



# AGENDA

## ROCKWALL CITY COUNCIL MEETING

**Monday, June 15, 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 Downtown and Boydstun Ave., 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, pursuant to Section §551.074 (Personnel Matters)
4. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
5. Discussion regarding legal advice pertaining to amendments to the city's zoning ordinance, pursuant to Section §551.071 (Consultation with Attorney)

**III. Adjourn Executive Session**

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

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

**VI. Proclamations / Awards / Recognitions**

1. American Patriotism Month (July) Proclamation

**VII. Appointment Items**

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

**VIII. Open Forum**

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

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

**IX. Take Any Action as a Result of Executive Session**

**X. Consent Agenda**

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

1. Consider approval of the minutes from the May 18, 2026 city council meeting, and take any action necessary.
2. **22026-018** - 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 **(2nd Reading)**.
3. **22026-019** - 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 **(2nd Reading)**.
4. **22026-020** - 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 **(2nd Reading)**.
5. Consider authorizing the City Manager to execute purchase orders and/or contracts to ASFI Construction to install new fountain liners at The Harbor in the amount of \$368,547.43 to be funded by Tax Increment Financing (TIF) Bonds, and take any action necessary.

**XI. Public Hearing Items**

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

1. **22026-027** - Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary **(1st Reading)**.



2. **Z2026-028** - Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary **(1st Reading)**.
3. **Z2026-029** - Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary **(1st Reading)**.

## **XII. Action Items**

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

1. **A2026-002** - Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall's corporate limits and being identified as [1] (*Area 1*) an approximately 177.47-acre tract of land generally located southeast of Hanby Lane and Buffalo Way Road, and [2] (*Area 2*) an approximately 24.98-acre tract of land located along the southeast side of FM-550, south of SH-276, and take any action necessary.
2. **A2026-003** - Discuss and consider the expiration of an existing 212 Development Agreement for a 2.77-acre tract of land that is contiguous with the City of Rockwall's city limits, situated within the City's Extraterritorial Jurisdiction (ETJ), addressed as 417 & 463 Green Circle and identified as Tract 8 of the R. Dickens Survey, Abstract No. 73, City of Rockwall, Rockwall County, Texas, and take any action necessary.
3. Discuss and consider approval of a resolution directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation, and take any action necessary.

## **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 9th day of June 2026 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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

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Date Removed

# Rockwall, Texas Proclamation

*Whereas*, the United States of America was founded upon the enduring principles of liberty, justice, equality, and self-government; and

*Whereas*, the freedoms enjoyed by Americans today have been secured through the courage, sacrifice, and dedication of generations of patriots, including members of the Armed Forces, veterans, first responders, public servants, and citizens who have contributed to the strength and prosperity of our nation; and

*Whereas*, American Patriotism Month provides an opportunity to reflect upon our nation's rich history, honor the ideals embodied in the Constitution and the Bill of Rights, and recognize the responsibilities that accompany citizenship in a democratic society; and

*Whereas*, communities across the nation are encouraged to celebrate our shared heritage, promote civic education, and inspire future generations to uphold the values that have guided our country throughout its history;

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

## **AMERICAN PATRIOTISM MONTH**

and encourage all residents to observe this month by honoring our nation's history, supporting those who serve our communities and country, displaying the American flag with pride, and participating in activities that strengthen civic responsibility and national unity.

*In Witness Whereof*, I hereunto set my hand and official seal of the City on this 15<sup>th</sup> day of June, 2026.

  
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Tim McCallum, Mayor



# MINUTES

## 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**

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers John Hagaman, Melba Jeffus, Dennis Lewis and Anna Campbell. Councilmember Richard Henson joined the meeting at 6:03 p.m., just as Executive Session began. Also present were City Manager Mary Smith and City Attorney Frank Garza. Mayor McCallum read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 6:01 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 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**

**Council adjourned Executive Session at 5:34 p.m.**

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

**The mayor reconvened the public meeting at 6:00 p.m.**

### **V. Invocation and Pledge of Allegiance - Councilmember Lewis**

**Councilmember Lewis delivered the invocation and led the Pledge of Allegiance.**

### **VI. Proclamations / Awards / Recognitions**

1. Life Saving Award - Rockwall Police Officer Dylan Sarna

**Mayor McCallum and Police Chief Ed Fowler honored Officer Sarna for taking quick, decisive actions that helped save the life of a gunshot victim.**

2. NCT911's "Telecommunicator of the Year" Award - Rockwall TCO, Nicholas Thompson

**Mayor McCallum and Police Chief Ed Fowler honored Telecommunications Operator, Nicholas Thompson for receiving this award from the North Central Texas Council of Governments. Chief Fowler explained that this was a very competitive award and Mr. Thompson was chosen among other nominees in the metroplex.**

3. Certificates of Merit – Telecommunications Operator, Peyton Garrett and Telecommunications Supervisor, Rachel Zasik

**These staff were honored by Mayor McCallum and Chief Fowler for outstanding performance while on a deep night shift during which they assisted responding officers with a high speed chase and a burglary in progress while also managing other emergency calls simultaneously and doing an outstanding job.**

4. Rockwall School of Music 30th Anniversary Proclamation

**Mr. and Mrs. Russ Porter came forth. The mayor then read and presented them with this proclamation, highlighting the 30<sup>th</sup> Anniversary of the Rockwall School of Music, a local business which they own and operate.**

5. Elder Abuse Prevention & Awareness Month Proclamation

**No one was present to accept this proclamation, so it was not read.**

6. Boys & Girls Club Week Proclamation

**Dr. Danielle Hicks, Corporate Board VP, came forth and accepted this proclamation on behalf of the Boys & Girls Club.**

7. Presentation by Rockwall County Historical Foundation RE: "American 250" flags

**Darlene Singleton came forth along with Patty Griffin and other members of the Rockwall County Historical Foundation to thank city staff and city council members for their support and assistance with the "America 250" flags-related efforts/**

## **VII. Open Forum**

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

**Julie Klutts  
728 Pleasant Breeze  
Rockwall, TX 75087**

**Mrs. Klutts came forth to address the Council regarding tonight's Action Item #5 on the agenda. She shared that her father-in-law purchased the land upon which the Klutts Park is now located back in 1942 until 2022. He didn't want to sell the land, but he could no longer manage it anymore. So, it was a necessity for the land to be sold, and – in the negotiations – a portion was set aside and dedicated to be a public park. She indicated that he served as mayor for twelve years, and he was a Mason for fifty years and part of Rotary for fifty years, and he never missed a meeting. His great grandkids are 6<sup>th</sup> generation Rockwallians. Also, he played a pivotal role in the North TX Municipal Water District's formation. She urged the Council to keep in mind that development of this park is part of her family's legacy, so she hopes it will be utilized by residents and that it will be cherished. She pointed out that there are no trees on the property, so it gets really hot out there a good part of the year.**

Kevin Folsom  
1115 Bayshore Drive  
Rockwall, TX 75087

Mr. Folsom came forth regarding the SH-66 boat ramp and the associated item on tonight's meeting agenda. He summarized the current conditions and challenges with the parking lot area of the boat ramp. He believes putting a parking lot expansion away from the boat ramp area will not really solve the problem. He pointed out that parking of cars only vs. parking of boat trailers may need to be something that's managed. He believes giving up this prime lake shore, 5-acre piece of property to build a parking lot is just not ideal. This is the last property that Rockwall has, and he believes it should be utilized as a natural space to be enjoyed rather than a parking lot. He thanked the council and staff, including Mr. Sales', the City's Parks & Rec Director, for all of the efforts they've put into this matter.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

#### VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to appoint Caren Williams to the city's Planning & Zoning Commission to fill a vacant seat, replacing former member, John Hagaman, for a term to ultimately run through August of 2028. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

#### IX. Consent Agenda

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.

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

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.

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.

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.

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.

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.

The motion to approve all Consent Agenda items passed by a vote of 7 ayes to 0 nays.

**X. Public Hearing Items**

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**).



Planning Director, Ryan Miller, provided background information. He explained the applicant is wanting to construct a 3,962 square foot, two-story single-family home. Council is being asked to consider the size, location and architecture as compared to nearby, existing homes. Staff has provided a housing analysis for Council to review and consider. Also, the proposed garage orientation does not meet the city's standard, so part of what the applicant is requesting along with this SUP is a waiver such that an exception is granted regarding the garage. Ninety-five notices were mailed out to adjacent land owner and occupants located within 500' of the subject property. Also, the Caruth Lakes HOA was notified. Staff received two notice back in opposition of the request. In addition, the Planning & Zoning Commission reviewed this case and voted 5-0 to recommend its approval to Council. Due to the applicant having been absent from the May 18 city council meeting, Council at the time voted to table this item until tonight's meeting. Potential approval of this request this evening is a discretionary decision on the part of Council.

The mayor opened the public hearing, asking if anyone would like to speak at this time and also asking the applicant to come forth. No one indicated a desire to speak. Mr. Silva, the applicant (58 Windsor Drive – Rockwall, TX 75032), briefly spoke, apologizing to the city council for having been absent at the last city council meeting. Following brief comments by Mr. Silva and the mayor, Councilmember Hagaman moved to approve Z2026-018. Councilmember Henson 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 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.**

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

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)**.

Planning Director, Ryan Miller, provided background information. He explained the applicant is wanting to construct a 3,942 square foot, two-story single-family home. Council is being asked to consider the size, location and architecture as compared to nearby, existing homes. Staff has provided a housing analysis for Council to review and consider. Also, the proposed garage orientation does not meet the city's standard, so part of what the applicant is requesting along with this SUP is a waiver such that an exception is granted regarding the garage. Ninety-two notices were mailed out to adjacent land owner and occupants located within 500' of the subject property. Also, the Caruth Lakes HOA was notified. Staff received three notice back in opposition of the request and one notice back in favor. In addition, the Planning & Zoning Commission

reviewed this case and voted 5-0 to recommend its approval to Council. Due to the applicant having been absent from the May 18 city council meeting, Council at the time voted to table this item until tonight's meeting. Potential approval of this request this evening is a discretionary decision on the part of Council.

The mayor opened the public hearing, asking if anyone would like to speak at this time and also confirming with the applicant that, even though these homes are close together, they are still all unique.

Mayor Pro Tem Moeller moved to approve Z2026-019. Councilmember Henson 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 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.**

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

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**).

