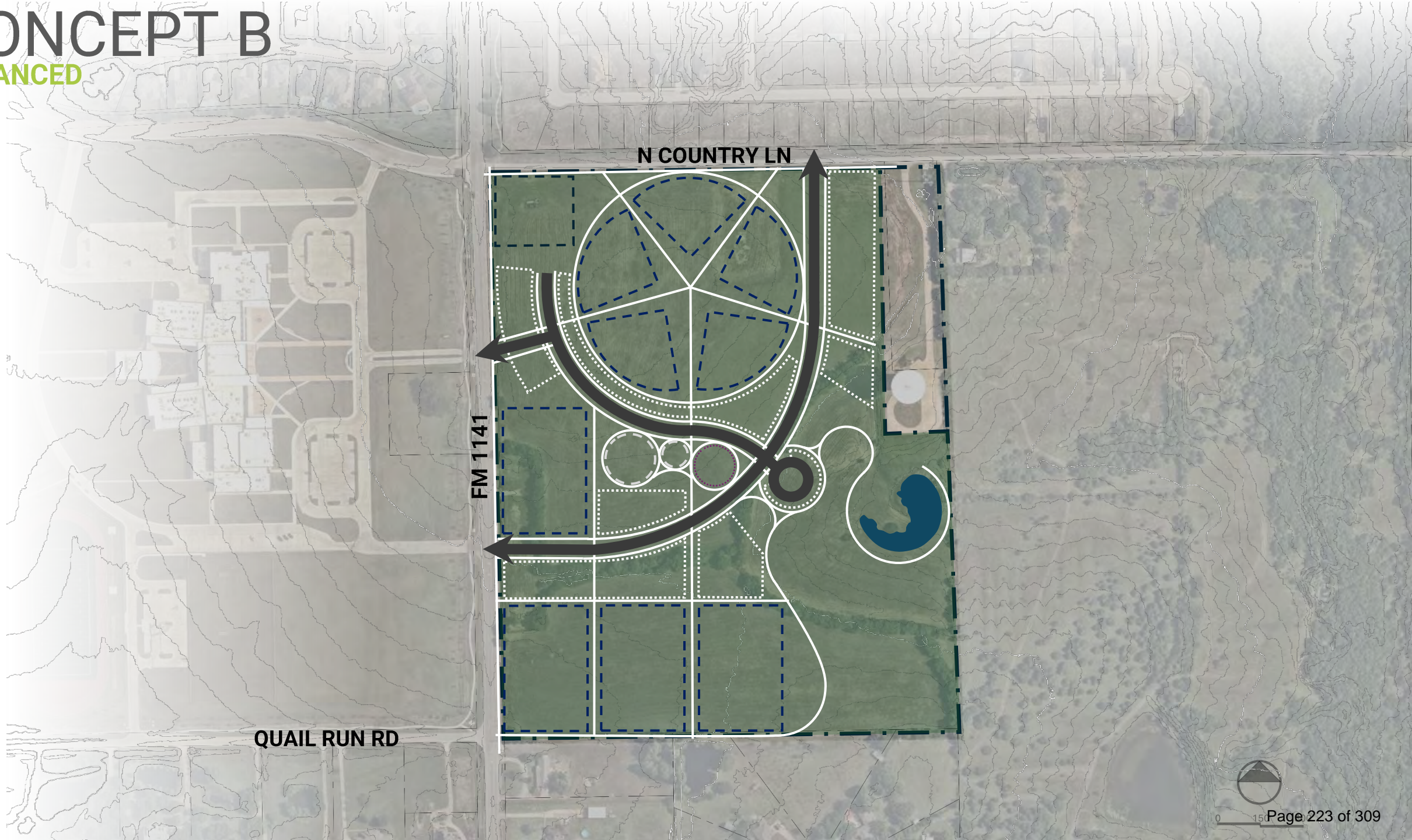
N COUNTRY LN

FM 1141

QUAIL RUN RD

CONCEPT B

BALANCED



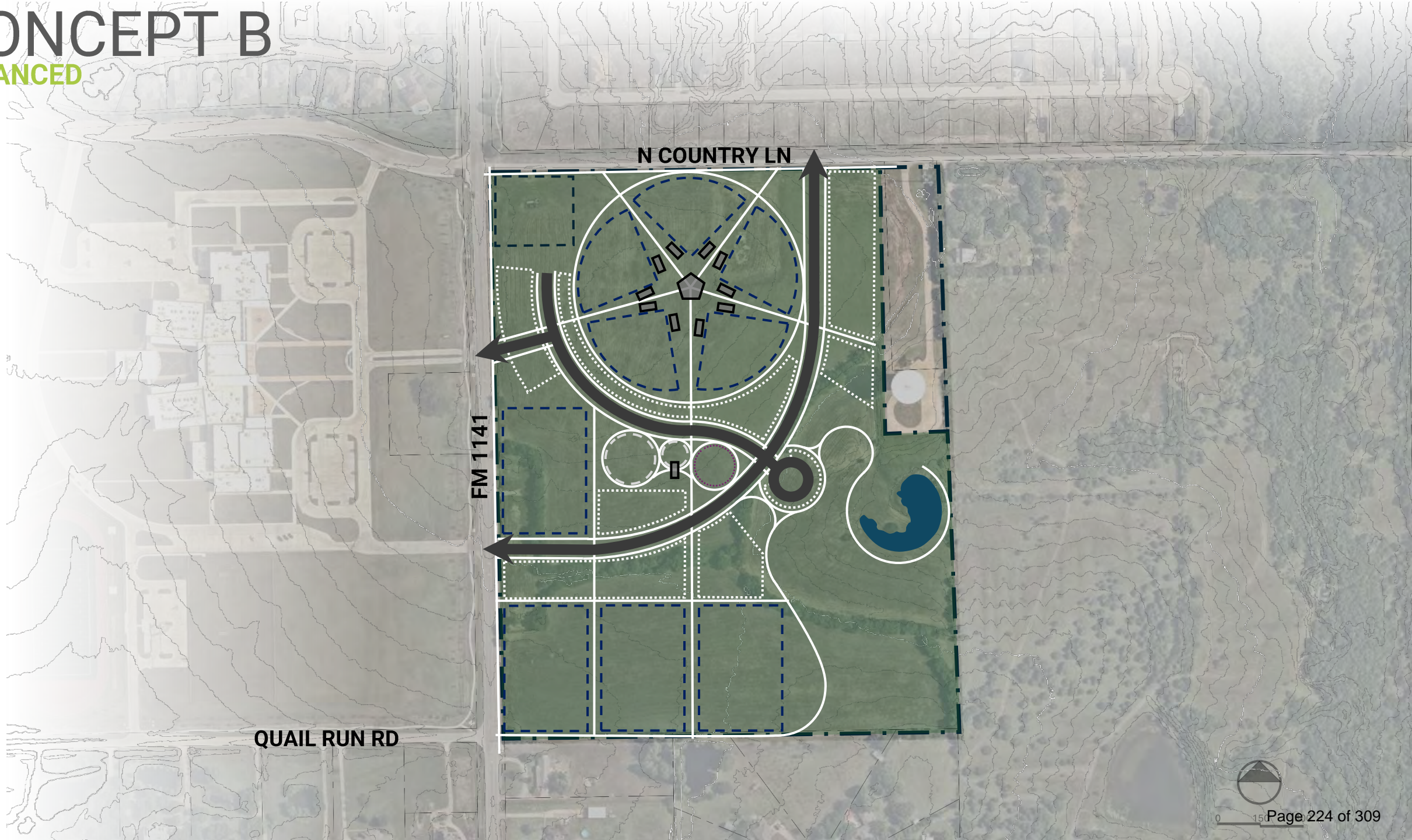
N COUNTRY LN

FM 1141

QUAIL RUN RD

CONCEPT B

BALANCED



N COUNTRY LN

FM 1141

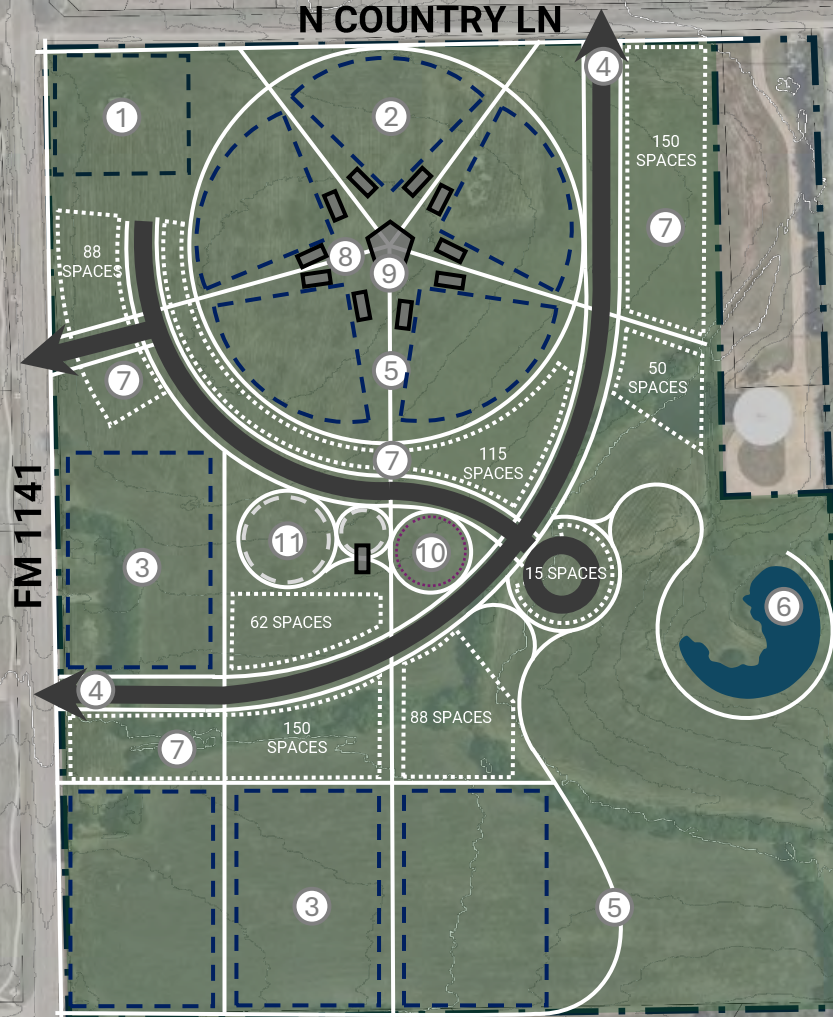
QUAIL RUN RD

CONCEPT B

BALANCED

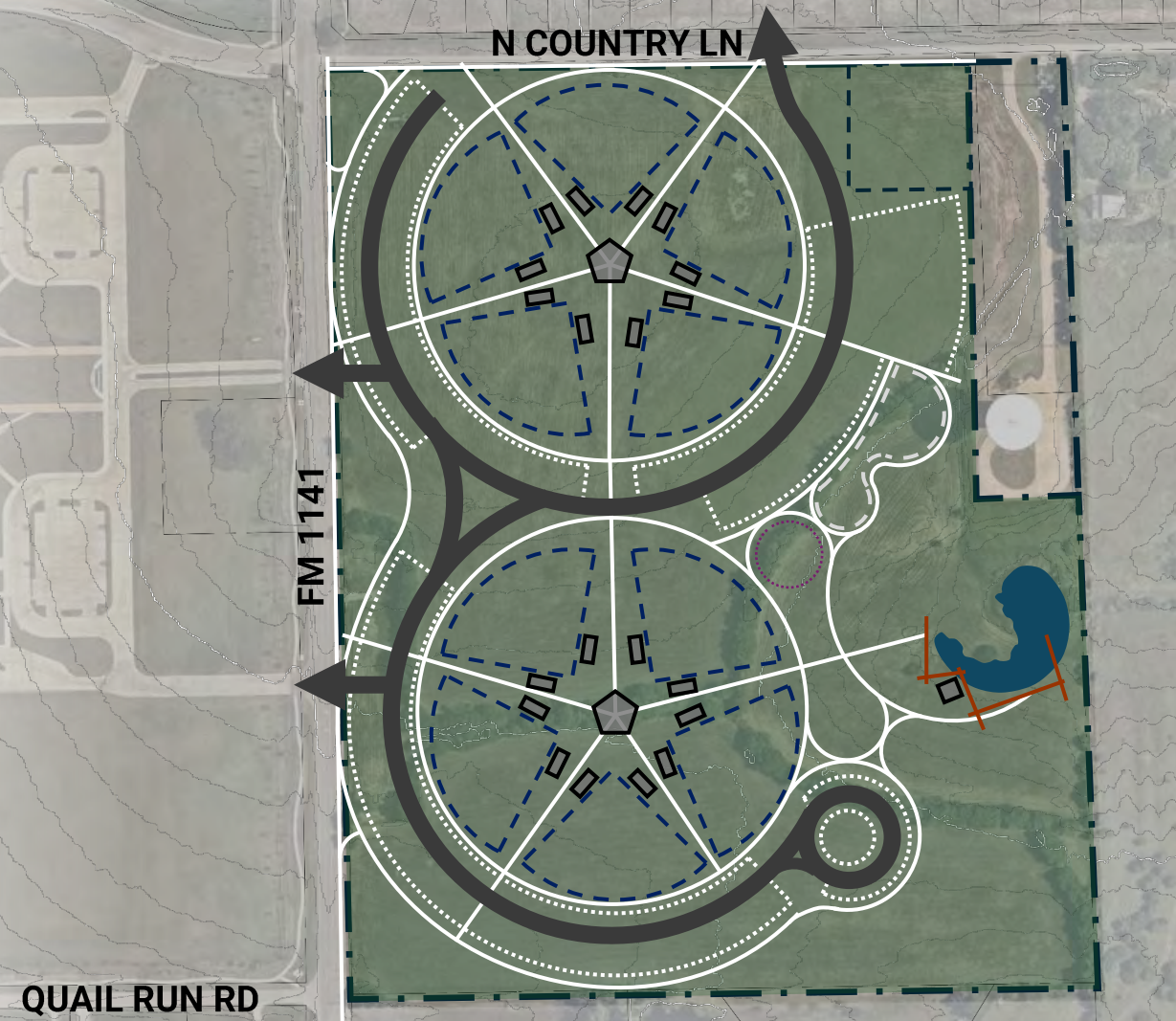
LEGEND

- ① FUTURE FIRE STATION
- ② 5-PLEX BASEBALL FIELD
- ③ MULTI-PURPOSE FIELDS
- ④ PARK DRIVE
- ⑤ INTERNAL PARK TRAILS
- ⑥ EXPANDED POND
- ⑦ PARKING (718 SPACES)
- ⑧ SHADED SEATING
- ⑨ CONCESSION STAND
- ⑩ THEMED PLAYGROUND
- ⑪ SKATE PARK/PUMP TRACK