Planning Director, Ryan Miller, provided background information. He explained the applicant is wanting to construct a two-story, single-family home that will be 3,502 square feet in size. Council is being asked to consider the size, location and architecture as compared to nearby, existing homes. Staff has provided a housing analysis for Council to review and consider. Also, the proposed garage orientation does not meet the city's standard, so part of what the applicant is requesting along with this SUP is a waiver such that an exception is granted regarding the garage. He clarified that the lot is a legally non-conforming lot. Staff mailed out 101 public notices to adjacent land owner and occupants located within 500' of the subject property. Also, the Park Place HOA was notified. Staff received one notice back in favor of this request. In addition, the Planning & Zoning Commission reviewed this case and voted 5-0 to recommend its approval to Council. Due to the applicant having been absent from the May 18 city council meeting, Council at the time voted to table this item until tonight's meeting. Potential approval of this request this evening is a discretionary decision on the part of Council.

The mayor opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Hagaman moved to approve Z2026-020. Mayor McCallum 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 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.

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

**XI. Action Items**

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**).

Indication was given that this item did not receive unanimous approval at the previous council meeting. Councilmember Henson moved to approve Z2026-011. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

**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.

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

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**).

Indication was given that this item did not receive unanimous approval at the previous council meeting. Mr. Miller shared that the ordinance before Council this evening has been updated in accordance with what Council requested at the last meeting. Councilmember Henson moved to approve Z2026-011. Councilmember Hagaman seconded the motion.

Councilmember Lewis shared that he is not opposed to this development; however, he voted against this last time because the residents do not know how tall the light poles will be. Also there has been no sound study, so it's not yet known what sort of sound may (or may not) be heard by nearby residents. Councilmember Campbell shared that she also voted against this at the last council meeting because she needed to listen to the residents' concerns. She knows many nearby residents have expressed concerns, and she urged the applicant to listen to the concerns that have been expressed by citizens and to do their best to address those concerns. If there is anything that can be done to limit or eliminate the glare from the lights that might adversely impact residents' back yards, she hopes the developer will do so. She indicated she has been inundated with phone calls from people expressing a lot of excitement about this development coming to town.

The ordinance caption was read as follows:

**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.**

The motion to approve passed by a vote of 6 ayes to 1 nays (Campbell).

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.

Director of Administrative Services, David Sweet, provided brief introductory comments related to this agenda

item. Mr. David Naylor of Rayburn Electric approached the City, requesting this name change of the roadway. The Council is being asked to consider renaming this roadway from Sids to Rayburn Way, effective 45 days from any passage of the resolution to allow staff to notify franchise and / or utility companies. Following Mr. Sweet's introductory comments, Mayor McCallum moved to approve the resolution to rename the roadway. Councilmember Henson seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

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.

Parks Director, Travis Sales, briefly explained that it is now time for the Council to consider possibly renewing this concession agreement. He also mentioned that Billy Self, owner/operator, has requested to address Council.

Mr. Billy Self – 321 Harbor View – Rockwall, TX - came forth and addressed Council, sharing that the company is going to change and begin operating as "Sail the Seawolf" moving forward. He went on to share that 92% of bookings are from individuals who live outside of Rockwall, all over the United States, in fact. He showed a map of zip codes of patrons of the Sea Wolf from the year 2023, sharing that guests typically come to the area looking for something fun to do and end up booking a ride on the sailboat. He kindly thanked the Council and city for their support over all the years.

Councilmember Campbell moved to approve the concession agreement, as presented. Councilmember Lewis seconded the motion, thanking Mr. Self for everything he does, including being a solid, positive ambassador for the City of Rockwall and providing such a good service. The motion then passed by a vote of 7 ayes to 0 nays.

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.

Parks Director, Travis Sales, provided brief, introductory comments related to this agenda item. David Buchanan with Freese & Nichols (consulting firm) then came forth and briefed the Council on the studies and recommendations associated with each of these parks, which include the Alma Williams Howard Community Park (in between Quail Run and N. Country Lane near FM-1141). and the Ben A. Klutts Sr. Park (near FM-549 and FM-1139).

Mr. Sales indicated that the city makes between \$5,000 - \$10,000 per weekend if and when the city hosts a baseball tournament. He indicated that internally, "Concept B" has been the preferred concept plan for the Alma Williams Howard Community Park, as it has one baseball field with at least four other fields that could be used for different sports, such as soccer and lacrosse. "B" is a multi-sports facility and "A" is strictly a baseball facility.

Council, staff, and the consultant then engaged in very lengthy discussion regarding the draft options pertaining to each of the parks, with some of the highlights of the discussion being briefly noted below.

Councilmember Hagaman shared that he prefers to have the Fire Station located on the corner so that the trucks have two ways to pull out and come in and they're not having to traverse N. Country Lane, which is a narrow roadway. Also, he went on to share that he prefers Concept B but that he'd like to see more restrooms added.

Councilmember Campbell expressed that both baseball and soccer are big deals in the City of Rockwall. She went on to seek and receive clarification from Mr. Buchanan related to each of the two concept plan options. She too went on to suggest incorporating additional restrooms. She observed there was a small turn out (24

residents) who gave input on amenities the community would like to see incorporated into these two parks.

Councilmember Henson commented that our Parks Department is pretty elite. An example of such was the city's recent Founders Day Festival, which was excellent and drew visitors in from all over to attend the festival and concert that took place last month. He went on to share that he trusts the process; however, input from only 24 residents is disappointing and potentially not representative of what citizens – as a whole – living in Rockwall really want to see in each of these parks. He also briefly questioned the number of parking spaces being proposed and how those numbers compare to the existing Tuttle Ball Fields. He also commented that he hasn't been too involved in these conversations, and he just received this information this past Thursday, so he would like to move a little slower and be 100% sure the city gets this right, as these decisions are very important ones for our community. He also would like some additional citizen input beyond just 24 individuals.

Councilmember Jeffus commented she prefers Concept B; however, she strongly believes that additional restrooms are needed. Not only does the city need additional sports fields, but – also – additional play areas and shade areas for families and their children are needed as well.

Councilmember Hagaman commented that the City is building a Christmas list but it has no money to go to the store to actually buy anything. He asked the city manager if there is any money available to bring anything to fruition. Mrs. Smith shared that there is no money and that a bond election of some sort would be needed in order for citizens to vote on funding these parks. She suggested that the city council is being asked to consider these options as a 'first step' so that then enthusiasm could grow and the parks could be marketed (essentially) associated with a bond election.

Councilmember Lewis shared that he had a resident not long ago who approached him with a little one who really wants a local skate park, explaining that the family is currently having to travel to Garland to enjoy a skate park.

Councilmember Campbell shared that finding shade is challenging. She believes pavilions are great; however, trees are also very important. She sought and received answers from Mr. Buchanan on if shade trees can be incorporated in whatever plans are selected. Mr. Buchanan shared that – yes – these considerations will be made as the process moves along. She expressed a desire to keep the sites as raw and natural and tree-filled as possible.

Mayor Pro Tem Moeller shared that he prefers Concept A more so than "B," but – with "A" – he'd like to see some sort of additional type of field incorporated (i.e. a soccer field or a mini one). He'd also like to see the skate park and pump park incorporated into whatever is moved forward with, plan-wise.

Mr. Buchanan then shared with the Council concept plan options associated with the Ben A. Klutts Sr. Park – Concept A ("the plateau") and Concept B ("the soft loop"). After presenting these options, the mayor shared that this park is located close to both his home and to Councilmember Henson's home. He went on to share that neither of the plans really hit the mark for the vision he has personally held for this park. He went on to explain in greater detail some of the hopes and expectations he's personally held for this park.

Councilmember Hagaman thanked the Klutts Family for attending this evening. He grew up about one mile away from this park, and he has fond memories of the property over the years. He suggested that the old chain link fence around the cemetery be replaced with a nice, new fence. He'd like to have some sort of educational information publicly on display to explain the namesake of each of these parks. He'd like to see more entrances off of FM-1139 and more parking. He believes that a 'nature park' is the most viable option for this park due to its topography, so he understands having it be a 'ball fields' related park is not doable. He has some concerns

about some of the trails and trail users maybe not having a good understanding of how far they've walked or jogged or from where they came and how to find their way back to where they started. He'd also like to see bathrooms on both ends of the park.

Councilmember Campbell shared that she would like to see some sort of educational component – not only to educate visitors on the family after which the park is named – but, also, incorporating education regarding the wildlife and plants.

Councilmember Jeffus shared that when she first moved to Rockwall in 2004, she and her husband purchased 5 acres, and one of the first things she saw was the Klutts Farm. It was one of the most beautiful properties she saw when she began getting familiar with Rockwall. She loves this property, and she is excited about this park and its natural aspects. She suggested educational signage by the cemetery and in other areas of the park. She wants Klutts Farm represented and highlighted more, and she'd like to see more parking and also restrooms are important.

Mayor Pro Tem Moeller shared that the soft loop, Concept B, is his favorite choice of the two with some modifications and additions. He thinks it represents a great start but it needs some things added.

Councilmember Hagaman shared that he wants to see more natural shade structures (i.e. no red poles with fabric awnings but – rather – cedar posts with wooden pergola-like awnings instead).

The mayor shared that these parks and their development is one of the most important initiatives on his personal agenda to get done. He stressed that this is the only chance the city has for a 50 acre south park, so it's important to get it right. He went on to encourage Mr. Buchanan to take all of the feedback expressed by Council this evening, work to modify what's being proposed, and then return to the Council at a later date to further discuss the development of these two parks.

Councilmember Lewis agrees that these concept plans represent good starting points. He does not believe there is enough parking for the Klutts Park, as he believes it will be heavily visited and utilized.

Councilmember Henson does not believe that the engagement of a small handful of residents really affords a good idea of what residents, overall, within the city would like to see regarding development of this park. He does not see anything that has been presented that seems really exciting – certainly not exciting enough to get citizen buy-in to make them want to vote 'yes' in a bond election in order to fund the development of these parks. He stressed the importance of getting more public input and having time and efforts for further analysis. He wonders if the city could maybe partner with the County for funding, for example.

Councilmember Campbell stressed that this is a starting point, and it is a process, and it will require a starting point, solicitation of input, modifications to the proposals, etc.

Following the extensive discussions, Council took no formal action concerning this agenda item.