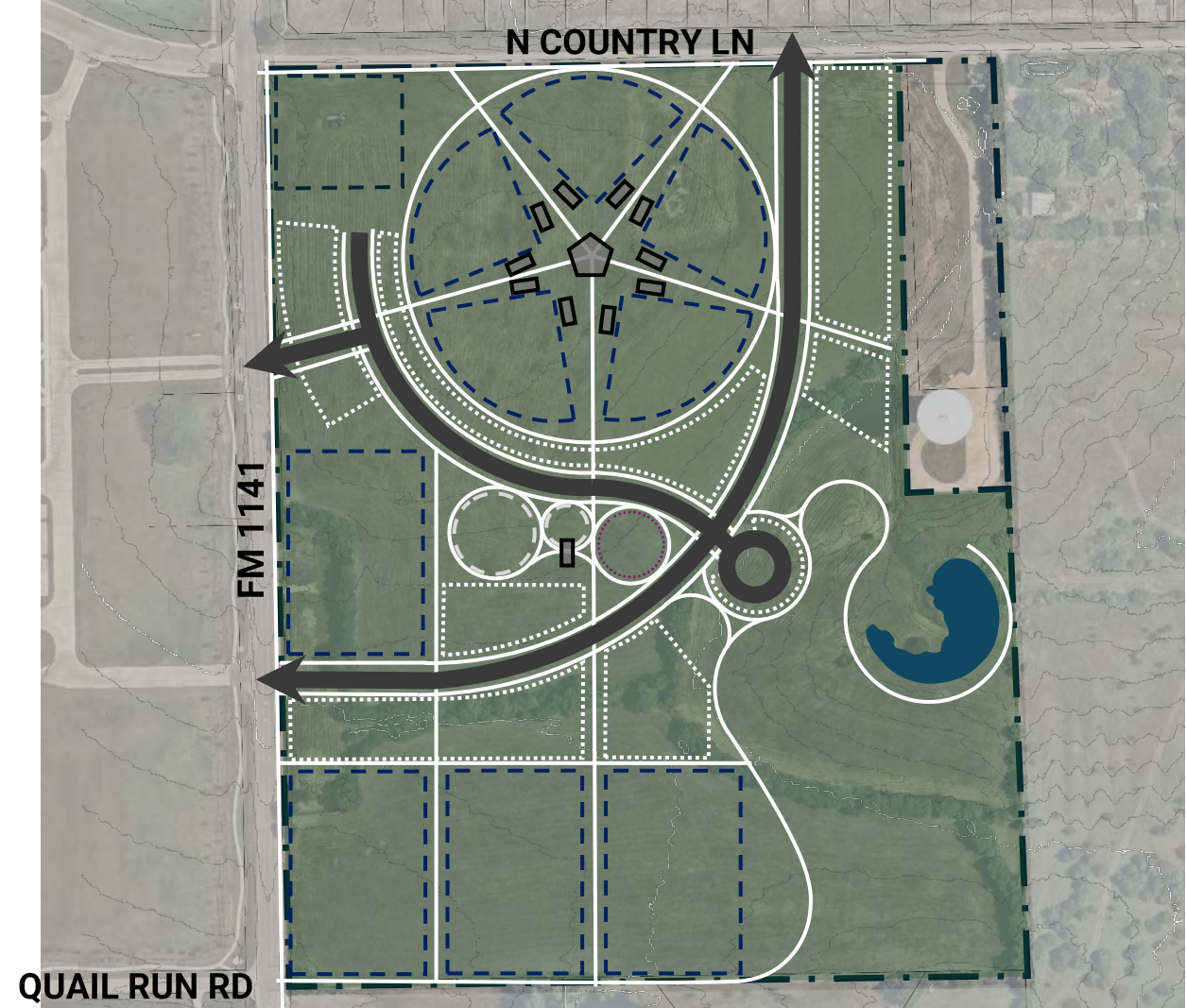


ALMA WILLIAMS HOWARD COMMUNITY PARK

PRELIMINARY CONCEPTS



CONCEPT A
HOME FIELD



CONCEPT B
BALANCED

BEN A. KLUTTS SR.
PARK

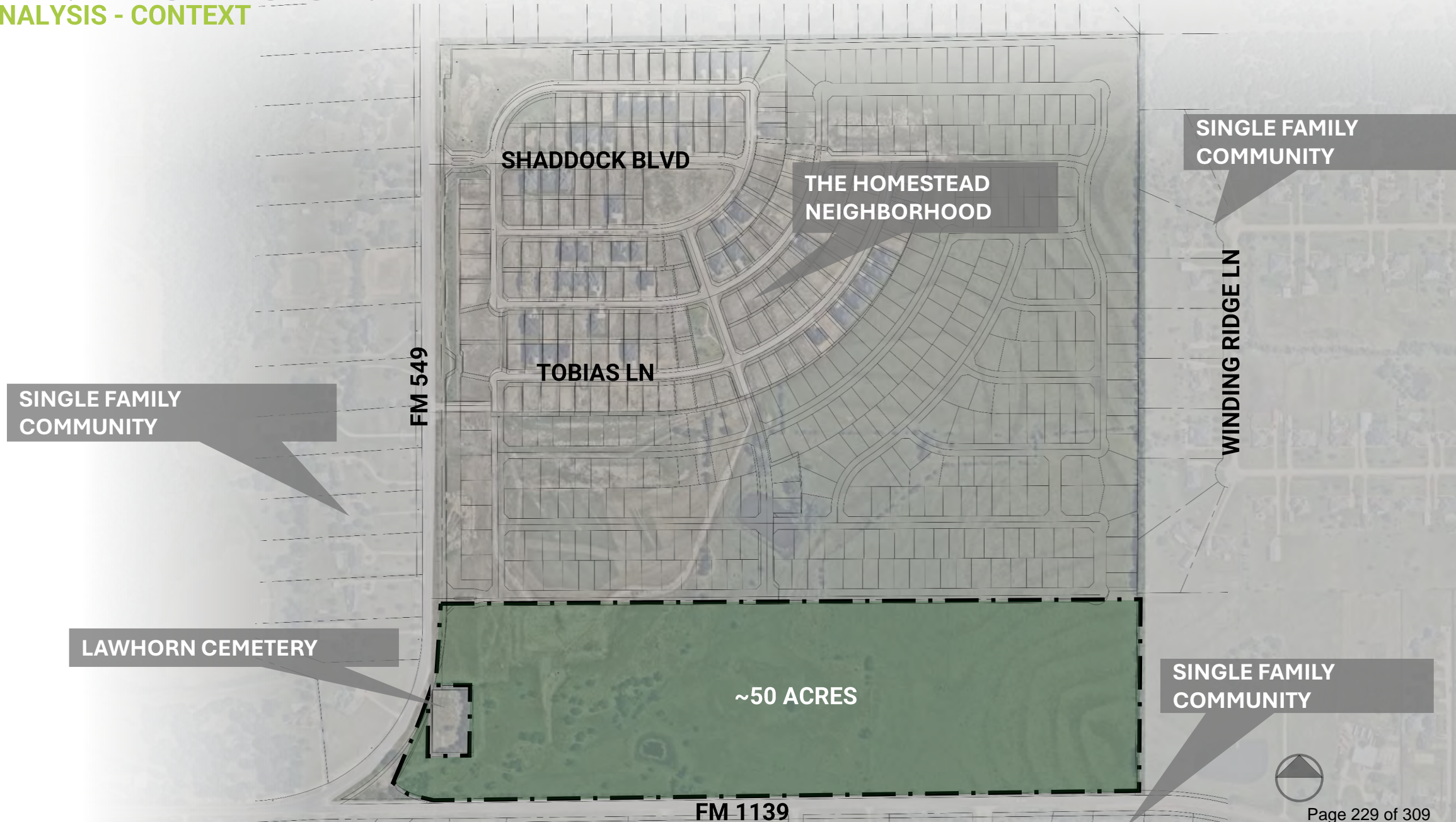
BEN A. KLUTTS SR. PARK

SITE ANALYSIS - ACCESS



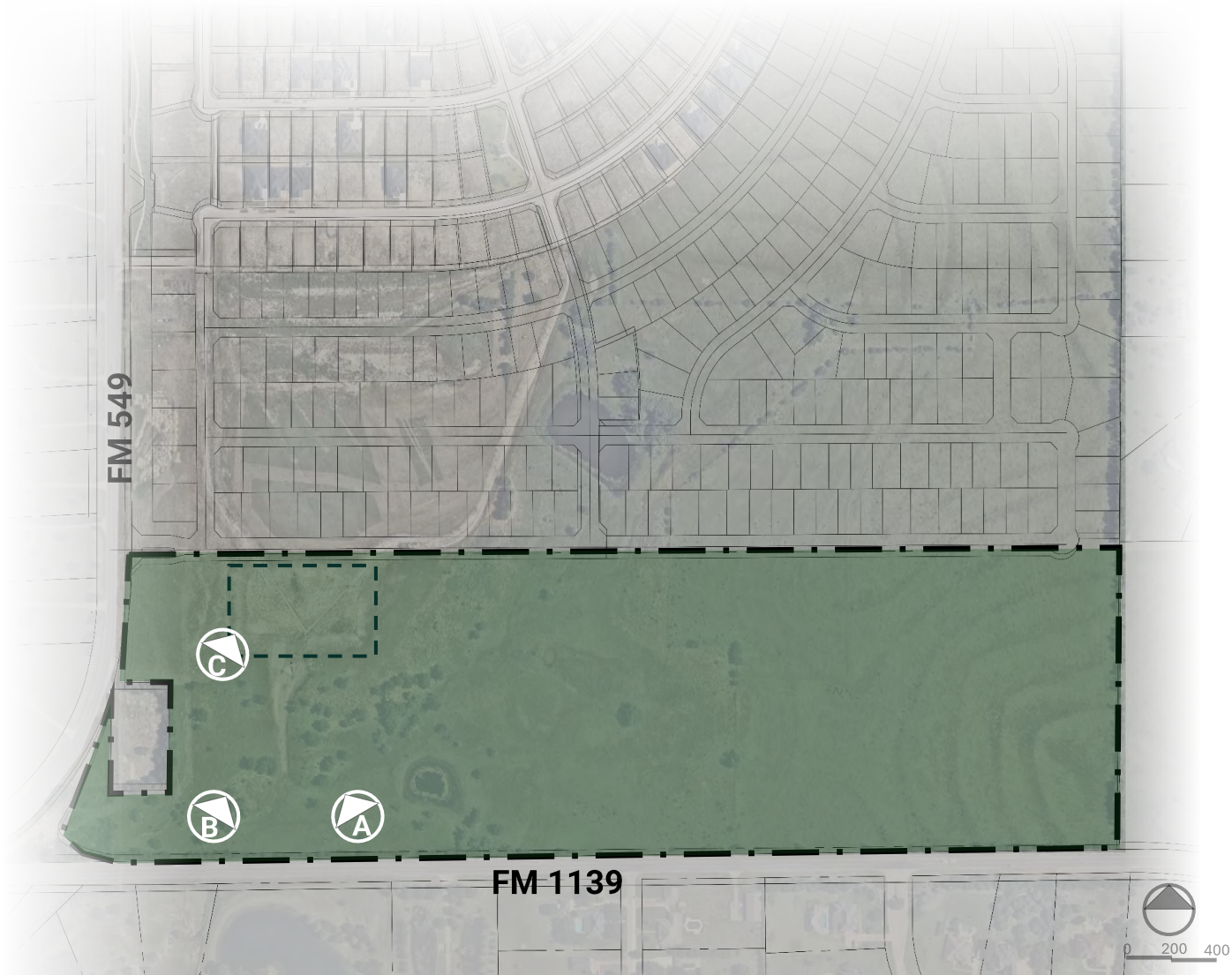
BEN A. KLUTTS SR. PARK

SITE ANALYSIS - CONTEXT



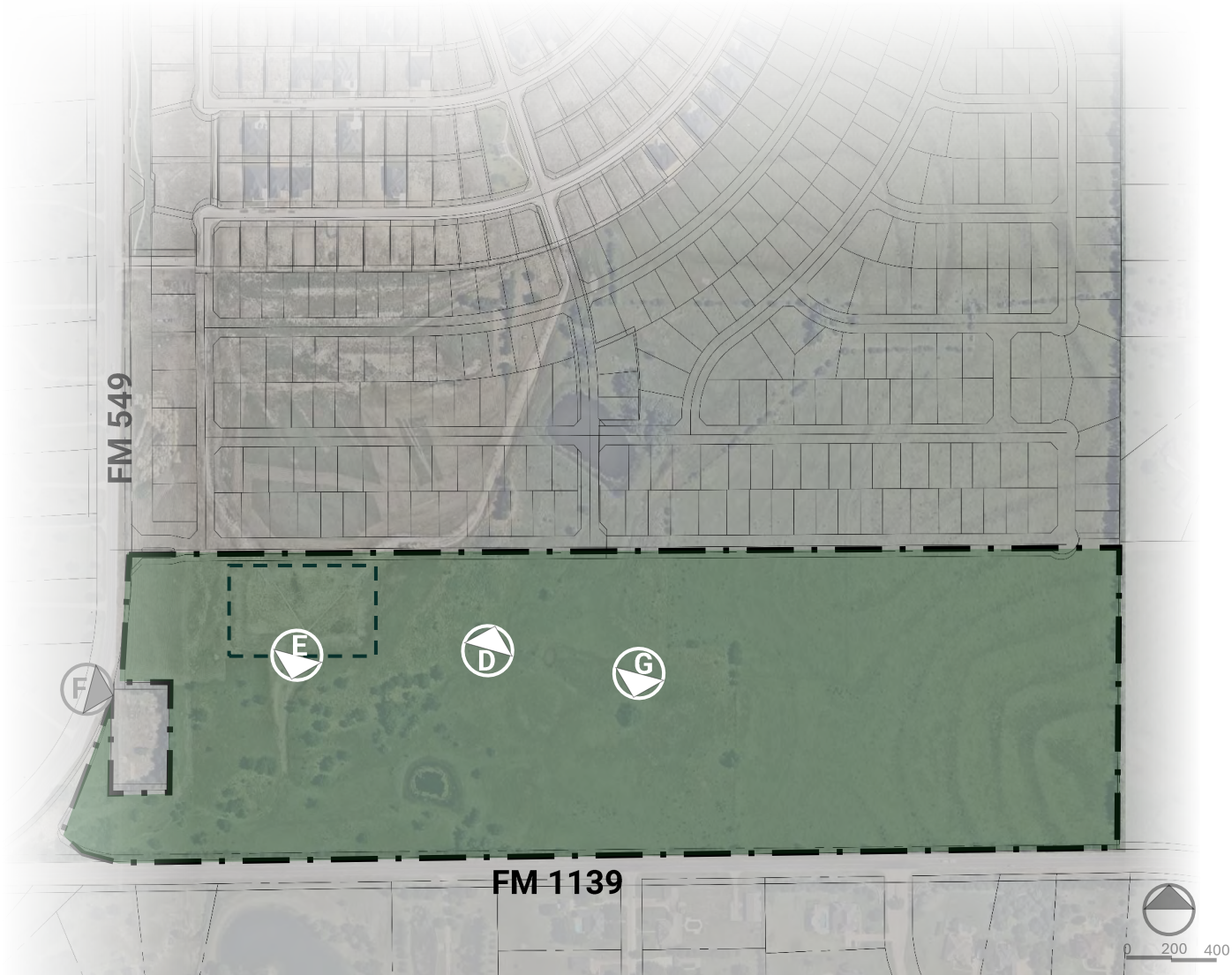
BEN A. KLUTTS SR. PARK

SITE ANALYSIS – SITE TOUR



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – SITE TOUR



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – SITE HISTORY



2025/2026: NEW DEVELOPMENT & POND



~1956-61: POND WAS DEVELOPED



~1889: LAWHORN CEMETERY WAS ESTABLISHED

FM 549

FM 1139



BEN A. KLUTTS SR. PARK

SITE ANALYSIS - DEVELOPMENT



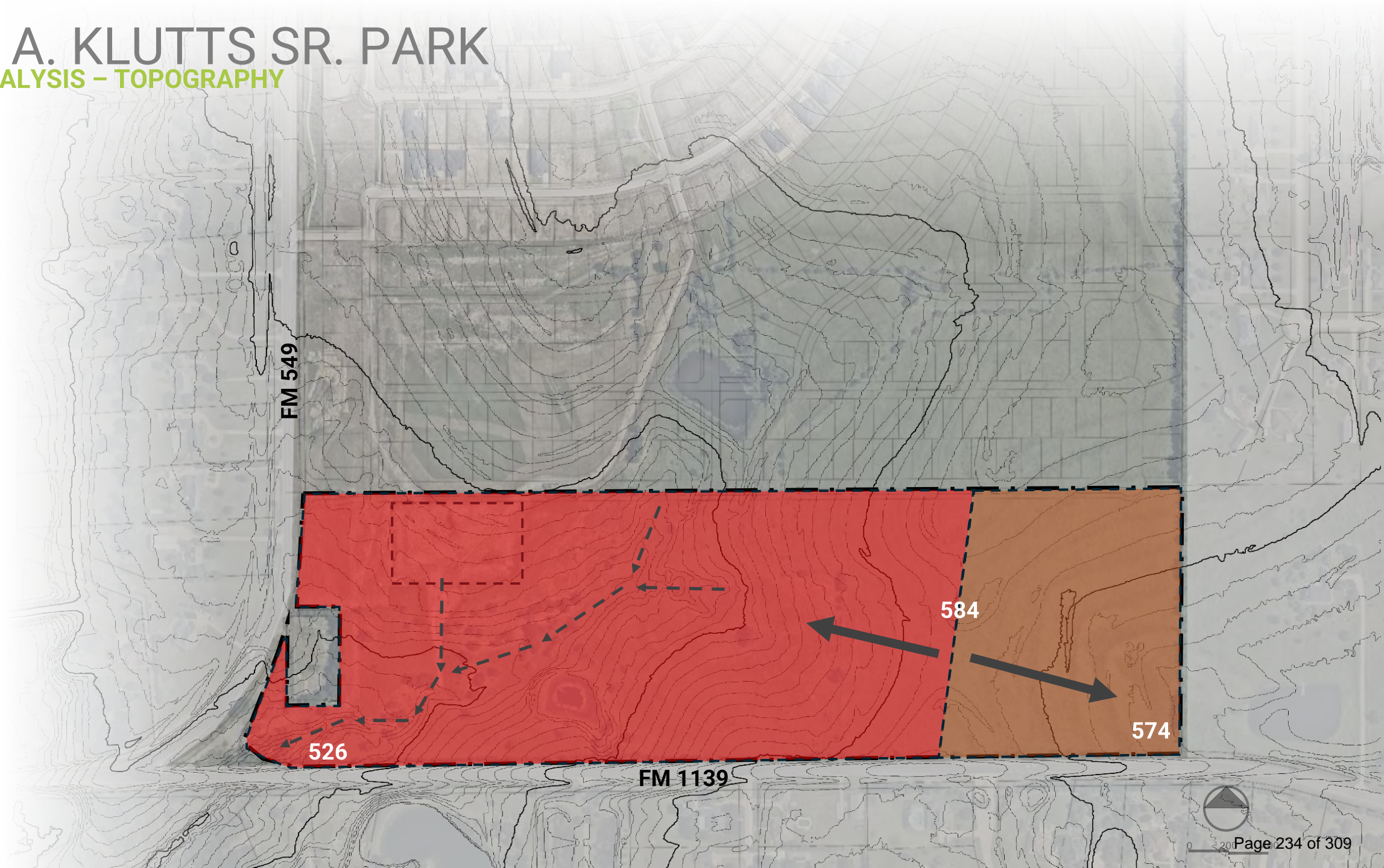
FM 549

FM 1139



BEN A. KLUTTS SR. PARK

SITE ANALYSIS - TOPOGRAPHY



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – ECOLOGY (FLORA)



Little Bluestem (*Schiachyrium scoparium**)



Big Bluestem (*Andropogon gerardi**)



Switchgrass (*Panicum virgatum**)



Texas Bluebonnet (*Lupinus texensis**)



Indiangrass (*Sorghastrum nutans**)



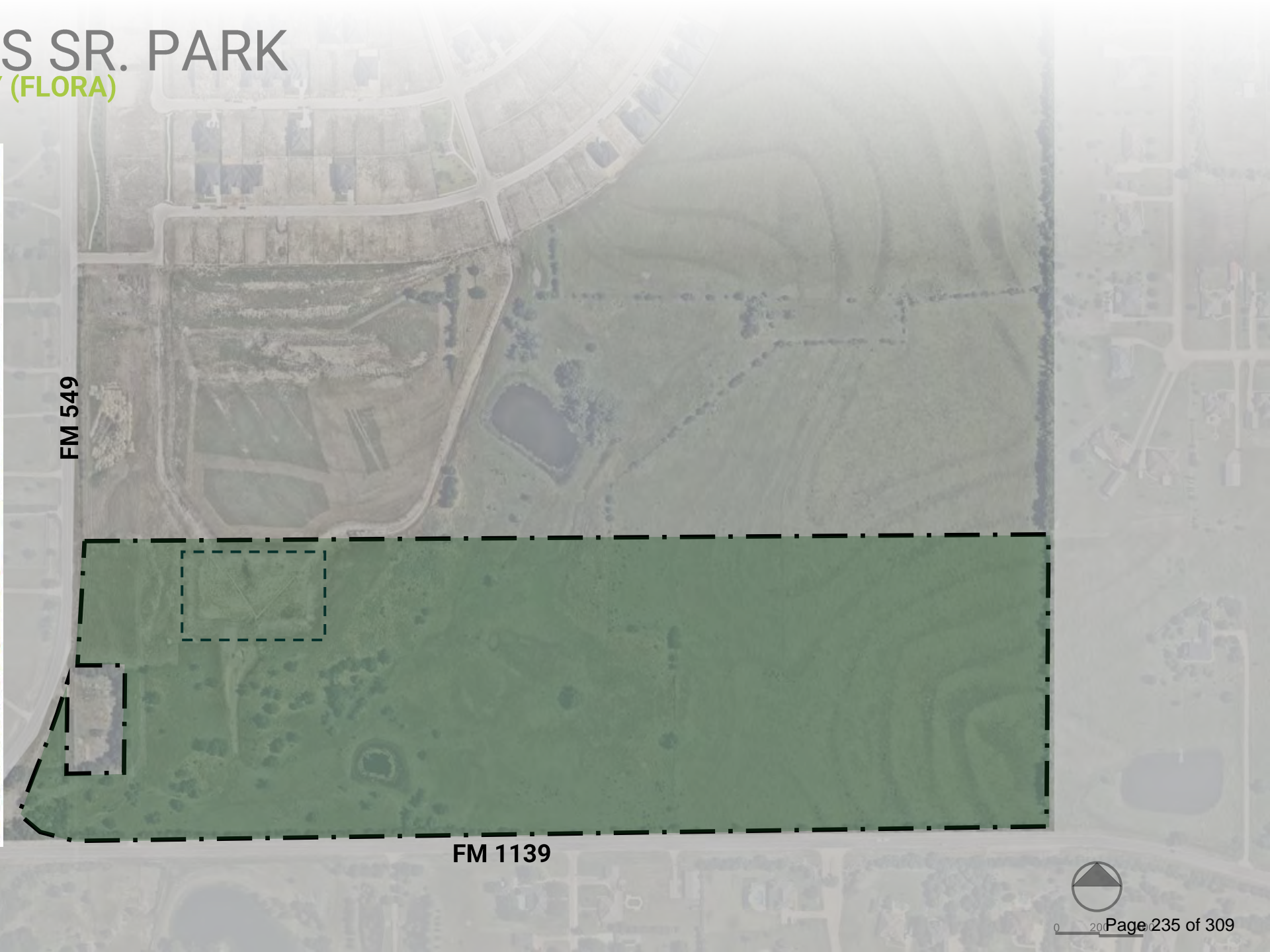
Switchgrass (*Sorghastrum nutans**)



Maximilian Sunflower (*Maximilianii**)



Eastern Red Cedar (*Juniperus virginiana**)



FM 549

FM 1139



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – ECOLOGY (FAUNA)

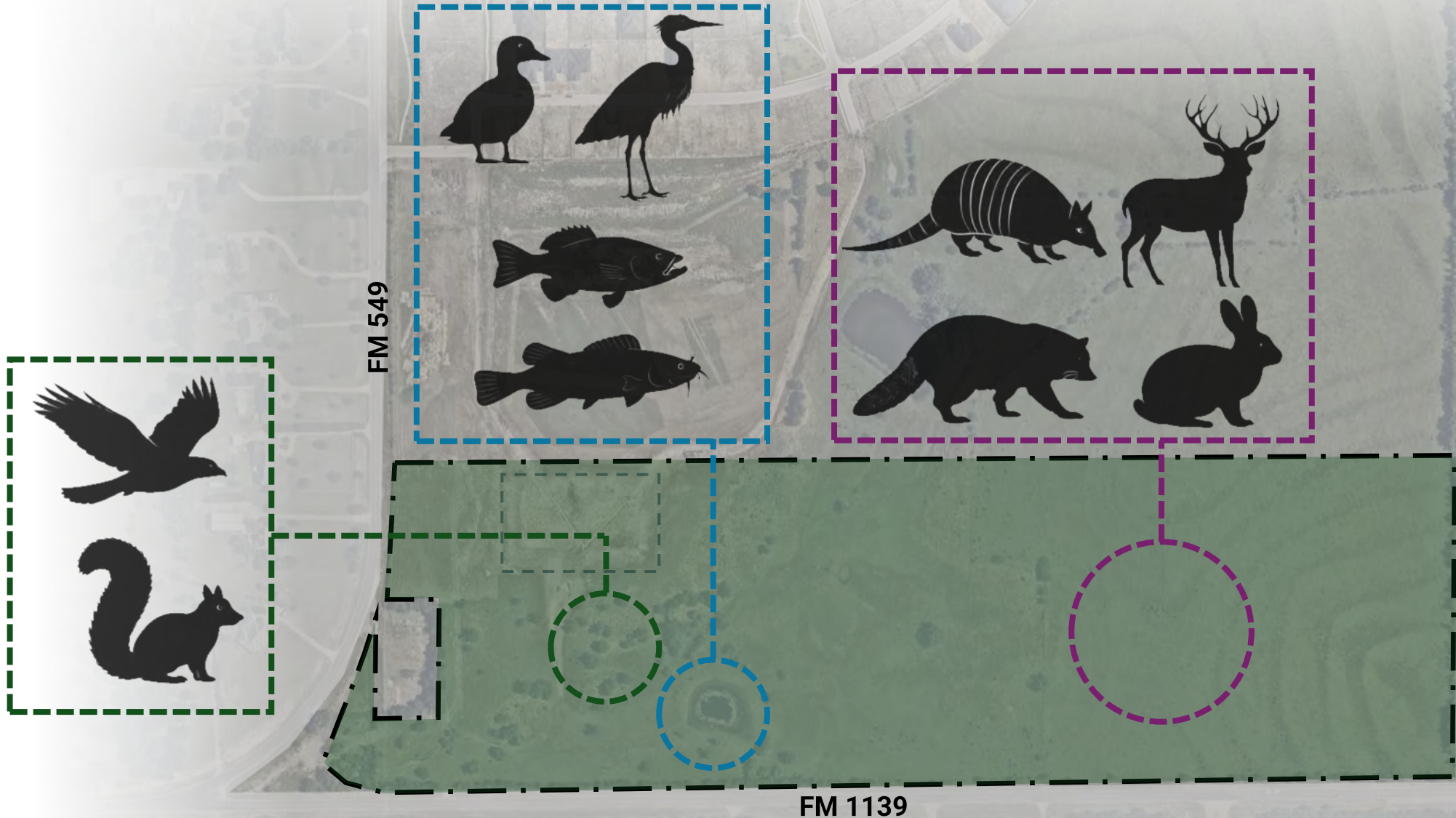
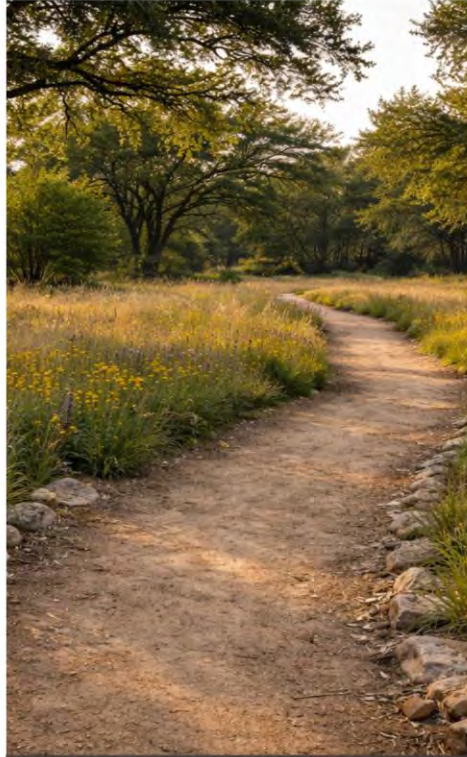


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

Trail Experience Preference

Place a dot on which trail experience you most prefer



SOFT SURFACE TRAILS

DECOMPOSED GRANITE TRAILS,
MEANDERING THROUGH THE
LANDSCAPE



PAVED MULTI-USE TRAILS

CONCRETE TRAILS, TYPICALLY 6'
TO 10' FEET



BOARDWALKS

ELEVATED TRAILS THROUGH
THE LANDSCAPE, WITH SCENIC
OVERLOOKS



Ben A. Klutts Sr. Park
City of Rockwall, Texas



IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

Trail Experience Preference

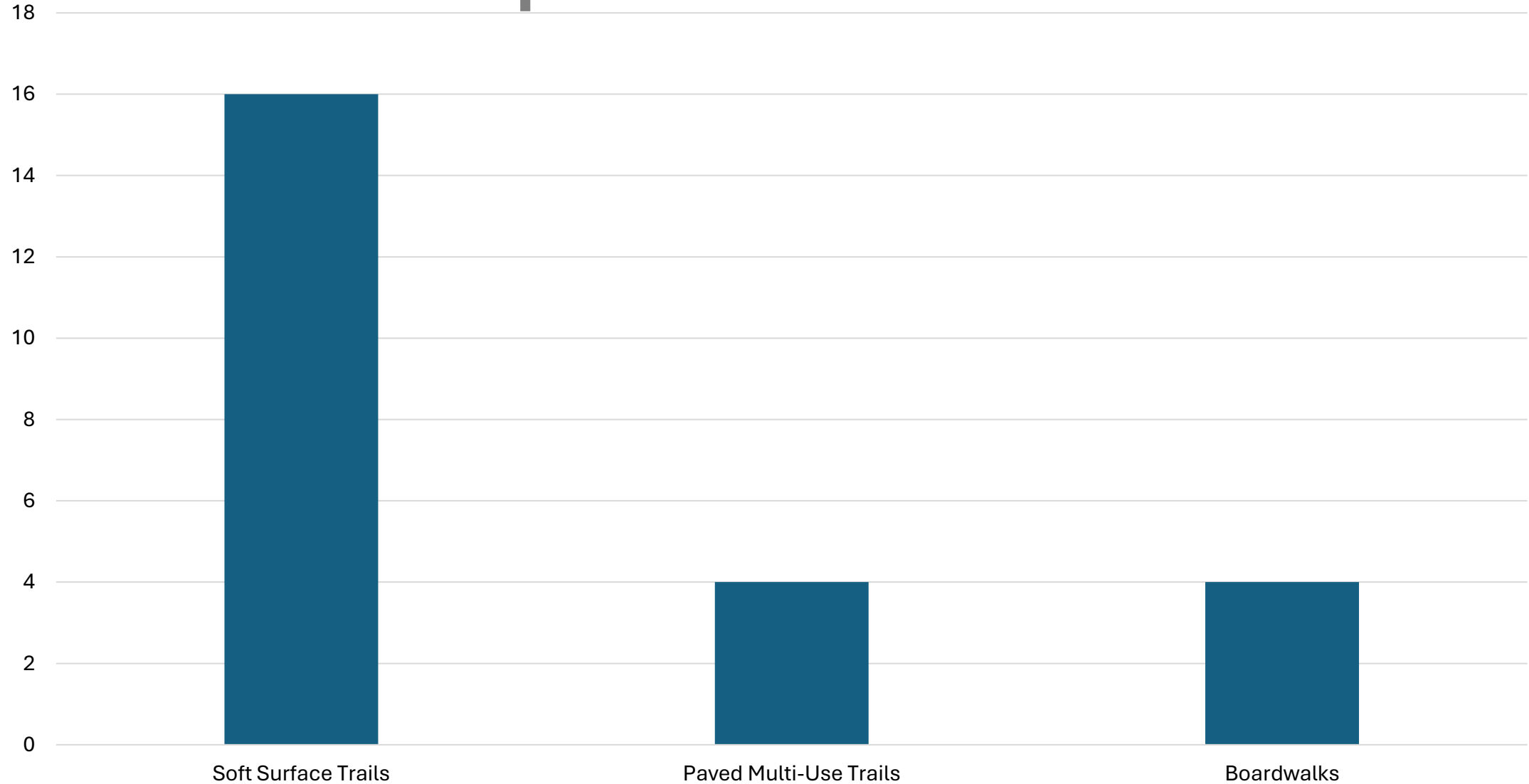


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

Park Character Preference

Place a dot on which park you most prefer



MINIMAL DEVELOPMENT,
NATURE PRESERVATION,
AND TRAILS



NATURE INSPIRED PLAY,
TRAILS, AND EDUCATIONAL
FEATURES



PAVED TRAILS, SCENIC
OVERLOOKS AND
EDUCATIONAL SIGNAGE



SCENIC OVERLOOKS,
BOARDWALKS, AND
STRUCTURED VIEWING AREAS



Ben A. Klutts Sr. Park
City of Rockwall, Texas



Park Character Preference

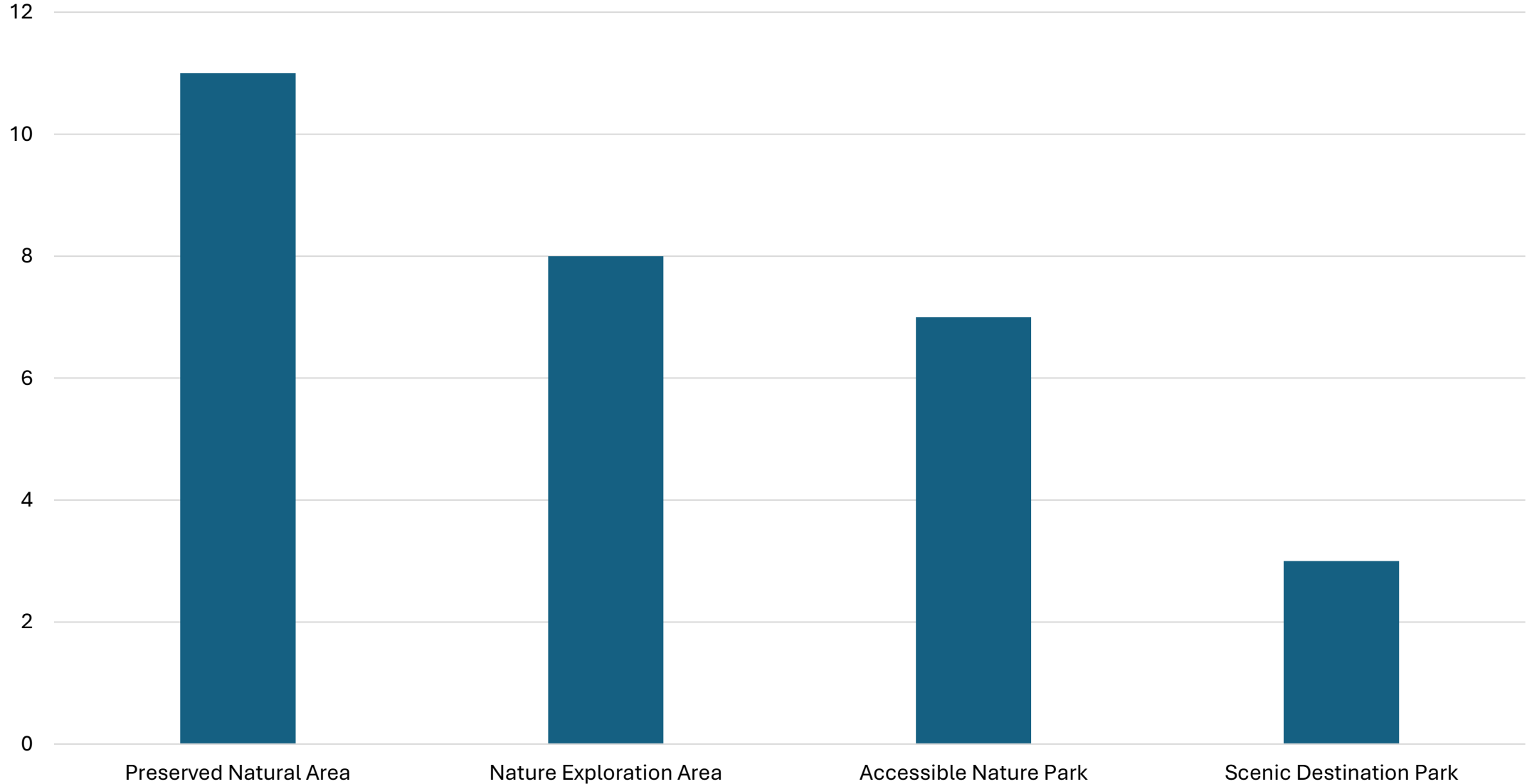
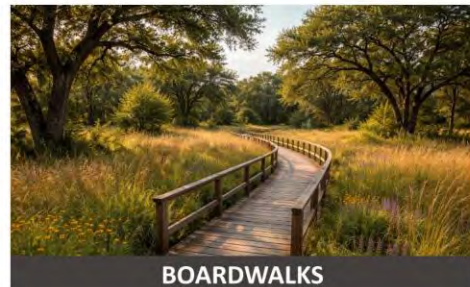
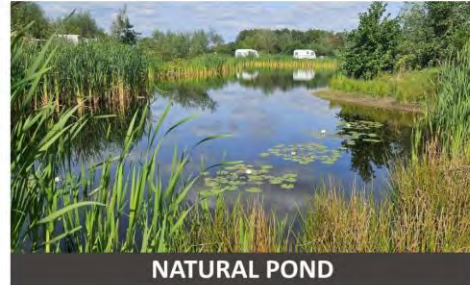


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

Amenities Preference

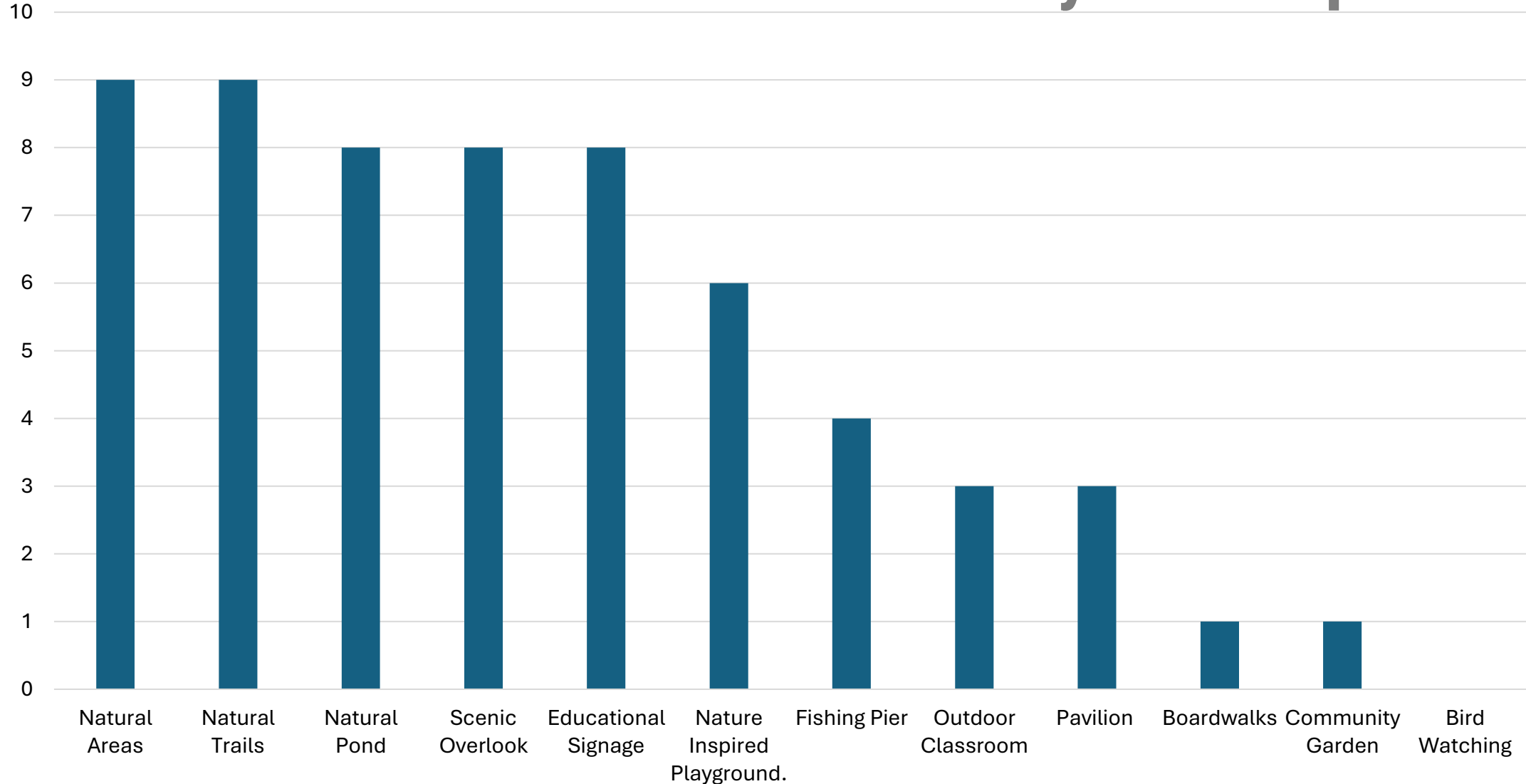
Place a dot on which nature-based amenities you most prefer



Ben A. Klutts Sr. Park
City of Rockwall, Texas



Which nature-based amenities do you most prefer



TOP FIVE AMENITIES

1	Natural Areas	9 Votes
2	Nature Trails	9 Votes
3	Natural Pond	8 Votes
4	Scenic Overlook	8 Votes
5	Educational Signage	8 Votes

ADDITIONAL COMMENTS

- 1 Heritage & history
- 2 Preserve natural character
- 3 Enhance the pond
- 4 Promote accessibility and inclusion
- 5 Expand family and kid-friendly amenities

COMMUNITY RECOMMENDATIONS

BEN A. KLUTTS SR. PARK



Heritage & history



Preserve natural character



Enhance the pond



Promote accessibility and inclusion



Expand family and kid-friendly amenities

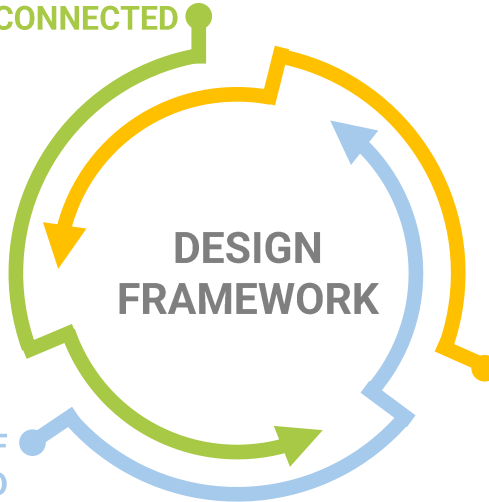
DESIGN PRINCIPLES

BEN A. KLUTTS SR. PARK



COMMUNITY RECOMMENDATIONS

ACCESSIBLE AND
COMMUNITY CONNECTED



BALANCE OF
NATURE AND
FUNCTION

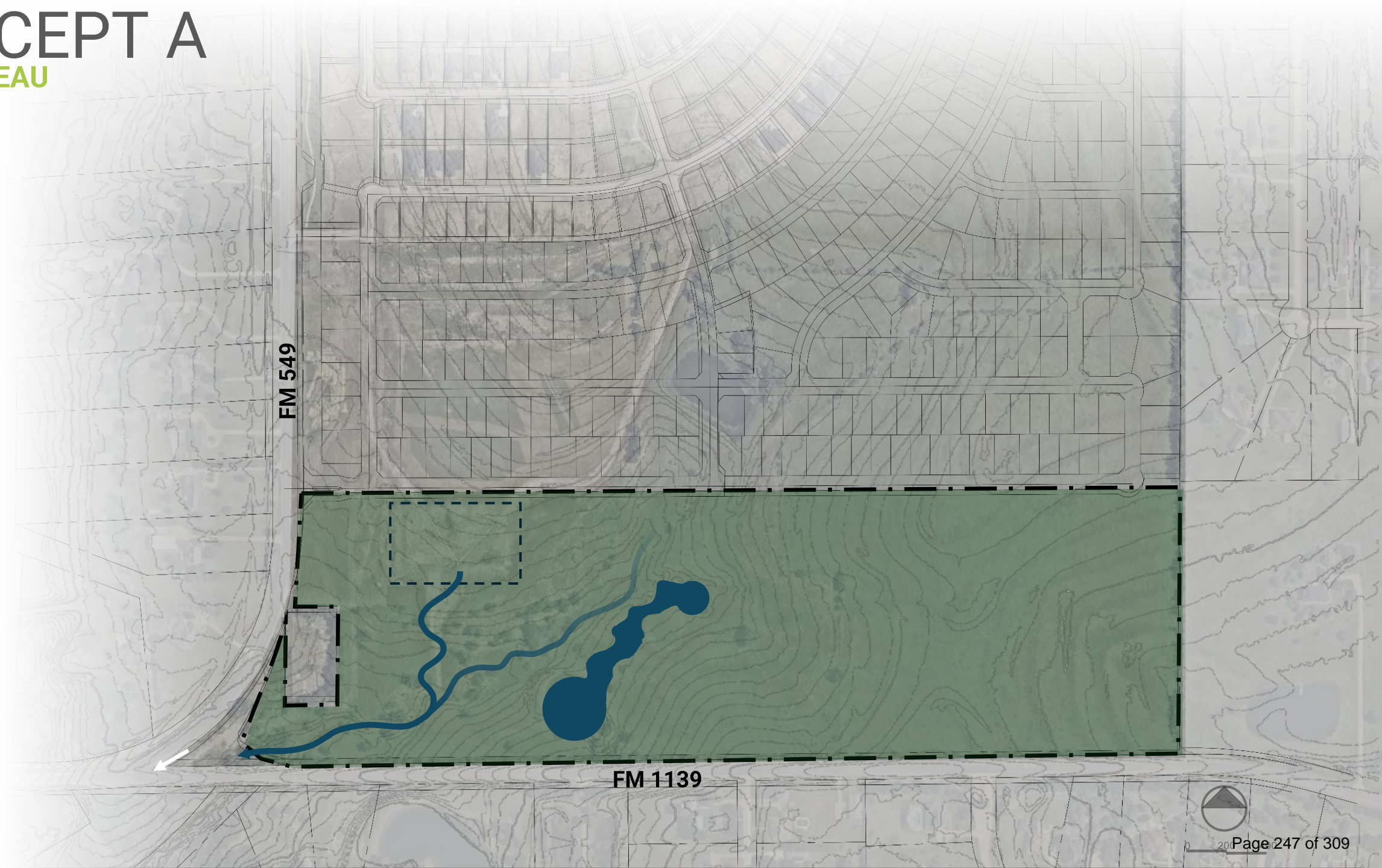
IDENTIFIABLE AND
MEMORABLE



FM 1139

CONCEPT A

THE PLATEAU



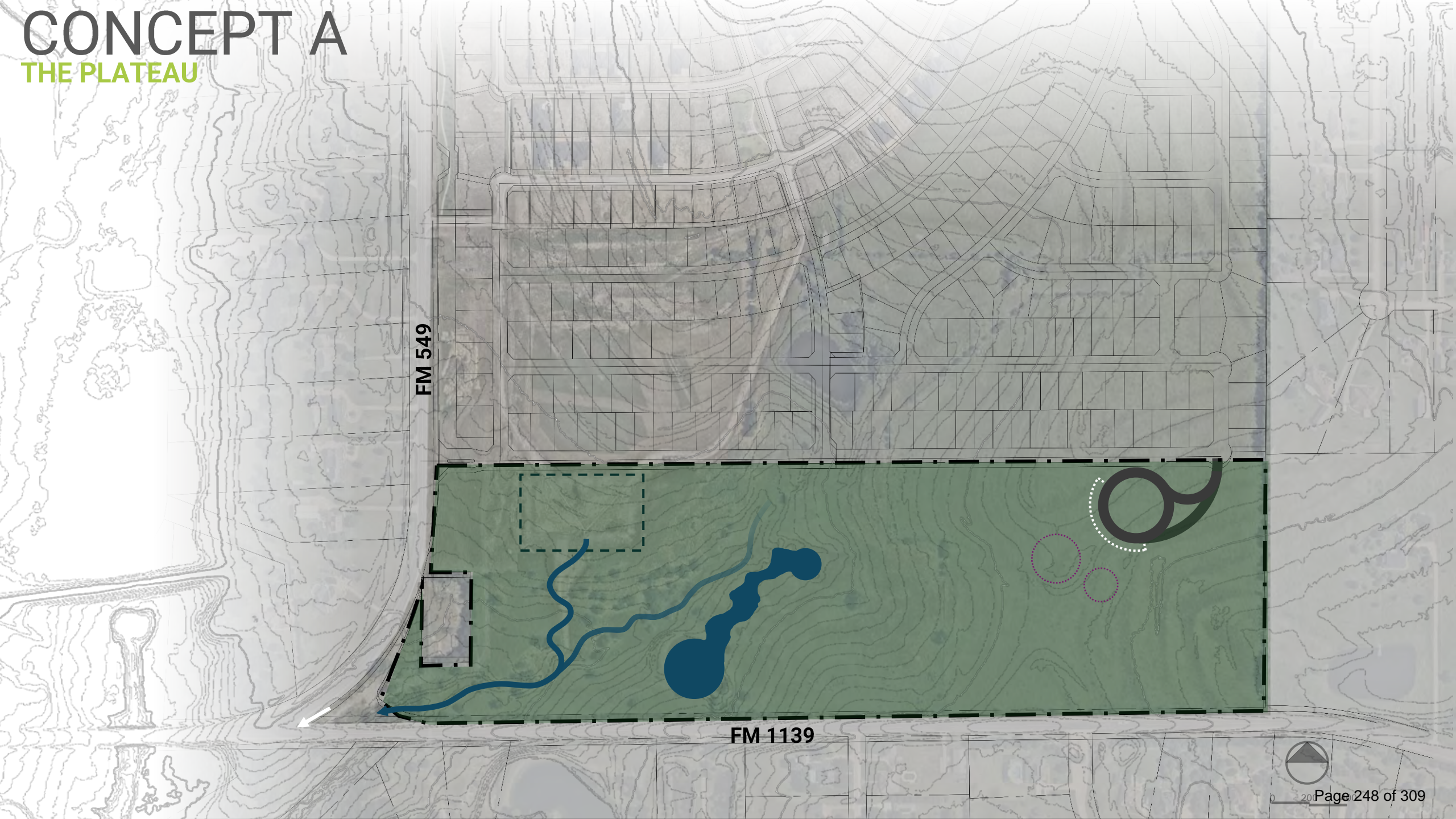
FM 549

FM 1139



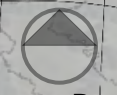
CONCEPT A

THE PLATEAU



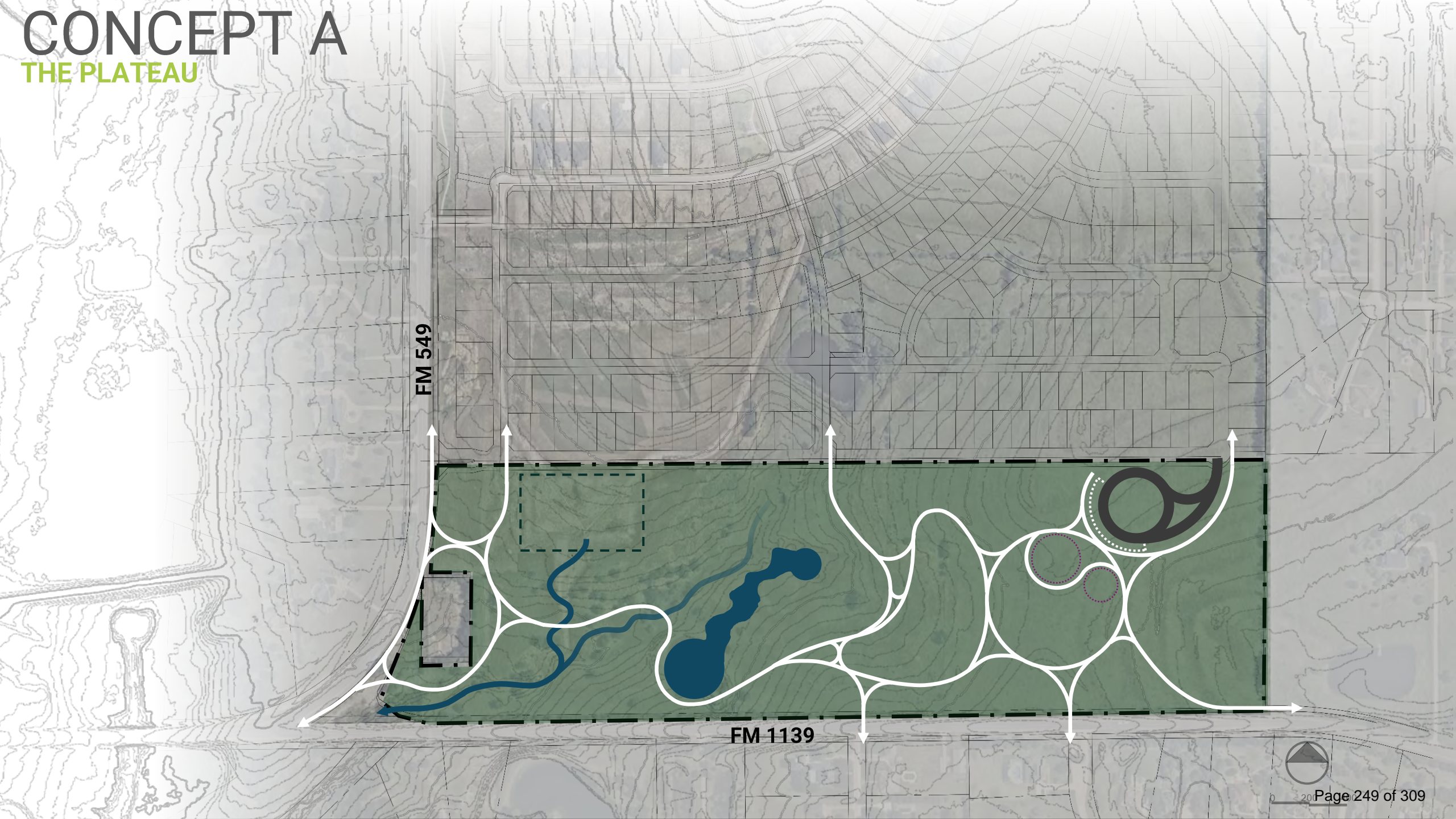
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FM 1139



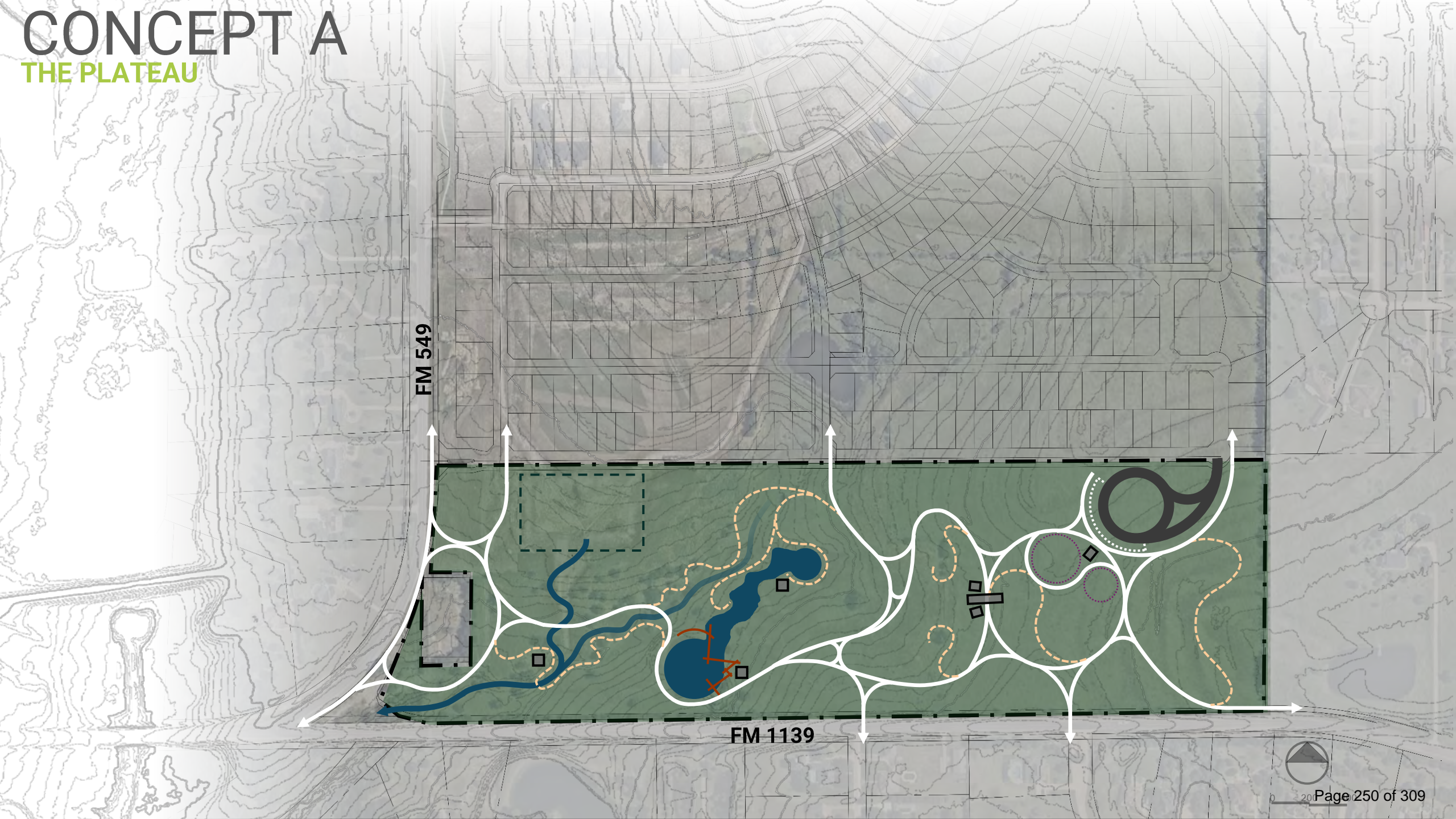
CONCEPT A

THE PLATEAU



CONCEPT A

THE PLATEAU



FM 549

FM 1139



CONCEPT A

THE PLATEAU

LEGEND

- ① DETENTION POND
- ② PARK DRIVE
- ③ PARKING
- ④ NATURE THEMED PLAYGROUND
- ⑤ PAVILION
- ⑥ SCENIC OVERLOOK
- ⑦ INTERNAL PARK TRAILS
- ⑧ SOFT SURFACE/NATURAL TRAILS
- ⑨ EXPANDED POND
- ⑩ BOARDWALK