The mayor then called for a brief break, recessing the meeting at 8:24 p.m. He called the meeting back to order, reconvening it at 8:32 p.m.

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.

Parks Director, Travis Sales, provided introductory comments pertaining to this agenda item. He shared that the TX Parks & Wildlife Department has gotten back to the City and has denied the city's desire to change the

plan that's been proposed. So the two options the city has at this point are (1) cancel the grant that's been awarded, or (2) revert back and go with the original plan that was submitted and approved by the TP&W with absolutely no modifications being made to it and to move forward with construction plans that were already previously approved. He further clarified that the "Option #3" plan that Council voted on back in April was given to TP&W and their committee re-scored it and voted on the (modified) proposal, but the vote failed.

Mayor Pro Tem Moeller provided comments, ultimately indicating his personal preference is to cancel the grant altogether and try to move forward on our own – at some point – with some sort of alternative. The mayor went on to share that he does not want to give up grant money. Following some clarifying comments between Council and staff, the mayor pointed out that the city council did listen to residents' concerns, and the city did attempt to try and get an alternative approved, but – in the end – that has not proven to be possible. He indicated he personally has a hard time giving up over \$1 million in grant money that has been awarded.

Councilmember Campbell wonders if a Parks & Rec grant (instead of a boat ramp grant) could perhaps be applied for instead in order to focus on beautifying the back area. Mr. Sales shared that cutting down the tree area is likely going to result in an inability to get approved for any grant funding. He believes cutting down a treed area will disqualify the city, as too many points will be lost. Mr. Sales shared that he is not sure if any of this sort of grant funding is currently available; however, he cautioned that Parks & Rec grants are not nearly as large as this type of grant is (the city's match is also higher with a Parks & Rec grant). The city has spent around \$200,000 – 250,000 so far in the design phase of the grant that's already been awarded. Also, since the design phase was already paid for, they will never again pay for a design associated with this area. The city has been told it does not have to repay this money if it ends up cancelling the grant and walking away.

Councilmember Henson asked what the timeline is for the project, if the city moves forward. Mr. Sales shared that if the city does opt to keep the awarded grant, then he believes the work needs to be completed by June of 2027. Councilmember Henson said he sees both sides of this topic, and it's hard to turn down that kind of grant money that is in hand and that the city won't get back.

Councilmember Campbell stressed the need to do things right, to do what's in the best interest of the nearby residents and to also be mindful of what's in the best interest of the community as a whole. She believes the city could probably do better as far as what ends up being put in place for this area. We want the 'best of the best,' she indicated, and there is likely a better product for what's wanted in that neighborhood.

The mayor shared that the city council in 2023 voted unanimously to move forward with this grant. Thereafter, council members sat with many concerned residents and listened to all of their concerns. He pointed out that the city did its best to try and accommodate the concerns and to get an alternative approved; however, the efforts did not succeed.

The mayor then shared various reasons why he then moved to approve the SH-66 grant Option 1, which was already previously approved by Council. Councilmember Hagaman seconded the motion, which passed by a vote of 4 ayes to 3 nays (Moeller, Lewis and Campbell).

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.

Mr. Miller, Planning Director, went through the whole thing at the last meeting, so the mayor does not believe staff needs to go back over this topic in detail this evening. Mr. Miller shared that staff did make some modifications based on feedback at the last meeting. The mayor went on to share that he wants 'next



generation housing' verbiage to be clarified that this is not contemplated to mean 'multi-family housing.' Also, on the SH-276 corridor, which is an important part of the Comp Plan, the mayor believes the Council should probably review the Overlay District standards for this location to ensure it reflects the Council's desires moving forward. He then sought and received clarification from Mr. Miller regarding retention and detention ponds, their intent, and the associated requirements. He also sought and received clarification on the future 'live / work' designated areas within the plan. On the SW Residential District off Mims Rd., the mayor sought and received clarification regarding this 'transitional' area (which Mr. Miller shared currently has a lot of 'legally non-conforming' properties). The mayor thanked Mr. Miller, his staff and the committee, indicating they accomplished a lot. He is especially appreciative of the clean up regarding the density calculation.

Councilmember Hagaman agrees the density calculation is very important and needs to be well-defined. He provided complimentary comments as well, stressing he knows how important this document is. He sought and received clarification from Mr. Miller, and he stressed a desire to clarify some of the verbiage in the plan so as to ensure that no multi-family would be associated with homes that have guest quarters, for example. Mr. Miller reminded Council that the city works hard to ensure things like guest quarters don't have fully functional kitchens, for example, so that there aren't essentially two homes on one lot. He then provided some clarification regarding examples of affordable options (stick built homes) for next generation families, especially through the redevelopment of older areas of the city. Councilmember Hagaman sought and received clarification regarding developers and associated park-related development. Mr. Miller shared that parks-related fees are not impact fees, and the city cannot mandate the development of a park. He went on to explain how "Planned Development Districts" have been a tool used by the city for things such as park land, development of parks and tree mitigation.

Councilmember Henson was complimentary of the staff and committee, indicating this Comp Plan is the reason he ran for Council. He has some concerns about what will be considered 'minor collector' vs. 'major collector' streets, for example – Mercer's Colony. Mr. Miller went on to provide an explanation regarding how the city's Master Thoroughfare Plan helps make these determinations because studies are done that essentially extensively evaluate how streets should be classified and what impacts those classifications have on traffic patterns. A traffic consultant assists with these efforts, and those considerations were most recently evaluated last back about two years ago, at which time substantive changes were made and adopted by Council (to the city's Master Thoroughfare Plan). Mrs. Smith, City Manager, indicated that, although in past years, the city had some additional funding options available for addressing (re)construction of roadways, the TX State Legislature has, unfortunately, placed limitations on cities since that time.

Mayor Pro Tem Moeller sought and received clarification regarding the downtown area (Ch. 7 of the Plan RE: "Community Character"). He wonders if height restrictions could be placed such that no structures would be taller than 2-stories. Mr. Miller went on to share that this will be addressed, specifically, in a 'downtown plan' rather than in this document.

Councilmember Lewis provided compliments to staff and the committee for their work. He provided several comments (i.e. 'net to gross' acreage, open space, flood plain areas, the State Legislature limiting cities, etc.). He went on to share that he and his wife live on an 8,000 square foot lot, and he does not see anything wrong with this sized lot. He went on to indicate he wants to go on record to express a large concern regarding the sector of the population that is age 18 to 34-38 years old because he observes this demographic is rapidly declining in our city. He strongly believes this is a problem that needs to begin being addressed. He expressed that a lot of cities end up dying on the vine when this aged population is not present. He does not know what the solution is; however, he does not want anything to be an impediment to that aged population moving and living here.

Councilmember Campbell echoed Councilmember Lewis' comments that this aged population / demographic is of concern, as it is shrinking, and that age group helps support our community and our schools. She appreciated additional time to read through this draft further and have additional discussions. She thanked the staff and the committee for its work. Overall, this plan and process has been very, very good.

The mayor asked if action is needed at this time. Mr. Miller shared that the input that Council has provided is sufficient, and staff will move forward with the next steps of the process, including holding future public hearings to receive input from citizens. And, eventually, it will come back to Council at a later date. So, for now, no formal action was needed or taken by Council at this time.

**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

City Engineer / Director of Public Works, Amy Williams, provided an update to Council concerning roadway and other public-works (i.e. storm drains) related projects that have been recently completed, ones that are upcoming soon, and ones that are in the planning and/or funding phases.

Mrs. Smith shared that at the next council meeting, she will bring forth an opportunity for the Council to take action to move forward with some bond-related funding of certain projects (i.e. Lakeshore (re)construction, improvements at The Harbor, and REDC-related projects).

**XIII. Adjournment**

The mayor adjourned the meeting at 9:22 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 15<sup>th</sup> DAY OF JUNE, 2026.**

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**Tim McCallum, Mayor**

**ATTEST:**

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**Kristy Teague, City Secretary**

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-23**

**SPECIFIC USE PERMIT NO. S-400**

**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 15<sup>TH</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 1, 2026