FM 549

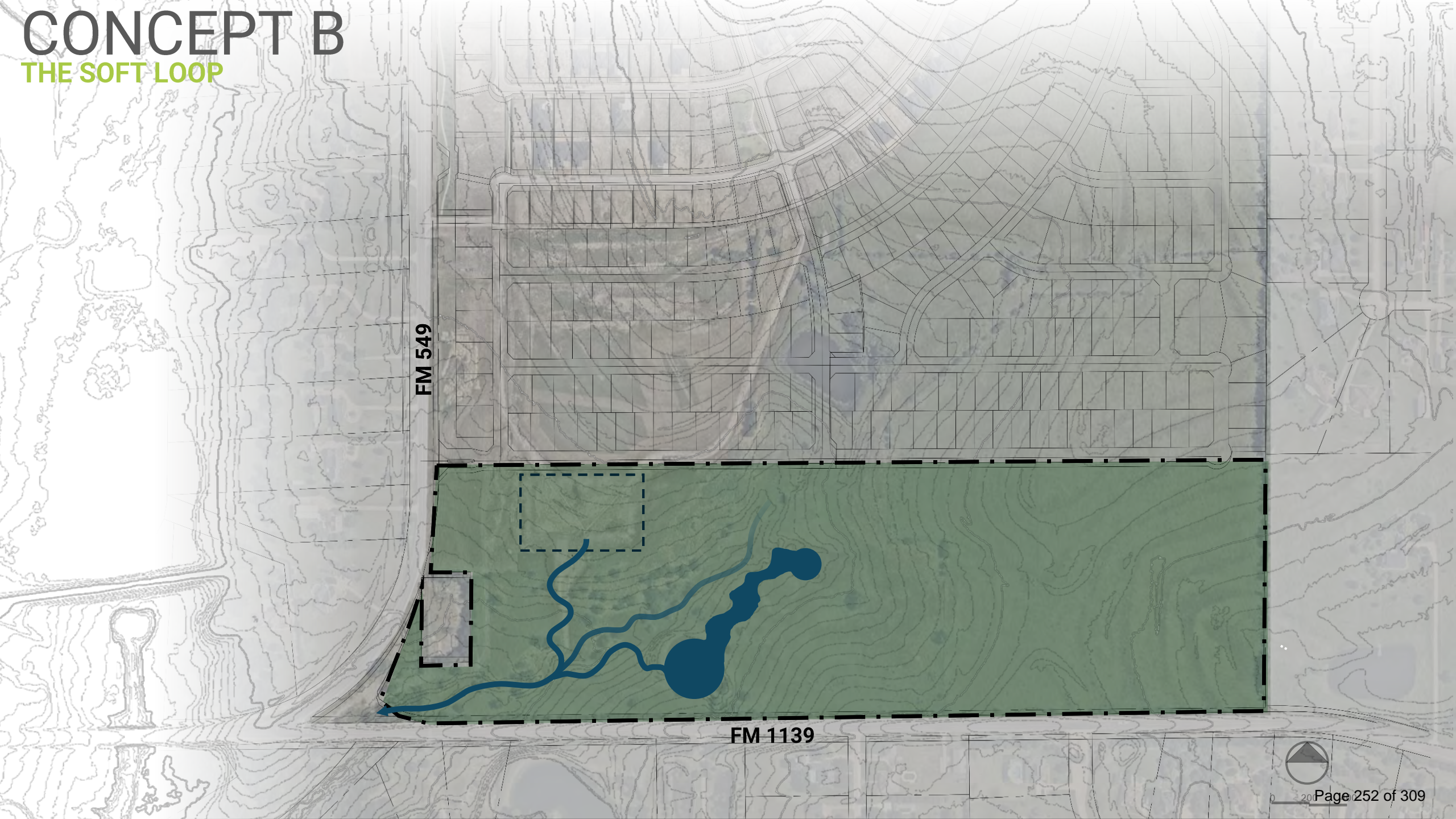


FM 1139



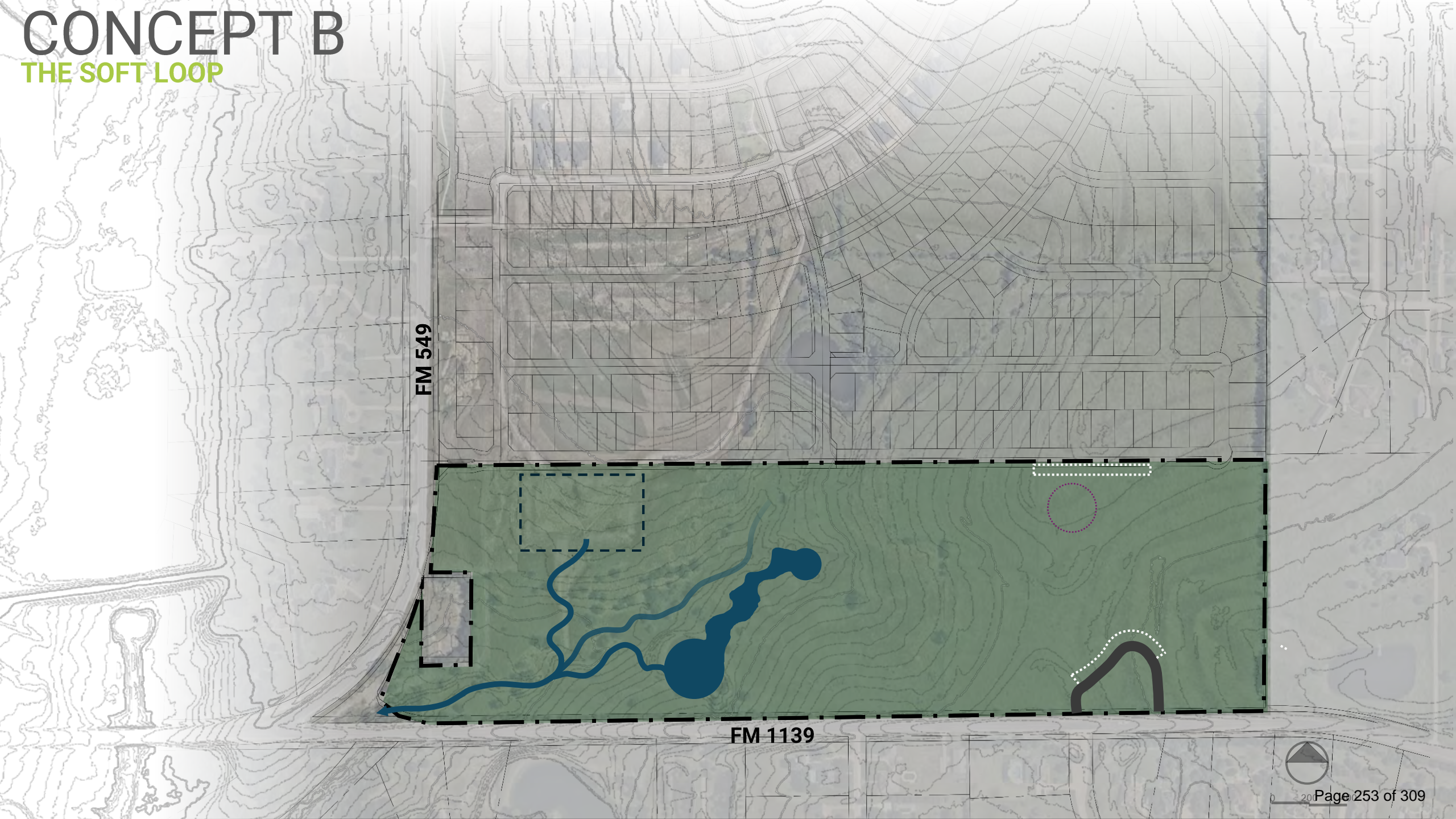
CONCEPT B

THE SOFT LOOP



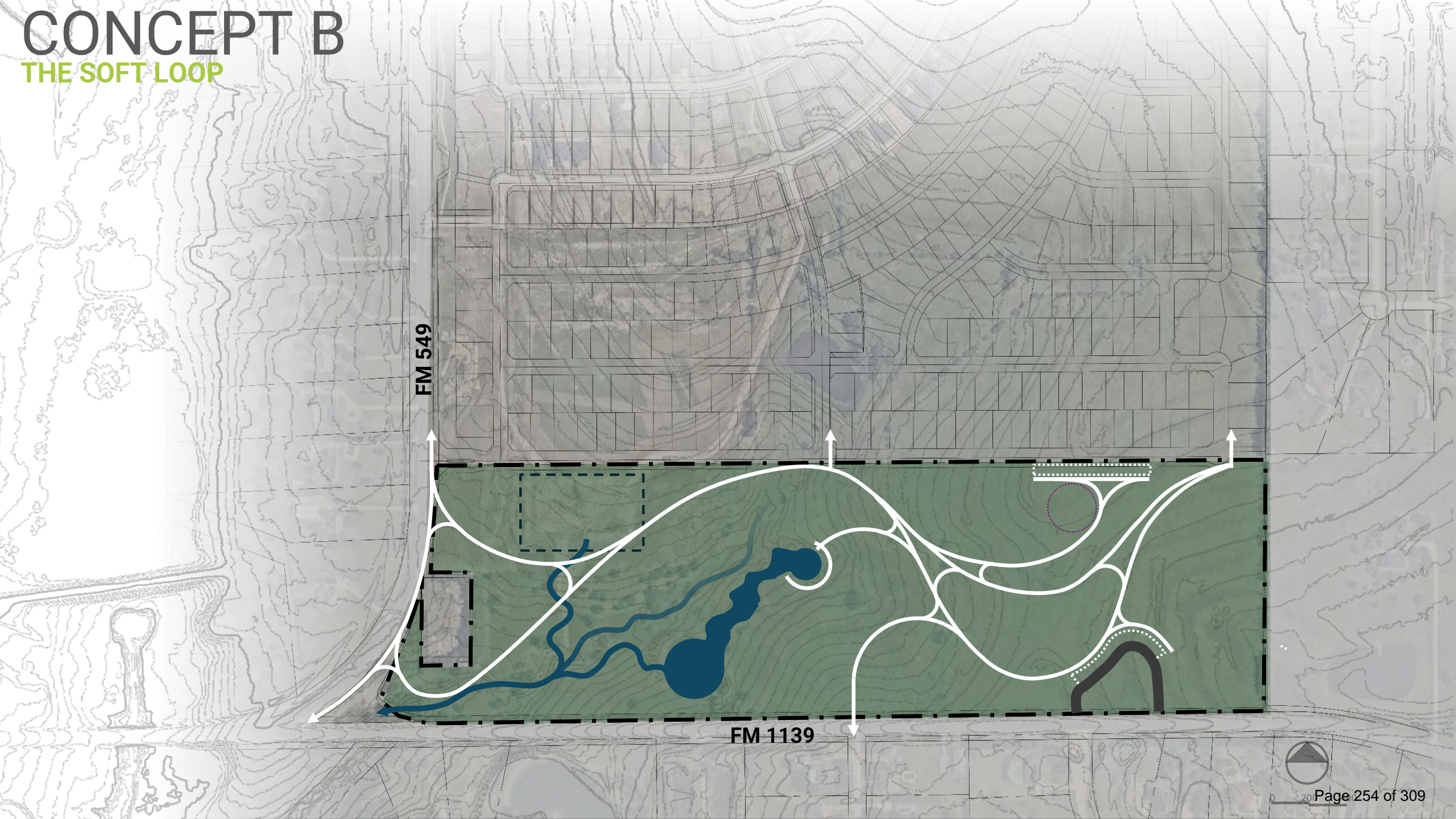
CONCEPT B

THE SOFT LOOP



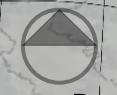
CONCEPT B

THE SOFT LOOP



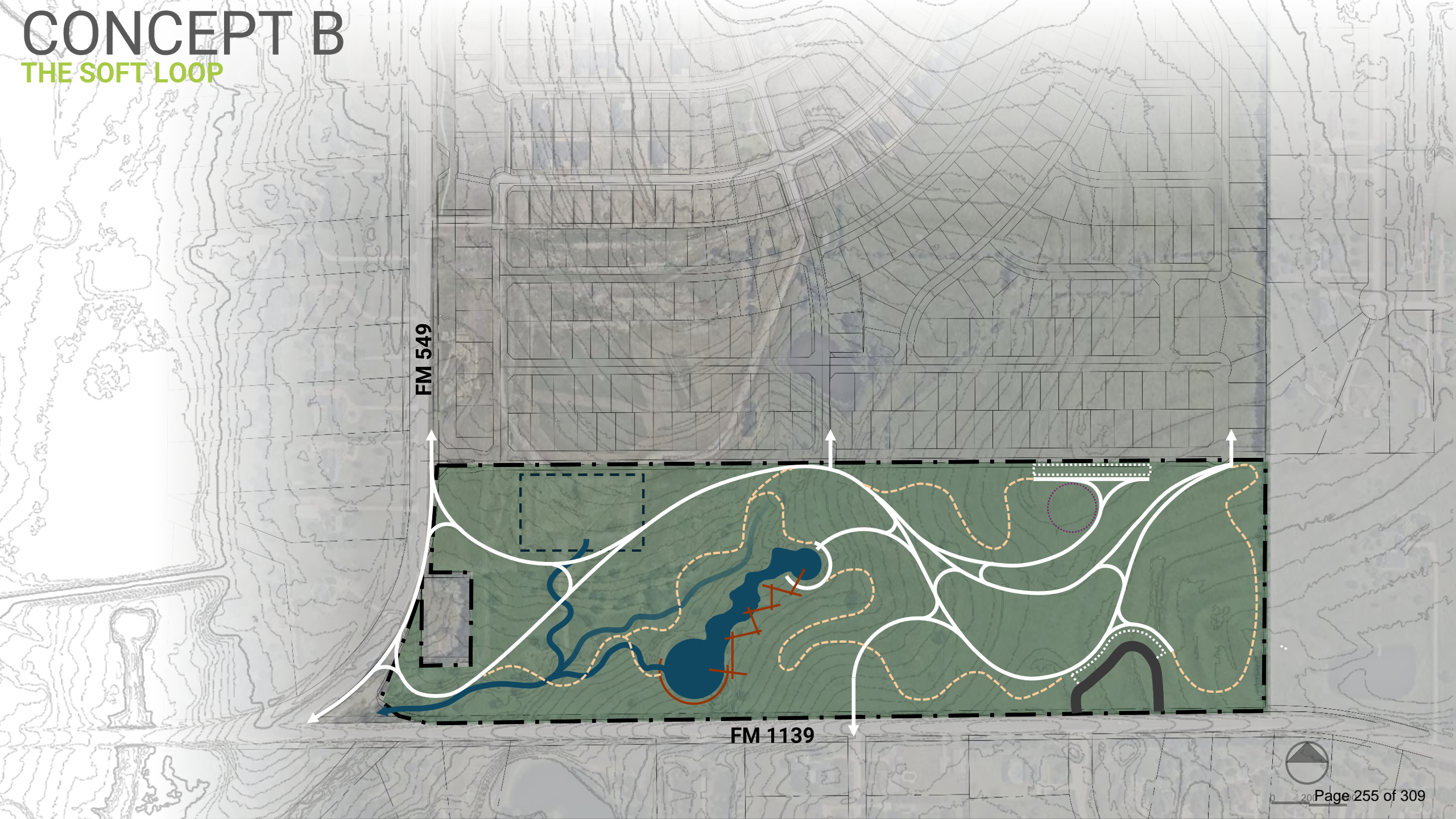
FM 549

FM 1139



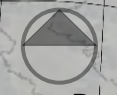
CONCEPT B

THE SOFT LOOP



FM 549

FM 1139



CONCEPT B

THE SOFT LOOP

LEGEND

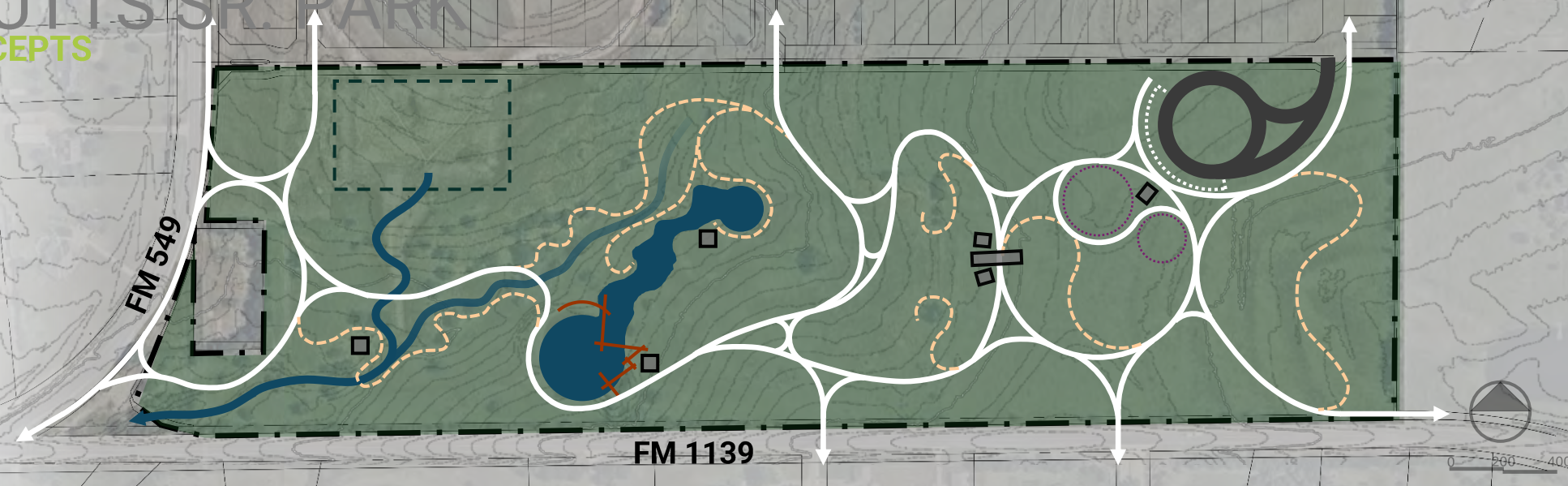
- ① DETENTION POND
- ② PARK DRIVE
- ③ PARKING
- ④ NATURE THEMED PLAYGROUND
- ⑤ INTERNAL PARK TRAILS
- ⑥ SOFT SURFACE/NATURAL TRAILS
- ⑦ EXPANDED POND
- ⑧ BOARDWALK
- ⑨ PAVILION



BEN A. KLUTTS SR. PARK

PRELIMINARY CONCEPTS

CONCEPT A THE PLATEAU



CONCEPT B THE SOFT LOOP



NEXT STEPS



PRELIMINARY MASTER PLAN CONCEPTS

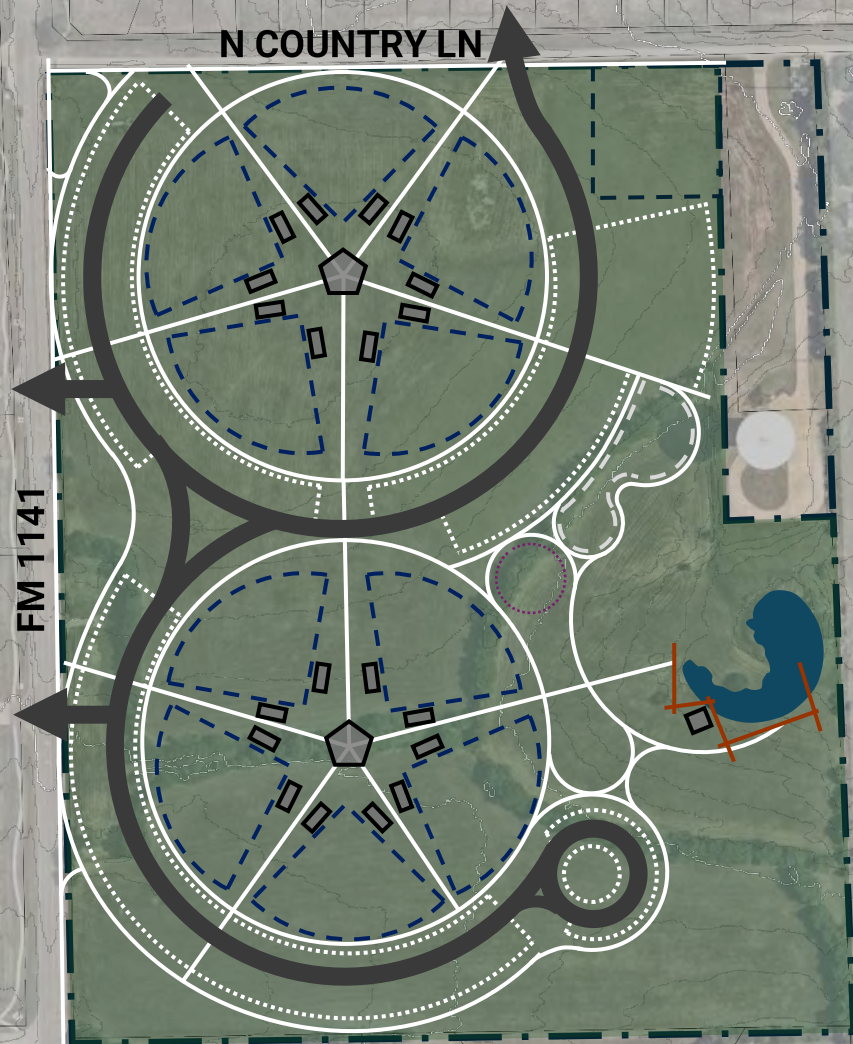
UPCOMING DISCUSSIONS AND PRESENTATIONS

- PARKS BOARD PRESENTATION - TUESDAY, APRIL 7
- COUNCIL PRESENTATION - MONDAY, MAY 4
- PUBLIC PRESENTATION - TBD

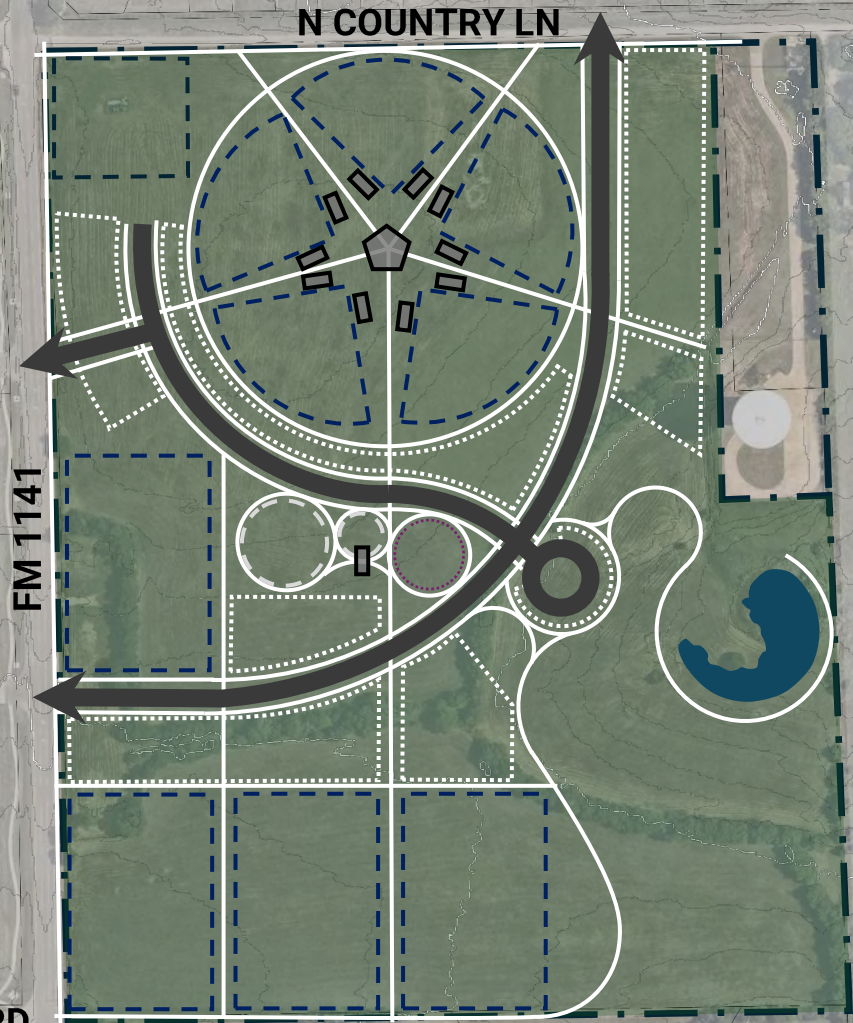
QUESTIONS AND DISCUSSION

ALMA WILLIAMS HOWARD COMMUNITY PARK

PRELIMINARY CONCEPTS



CONCEPT A
HOME FIELD

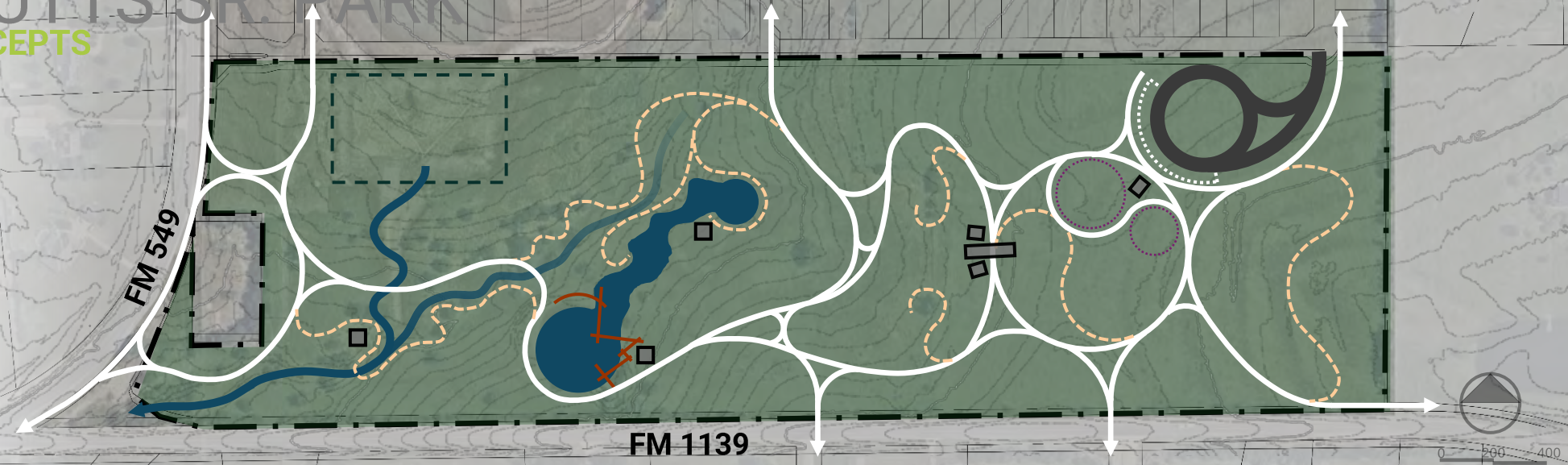


CONCEPT B
BALANCED

BEN A. KLUTTS SR. PARK

PRELIMINARY CONCEPTS

CONCEPT A THE PLATEAU



CONCEPT B THE SOFT LOOP





CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

DATE: June 1, 2026

SUBJECT: 66 Boat Ramp Grant Options

The City of Rockwall has a final decision to make out of two available options for TP&W grant, as I received the following e-mail on May 4, 2026, from Texas Parks and Wildlife with their final decision;

Since original approved plans have been changed by TP&W as they went back to a more detail review after multiple emails from the neighborhood group. Thank you for providing information regarding the City's decision to change the scope of the current grant agreement.

As a reminder, all grant applications must undergo review by the scoring committee, which evaluates and votes on each proposed project. During the 2023 notice of funding, the City of Rockwall's application was selected based on the scope of work presented at that time. Following approval, the City began completing the required compliance documents, and eligible costs were reimbursed for work performed.

On September 17, 2025, the U.S. Fish and Wildlife Service issued a Finding of No Significant Impact (FONSI) based on the compliance materials submitted. Once a FONSI is issued, grants may advance to the construction phase. At that stage, the city was working with residents to consider alternative approaches for the project. Subsequently, on April 6, the City Council voted to change the scope of the approved project.

Due to this change, the project was returned to the scoring committee for review and approval of the revised scope. Given the significance of the changes, the committee concluded that the existing grant must be closed, and the revised project would need to be submitted during the next application cycle to undergo a full review, scoring, and voting process.

If the City elects to submit a new application with the revised scope and it is approved, please note that no additional planning costs would be eligible for reimbursement under the new project.

Option 1 (original submitted plans)

- Currently approved with TPWD
- No delays in moving into the construction phase of the grant by applying for funding, if still available
- No additional costs

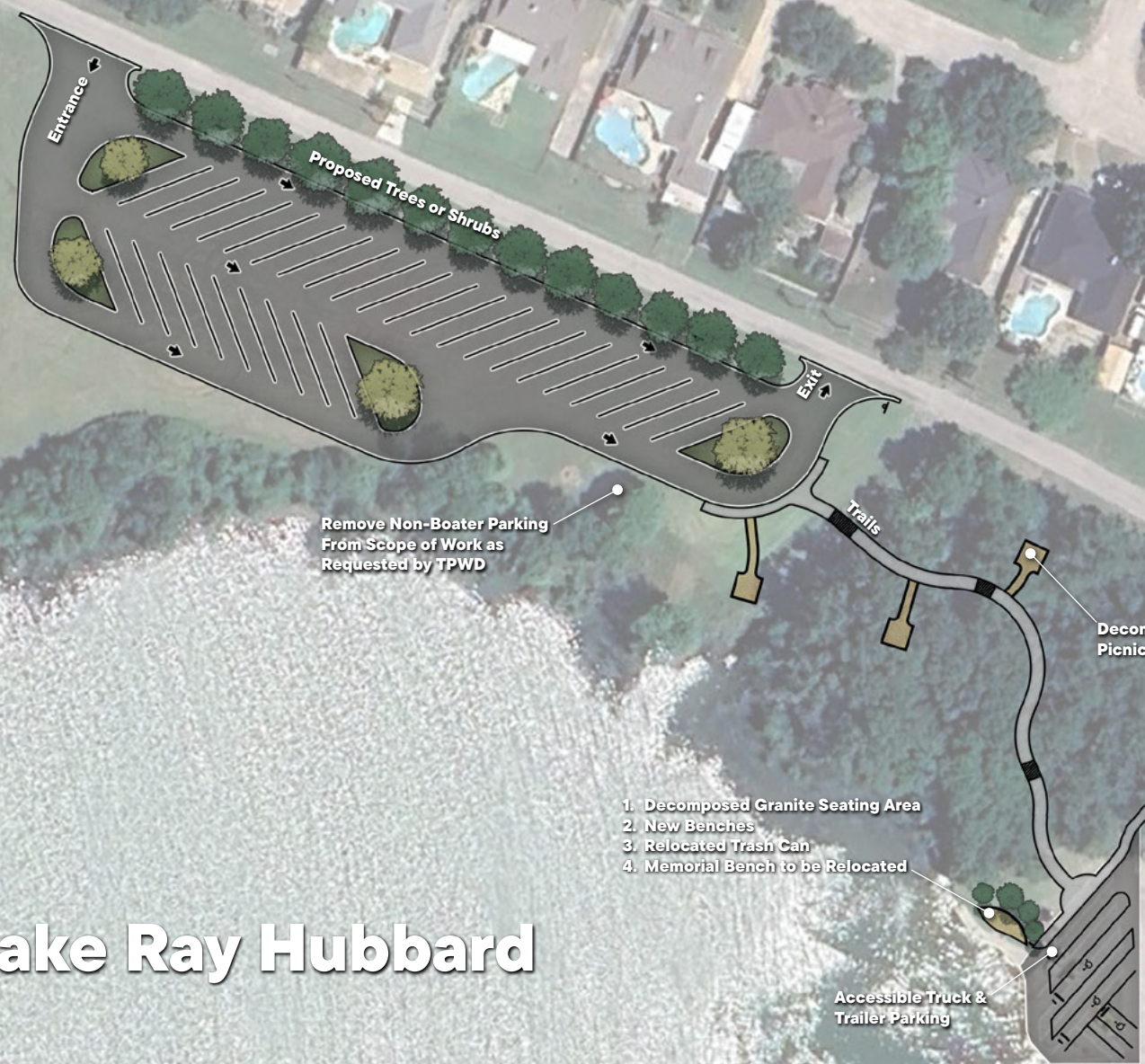
Option 2 (TP&W Grant Cancellation)

- No repayment to TP&W of design phase funding required
- City of Rockwall can apply in the future for another TP&W Boat Ramp Grant
- City of Rockwall will not be eligible for design phase funding on future grant applications.

For Council consideration are the two options for the TP&W grant for 66 boat ramp parking and authorize the City Manager and staff to move forward with original design and apply for funding phase or TP&W will automatically cancel the grant and execute the necessary purchase orders and/or contracts for this project or notify TP&W to officially cancel the grant.