2<sup>nd</sup> Reading: June 15, 2026

**Exhibit 'A':**  
**Location Map**

Address: 804 Kernodle Street

Legal Description: Lot 3, Block A, Kinsey Addition



# Exhibit 'B': Residential Plot Plan

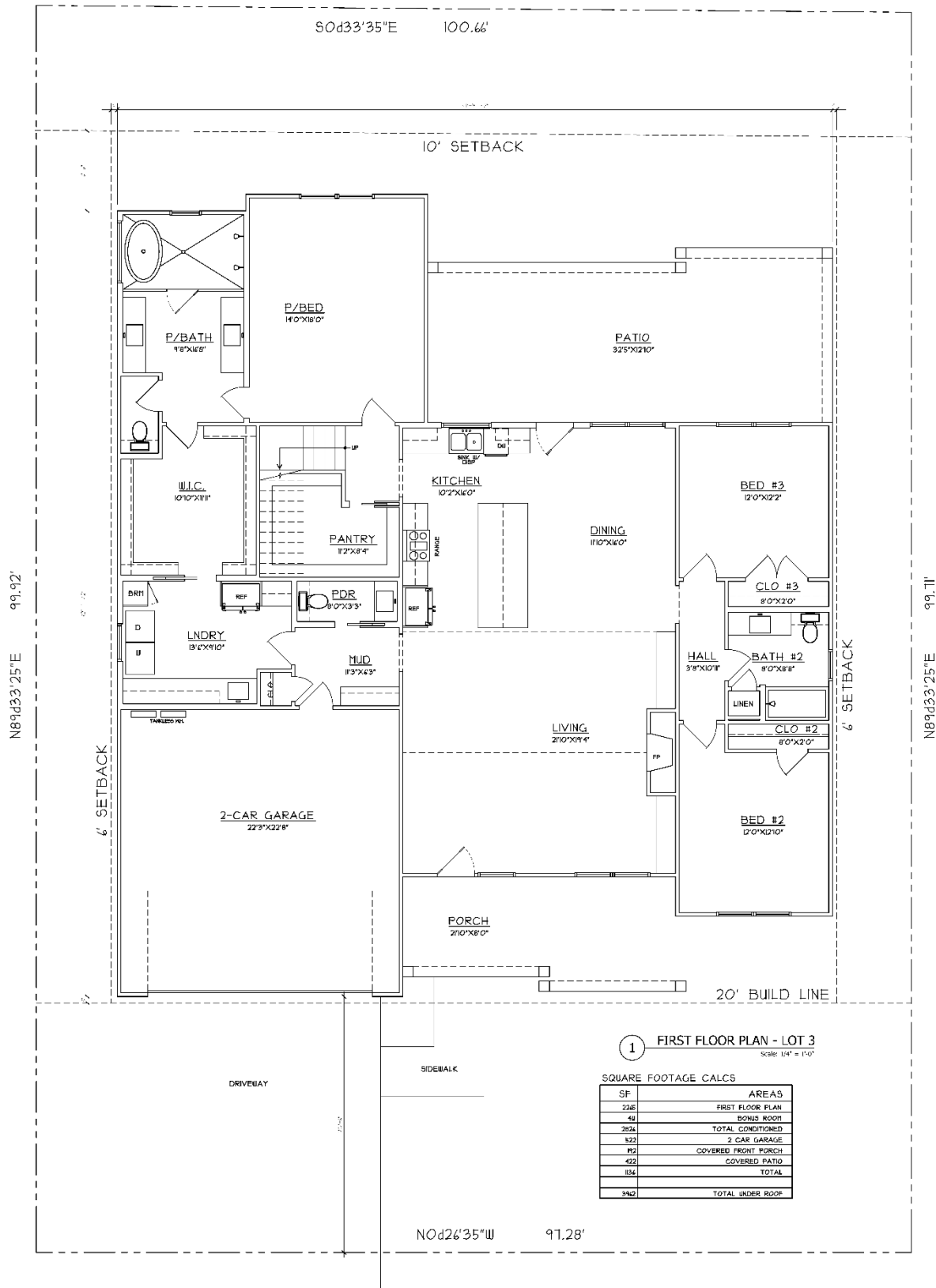
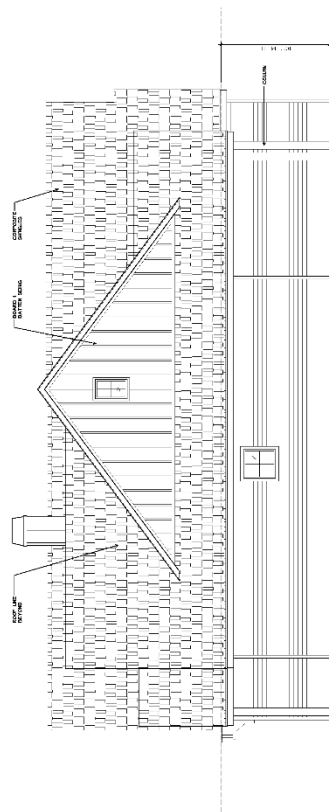
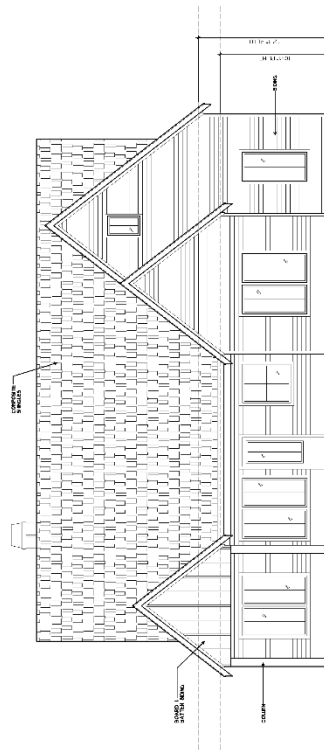




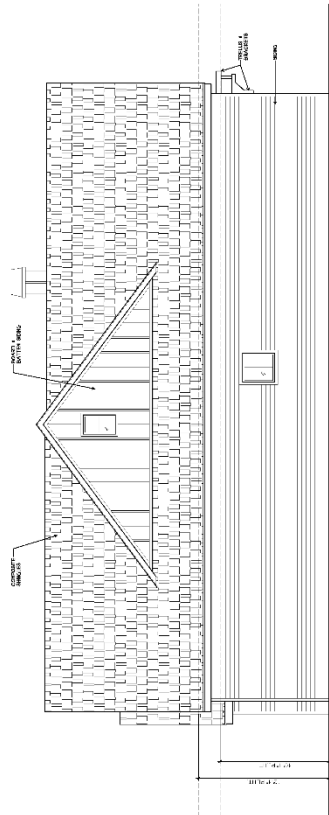
Exhibit 'C':  
Building Elevations



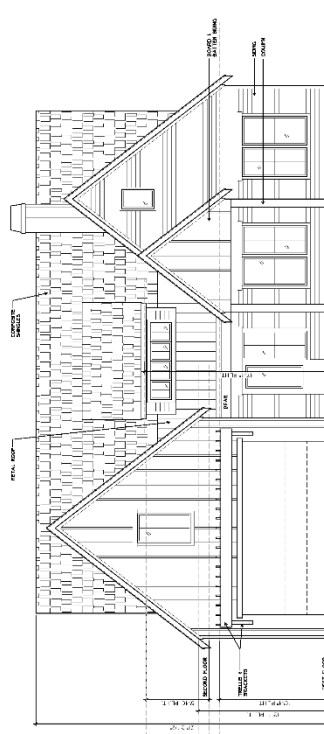
2 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



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



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



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



**CITY OF ROCKWALL**

**ORDINANCE NO. 26-24**

**SPECIFIC USE PERMIT NO. S-401**

**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 15<sup>TH</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 1, 2026

2<sup>nd</sup> Reading: June 15, 2026

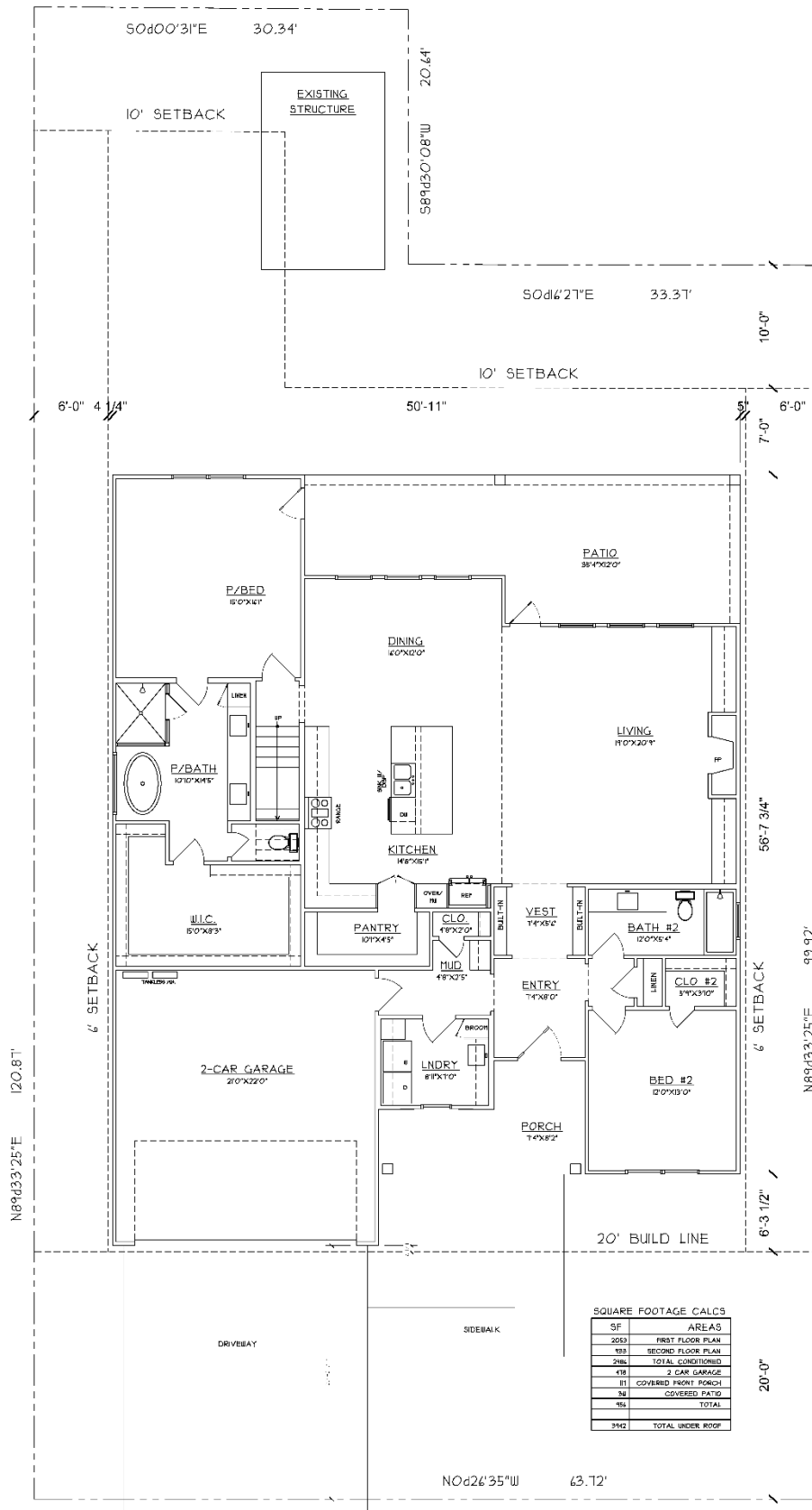
**Exhibit 'A':**  
**Location Map**

Address: 806 Kernodle Street

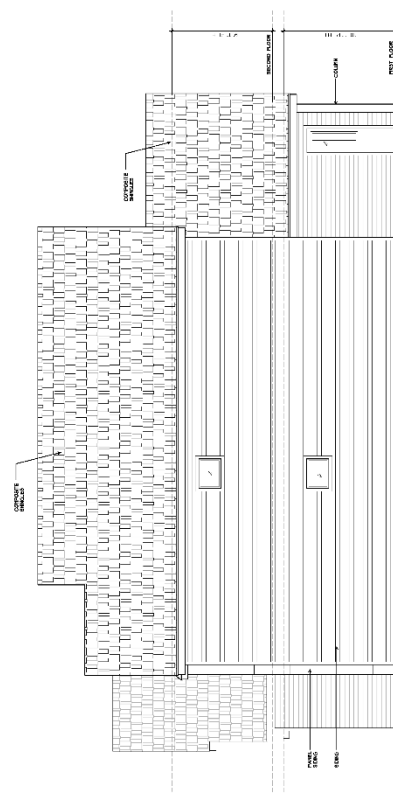
Legal Description: Lot 2, Block A, Kinsey Addition