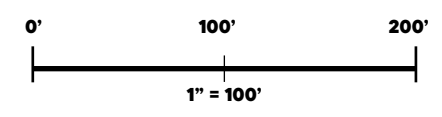


Lake Ray Hubbard



Remove Non-Boater Parking
From Scope of Work as
Requested by TPWD

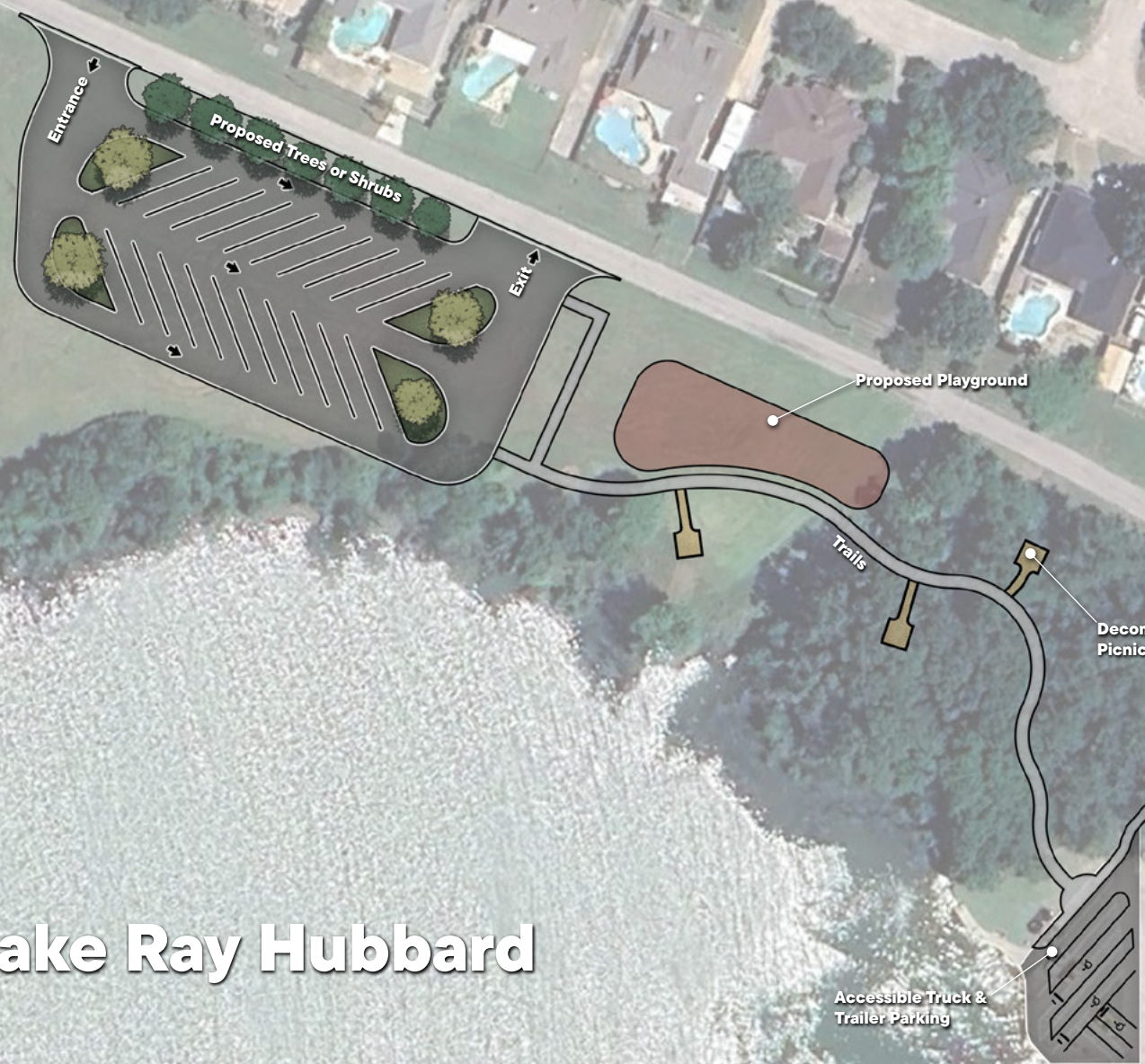
State Highway 66



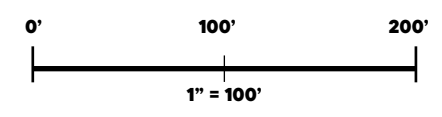


City of Rockwall
The New Horizon

Lake Ray Hubbard



State Highway 66





City of Rockwall
The New Horizon

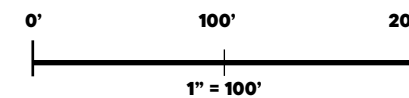
Lake Ray Hubbard

Proposed Storm Sewers

- 1. Decomposed Granite Seating Area
- 2. New Benches
- 3. Relocated Trash Can
- 4. Memorial Bench to be Relocated

Accessible Truck & Trailer Parking

State Highway 66





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: June 1, 2026
SUBJECT: 2026 Update to the OURHometown Vision 2040 Comprehensive Plan

On April 22, 2026, the Comprehensive Plan Advisory Committee (CPAC) reviewed the proposed *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and approved a motion to send the plan forward to the City Council by a vote of 5-0, with Committee Members Lyons and Cherry absent. In the attached packet the City Council will find a marked-up copy of the proposed Comprehensive Plan showing all edits in **RED**; however, staff should note that due to space limitations, the *Districts* that makeup the *Future Land Use Plan* could not be marked up and all changes contained in these sections are not indicated in **RED**. Since the marked-up copy of the document may be difficult to read in certain sections, staff has also included a clean copy of the plan for the City Council's review. In addition, staff has outlined the major policy changes and added implementation strategies in the below sections of this memorandum. These appear to fully address the objectives as defined by the City Council and Planning and Zoning Commission, which are outlined in *Exhibit 'B'* of this document along with staff and the CPAC's comments concerning each objective. In addition, staff has also included an outline of the CPAC's objectives in *Exhibit 'A'* of this document along with staff and the CPAC's comments.

For the upcoming meeting, staff will briefly outline the work in these documents, and ask the City Council if they are ready to direct staff to bring the plan forward through the public process. Should the City Council identify additional items they would like to change or send back to the Comprehensive Plan Advisory Committee (CPAC), staff will make the necessary modifications and take the plan back to the CPAC for review. Should the City Council choose to direct staff to proceed through the approval process, staff anticipates that the schedule for the adoption of the *2026 Comprehensive Plan Update* will be as follows:

- Work Session with the Planning and Zoning Commission: June 30, 2026
- Planning and Zoning Commission Public Hearing: July 14, 2026
- City Council Public Hearing and First Reading of the Ordinance: July 20, 2026
- City Council Second Reading of the Ordinance: August 3, 2026

In addition, the City Manager has provided her recommendation to the City Council concerning the proposed update in accordance with the requirements of the City's Home Rule Charter. This has been provided in the attached packet.

FUTURE LAND USE PLAN

- **OBJECTIVE:** Review the *Future Land Use Plan* to ensure conformance with the proposed policies of the 2026 Comprehensive Plan Update.
 - (1) **PROPOSED CHANGES TO THE FUTURE LAND USE MAP:** The following changes have been made to the acreages and percentages for each *Future Land Use Designation* contained on the *Future Land Use Map*:

FUTURE LAND USE DESIGNATION	CURRENT COMPREHENSIVE PLAN		PROPOSED COMPREHENSIVE PLAN		CHANGE
	ACREAGE	%	ACREAGE	%	
LOW DENSITY RESIDENTIAL (LDR)	9,462.79	35.08%	12,946.49	45.85%	3,483.70
MEDIUM DENSITY RESIDENTIAL (MDR)	6,558.38	24.31%	2,603.26	9.22%	-3,955.12
HIGH DENSITY RESIDENTIAL (HDR)	267.40	0.99%	642.40	2.27%	375.00
COMMERCIAL/RETAIL (C/R)	1,380.93	5.12%	1,943.76	6.88%	562.83

COMMERCIAL/INDUSTRIAL (C/I)	126.32	0.47%	57.17	0.20%	-69.15
TECHNOLOGY/EMPLOYMENT CENTERS (TEC)	1,560.08	5.78%	1,684.41	5.96%	124.33
SPECIAL COMMERCIAL CORRIDOR (SC)	963.99	3.57%	963.98	3.41%	-0.01
BUSINESS CENTER (BC)	369.14	1.37%	366.07	1.30%	-3.07
MIXED USE (MU)	364.67	1.35%	116.81	0.41%	-247.86
DOWNTOWN (DT)	37.67	0.14%	37.67	0.13%	0.00
LIVE/WORK (LW)	67.81	0.25%	106.10	0.38%	38.29
OPEN SPACE (OS)	4,828.84	17.90%	5,465.51	19.35%	636.67
PUBLIC (P)	557.90	2.07%	727.78	2.58%	169.88
QUASI-PUBLIC (QP)	374.74	1.39%	513.32	1.82%	138.58
CEMETERY (CEM)	56.59	0.21%	63.81	0.23%	7.22
	26,977.25	100.00%	28,238.54	100.00%	1,261.29

KEY: RED = DECREASE; GREEN = INCREASE

NOTE: ACREAGES DO NOT INCLUDE RIGHT-OF-WAY.

In looking at this chart, it should be noted that the increase in land area of 1,261.29-acres between 2019 and 2025 is largely the result of the expansion of the City's Extraterritorial Jurisdiction (ETJ), and the incorporation of the newly created *Far East District*. This new *District* pushes the City's Extraterritorial Jurisdiction (ETJ) into Hunt County, and replaces the *Far North Estates District* which was dropped by the City Council on August 2, 2021 by *Ordinance No. 21-35*. This increase in land area was based on the statutory requirements established by Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code (TLGC) and is tied to the population of the City.

With regard to the fluctuations in acreage of the *Future Land Use Designations*, staff should point out that the change to the density calculation (*i.e. moving to calculating density on the net as opposed to the gross*) has changed the classifications of multiple *existing* subdivisions (*e.g. the Highlands, Windmill Ridge, Lynden Park, and Lake Rockwall Estates*) through out the City. Specifically, many of these subdivisions were designated for *Medium Density Residential (MDR)* land uses under the gross calculation method, and are now designated for *High Density Residential (HDR)* land uses under the net calculation method. This explains the increase of ~375.00-acres in land designated for *High Density Residential (HDR)* land uses; however, staff should note that the Comprehensive Plan Advisory Committee (CPAC) is *not* recommending any new undeveloped land be designated for *High Density Residential (HDR)* land uses.

Another change in the proposed *Future Land Use Plan* that staff should point out is the increase in the amount of land designated for *Low Density Residential (LDR)* land uses. In following the City Council's recommendation to lower residential density throughout the City, the CPAC reclassified ~3,483-acres of land in the City's Corporate Limits and its Extraterritorial Jurisdiction (ETJ) from *Medium Density Residential (MDR)* to *Low Density Residential (LDR)*. It should also be pointed out that there was an increase in the area designated for *Commercial/Retail (C/R)* land uses as this was used in favor of the *Mix Use (MU)* designation for certain areas around the anticipated Outer Loop alignment.

MAJOR POLICY CHANGES TO CHAPTERS

ADMINISTRATIVE/STAFF

- **OBJECTIVE:** Address legislative changes that have been adopted since the original adoption of the Comprehensive Plan:
 - (1) **CH. 1 | Section 02.01 | Goal 02 | Annexation:** Due to the changes imposed by HB347 -- *which effectively ended unilateral annexation for the cities* -- and SB2038 -- *which allows a property owner to disincorporate themselves from a city's Extraterritorial Jurisdiction (ETJ)* --, staff changed the goal related to annexation. This goal was originally written in 2018 to require the study of an annexation plan that could guide the orderly growth of the City of Rockwall; however, with the passage of these bills, staff has rewritten the goal to focus on planning within the City's existing municipal boundaries while still addressing the possibility of future incorporations of land within the ETJ.

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) [SEE EXHIBIT 'A']

- **OBJECTIVE:** Utilize the *Live/Work* land use designation on the *Future Land Use Map* to promote transition of land uses while maintaining the community's established character.

- (1) CH. 1 | Section 02.03 | Goal 05 | Live/Work: This goal was added to expand the strategic use of the *Live/Work* land use designation to support adaptive reuse and context sensitive transitions between residential and non-residential land uses. This goal is intended to preserve community character while providing flexibility in areas experiencing changing development patterns. This also ties into the Comprehensive Plan Advisory Committee's (CPAC's) recommendation to increase the *Live/Work* land use designation along N. Goliad Street, north of the Downtown (*i.e. Planned Development District 50 [PD-50]*), to the areas along N. Alamo Street in the *Future Land Use Plan*. This also mirrors the City Council's adoption of *Ordinance No. 25-19*, which expanded the boundaries of Planned Development District 50 (PD-50) to incorporate properties along N. Alamo Street.

- OBJECTIVE: Establish goals and policies targeted at redevelopment and infill development.

- (1) CH. 1 | Section 02.07 | Goal 01 | Redevelopment and Infill as a Growth Management Strategy: The Comprehensive Plan Advisory Committee (CPAC) requested that staff incorporate a new section into the *Land Use and Growth Management* section of the Comprehensive Plan that would directly address redevelopment and revitalization of the City. Under this goal, staff established redevelopment and infill strategies that could act as a primary tool for managing future growth in a fiscally responsible and context-sensitive manner. This goal emphasizes reinvestment in existing developed areas to promote efficient land use and maximize prior public infrastructure investments, while preserving the City's small-town character. More specifically, this goal and its associated policies support redevelopment and infill projects that enhance established neighborhoods, strengthen commercial corridors, and improve underutilized properties without creating additional long-term infrastructure obligations. Particular emphasis is placed on the adaptive reuse of aging commercial centers, vacant structures, and select large-lot residential areas where new users can be introduced in a manner compatible with surrounding development. The policies also encourage incremental redevelopment in transitional areas to foster opportunities for small businesses while maintaining established development patterns.

- (2) CH. 1 | Section 02.07 | Goal 02 | IH-30 and SH-276 Corridor Redevelopment: Through the Comprehensive Plan update, the Comprehensive Plan Advisory Committee (CPAC) identified the IH-30 and SH-276 corridors as priority areas for long-term reinvestment and repositioning. This goal focuses on transitioning aging and underutilized commercial properties into high-quality, modern developments that enhance community character, strengthen the local tax base, and reinforce these corridors as key economic drivers for the City. This goal supports phased redevelopment strategies that encourage adaptive reuse, architectural upgrades, and site improvements consistent with the City's non-residential design standards. Along IH-30, emphasis is placed on attracting destination-oriented, regional-scale commercial, office, and entertainment uses that reinforce the corridor's function as the City's primary economic gateway and sales tax generator, while improving visual quality and connectivity. Along SH-276, the policies promote the corridor's evolution into a modern business and employment center, supporting high-quality industrial, office, and complementary commercial land uses that are appropriately buffered from adjacent residential areas.

- (3) CH. 7 | Goal 13 | Preserve Community Character through Redevelopment and Revitalization: A new goal was added to the *Community Character* section of the Comprehensive Plan reinforcing the principle that redevelopment should strengthen established areas while maintaining Rockwall's small-town identity. This goal emphasizes reinvestment strategies that enhance, rather than replace, the character of existing neighborhoods and commercial centers. The goal and its supporting policies support continued implementation of adaptive reuse requirements for vacant, underutilized, or transitioning properties to encourage rehabilitation and repurposing in lieu of demolition. This approach promotes preservation of the community's fabric while allowing structures to meet contemporary needs.

- OBJECTIVE: Identify older neighborhoods and identify strategies to prevent decline and support revitalization.

- (1) CH. 8 | Section 02.01 | Goal 01 | Identification and Revitalization of Older Neighborhoods: This proposed goal establishes a proactive framework for identifying and supporting the City's older residential neighborhoods that are in decline and ensuring that strategies are in place to support their continued health, stability, and long-term value. This goal emphasizes targeted revitalization strategies that preserve each neighborhood's distinct character while enhancing livability and connectivity. The goal and its related policies call for coordinated engagement with residents, neighborhood associations, and community groups to better understand localized priorities and tailor revitalization initiatives to each neighborhood's unique issues. It supports reinvestment in aging housing stock through exterior

improvements, architectural enhancements, and programs that strengthen curb appeal while respecting established development patterns. With regard to infill development and redevelopment of vacant or underutilized lots, the policies encourage projects that will retain compatibility with existing aesthetics. The policies also call for identifying opportunities to improve walkability, trail connections, and pedestrian access to parks, schools, and commercial areas to enhance mobility and safety in the neighborhoods. Finally, the update promotes a strengthening of property maintenance standards and code compliance efforts through education outreach to homeowners and Homeowner's Associations (HOAs).

PLANNING AND ZONING COMMISSION [SEE EXHIBIT 'B']

- OBJECTIVE: Provide more opportunities for Senior Housing.
 - (1) CH. 1 | Section 02.02 | Goal 03 | Senior Living Changes: This goal was added to support the integration of diverse senior housing types -- including independent living, assisted living, memory care facilities, and age-restricted single-family neighborhoods -- at appropriate locations that are compatible with surrounding land uses and that are adequately supported by infrastructure and public services. The update also introduces a policy framework for considering limited density incentives within the age-restricted single-family developments. These incentives would be evaluated only where a project demonstrates exceptional design quality, enhanced architectural and landscape standards, and meaningful community benefits. Any consideration of increased density should be contingent upon the preservation of existing neighborhood character and advancing the City's broader design and development objectives.
- OBJECTIVE: Address aging infrastructure and costs.
 - (4) CH. 4 | Section 02.02 | Goal 03 | Aging Infrastructure and System Reliability: This proposed policy change prioritizes reinvestment in the City's aging water and wastewater infrastructure to ensure long-term system reliability, regulatory compliance, and public safety. The key policy direction includes establishing a structured replacement schedule for critical water and wastewater lines based on a material type, age, and documented history. The policy initiative also calls for the replacement of undersized lines in older neighborhoods to improve system capacity, water flow, and fire protection. Where feasible, trenchless rehabilitation methods are encouraged to minimize disruption to residents and businesses in developed areas while extending the useful life of existing infrastructure.

CITY COUNCIL [SEE EXHIBIT 'B']

- OBJECTIVE: Change the density calculation from *Gross Density* to *Net Density*. Density should only be calculated on developable acres.
 - (1) CH. 1 | Section 05 | Subsection 01.01 | Residential: The density calculation was changed from *Gross Density* (i.e. $\text{Proposed Number of Units}/\text{Gross Acreage} = \text{Gross Density}$) to *Net Density* (i.e. $\text{Proposed Number of Units}/\text{Gross Acreage} - \text{Floodplain} = \text{Net Density}$). This will have the effect of reducing the density of developments being proposed under the *Low*, *Medium* and *High Density Residential Designations*. For example, a development of 200 lots on a 100-acre tract of land that has 25-acres of floodplain under *Gross Density* would be calculated as 2.00 dwelling units per acre (i.e. $200 \text{ Lots}/100\text{-acres} = 2.00 \text{ DU/AC}$); however, under *Net Density* this same development would be calculated as 2.67 dwelling units per acre (i.e. $200 \text{ Lots}/[100\text{-acres less } 25\text{-acres of Floodplain}] = 2.66667 \text{ DU/AC}$). Under this example the proposed development would be classified as *Low Density Residential* under *Gross Density* calculation method and *Medium Density Residential* under *Net Density* calculation method.
- OBJECTIVE: Review the *Residential Design Standards* and look at the possibilities of increasing the minimum lot size, reintroducing cul-de-sacs into subdivision design, require curve-linear and slip streets, create stronger anti-monotony standards to promote custom homes, and strengthen the subdivision entrance design standards.
 - (1) CH. 8 | Section 02.03 | Goal 03 | Policy 2: A policy was added under *Goal 03 | Single-Family Housing Strategies and Design Standards* stipulating that lots in newer, traditional subdivisions should be a minimum of 10,000 SF in size and have a minimum lot frontage of 80-feet or greater. Both of these requirements would stipulate that the minimum lot standards for new subdivision should -- *at a minimum* -- follow the development standards for the Single-Family

10 (SF-10) District. As staff stated in the *Joint Planning and Zoning Commission/City Council Meeting* on July, 24 2025, the City performed an economic study in 2003 that determined the 10,000 SF lot size was the most cost-effective lot to service in terms of the City's cost of service.

- (2) CH. 4 | Section 02.01 | Goal 01 | Policy 2: Language discouraging *cul-de-sacs* was removed from the policies addressing the goal relating to the City's *Street Network*. This policy now only encourages connected streets that offer multiple points of access to all single-family residential lots as opposed to specifically discouraging *cul-de-sacs*.
- (3) CH. 4 | Section 02.01 | Goal 03 | Policy 4: A policy under the goal addressing *Neighborhood Streets* was added encouraging the use of curvilinear street patterns in new development where tract configuration, topography, and natural features reasonably allow. This approach supports context-sensitive neighborhood design that responds to existing land contours rather than relying solely on rigid grid layouts.
- (4) CH. 4 | Section 02.01 | Goal 03 | Policy 5: A policy under the goal addressing *Neighborhood Streets* was added to encourage the use of slip streets in residential subdivisions that abut major roadways. This design approach provides an internal access street parallel to the arterial roadway, reducing direct driveway access onto a higher-volume street and enhancing the overall traffic safety. The policy also further recommends incorporating berms, landscaping, and tree plantings within the buffer area between the slip street and the major roadway. This should enhance the buffer, not only improving aesthetics, but also mitigating traffic noise.
- (5) CH. 8 | Section 02.03 | Goal 03 | Policy 9: A policy was added under *Single-Family Housing Strategies and Design Standards* that recommends strengthening anti-monotony standards for all new single-family residential developments to ensure long-term neighborhood quality and architectural diversity. This policy is intended to promote custom home character, enhance curb appeal, and protect property values by reducing repetitive design patterns. The policy calls for meaningful variation in architectural styles, rooflines, massing, and exterior materials through multiple elevation options. It emphasizes distinctive front facades and articulation to prevent repetitive designs on adjacent or opposing lots along the same block face. Additionally, the policy supports limiting the percentage of homes within any block that may share the same front elevation.
- (6) CH. 8 | Section 02.03 | Goal 01 | Policy 6: A new policy was added to the goal that deals with *Creating Unique and Distinctive Neighborhoods* that recommends strengthening design expectations for entrance features in all new single-family and suburban residential subdivisions. This policy is intended to create a cohesive and identifiable sense of place while reinforcing the overall quality and character of new neighborhoods. Specifically, this policy calls for well designed entry elements that may include monument style signage with pedestrian-oriented components, enhanced landscaping, accent lighting, and high-quality materials. Entrance features should be thoughtfully integrated into the subdivision's overall layout and reflect the character of the development and the broader community.

- OBJECTIVE: Focus on retention ponds as opposed to detention ponds in residential development.

- (1) CH. 4 | Section 02.02 | Goal 07 | Retention Ponds: A goal was added encouraging the integration of retention ponds within residential subdivisions, where feasible. Rather than removing such features, this goal supports incorporating them into the subdivision design as stormwater retention/detention facilities that also serve as a neighborhood amenity. This approach enhances the visual character of the subdivision while providing a suitable alternative to dry detention ponds.

- OBJECTIVE: Only allow curb and gutter streets.

- (1) CH. 4 | Section 05.01 | Street Cross Sections: The *Rural Local Roadway* street cross section was removed as a permitted street cross section from the Comprehensive Plan. This may not stop requests for these types of streets in the future; however, by removing this street cross section, this is no longer a permitted street cross section and would be up to the City Council's discretion to adopt it as an alternative to a curb and gutter street.

- OBJECTIVE: Provide fully developed parks with the first phases of a subdivision.

(1) CH. 2 | Goal 01 | Policy 1: This policy encourages the early delivery of neighborhood park facilities in conjunction with the initial phases of new residential developments where feasible. The intent is to provide timely recreational amenities that support neighborhood identity, enhance marketability, and deliver immediate benefit to residents; however, staff should point out that the City's authority to require park improvements is governed by the statutory limitations and applicable case law related to exactions. Any requirement that a developer construct a fully developed park facility must demonstrate a clear nexus and rough proportionality to the impacts of the proposed development and must remain consistent with the City's adopted parkland dedication and fee structure; however, this policy can be used to incentivize developers to provide these improvements through the zoning process (*i.e. through Planned Development District as has been done in the Terracina and Southside Hills Subdivisions*) or through the participation in grant programs (*i.e. as has been done in the Breezy Hill and Stone Creek Subdivisions*).

- OBJECTIVE: Make sure the City is planning for the *Next Generation*.

(1) CH. 1 | Section 02.02 | Goal 04 | Next Generation Housing: This goal was added to advance a balanced approach to accommodating future housing needs while preserving the City's established character and long-term livability. The goal focuses on encouraging high-quality and diverse housing options -- *where appropriate* -- that serve emerging generations of residents without compromising development standards or the community's small-town identity. The policies associated with this goal emphasize strategic infill and redevelopment within existing neighborhoods as the preferred mechanism for introducing modern housing types. By directing residential opportunities to appropriate sites within the current city footprint, the City can support housing diversity without increasing overall density.

- OBJECTIVE: The Downtown District should be focused on preservation.

(1) CH. 7 | Goal 04 | Downtown Identity: The goal dealing with *Downtown Identity* was changed to reinforce the preservation and enhancement of Downtown Rockwall as the historic and civic heart of the community. This goal emphasizes conserving the architectural integrity, traditional block pattern, and unique sense of place that define the Downtown District, while guiding thoughtful reinvestment and context-sensitive infill. The goal and its associated policies prioritize the continued use of the central gathering spaces for civic, cultural, and community events. Preservation of existing structures is identified as a primary objective, with strong support for rehabilitation and adaptive reuse that maintains the architectural continuity and reinforces the established development pattern. A key implementation measure is the preparation of a comprehensive Downtown Plan that establishes a new long-range vision focused on preservation, reinvestment, circulation, parking, open space, streetscape enhancements, branding, land use, and development standards. The Plan also calls for strengthening the review process to ensure that new construction and building renovations remain consistent with adopted preservation priorities and visual character.

IMPLEMENTATION STRATEGIES

To implement the policy changes listed above, the Comprehensive Plan Advisory Committee (CPAC) also recommended adding the following *Implementation Strategies* to the 2026 Comprehensive Plan Update:

- (1) Develop a density bonus framework within the Unified Development Code (UDC) for Planned development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporated enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development.

Staff Response: This will require an amendment to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) to establish standards for age-restricted single-family subdivisions seeking consideration of a density bonus. Such an amendment would need to define the eligibility criteria, required amenity, open space expectations, architectural and landscape standards, and the parameters for evaluating compatibility with surrounding development. Staff anticipates that this could be addressed as part of the next major package of code amendments following the adoption of the 2026 Comprehensive Plan Update.

- (2) Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock.

Staff Response: This implementation strategy will likely require a combination of policy analysis, targeted zoning amendments, and coordination among the Planning and Zoning Department, Neighborhood Improvement Services Division, Building Inspections Division, and Engineering Department. Staff recommends first identifying the older subdivisions where reinvestment and context-sensitive redevelopment are most feasible, and then evaluating what regulatory barriers may limit modest rehabilitation, redevelopment, or infill opportunities. Any future changes should be structured or support attainable housing options while maintaining compatibility with the established character of the surrounding neighborhood. Staff estimates that the initial evaluation of these areas could be completed within two (2) years of adoption of the 2026 Comprehensive Plan Update, with any resulting code or policy changes to follow thereafter.

- (3) Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as *Live/Work* on the Future Land Use Map.

Staff Response: This has been completed by the Comprehensive Plan Advisory Committee (CPAC) as part of the update to the *Future Land Use Plan* through the 2026 Comprehensive Plan Update. If ratified by the City Council, this will provide the policy framework for evaluating future zoning changes in areas where residential properties are experiencing transition pressures due to their adjacency to non-residential development or higher intensity commercial corridors.

- (4) Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).