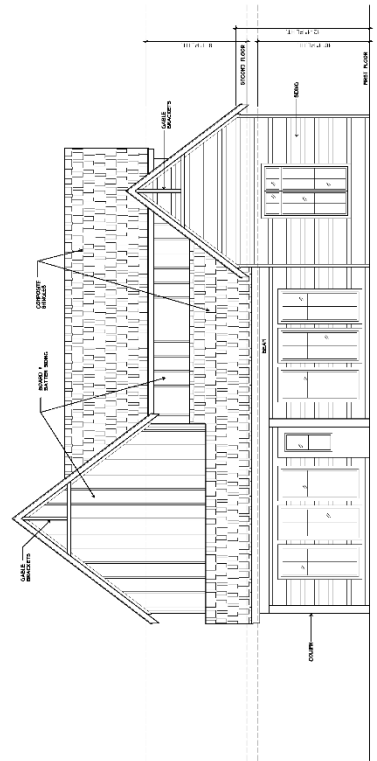
**Exhibit 'B':**  
*Residential Plot Plan*



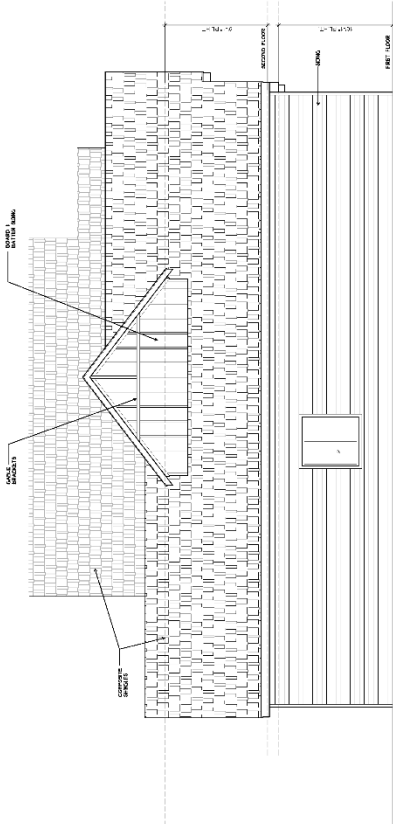
# Exhibit 'C': Building Elevations



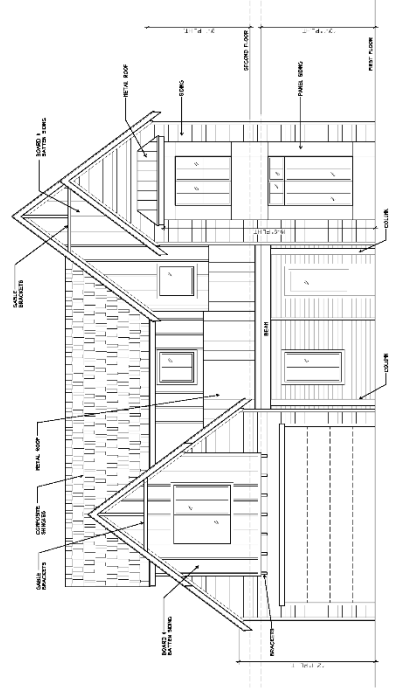
2 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



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



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



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



CITY OF ROCKWALL

ORDINANCE NO. 26-25

SPECIFIC USE PERMIT NO. S-402

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 15<sup>TH</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 1, 2026

2<sup>nd</sup> Reading: June 15, 2026

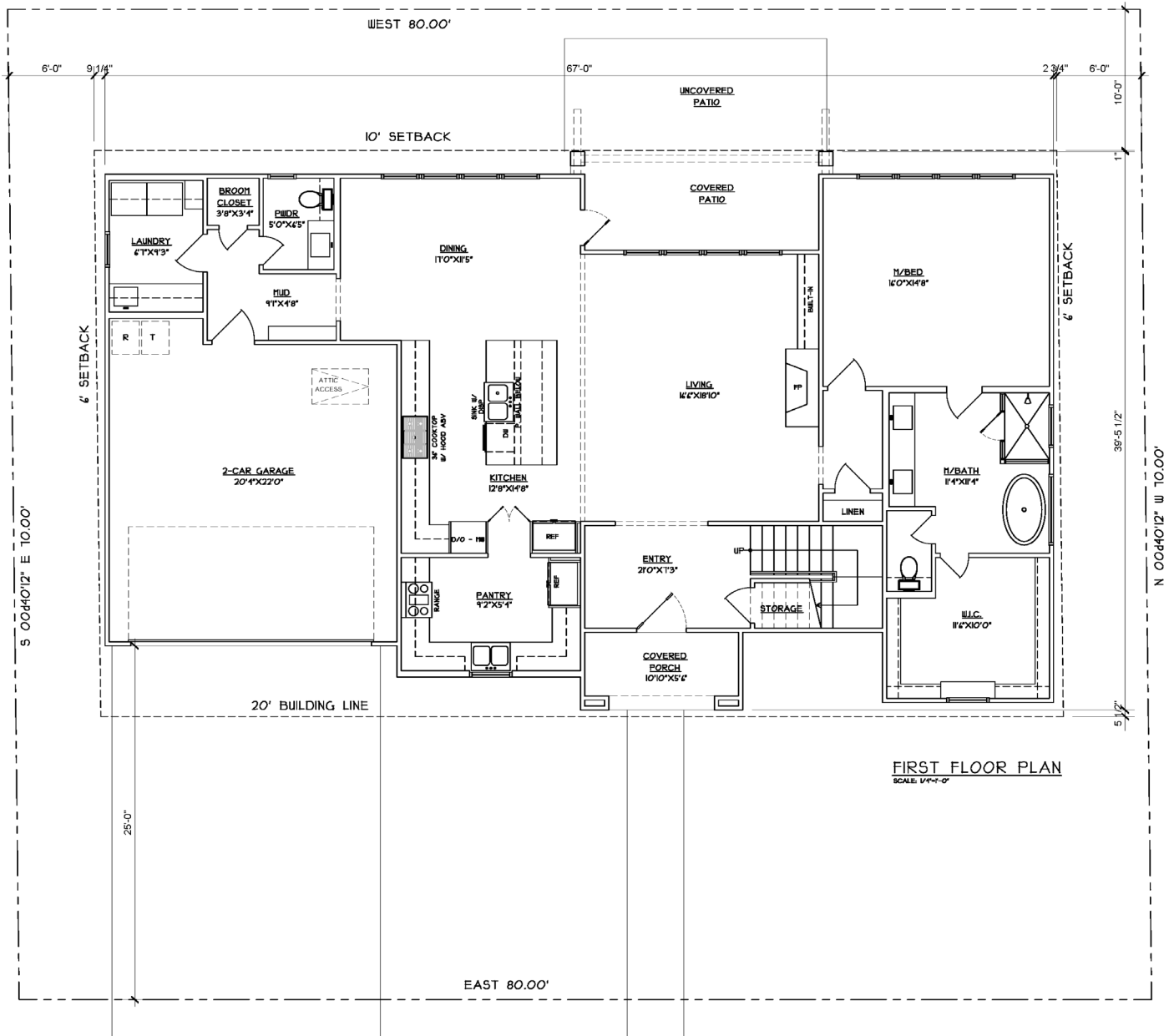
**Exhibit 'A':**  
**Location Map**

Address: 508 Munson Street

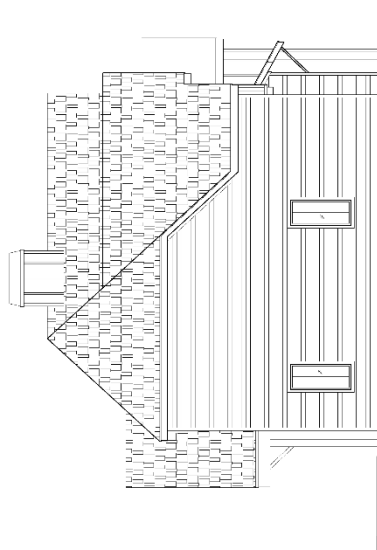
Legal Description: Block 52C of the B. F. Boydston Addition



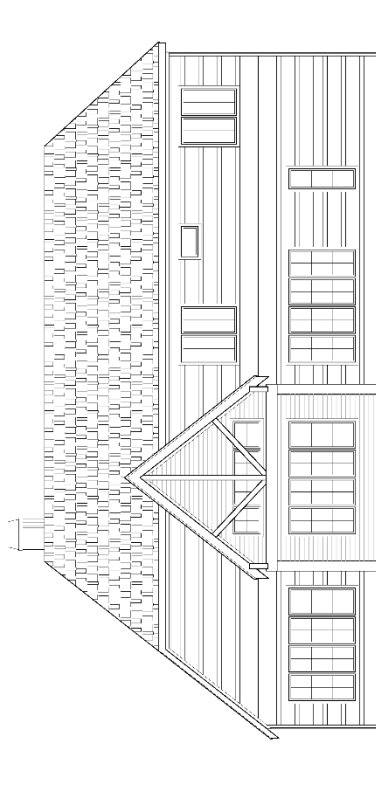
**Exhibit 'B':**  
*Residential Plot Plan*



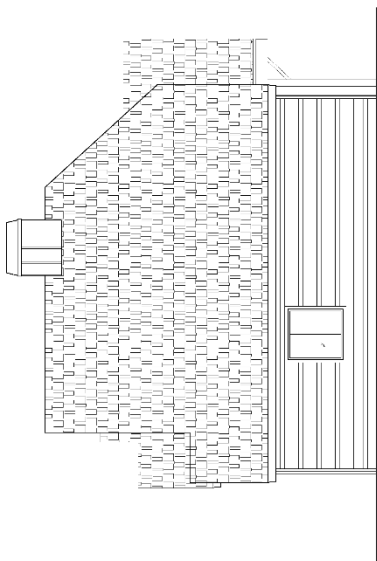
**Exhibit 'C':**  
*Building Elevations*



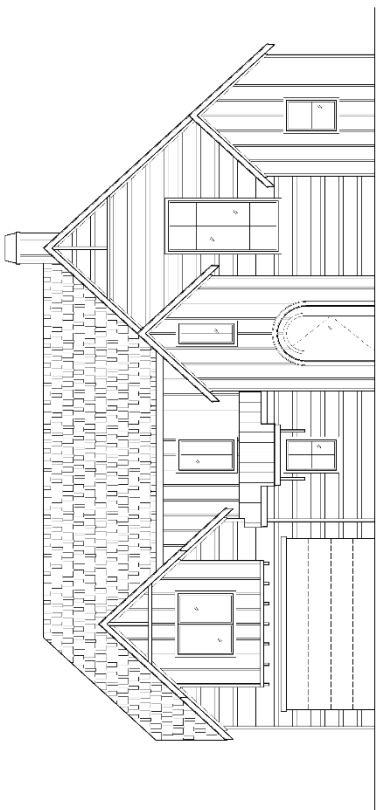
2 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



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



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



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



## **CITY OF ROCKWALL, TEXAS MEMORANDUM**

---

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

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

**DATE:** June 15, 2026

**SUBJECT:** The Harbor (Basin Liner Replacement)

---

This project is for the replacement of an existing liner product in the fountain basins by Cinemark that have faded, started leaking causing water waste and expense. This project is being funded by TIF Bonds.

This project utilizes a new product called Guardian WF / Freedom that should resolve all the issues we have had in the past with leaks, seam failure and foot traffic.

Total Project Budget: \$400,000.00

The successful best value proposal, which was also the only proposal and low bid was provided by ASFI Construction and under budget. ASFI installed the existing basin liner product five years ago, that has held up very well when you consider the size of the liner and the special events that take place in the basin with foot traffic on the liner. They have all the knowledge and experience needed to accomplish the project and are certified by the manufacturer to install their product and are familiar with the fountain basin layout very well.

Quote #1: ASFI Construction \$368,547.43 sealed proposal

Sealed bids/proposals were opened on June 8, 2026 at 2:00pm and the City has met all formal bidding requirements pertaining to the replacement of the basin liner project. Park and Recreation staff will oversee the project.

For Council consideration is the award of the Harbor Basin Liner Project proposal to ASFI Construction for \$368,547.43 and authorize the City Manager to execute a contract and purchase order for this project.

ASFI CONSTRUCTION



PO Box 501  
Sanger TX 76266

# Estimate

| Date     | Estimate # |
|----------|------------|
| 6/2/2026 | 1667       |

| Name / Address                                          |
|---------------------------------------------------------|
| City of Rockwall<br>385 S. Goliad<br>Rockwall, TX 75087 |

| Description                                                                                                                                             | Rate       | Total      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| ASFI Construction to install new fountain liner - Total Area 15,000 SF<br>Duration 25 days, Crew of 5, 2 Trucks<br>* Price includes bond if awarded job | 368,547.43 | 368,547.43 |
|                                                                                                                                                         |            |            |

| Phone #      | Fax #        |
|--------------|--------------|
| 940-458-9078 | 940-458-9078 |



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/5/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                      |  |                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Acrisure South Insurance Services, LLC<br>1317 Citizens Blvd<br>Leesburg FL 34748 |  | <b>CONTACT NAME:</b> Leslie Rodriguez<br><b>PHONE (A/C, No, Ext):</b> 3617927333<br><b>E-MAIL ADDRESS:</b> lesrodriguez@acrisure.com<br><b>FAX (A/C, No):</b>                                                                                                                                                |
| <b>INSURED</b><br>ASFI Construction, LLC<br>P.O. Box 501<br>Sanger TX 76266                          |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> National American Insurance Company<br><b>INSURER B:</b> Underwriters at Lloyd's, London (NAIC#:32727)<br><b>INSURER C:</b> Texas Mutual Insurance Company<br><b>INSURER D:</b> Colony Insurance Company<br><b>INSURER E:</b><br><b>INSURER F:</b> |
| License#: L122365<br>ASFIPAR-01                                                                      |  | <b>NAIC #</b><br>23663<br>32727<br>22945<br>39993                                                                                                                                                                                                                                                            |

## COVERAGES

CERTIFICATE NUMBER: 138190925

REVISION NUMBER:

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, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. \*LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. \*Not Applicable in WY

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                           | ADDL INSD | SUBR WVD | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                                                     |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|----------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: Sudden/Acc. Poll | Y         | Y        | OQ03780042     | 10/3/2025               | 10/3/2026               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>Aggregate & Occur \$ 1,000,000 |
| A        | <input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO<br>OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br>HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                                                              | Y         | Y        | OQ03780042     | 10/3/2025               | 10/3/2026               | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                                            |
| B        | <input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> <b>EXCESS LIAB</b><br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$                                                                                                                                             | Y         | Y        | ENVX0000647-25 | 10/3/2025               | 10/3/2026               | EACH OCCURRENCE \$ 5,000,000<br>AGGREGATE \$ 5,000,000<br>\$                                                                                                                                                                                                               |
| C        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                               | Y/N<br>Y  | N/A      | 0002083817     | 10/21/2025              | 10/21/2026              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                                                                  |
| D        | 5x5 Excess Liab                                                                                                                                                                                                                                                                                                                             |           |          | EXO4295332     | 2/25/2026               | 10/3/2026               | EACH OCCURRENCE 5,000,000<br>AGGREGATE LIMIT 5,000,000                                                                                                                                                                                                                     |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY INCLUDES:

GL2017 Waiver of Subrogation - Any person(s) or organization(s) for whom you have agreed to waive your right of recovery in a written contract executed prior to loss.  
CG2037 - Additional Insured-Owners, Lessees or Contractors-Completed Operations  
CG2001 Primary and Non-Contributory - Any person(s) or organization(s) for whom you have agreed to provide such primary and non-contributory insurance as required under written contract executed prior to loss.  
See Attached...

## CERTIFICATE HOLDER

## CANCELLATION

City of Rockwall  
385 S. Goliad  
Rockwall TX 75087

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

  
Jimmy Irwin

ACORD 25 (2025/12)

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**DATE:** June 15, 2026

**APPLICANT:** James Roland; *JR Hilltop Homes*

**CASE NUMBER:** Z2026-027; *Zoning Change (AG to SF-16) for 1204 Marilyn Jane Lane*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on March 2, 2020 by *Ordinance No. 20-03 [Case No. A2019-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,066 SF single-family home constructed in 1984, [2] a 625 SF detached garage constructed in 2010, and [3] three accessory buildings constructed in 2000. These structures were all constructed before the subject property was incorporated into the City's corporate limits and the zoning designation has not changed since annexation. Staff should note that the applicant has indicated that the existing single-family home experienced a fire in January 2026 and the applicant intends to raze the home from the property.

### **PURPOSE**

On May 15, 2026, the applicant – *James Roland* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. The applicant has indicated that the purpose of the zoning change is to facilitate the construction of a new single-family home.

### **ADJACENT LAND USES AND ACCESS**

The subject property is addressed as 1204 Marilyn Jane Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land that make up the remainder of the Maytona Ranch Estates Subdivision. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District. Beyond this is the Winding Creek Subdivision, which will consist of 132 single-family homes on 78.412-acres, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses.

South: Directly south of the subject property are two (2) parcels of land (*i.e. Lots 18 & 19 of the Maytona Ranch Estates Addition*) developed with single-family homes, and zoned Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Peoples Tract Addition, which will consist of eight (8) single-family homes on 15.56-acres, and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

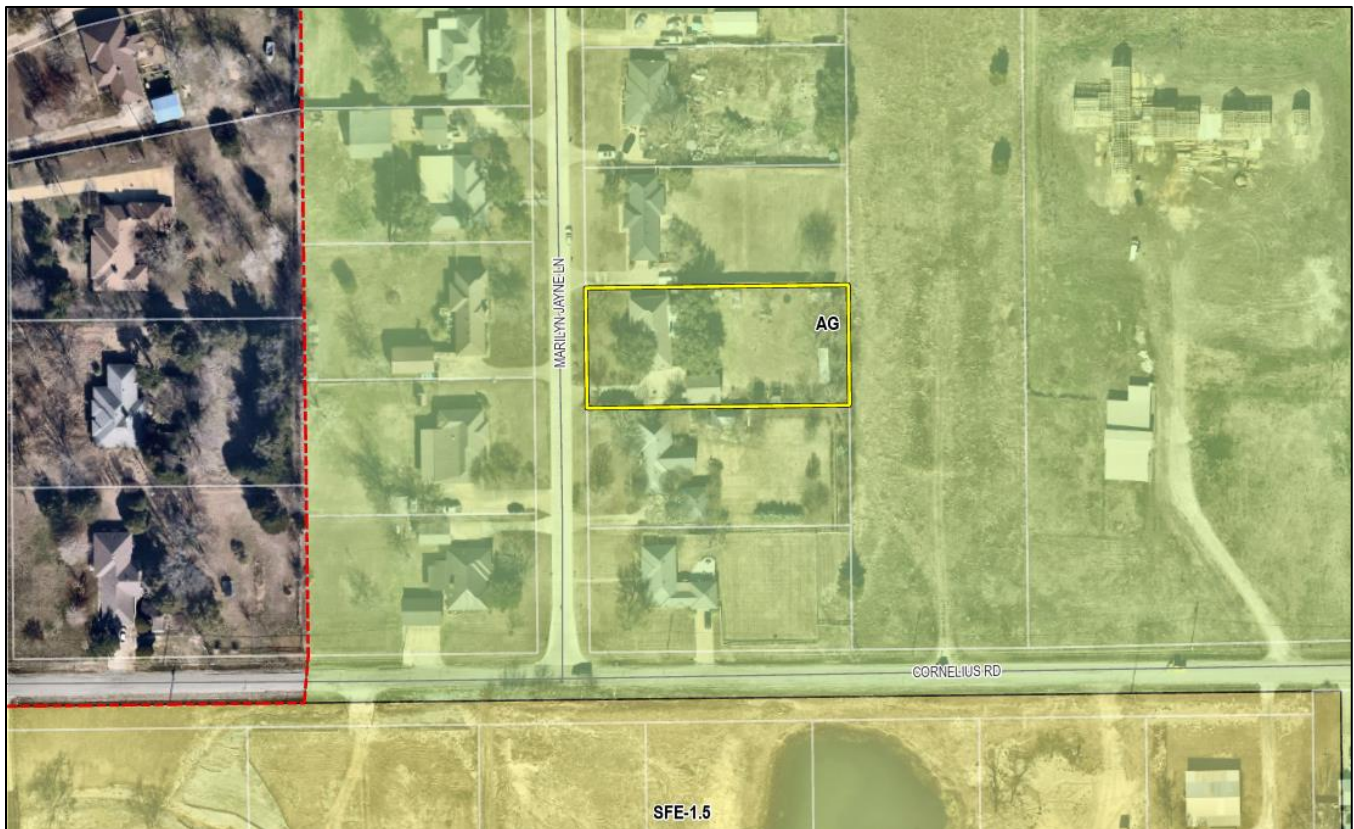
East: Directly east of the subject property is a vacant 4.00-acre tract of land (*i.e. Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72*) zoned Agricultural (AG) District. Beyond this is a 10.00-acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*) that has a single-family home that is currently under construction, and is zoned



Agricultural (AG) District. Following this are two (2) vacant parcels of land (*i.e. Lots 3 & 4, Block A, Lee Acres Addition*), and one (1) parcel of land (*i.e. Lot 2, Block A, Lee Acres Addition*) developed with a single-family home. These three (3) properties are all zoned Single-Family 1 (SF-1) District. East of this is the corporate city limits of the City of Rockwall.