Staff Response: This process has already been initiated by the Parks and Recreation Department, with public meetings regarding the design of the parks held on February 19, 2026 for Ben A. Klutts Park and on February 26, 2026 for Alma Williams Park. Through those meetings, the public identified multipurpose fields as one of the more desirable elements for Alma Williams Park; however, the public did not identify multipurpose fields as appropriate for Ben A. Klutts Park. Through public participation, it was determined that Ben A. Klutts Park was better suited to be designed as a more passive, nature-oriented park.

- (5) Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies.

Staff Response: This process should be led by the Engineering Department and implemented through the City's Capital Improvements Program (CIP). The action plan should identify replacement priorities based on infrastructure age, material type, capacity deficiencies, maintenance history, and documented performance issues, while also establishing potential funding strategies for implementation. Staff estimates that preparation of this plan and its integration into the City's long-range capital planning process could take between three (3) and five (5) years to fully implement.

- (6) Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.

Staff Response: This implementation strategy would involve the preparation of a policy guide led by the Parks and Recreation Department, with support from the Planning and Zoning Department and other affected departments, to establish consistent standards for wayfinding signage throughout the City. The Plan should identify appropriate signage types, locations, design standards, and branding elements for use in parks, trails, neighborhoods, and other public areas. Staff anticipates that this effort could be completed in-house and could likely be prepared within one (1) year of adoption of the 2026 Comprehensive Plan Update.

- (7) Review the City's existing Downtown (DT) District -- *including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements* -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns.

Staff Response: Although the Downtown (DT) District standards are currently contained within the Unified Development Code (UDC), completion of this implementation strategy would be best preceded by the preparation of a new Downtown Plan to establish updated policy direction and design expectations for the area. Once such a plan has been completed,

staff could evaluate whether amendments to the zoning regulations for the Downtown (DT) District are needed to better reinforce the historic character and traditional development pattern of Downtown Rockwall. Staff believes that the planning component of this effort could be initiated within one (1) year of adoption of the 2026 Comprehensive Plan Update; however, the overall timeline will depend on the process and scope as directed by the City Council.

- (8) Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts.

Staff Response: This implementation strategy would involve a series of administrative and policy changes, along with the possible preparation of a policy manual or program framework focused on older subdivisions within the City. This effort would require an ongoing enforcement role from the Neighborhood Improvement Services Division, with support from the Building Inspections Division and Planning and Zoning Department. Staff estimates that the initial phases of this strategy could begin relatively quickly following adoption of the 2026 Comprehensive Plan Update; however, the overall objective would likely require an ongoing effort and could take approximately three (3) years to fully establish.

- (9) Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development.

Staff Response: This implementation strategy would be led by the Planning and Zoning Department and would involve preparation of design guidance tailored to the City's older established neighborhoods. The guidance could be used to inform future zoning amendments, discretionary review processes, and neighborhood planning efforts by establishing clearer expectations for compatible infill. Staff believes this effort could also be paired with other neighborhood-focused planning initiatives as part of a broader *Existing Neighborhood* or *Neighborhood Revitalization* planning efforts called for by this update. Due to the scope of work and the need to prioritize other implementation items, staff estimates that this objective could take approximately three (3) years to complete.

- (10) Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a *Neighborhood Revitalization Area* on the *Future Land Use Map*, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value.

Staff Response: This implementation strategy would be a long-range planning effort led by the Planning and Zoning Department in coordination with the Engineering Department, Neighborhood Improvement Services Division, Building Inspections Division, and Parks and Recreation Department. Each plan would need to be tailored to the conditions and needs of the individual neighborhood and should include public input from residents and property owners. Given the scale of this effort, staff recommends that the City prioritize the identified *Neighborhood Revitalization Areas* and prepare these plans incrementally rather than simultaneously. Staff estimates that the first plan could be initiated within three (3) years of adoption of the 2026 Comprehensive Plan Update, with full implementation of this strategy occurring over multiple years as staffing and funding allow.

- (11) Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments.

Staff Response: This implementation strategy should be led by the Planning and Zoning Department with support from the Engineering Department and Parks and Recreation Department. The purpose of this effort would be to establish a clear inventory of pedestrian and trail deficiencies in older neighborhoods and to identify projects that could be incorporated into the City's Capital Improvements Program (CIP), or other future mobility initiatives. Staff anticipates that this audit could be completed in phases, beginning with neighborhoods identified for revitalization in the *Future Land Use Plan*. Staff estimates that an initial framework for this audit could be developed within three (3) years of adoption of the 2026 Comprehensive Plan Update, with more detailed neighborhood-level assessments occurring thereafter.

- (12) Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts.

Staff Response: This implementation strategy would require coordination among the Planning and Zoning Department, the City Manager's Office, the City's Public Information Officer, and any other affected departments. The strategy should establish a consistent framework for communicating with residents regarding neighborhood planning efforts, infrastructure improvements, available programs, and participation opportunities through public meetings, mailed notices, online resources, and other communication tools. Staff believes this could be developed as an administrative strategy and implemented early in the overall revitalization process. Staff estimates that this strategy could be prepared within one (1) year to three (3) years of adoption of the 2026 Comprehensive Plan Update.

- (13) Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals.

Staff Response: This implementation strategy would require ongoing coordination between the Planning and Zoning Department, the Rockwall Economic Development Corporation (REDC), and the City Manager's Office. The objective of this effort would be to ensure that future business recruitment and redevelopment activities within the SH-276 corridor align with the *Future Land Use Plan* and the City's long-term economic development objectives. In addition to business recruitment, this strategy may involve evaluating opportunities for land assemblage, access improvements, and infrastructure coordination that could support higher quality employment and office development within the corridor. Staff believes this coordination could begin immediately following adoption of the 2026 Comprehensive Plan Update; however, actual implementation will be ongoing and dependent on market conditions and property owner interest.

- (14) Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment.

Staff Response: This implementation strategy should be incorporated into the City's existing Capital Improvements Program (CIP) planning process and coordinated among the Engineering Department, Public Works Department, and Planning and Zoning Department. The objective is to ensure that infrastructure investment decisions are informed by the redevelopment priorities identified in the Comprehensive Plan so that public improvements can support reinvestment, improve service efficiency, and maximize the return on public expenditures. Staff believes that this can be integrated into ongoing CIP discussions following adoption of the 2026 Comprehensive Plan Update and implemented as part of the City's annual and capital planning process.

- (15) Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects.

Staff Response: This implementation strategy would be led by the Planning and Zoning Department with coordination from the Engineering Department, Public Works Department, the City Manager's Office, and the Rockwall Economic Development Corporation (REDC). The identification of these areas would provide a more focused framework for future land use decisions, economic development efforts, and capital investment planning. Staff anticipates using factors such as infrastructure availability, redevelopment potential, vacancy patterns, underutilized properties, and corridor conditions to identify priority areas for reinvestment. Staff estimates that an initial inventory and prioritization of these *Redevelopment and Infill Areas* could be completed within three (3) years of adoption of the 2026 Comprehensive Plan Update.

- (16) Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors.

Staff Response: This implementation strategy would require coordination among the City Manager's Office, the Rockwall Economic Development Corporation (REDC), and any other affected departments. The purpose of this effort would be to identify available funding sources and partnership opportunities that could help offset the cost of public improvements and support targeted reinvestment within the City's redevelopment corridors. Potential tools may include grant programs, façade improvement initiatives, infrastructure participation agreements, and other public/private funding mechanisms, as appropriate. Staff anticipates that this effort should begin within a year of the adoption of the 2026 Comprehensive Plan Update and continue on an ongoing basis as opportunities become available.

EXHIBIT 'A': PRIORITIES FROM THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

LAND USE AND GROWTH MANAGEMENT	PARKS, OPEN SPACE, AND TRAILS	CONNECTIVITY AND INFRASTRUCTURE	ECONOMIC DEVELOPMENT	COMMUNITY CHARACTER	HOUSING AND NEIGHBORHOODS
<p>REDEVELOPMENT OF SH-276 & IH-30 (1.14) <u>CPAC: ADDED GOALS</u> [CH. 01 02.07 G2].</p>	<p>MORE SPORTS FIELDS AND MULTI-SPORT COMPLEXES (1.00) <u>STAFF: ALREADY IN PLAN</u> [CH. 03 G1 P2]. <u>CPAC: ADDED IMPLEMENTATION STRATEGY #6</u> IN CHAPTER 2.</p>	<p>INFRASTRUCTURE PLANNING (1.00) <u>CPAC: ADDED GOALS</u> [CH. 04 02.02 G1 – G3].</p>	<p>COMMERCIAL REDEVELOPMENT (1.28) <u>CPAC: ADDED GOALS</u> [CH. 01 02.07 G1 & G2] & [CH. 07 G13].</p>	<p>UTILIZE RESIDENTIAL OFFICE IN APPROPRIATE AREAS OF THE CITY (1.00) <u>CPAC: ADDED GOAL</u> [CH. 01 02.06 G5].</p>	<p>STRICTER MULTI-FAMILY STANDARDS (2.57) <u>CPAC: REVIEWED WITH NO ACTION</u>. THE GOALS/POLICIES IN CH. 8 ARE SUFFICIENT.</p>
<p>MIXED USE IN THE DOWNTOWN (1.57) <u>STAFF: ALREADY IN PLAN</u> [CH. 01 02.06 G1 P3].</p>	<p>PUBLIC/PRIVATE PARTNERSHIP FOR LAKE FRONT PROPERTIES (1.57) <u>CPAC: ADDED POLICY</u> [CH. 02 G2 P4].</p>	<p>WALKABILITY & PARKING IN AND AROUND DOWNTOWN (1.14) <u>CPAC: ADDED POLICY</u> [CH. 7 G4 P7].</p>		<p>REVIEW COMMERCIAL DESIGN STANDARDS (1.14) <u>CPAC: REVIEWED WITH NO ACTION</u>. CH. 9 IS SUFFICIENT. <u>STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.</u></p>	
<p>LOWER RESIDENTIAL DENSITY (1.57) <u>CPAC: CHANGED THE DENSITY CALCULATION WITHIN THE LAND USE DESIGNATION SECTION.</u></p>		<p>WALKABILITY THROUGHOUT THE CITY (1.28) <u>CPAC: ADDED POLICY</u> [CH. 08 02.01 G3 P1] AND NEW TRAIL PLAN.</p>		<p>COMMUNITY OUTREACH (1.28) <u>CPAC: ADDED IMPLEMENTATION STRATEGY #8</u> IN CHAPTER 8.</p>	
<p>SENIOR LIVING (1.71) <u>CPAC: ADDED GOAL</u> [CH. 01 02.02 G3]</p>		<p>TRAFFIC (1.57) <u>CPAC: CONTINUE THE NEIGHBORHOOD CONCEPT.</u></p>			

KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE; ORANGE: CPAC PRIORITY SCORE (1.00: HIGHEST IMPORTANCE)

EXHIBIT 'A': PRIORITIES FROM THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

LAND USE AND GROWTH
MANAGEMENT

PARKS, OPEN SPACE, AND
TRAILS

CONNECTIVITY AND
INFRASTRUCTURE

ECONOMIC DEVELOPMENT

COMMUNITY CHARACTER

HOUSING AND
NEIGHBORHOODS

SINGLE-FAMILY SENIOR
LIVING (2.14)
CPAC: ADDED GOAL [CH.
01 | 02.02 | G3]

BIKE LANES (2.71)
CPAC: NEW TRAIL PLAN.

REVIEW LAND USES
ALONG JOHN KING
BOULEVARD (2.14)
CPAC: THE LAND USE
DESIGNATIONS FOR THE
VACANT, UNENTITLED
LAND ALONG JOHN KING
BOULEVARD IS
APPROPRIATE.

REVIEW LAND USES
ALONG OUTER LOOP (2.85)
CPAC: SEE DISTRICTS #03
& #17 ON THE FUTURE
LAND USE PLAN.

EXHIBIT 'B': PRIORITIES FROM THE JOINT PLANNING AND ZONING COMMISSION/CITY COUNCIL MEETING ON JULY 24, 2025

PLANNING AND ZONING COMMISSION

- REVIEW COMMERCIAL DESIGN STANDARDS
 - INCREASE COMMERCIAL DESIGN STANDARDS
CPAC: REVIEWED WITH NO ACTION. THE DIRECTION IN CH. 9 APPEARS TO BE SUFFICIENT.
STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.
 - COMMERCIAL CENTERS SHOULD MATCH THE SAME DESIGN STANDARDS
CPAC: ADDED POLICY [CH. 9 | G8 | P3]
- DEMOGRAPHICS
 - PROVIDE MORE OPPORTUNITIES FOR SENIOR LIVING
CPAC: ADDED GOAL [CH. 1 | 02.02 | G3]
- REVIEW COMMUNITY CHARACTER
 - PRESERVE SMALL TOWN CULTURE
CPAC: REVIEWED WITH NO ACTION.
STAFF: THIS IS ALREADY ADDRESSED THROUGHOUT THE DOCUMENT, SPECIFICALLY IN CH. 7.
- INFRASTRUCTURE
 - PROVIDE MORE TRAFFIC CIRCLES
STAFF: ALREADY REFERENCED IN CH. 4 [CH.4 | 02.01 | G3 | P3].
 - ADDRESS AGING INFRASTRUCTURE AND COSTS
CPAC: ADDED GOAL [CH. 4 | 02.02 | G3].
- PARKS AND RECREATION
 - WORK WITH THE RISD ON JOINT PLAYGROUNDS AND PARKS FOR LARGER AMENITIES
STAFF: ALREADY IN THE PLAN [CH. 1 | 02.01 | G1 | P3].
 - PROVIDE HIKE AND BIKE TRAILS
CPAC: ADDRESSED WITH NEW TRAIL PLAN.
- LEGISLATION
 - MAKE SURE THE CPAC UNDERSTANDS THE STATE'S LEGISLATIVE INITIATIVES
STAFF: ADDRESSED IN THE FIRST MEETING WITH THE CPAC. STAFF ALSO PROVIDED THE CPAC WITH A COPY OF THE EXISTING CONDITIONS REPORT.
- REVIEW LAND USE
 - ADDRESS DOWNTOWN GROWTH
STAFF: ALREADY ADDRESSED IN CH. 1 [CH.1 | 02.06 | G1].
- REVIEW GROWTH MANAGEMENT POLICIES
STAFF: CHANGED ANNEXATION POLICIES [CH. 1 | 02.01 | G1].
CPAC: REDEVELOPMENT [CH.1 | 02.07 | G1 & G2 AND CH. 7 | G13].

CITY COUNCIL

- REVIEW THE DENSITY CALCULATION
 - NET VS. GROSS DENSITY > SHOULD BE ONLY THE DEVELOPABLE AREA (I.E. REMOVE FLOODPLAIN)
CPAC: CHANGED THE DENSITY CALCULATION WITHIN THE LAND USE DESIGNATION SECTION.
- REVIEW RESIDENTIAL LAND USE DESIGNATIONS
CPAC: REVIEWED WITH NO ACTION. RESIDENTIAL LAND USE DESIGNATIONS WERE DEEMED TO BE APPROPRIATE.
- REVIEW RESIDENTIAL DESIGN STANDARDS
 - MINIMUM LOT SIZE OF 10,000 SF
CPAC: ADDED POLICY [CH.08 | 02.03 | G3 | P2].
 - REDUCE LOT COVERAGE
STAFF: WILL BE REVIEWED AND INCORPORATED INTO THE UNIFIED DEVELOPMENT CODE (UDC) WITH THE PROPOSED UPDATE.
 - INCREASE SIDE SETBACKS
STAFF: ALREADY IN THE PLAN [CH. 08 | 02.03 | G3 | P4].
 - BRING BACK CUL-DE-SACS
CPAC: REMOVED THE PROHIBITION [CH. 04 | 02.01 | G1 | P2].
 - STRONGER ANTI-MONOTONY REQUIREMENTS TO PROMOTE CUSTOM HOMES
CPAC: ADDED POLICY [CH. 08 | 02.03 | G3 | P9].
 - CREATE MORE UNIQUE NEIGHBORHOODS
STAFF: ALREADY IN THE PLAN [CH. 08 | 02.03 | G1].
CPAC: REVIEW WITH NO ACTION. THE EXISTING APPEARS TO BE SUFFICIENT.
 - CURVE LINEAR STREETS
CPAC: ADDED POLICY [CH.04 | 02.01 | G3 | P4].
 - SUBDIVISION ENTRANCE STANDARDS
CPAC: ADDED POLICY [CH.08 | 02.03 | G1 | P6].
- PARKLAND DEDICATION
 - FULLY DEVELOPED PARKS WITH BEGINNING OF SUBDIVISIONS
CPAC: ADDED POLICY [CH.02 | G1 | P1].
 - MORE POCKET PARKS THROUGHOUT SUBDIVISIONS
STAFF: ALREADY IN THE PLAN [CH. 03 | G1 | P3].
 - FOCUS ON MORE HIKE AND BIKE TRAILS
CPAC: ADDRESSED WITH NEW TRAIL PLAN.

CONTINUED ON NEXT PAGE ...

KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE

CITY COUNCIL (CONTINUED)

- REVIEW FUTURE LAND USE MAP
 - FOCUSING ON JOHN KING BOULEVARD, SH-205, AND THE OUTER LOOP
STAFF: JOHN KING BOULEVARD IS CURRENTLY ONLY HAS 11.67% VACANT LAND THAT IS NOT ENTITLED. SH-205 CURRENTLY ONLY HAS 0.71% VACANT LAND THAT IS NOT ENTITLED. BASED ON THIS THERE IS LIMITED CHANGES THAT CAN BE MADE TO THE FUTURE DEVELOPMENT OF THESE CORRIDORS.
CPAC: THE LAND USE DESIGNATIONS FOR THE VACANT, UNENTITLED LAND ALONG JOHN KING BOULEVARD AND SH-205 ARE APPROPRIATE. FOR CHANGES ADJACENT TO THE OUTER LOOP SEE DISTRICTS #03 & #17.
- DRAINAGE AND DETENTION
 - FOCUS ON RETENTION PONDS AS OPPOSED TO DETENTION PONDS FOR RESIDENTIAL DEVELOPMENTS
CPAC: GOAL ADDED [CH. 04 | 02.02 | G6].
- REVIEW STREET REQUIREMENTS
 - CURB AND GUTTER STREETS ONLY
CPAC: REMOVED RURAL CROSS SECTION FROM CHAPTER 04.
 - SLIP STREETS ADJACENT TO MAJOR ROADWAYS
CPAC: ADDED POLICY [CH. 04 | 02.01 | G3 | P5].
- REVIEW COMMERCIAL DESIGN STANDARDS
CPAC: REVIEWED WITH NO ACTION. THE DIRECTION IN CH. 9 APPEARS TO BE SUFFICIENT.
STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.
- REVIEW COMMUNITY CHARACTER
 - DOWNTOWN SHOULD BE FOCUSED ON PRESERVATION
CPAC: ADDED GOAL [CH. 07 | G4].
 - CREATE A DESTINATION CITY
STAFF: ALREADY IN THE PLAN [CH. 07 | G1 & G2].
- DEMOGRAPHICS
 - DON'T MISS PLANNING FOR THE NEXT GENERATION
CPAC: ADDED GOAL [CH. 01 | 02.02 | G4].



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

April 2026

Permits

Total Permits Issued:	298
Building Permits:	50
Contractor Permits:	248
Total Commercial Permit Values:	\$40,488,639.28
Building Permits:	\$36,671,235.00
Contractor Permits:	\$3,817,404.28
Total Fees Collected:	\$1,345,395.99
Building Permits:	\$1,279,645.32
Contractor Permits:	\$65,750.67

5/4/2026
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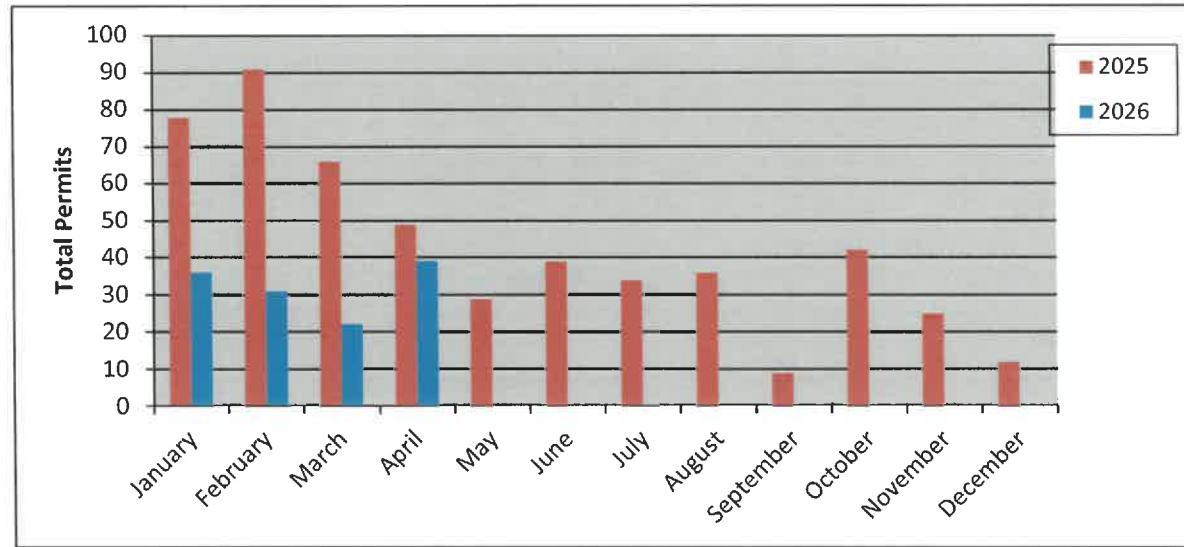
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 4/1/2026 to 4/30/2026

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	57	\$40,488,639.28	\$1,022,800.40
Accessory Building Permit	1	23,158.00	\$396.53
Backflow Permit	3	7,539.32	\$415.09
Certificate of Occupancy	3		\$153.00
Demolition	1		\$51.50
Electrical Permit	6	333,499.00	\$3,351.11
Fence Permit	1	14,000.00	\$77.25
Irrigation Permit	2		\$332.50
Mechanical Permit	5	430,415.55	\$3,835.60
New Construction	6	36,648,077.00	\$989,822.24
Plumbing Permit	6	86,790.00	\$1,447.36
Remodel	10	2,494,703.00	\$18,677.34
Roofing Permit	7	262,057.41	\$849.75
Sign Permit	5	169,400.00	\$3,066.00
Small Cell Node	1	19,000.00	\$325.13
Residential Building Permit	242		\$735,170.03
Accessory Building Permit	2		\$1,005.90
Addition	1		\$1,229.59
Concrete Permit	2		\$484.00
Driveway Permit	1		\$871.38
Electrical Permit	9		\$1,155.75
Fence Permit	35		\$2,392.00
Generator	3		\$463.50
Irrigation Permit	28		\$3,189.25
Mechanical Permit	30		\$4,196.50
New Multifamily Residential	0		\$0
New Single Family Residential	39		\$287,191.06
Outdoor Kitchen Permit	1		\$377.80
Patio Cover/Pergola	8		\$1,208.75
Plumbing Permit	38		\$10,973.37
Pool	9		\$1,699.50
Remodel	1		\$98.88
Roofing Permit	15		\$1,440.50
Solar Panel Permit	8		\$3,696.86
Window & Door Permit	11		\$921.00
Totals:	298		\$1,345,395.99

New Residential Permits

Calendar Year

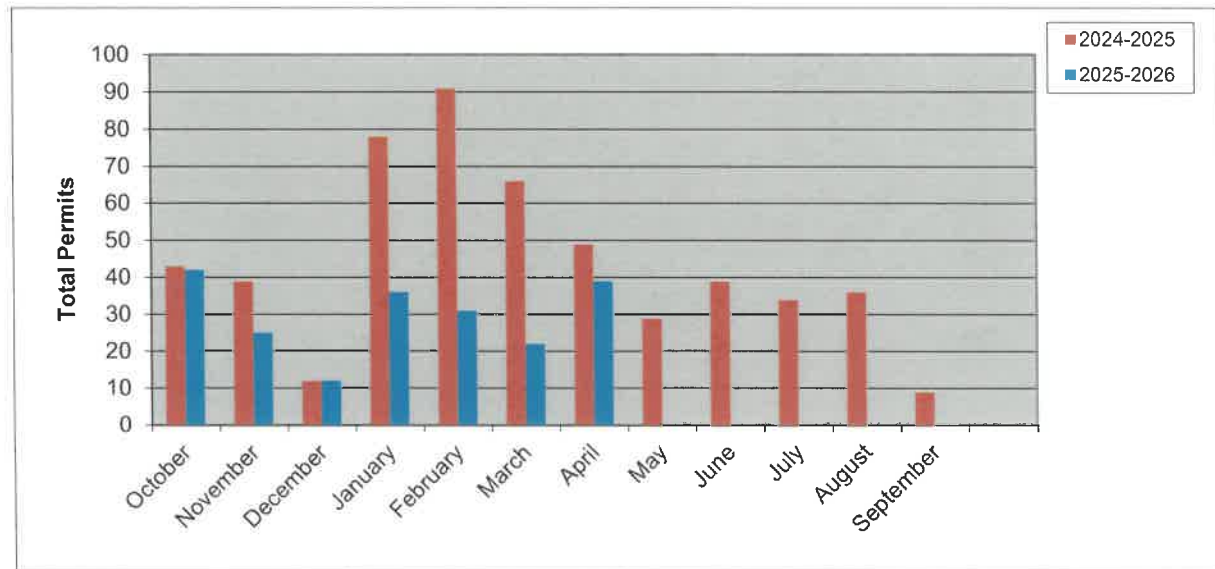
	Year	
	2025	2026
January	78	36
February	91	31
March	66	22
April	49	39
May	29	
June	39	
July	34	
August	36	
September	9	
October	42	
November	25	
December	12	
Totals	510	128



New Residential Permits

Fiscal Year

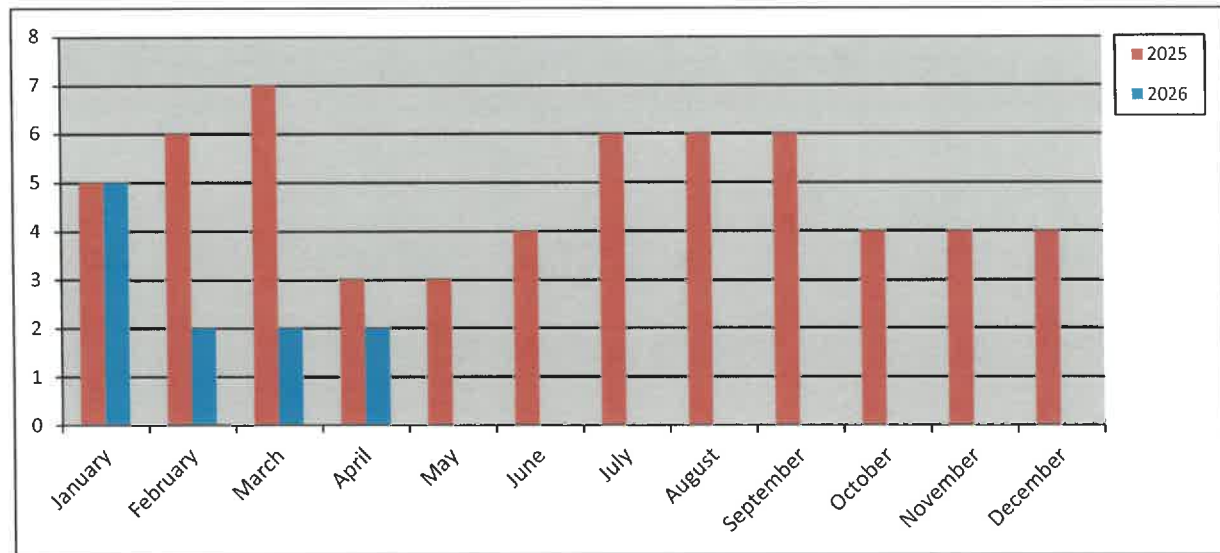
	Year	
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	36
February	91	31
March	66	22
April	49	39
May	29	
June	39	
July	34	
August	36	
September	9	
Totals	525	207