West: Directly west of the subject property is Marilyn Jane Lane, which is identified as an R2 (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 2 & 3 of the Maytona Ranch Estates Subdivision*) developed with single-family homes, zoned Agricultural (AG) District. Following this is the corporate limits of the City of Rockwall.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the 0.651-acre tract of land from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. The applicant has stated that the existing single-family home had a fire and will be razed, and -- *if approved* -- the applicant intends to return to the City Council and Planning and Zoning Commission to seek approval of a Specific Use Permit (SUP) to allow the construction of a new single-family home. If this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 16 (SF-16) District.

### **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 16 (SF-16) District is the property zoning classification for larger lot, single-family developments ... [and] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be

required to conform to all of the requirements stipulated for a property in a Single-Family 16 (SF-16) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 16 (SF-16) DISTRICT STANDARDS

|                                                      |           |
|------------------------------------------------------|-----------|
| DWELLING UNITS/LOT                                   | 1.0       |
| DWELLING UNITS/ACRE                                  | 2.7       |
| MINIMUM DWELLING UNIT SIZE                           | 2,400     |
| MINIMUM LOT AREA                                     | 16,000 SF |
| MINIMUM LOT WIDTH <sup>(1)</sup>                     | 90'       |
| MINIMUM LOT DEPTH                                    | 100'      |
| MINIMUM FRONT YARD SETBACK                           | 25'       |
| MINIMUM SIDE YARD SETBACK <sup>(2)</sup>             | 8'        |
| MINIMUM REAR YARD SETBACK                            | 10'       |
| MINIMUM BETWEEN BUILDINGS                            | 10'       |
| MAXIMUM BUILDING HEIGHT                              | 36'       |
| MAXIMUM LOT COVERAGE                                 | 45.00%    |
| MINIMUM REQUIRED PARKING SPACES <sup>(3)(4)(5)</sup> | 2         |

NOTES:

<sup>1</sup>: FRONTAGE ON A PUBLIC STREET

<sup>2</sup>: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.

<sup>3</sup>: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.

<sup>4</sup>: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

<sup>5</sup>: A TWO (2) CAR GARAGE IS REQUIRED.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The Northeast Residential District is defined as being "...characterized by its established low-density residential subdivisions and rural/estate style lots... (t)he Northeast Residential District being mostly an established residential district, is not anticipated to change or transition." With this being said, the subject property is within an existing subdivision and most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the *District Strategies* which state that "...the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." Based on this -- *and the fact that the applicant is seeking to reconstruct a single-family home in an existing subdivision --*, the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan; however, as with any request to rezone property in the City of Rockwall, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**INFRASTRUCTURE**

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

- (1) Roadways. Marilyn Jane Lane is an established roadway that is identified as a R2 (*i.e. residential, two [2] lane, roadway*), and has the required right-of-way. Based on this, no roadway improvements or right-of-way dedication is required for the applicant's request.
- (2) Water. The existing single-family home currently situated on the subject property is utilizing Mount Zion Water Supply, and no water improvements are necessary for the development of the subject property.
- (3) Wastewater. The existing single-family home on the subject property already has an existing, legally non-conforming OSSF or septic system. Based on this no wastewater improvements are necessary for the development of the subject property.
- (4) Drainage. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no *lot-to-lot* drainage shall be allowed.

**STAFF ANALYSIS**

The proposed zoning change meets the requirements for a Single-Family 16 (SF-16) District per the Unified Development Code (UDC); however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On May 19, 2026, staff notified 31 property owners and occupants within 500-feet of the subject property. There are not any Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District, then staff would propose the following conditions of approval:

- (1) The applicant will need to seek approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and building permit prior to constructing a single-family home on the subject property.
- (2) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 9, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 6-0, with Commissioner Conway absent.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)<sup>1&3</sup>
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

### SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)<sup>1&2</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)<sup>2</sup>

### OTHER APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)<sup>1&3</sup>
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)<sup>1,2&3</sup>
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)<sup>1,2&3</sup>
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)<sup>1&3</sup>
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)<sup>1&3</sup>

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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.

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

1204 MARILYN JAYNE LAKE

SUBDIVISION

MAYTONA RANCH EST

LOT

17

BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

A1

CURRENT USE

A1

PROPOSED ZONING

SF 16

PROPOSED USE

SF 16

ACREAGE

0.651

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER

WALKER, GRACIE + LEON

☐ APPLICANT

JR HILLTOP HOMES

CONTACT PERSON

CONTACT PERSON

JAMES ROLAND

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

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

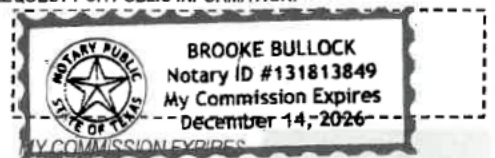
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF May, 2026.

OWNER'S SIGNATURE

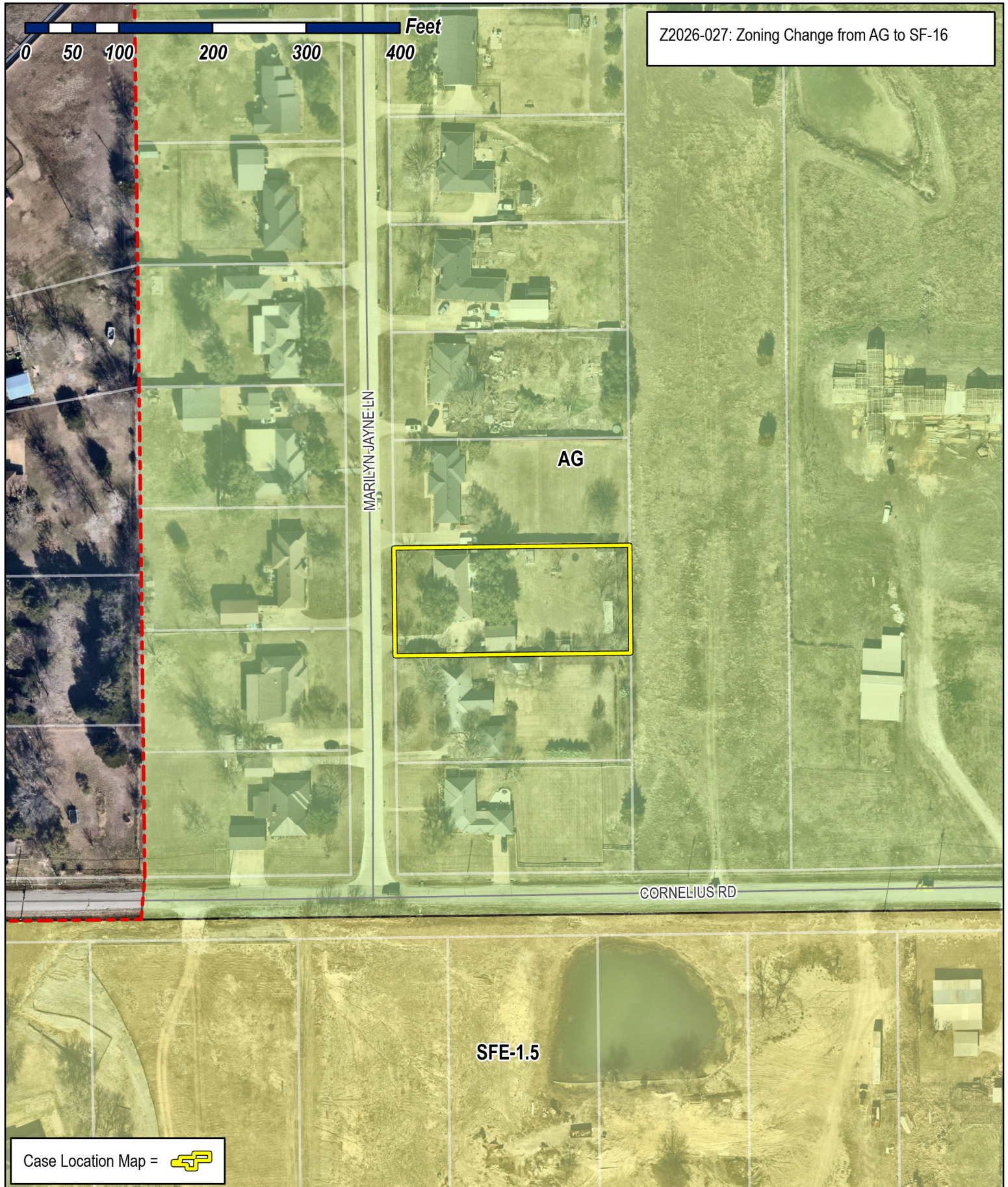
*Gracie Walker*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Brooke Bullock*