Residential Remodel/Additions Permits

Calendar Year

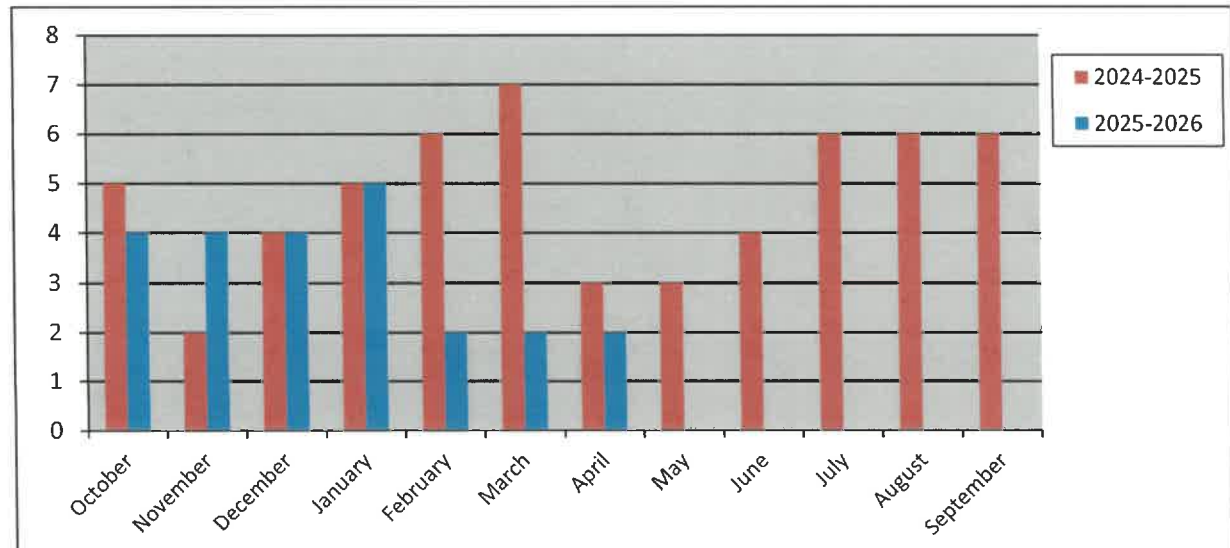
	Year	
	2025	2026
January	5	5
February	6	2
March	7	2
April	3	2
May	3	
June	4	
July	6	
August	6	
September	6	
October	4	
November	4	
December	4	
Totals	58	11



Residential Remodel/Additions Permits

Fiscal Year

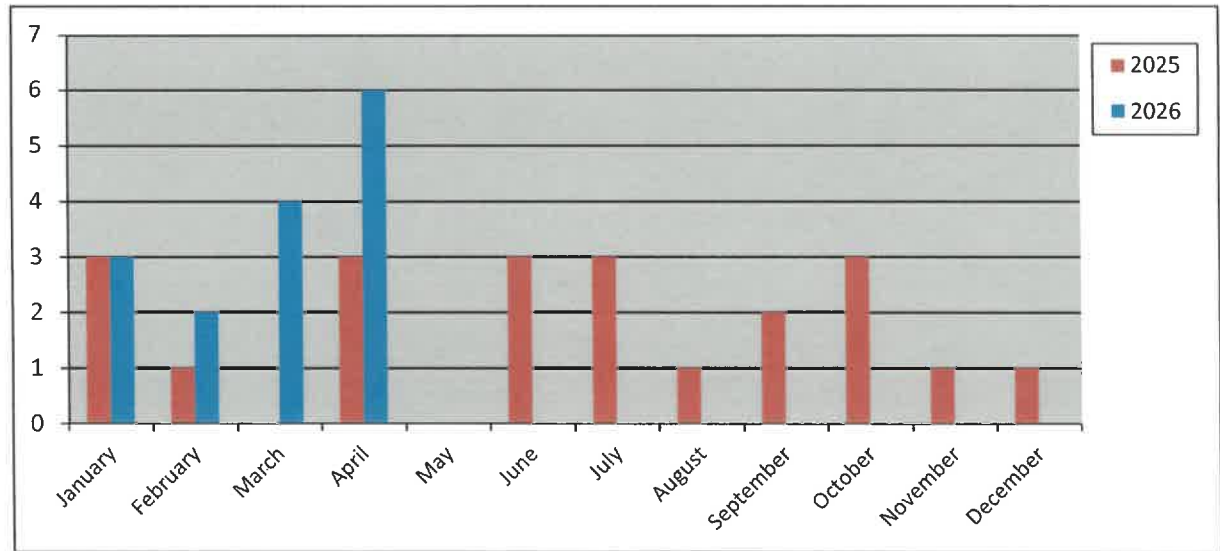
	Year	
	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	5
February	6	2
March	7	2
April	3	2
May	3	
June	4	
July	6	
August	6	
September	6	
Totals	57	23



New Commercial Permits

Calendar Year

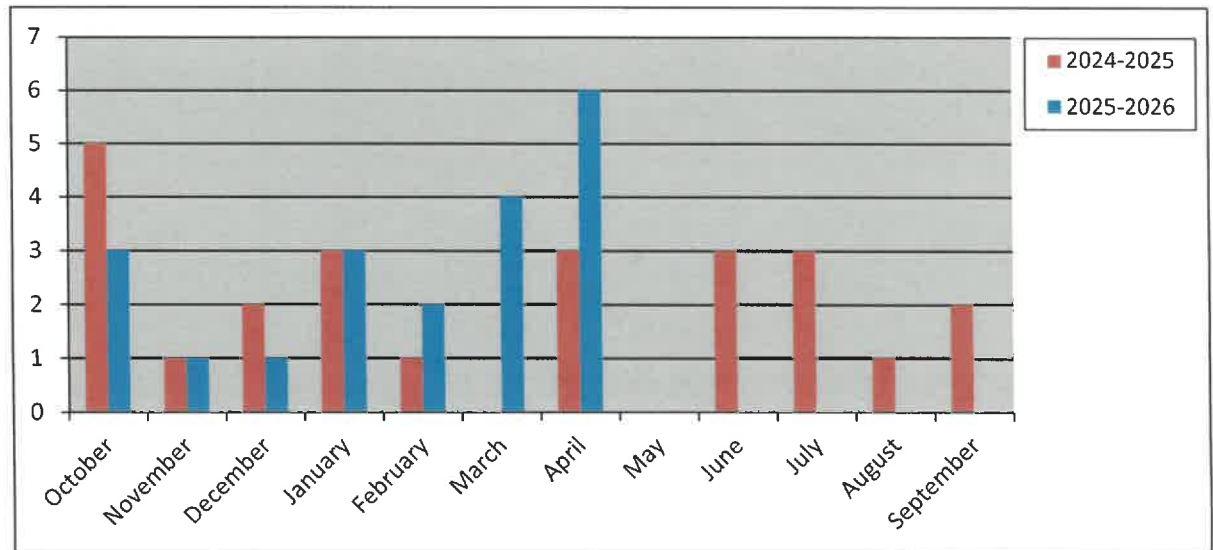
	Year	
	2025	2026
January	3	3
February	1	2
March	0	4
April	3	6
May	0	
June	3	
July	3	
August	1	
September	2	
October	3	
November	1	
December	1	
Totals	21	15



New Commercial Permits

Fiscal Year

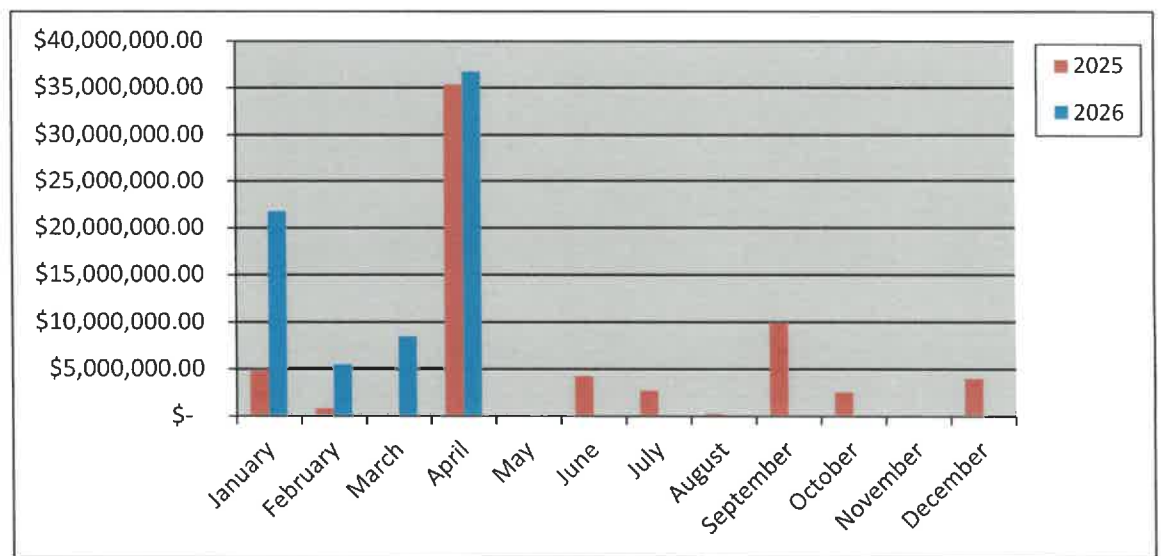
	Year	
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	3
February	1	2
March	0	4
April	3	6
May	0	
June	3	
July	3	
August	1	
September	2	
Totals	24	20



New Commercial Value

Calendar Year

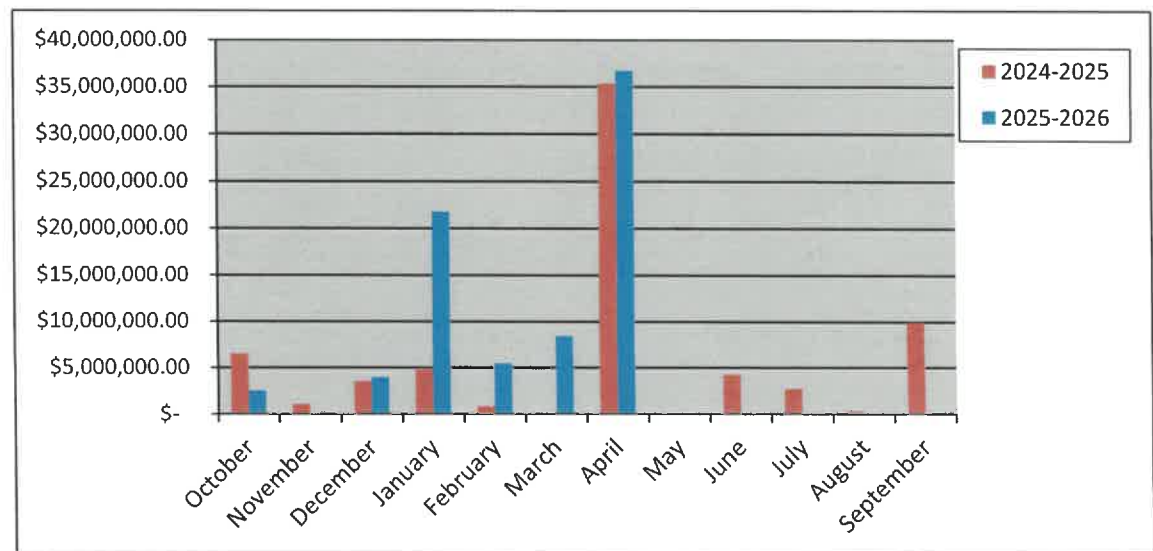
Year		
	2025	2026
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	\$ 36,648,077.00
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
October	\$ 2,555,184.00	
November	\$ 117,000.00	
December	\$ 4,000,000.00	
Totals	\$ 64,849,505.00	\$ 72,377,993.00



New Commercial Value

Fiscal Year

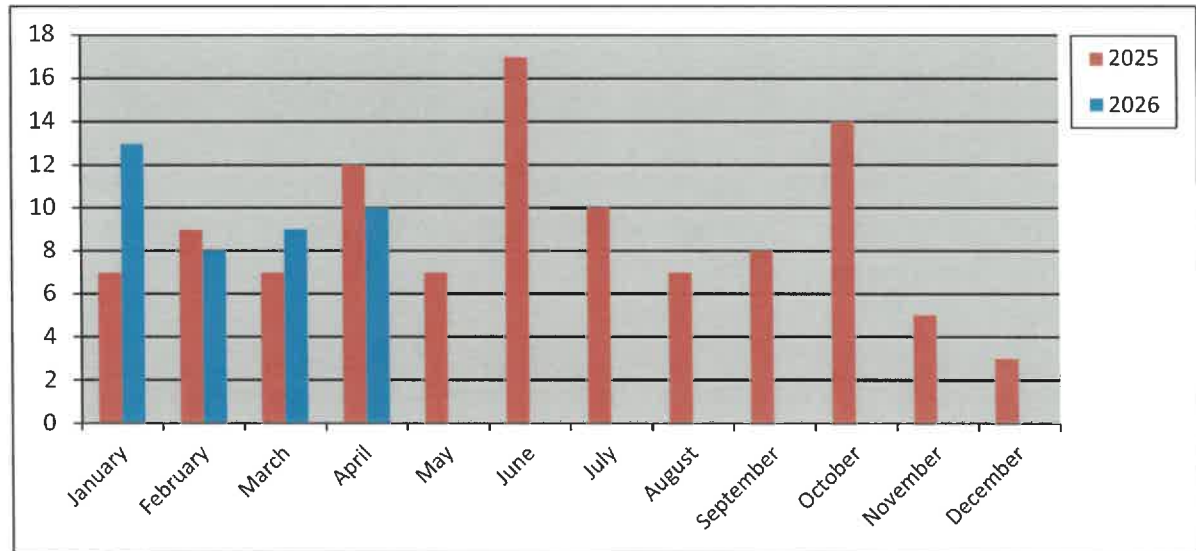
Year		
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	\$ 117,000.00
December	\$ 3,600,000.00	\$ 4,000,000.00
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	\$ 36,648,077.00
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
Totals	\$ 69,403,554.00	\$ 79,050,177.00



Commercial Additions/Remodel Permits

Calendar Year

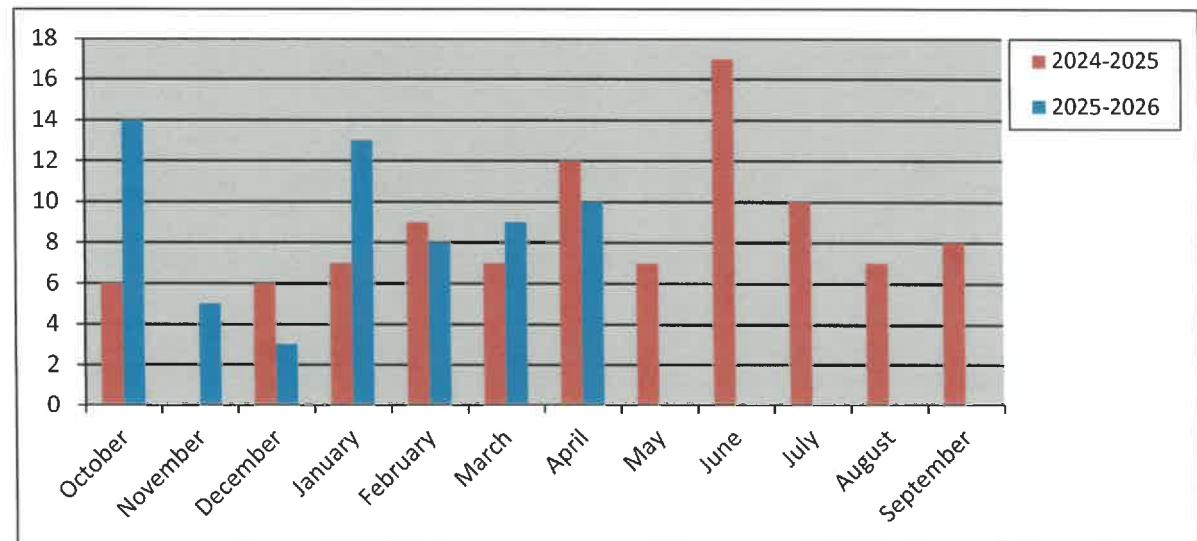
	Year	
	2025	2026
January	7	13
February	9	8
March	7	9
April	12	10
May	7	
June	17	
July	10	
August	7	
September	8	
October	14	
November	5	
December	3	
Totals	106	40



Commercial Additions/Remodel Permits

Fiscal Year

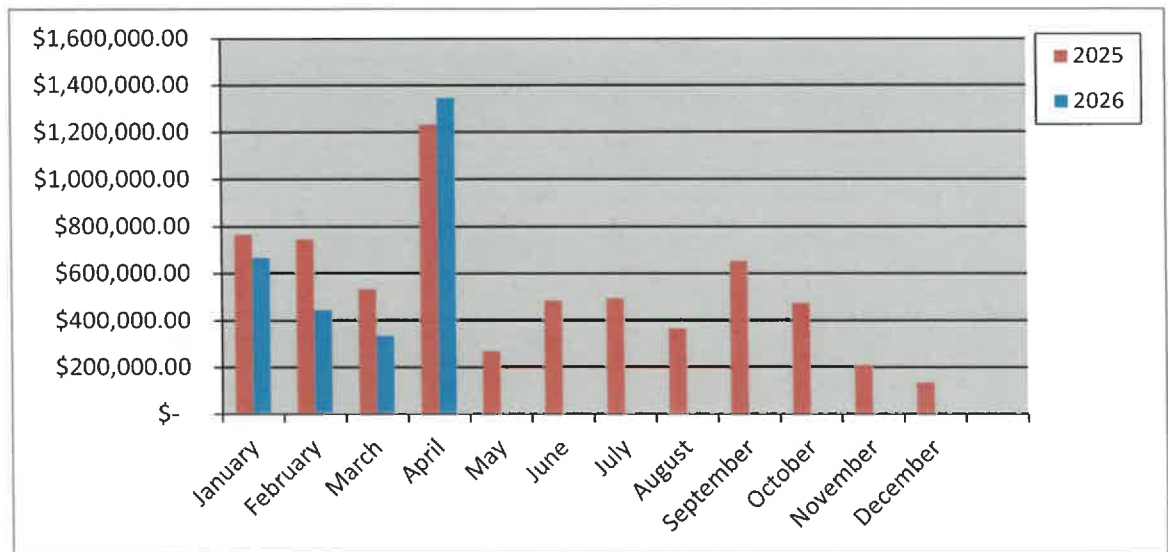
	Year	
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	13
February	9	8
March	7	9
April	12	10
May	7	
June	17	
July	10	
August	7	
September	8	
Totals	96	62



Total Fees Collected

Calendar Year

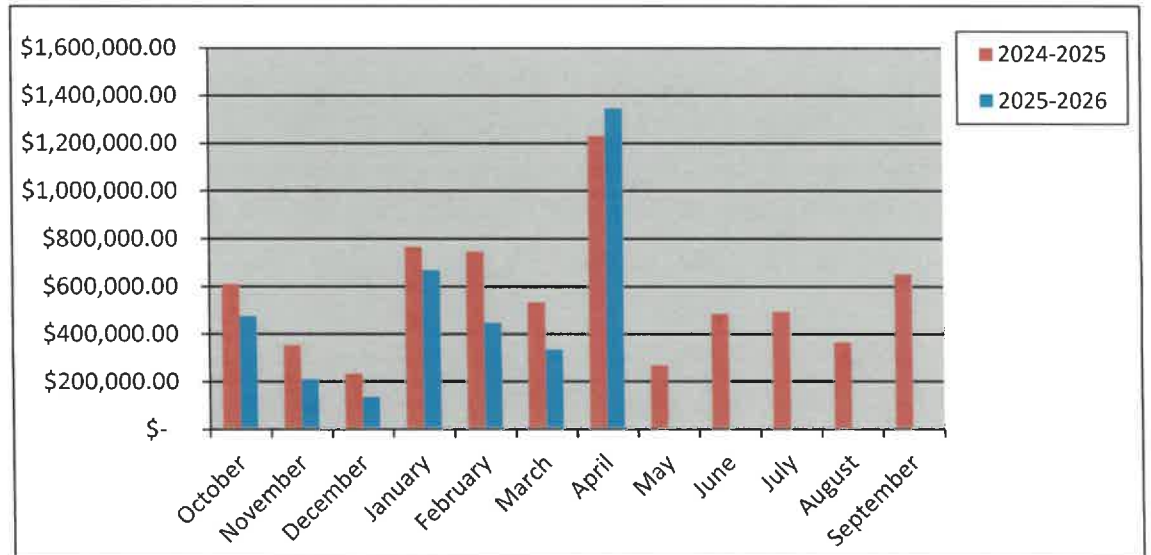
Year		
	2025	2026
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.00	\$ 1,345,395.99
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
October	\$ 473,676.37	
November	\$ 208,658.89	
December	\$ 133,606.80	
Totals	\$ 6,354,973.08	\$ 2,790,664.56



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	\$ 1,345,395.99
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	\$ 3,606,606.62



5/1/2026
10:43:53AM

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	
CO2008-0192	Commercial Building Permit			
04/22/2026	Certificate of Occupancy	503 IH 30, ROCKWALL, TX 75032	\$75.00	\$0.00
04/22/2026	ISSUED		0.00	
	El Chico Restaurant			

Contact Type	Contact Name Business Phone	Contact Address			
Owner	EL, CHICO RESTAURANT	ATTN CHARLES COOPER #25	DALLAS	TX	75234
Business Owner	El Chico Restaurant 9727718814	503 IH 30 E	Rockwall	TX	75087

Contractors

CO2015-0016	Commercial Building Permit				
04/08/2026	Certificate of Occupancy	1104 Ridge Rd A, Rockwall, TX 75087	\$76.50	\$76.50	
04/08/2026	ISSUED		1,167.00		
	Cate's Touch				

Contact Type	Contact Name Business Phone	Contact Address			
Owner	BENBROOKE, RIDGE PARTNERS LP	C/O PRETIUM PROPERTY MANAG	FORT WORTH	TX	76102
Applicant	Carol Cate	P.O. Box 1952	Rockwall	TX	75087
Historical	Carol Cate	P.O. Box 1952	Rockwall	TX	75087
Business Owner	Carol Cate 9727224305	P.O. Box 1952	Rockwall	TX	75087

Contractors

CO2024-113	Certificate of Occupancy				
06/21/2024		2850 Farm to Market 114'	\$1.50	\$76.50	
04/23/2026	ISSUED	Rockwall, TX, 75087			
	Rockwall High School Ninth Grade Campus				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rockwall Independent School District	1050 Williams Street	Rockwall	TX	75087
Business Owner	Rockwall Independent School District	2850 Farm to Market 1141	Rockwall	TX	75087
Property Owner	Rockwall Independent School District	1050 Williams Street	Rockwall	TX	75087
Inspection Report Contact	Rockwall Independent School District	1050 Williams Street	Rockwall	TX	75087
Inspection Report Contact	Aaron Fidler				
Contractors					
<hr/>					
CO2025-160	Certificate of Occupancy			\$1.50	\$76.50
09/23/2025		1705 South John King Boulevard Suite 102			
04/24/2026	ISSUED	Rockwall, TX, 75032			
	Down to Earth Lawn and Landscape				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Debbie Lee	PO Box 1945	Rockwall	TX	75087
Business Owner	Debbie Lee	1705 South John King Boulevard Suite 102	Rockwall	TX	75087
Property Owner	Smart Space	1705 S. John King Blvd	Rockwall	TX	75087
Inspection Report Contact	Debbie Lee	PO Box 1945	Rockwall	TX	75087
Contractors					
<hr/>					
CO2025-171	Certificate of Occupancy			\$76.50	\$76.50
10/07/2025		1785 East Interstate 30, 105, Rockwall, TX, 75087			
04/01/2026	ISSUED				
	The Deal Breaker				

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Mark Molina	720 Fossil Grove Dr	Royse City	TX	75189
Business Owner	Mark Molina	720 Fossil Grove Dr	Royse City	TX	75189
Property Owner	Middle Brooks Holding LLC	1785 I-30 Frontage Rd # 105	Rockwall	TX	75087
Inspection Report Contact	Mark Molina	720 Fossil Grove Dr	Royse City	TX	75189

Contractors

CO2025-199	Certificate of Occupancy				\$76.50	\$76.50
11/21/2025		1711 State Highway 276				
04/29/2026	ISSUED	Suite 204 Rockwall, TX, 75032				
	VIVE Logistics Co LLC					

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	DENISE MIRANDA	3878 PINEBLUFF LANE ROCKWAL	ROCKWALL	TX	75032
Business Owner	DENISE MIRANDA	1711 State Highway 276 Suite 204	Rockwall	TX	75032
Property Owner	Tonya White	1705 John King Blvd	Rockwall	TX	75032
Inspection Report Contact	DENISE MIRANDA	3878 PINEBLUFF LANE ROCKWAL	ROCKWALL	TX	75032

Contractors

CO2026-1	Certificate of Occupancy				\$76.50	\$76.50
01/02/2026		2410 South Goliad Street				
04/08/2026	ISSUED	Rockwall, TX, 75032				
	Rockwall Tavern					

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	JESSE WESTLAKE	1621 Lincoln Ave	FORT WORTH	TX	76164
Business Owner	OBIT LLC	2410 South Goliad Street	Rockwall	TX	75032
Property Owner	Cathy Strother	8935 County Rd 589	nevada	tx	75173
Inspection Report Contact	JESSE WESTLAKE	1621 Lincoln Ave	FORT WORTH	TX	76164

Contractors

5/1/2026
10:43:53AM

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid	
Issue Date	Status of Permit	Subdivision Name	Valuation		
	Business Name	Plan Number			
CO2026-24	Certificate of Occupancy			\$76.50	\$76.50
02/17/2026		951 North Lakeshore,			
04/08/2026	ISSUED	Rockwall, TX 75087			
	Lighthouse Academy				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rakesh Varma	951 North Lakeshore Drive	Rockwall	TX	75087
Business Owner	Rakesh Varma 832-998-5044	951 North Lakeshore Drive	Rockwall	TX	75087
Inspection Repor Contact	Rakesh Varma	951 North Lakeshore Drive	Rockwall	TX	75087
Property Owner	BROOKS FAMILY TRUST LLC	5910 FIRECREST DRIVE	Garland	TX	75044

Contractors

CO2026-32	Certificate of Occupancy			\$76.50	\$76.50
03/05/2026		2071 Summer Lee Drive			
04/02/2026	ISSUED	Suite 103 Rockwall, TX, 75032			
	Joyful Claw				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Sairong Cheng	5315 Isidore Ln	Missouri City	TX	77459
Business Owner	Sairong Cheng	2071 Summer Lee Drive Suite 103	Rockwall	TX	75032
Property Owner	Dominque Conley	8222 Douglas Avenue suite 390	Dallas	TX	75225
Inspection Repor Contact	Sairong Cheng	5315 Isidore Ln	Missouri City	TX	77459
Consultant	Johnny Guo				

Contractors

CO2026-33	Certificate of Occupancy			\$1.50	\$76.50
03/09/2026		911 North Goliad Street			
04/13/2026	ISSUED	Rockwall, TX, 75087			
	WNH Assets, LLC				

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jacob Higgins	2625 Desert Falls Ln	Rockwall	TX	75087
Business Owner	Robert H. Nunnally Jr.	911 North Goliad Street	Rockwall	TX	75087
Property Owner	WNH Assets, LLC	245 Cedar Sage Dr.	Garland	TX	75040
Inspection Report Contact	Jacob Higgins	2625 Desert Falls Ln	Rockwall	TX	75087
Contractors					

CO2026-34	Certificate of Occupancy				\$76.50	\$76.50
03/11/2026		1307 Ridge Road, #1106,				
04/01/2026	ISSUED	Rockwall, TX, 75087				
	Prince Wellness Solutions LLC					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Brandy Prince	631 Stevenson Dr	Rockwall	TX	75087
Business Owner	Brandy Prince	631 Stevenson Dr	Rockwall	TX	75087
Property Owner	T Rockwall Phase 2 LLC	16600 Dallas Parkway Suite 300	Dallas	TX	75248
Inspection Report Contact	Shelbi Garcia	1307 Ridge Rd #1106	Rockwall	TX	75087
Contractors					

CO2026-44	Certificate of Occupancy				\$76.50	\$76.50
03/18/2026		1705 South John King				
04/01/2026	ISSUED	Boulevard Suite 107				
	SunSmart Window Replacement of Rockwall	Rockwall, TX, 75032				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Nabil Elshazly	519 Torrey Pines Circle	Heath	TX	75032
Business Owner	Nabil Elshazly	1705 South John King Boulevard Sui	Rockwall	TX	75032
Property Owner	Smart Space Storage	1705 S John King Blvd	Rockwall	TX	75032
Inspection Report Contact	Nabil Elshazly	1705 S John King Blvd, Ste 107	Rockwall	TX	75032

5/1/2026
10:43:53AM

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		Total SQFT	
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
Contractors					
CO2026-53	Certificate of Occupancy			\$2.25	\$77.25
04/01/2026		224 Ranch Trail Rockwall,			
04/30/2026	ISSUED	TX, 75032			
	KE Andrews				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	KE Andrews	2424 Ridge Rd	Rockwall	TX	75087
Business Owner	Mark Andrews	224 Ranch Trail	Rockwall	TX	75032
Property Owner	1800 Dalrock LLC	2424 Ridge Rd	Rockwall	TX	75087
Inspection Report Contact	Kevin Lloyd	2424 Ridge Rd	Rockwall	TX	75087
Contractors					
CO2026-54	Certificate of Occupancy			\$77.25	\$77.25
04/01/2026		1290 Industrial Boulevard			
04/29/2026	ISSUED	Rockwall, TX, 75087			
	Checkmate Embroidery				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Ashley Griswold	1290 Industrial Blvd	Rockwall	TX	75087
Business Owner	Checkmate Embroidery LLC	1290 Industrial Boulevard	Rockwall	TX	75087
Property Owner	Erik, LLC	1422 Murphy Dr	Rockwall	Tx	75087
Inspection Report Contact	Ashley Griswold	1290 Industrial Blvd	Rockwall	TX	75087
Contractors					
CO2026-59	Certificate of Occupancy			\$152.25	\$77.25
04/08/2026		1705 South John King			
04/10/2026	ISSUED	Bld Suite 103 Rockwall,			
	Sunrise Plumbing	TX, 75032			

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Mitchell Salas	1142 Hidden Lakes Way	Rockwall	TX	75087
Business Owner	Mitchell Salas 469-999-3720	1705 South John King Blvd Suite 100	Rockwall	TX	75032
Property Owner	Smart Space - Rockwall	1705 S John King Blvd	Rockwall	TX	75032
Inspection Report Contact	Mitchell Salas	1142 Hidden Lakes Way	Rockwall	TX	75087
Contractors					

CO2026-66	Certificate of Occupancy				\$154.50	\$154.50
04/15/2026		3200 Fisher Road				
04/30/2026	ISSUED	Rockwall, TX, 75032				
	Homestead Amenity Center					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Diana Ramirez	8541 5th Street	Frisco	TX	75034
Business Owner	Homestead HOA	3200 Fisher Road	Rockwall	TX	75032
Property Owner	Homestead HOA	3200 Fisher	Rockwall	TX	75032
Inspection Report Contact	Brad Howard	8541 5th Street	Frisco	TX	75034
Contractors					

CO2026-67	Certificate of Occupancy				\$154.50	\$154.50
04/16/2026		401 West Rusk Street				
04/24/2026	ISSUED	Suite 200 Rockwall, TX, 75087				
	Foursquare Health					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Martin Lopez	1860 Crown Dr Suite 1402	Dallas	Tx	75234
Business Owner	Shane Lewis	401 West Rusk Street Suite 200	Rockwall	TX	75087
Property Owner	Nick Grinnan	102 S. Goliad suite 200	Rockwall	TX	75087
Inspection Report Contact	CLINT MCCANN	1860 Crown Drive, Suite 1402	Dallas	TX	75234
Contractors					

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	Total SQFT
Issue Date	Status of Permit	Subdivision Name	Fees Paid
	Business Name	Plan Number	
CO2026-7	Certificate of Occupancy		
01/12/2026		200 Ranch Trail Rockwall,	\$1.50
04/30/2026	ISSUED	TX, 75032	\$76.50
	1800 Dalrock LLC - (Shell Only)		
	Bldg A		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Logan Brewer	4099 McEwen Rd, Ste 516	Farmers Branch TX		75244
Business Owner	1800 Dalrock LLC	2424 Ridge Road	Rockwall	TX	75087
Property Owner	1800 Dalrock LLC	2424 Ridge Road	Rockwall	TX	75087
Inspection Report Contact	KPH Building Company LLC	4099 McEwen Rd, Ste 516	Rockwall	TX	75087

Contractors

COM2021-1304	Commercial Building Permit			
03/23/2021	Certificate of Occupancy	2006 S. Goliad St., Suite	\$76.50	\$76.50
04/23/2026	ISSUED	226, Rockwall, TX 75087	1,500.00	
	Subway			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Umar Farooq 903-530-4476	PO Box 835345	Richardson	TX	75083
Property Owner	Rockwall Central S/C LTD.	16475 Dallas Parkway	Addison	TX	75001

Contractors

TCO2025-162	Temporary Certificate of Occupancy			
09/25/2025		1600 East Interstate 30,	\$306.00	\$306.00
04/08/2026	ISSUED	Rockwall, TX, 75032		
	H-E-B, LLP Rockwall Food Store			
	#810			

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

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	Grant Williams	10950 Alder Circle	Dallas	TX 75238	
Business Owner	HEB, LP	646 S Forest St	San Antonio	TX 78204	
Property Owner	HEB, LP	646 S Forest St	San Antonio	TX 78204	
Inspection Report Contact	Grant Williams	10950 Alder Circle	Dallas	TX 75238	
Contractors					

TCO2026-60	Temporary Certificate of Occupancy			\$309.00	\$309.00
04/09/2026		1801 East Interstate 30			
04/29/2026	ISSUED	Rockwall, TX, 75087			
	IKEA Property Inc. Store 1013				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Blake Murski	17311 Dallas Parkway, Suite 300	Dallas	TX 75248	
Business Owner	IKEA	420 Alan Wood Road	ConshohockenPA	19428	
Property Owner	IKEA	420 Alan Wood Road	ConshohockenPA	19428	
Inspection Report Contact	Blake Murski	17311 Dallas Parkway, Suite 300			
Consultant	Blake Murski				
Contractors					

TCO2026-70	Temporary Certificate of Occupancy			\$309.00	\$309.00
04/21/2026		224 Ranch Trail,			
04/29/2026	ISSUED	Rockwall, TX, 75032			
	Temporary CO for KE Andrews at				
	224 Ranch Trl				

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 4/1/2026 to 4/30/2026

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	KE Andrews	2424 Ridge Rd	Rockwall	TX 75087	
Business Owner	Mark Andrews	2290 Lafayette Landing	Rockwall	TX 75032	
Property Owner	1800 Dalrock LLC	2424 Ridge Rd	Rockwall	TX 75087	
Inspection Repor Contact	Kevin Lloyd	2424 Ridge Rd	Rockwall	TX 75087	
Contractors					

TCO2026-74	Temporary Certificate of Occupancy			\$150.00	\$150.00
04/22/2026		901 S GOLIAD ST,			
04/30/2026	ISSUED	ROCKWALL, TX, 75087			
	THE ICE TRAIN				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	MICHAEL HENRY, Manager	903 S. Goliad St	Rockwall	TX 75087	
Business Owner	Tim Moore	903 S. Goliad St	Rockwall	TX 75087	
Property Owner	Tim Moore	903 S. Goliad St	Rockwall	TX 75087	
Inspection Repor Contact	MICHAEL HENRY	903 S. Goliad St	Rockwall	TX 75087	
Contractors					

Total Valuation:
Total Fees: \$2,384.25
Total Fees Paid: \$2,609.25

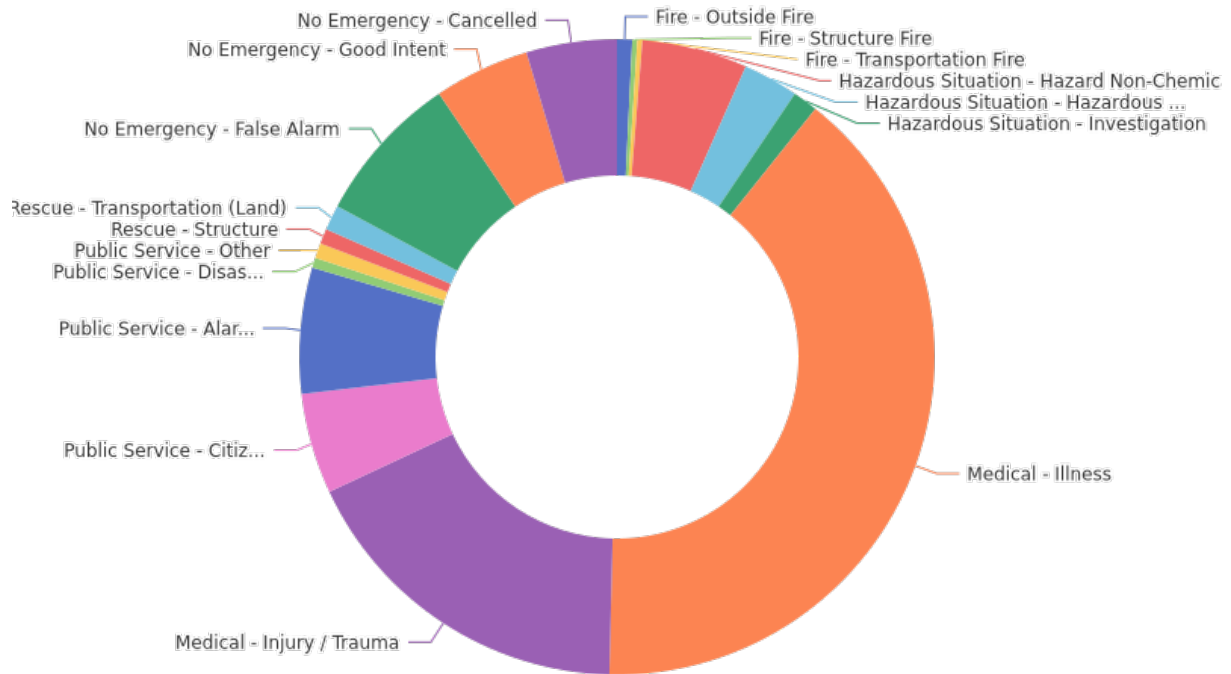


April 2026

Monthly Report



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



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Fire	5	1.28%
Fire - Outside Fire	3	0.77%
Fire - Structure Fire	1	0.26%
Fire - Transportation Fire	1	0.26%
Hazardous Situation	37	9.46%
Hazardous Situation - Hazard Non-Chemical	21	5.37%
Hazardous Situation - Hazardous Materials	11	2.81%

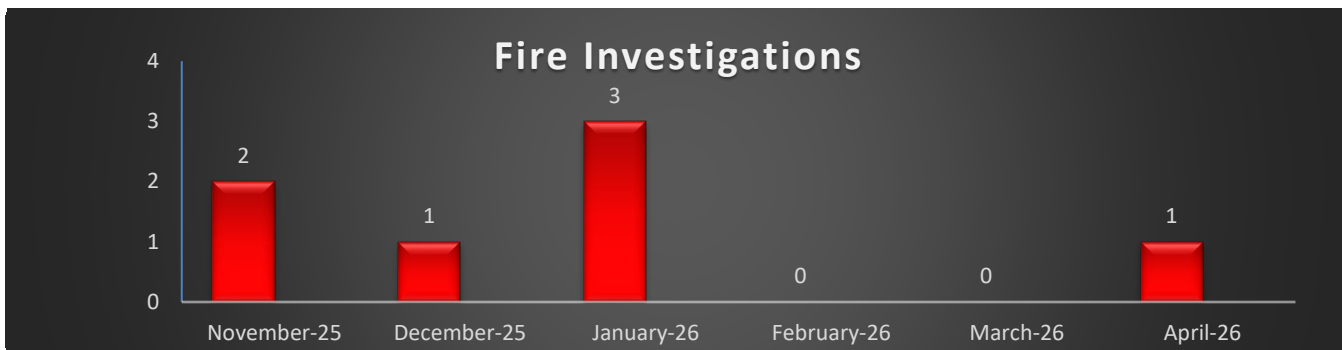
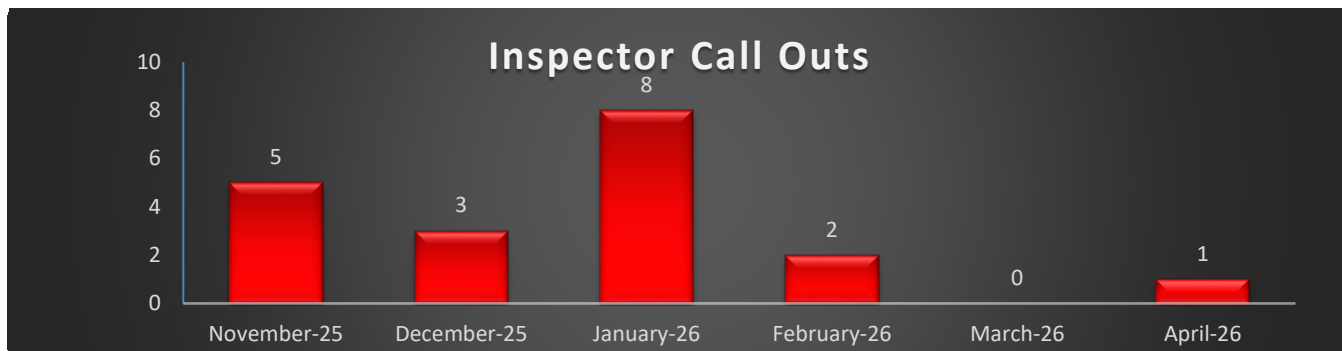
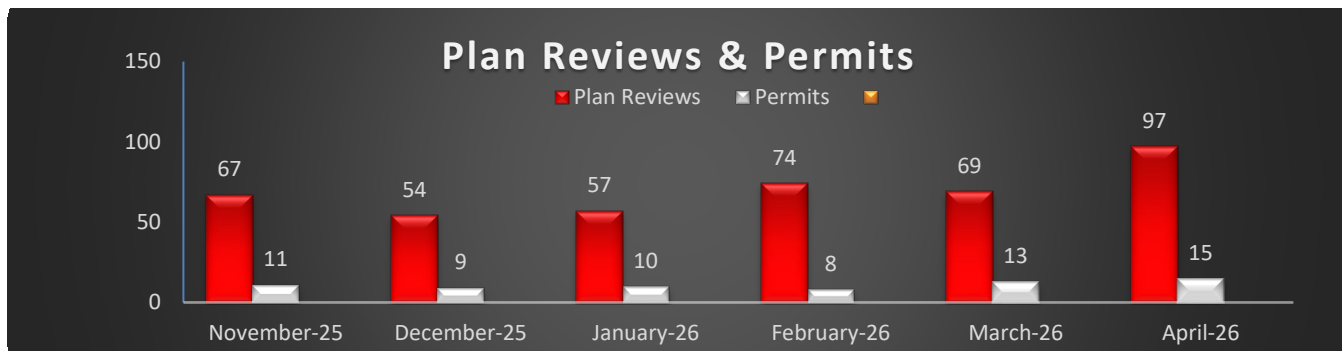
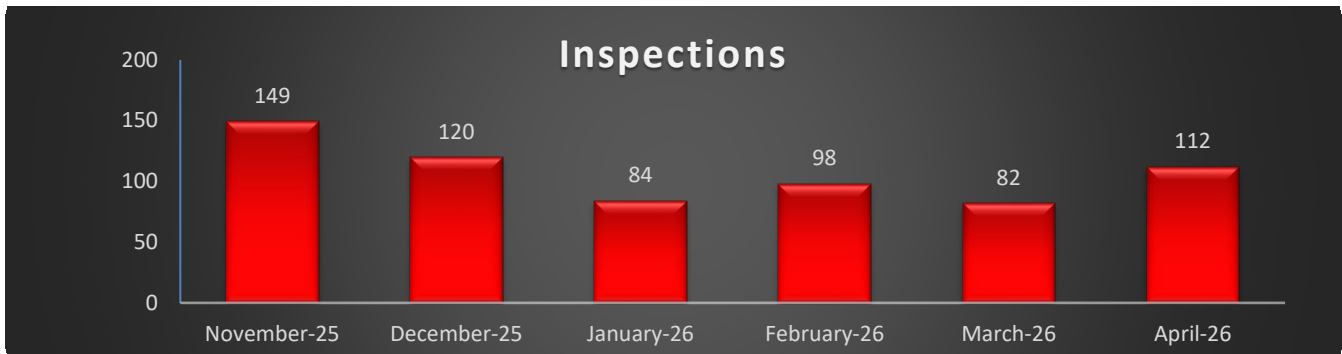
RFD - Monthly Report - Incident Count by Primary Incident Sub Group - April 2026

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



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Hazardous Situation - Investigation	5	1.28%
Medical	224	57.29%
Medical - Illness	155	39.64%
Medical - Injury / Trauma	69	17.65%
Public Service	50	12.79%
Public Service - Citizen Assist	20	5.12%
Public Service - Alarms (Non Medical)	25	6.39%
Public Service - Disaster / Weather	2	0.51%
Public Service - Other	3	0.77%
Rescue	8	2.05%
Rescue - Structure	3	0.77%
Rescue - Transportation (Land)	5	1.28%
No Emergency	67	17.14%
No Emergency - False Alarm	30	7.67%
No Emergency - Good Intent	19	4.86%
No Emergency - Cancelled	18	4.60%
Total	391	100.00%

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





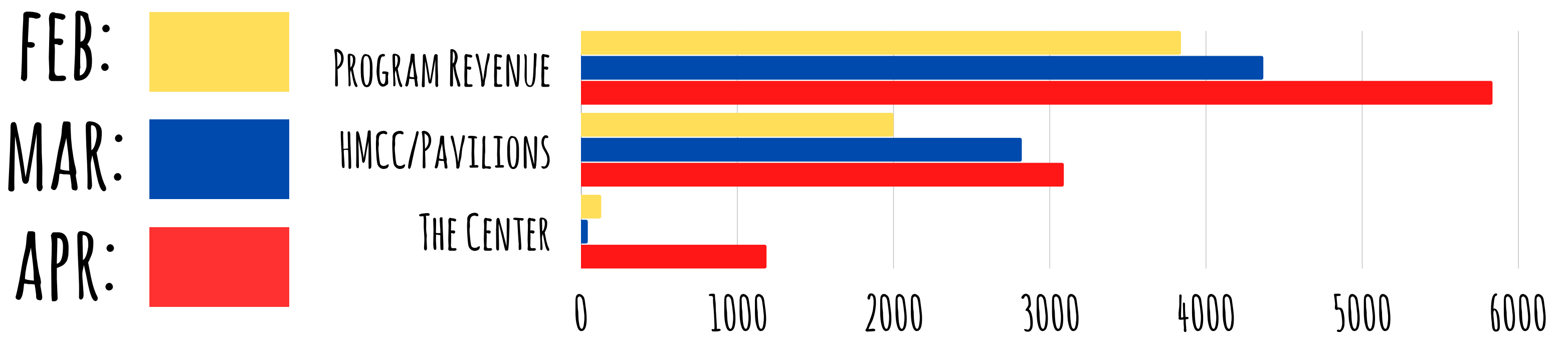
**ROCKWALL PARKS
& RECREATION**



Monthly Report April 2026



REVENUE NUMBERS



PARKS PROJECT UPDATE – APRIL 2026



CHANDLERS LANDING FIELD RENOVATION



DOWNTOWN CROSSWALK REPAIRS



DOWNTOWN SPRING ANNUALS



KIDZONE LIVE OAK TREATMENTS

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

April-2026

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

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	1	4	1	300.00%
Robbery	0	0	2	3	-33.33%
Aggravated Assault	7	4	17	13	30.77%
Burglary	1	1	4	22	-81.82%
Larceny	40	34	145	193	-24.87%
Motor Vehicle Theft	2	3	8	7	14.29%
TOTAL PART I	54	43	180	239	-24.69%
TOTAL PART II	128	165	596	466	27.90%
TOTAL OFFENSES	182	208	776	705	10.07%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	25	12	73	44	65.91%
D.W.I.	14	16	71	46	54.35%

ARRESTS

FELONY	33	41	136	86	58.14%
MISDEMEANOR	58	83	278	206	34.95%
WARRANT ARREST	16	6	45	28	60.71%
JUVENILE	10	11	32	24	33.33%
TOTAL ARRESTS	117	141	491	344	42.73%

DISPATCH

CALLS FOR SERVICE	1898	1901	7166	9715	-26.24%
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ACCIDENTS

INJURY	3	4	10	6	66.67%
NON-INJURY	116	119	453	552	-17.93%
FATALITY	0	0	0	0	0.00%
TOTAL	119	123	463	558	-17.03%

FALSE ALARMS

RESIDENT ALARMS	38	35	162	171	-5.26%
BUSINESS ALARMS	91	98	341	557	-38.78%
TOTAL FALSE ALARMS	129	133	503	728	-30.91%
Estimated Lost Hours	85.14	87.78	331.98	480.48	-30.91%
Estimated Cost	\$2,025.30	\$2,088.10	\$7,897.10	\$11,429.60	-30.91%

ROCKWALL NARCOTICS UNIT

	New Cases	2
	Arrests	2
	Arrest Warrants	1
	Search Warrants	0
	Agency Assists	1
	Seized	
	Meth	5,000g
	Marijuana	2oz

Rockwall Police Department

Dispatch and Response Times

April 2026

Police Department

Average Response Time		
Priority 1		Number of Calls 138
Call to Dispatch	0:00:30	
Call to Arrival	0:05:57	
% over 7 minutes	33%	
Average Response Time		
Priority 2		Number of Calls 696
Call to Dispatch	0:01:37	
Call to Arrival	0:09:38	
% over 7 minutes	15%	
Average Response Time		
Priority 3		Number of Calls 31
Call to Dispatch	0:03:52	
Call to Arrival	0:10:18	
% over 7 minutes	29%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

MAY 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

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

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

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
 - Construction started – 9/29/25
 - Constructing storm lines currently

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

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

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN MAY:

- 1310 Meandering Alley– 111 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

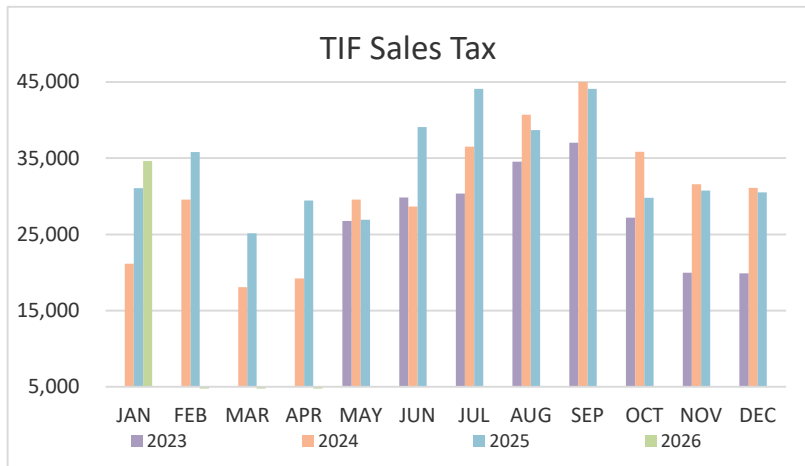
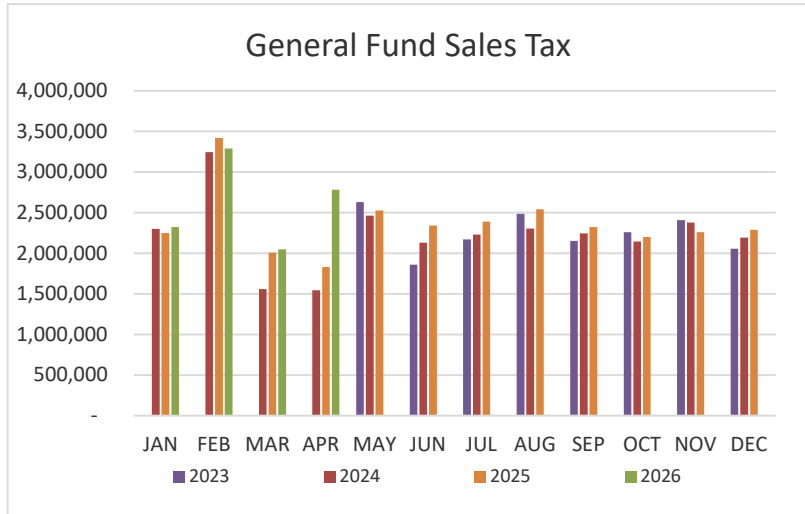
TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
 - SH 205 to SH 66
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - \$78,335,208
- Construction Funding:
 - \$0
- 100% Design Plans:
 - March 2025
- Activities:
 - Ready to Let ** - December 2026

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	Sales Tax	Sales Tax
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
Apr-26	2,780,765	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
Apr-26	345,292,438	11,138,466	14,183,812

Source: SCADA Monthly Reports generated at the Water Pump Stations