Z2026-027: Zoning Change from AG to SF-16

Case Location Map = 



# City of Rockwall

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



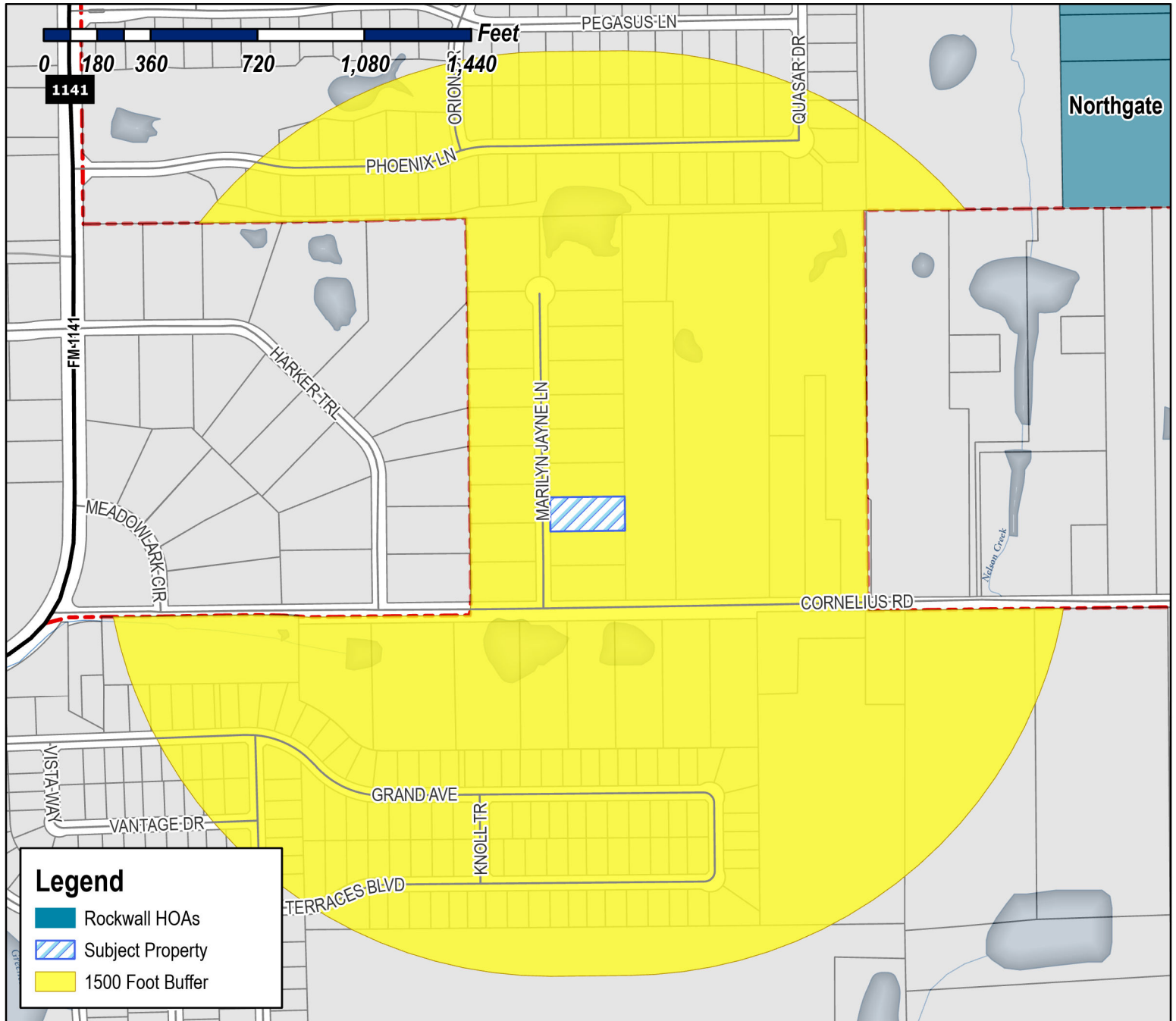




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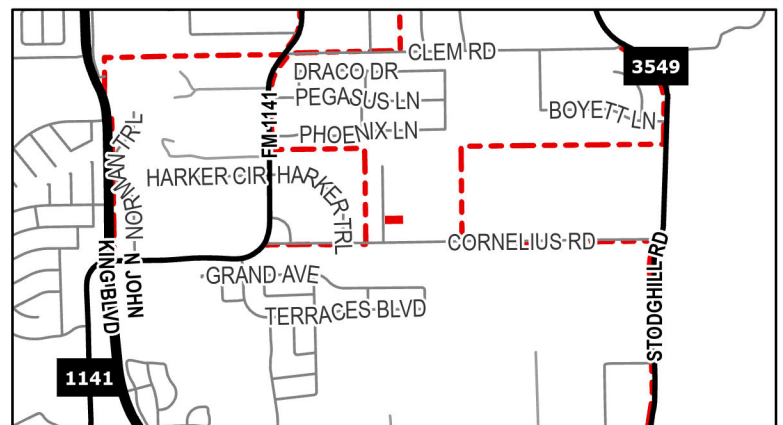
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**Case Number:** Z2026-027  
**Case Name:** Zoning Change from AG to SF-16  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1204 Marilyn Jane

**Date Saved:** 5/14/2026

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

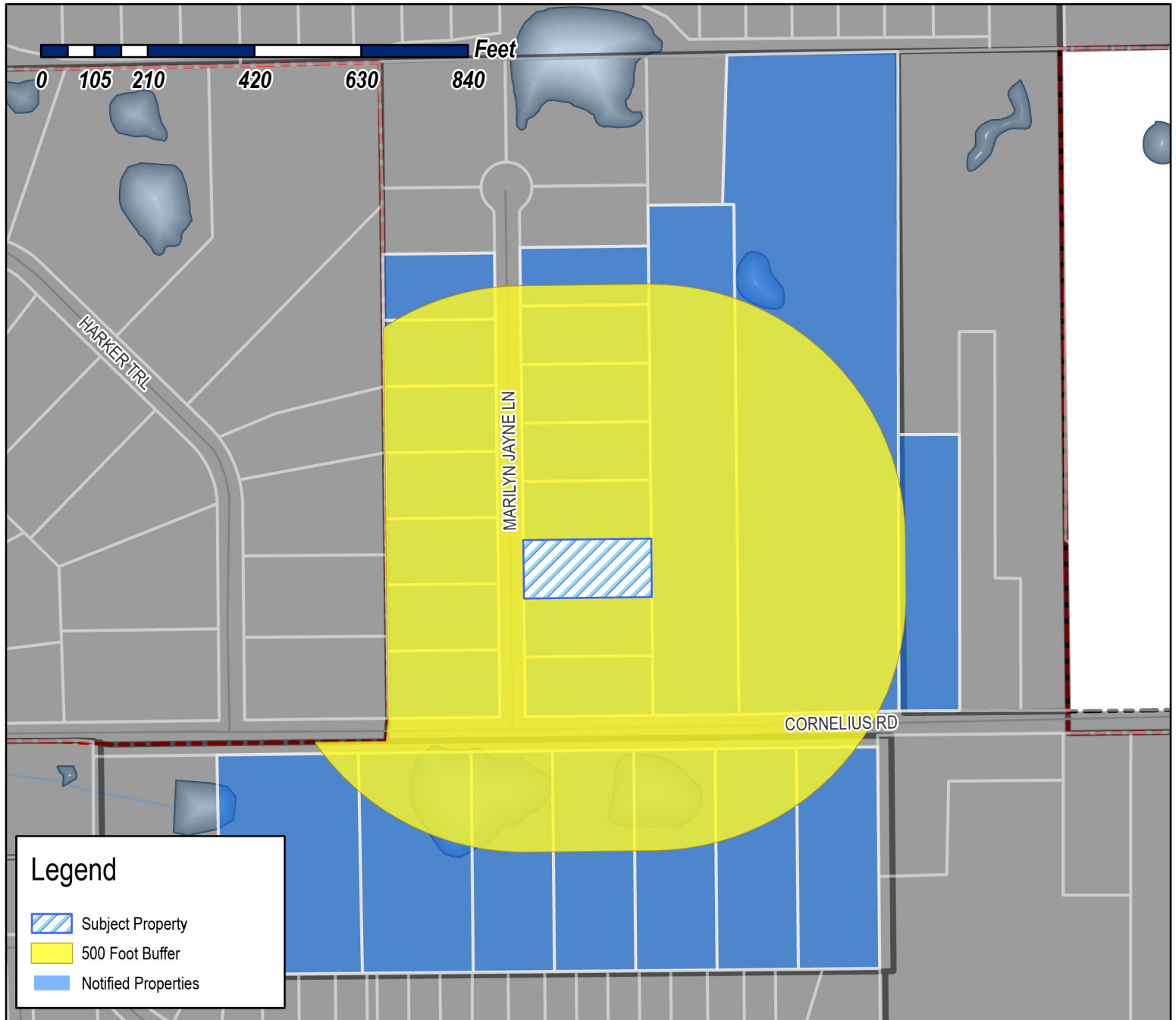




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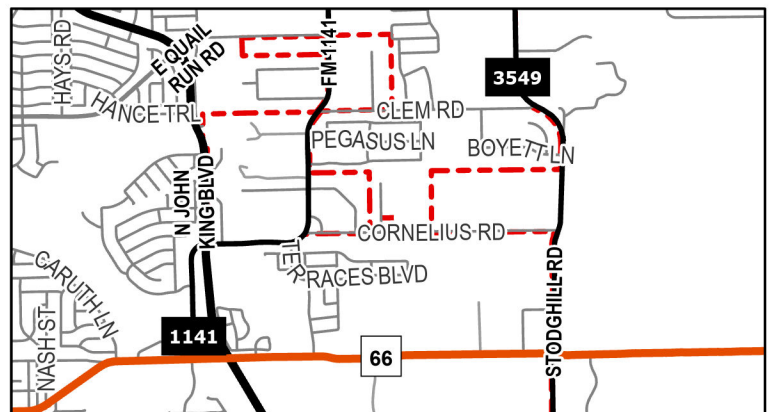
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For Questions on this Case Call: (972) 771-7745





THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST  
RANDY SCOTT WILSON AND KAY MARIE  
WILSON- CO TRUSTEES  
1201 MARILYN JAYNE  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

SMITH DANIEL T  
1203 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES DAVID L  
1205 MARILYN JAYNE DRIVE  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

CANTRELL CARL DEAN  
1207 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR  
1208 MARILYN JAYNE DR  
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D  
1209 MARILYN JAYNE DR  
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND  
PAUL AND KATIE EMRA  
1210 MARILYN JAYNE LANE  
ROCKWALL, TX 75087

RYLANDER GREGORY L & PAMELA J  
1211 MARILYN JAYNE  
ROCKWALL, TX 75087

RESIDENT  
1212 MARILYN JAYNE LN  
ROCKWALL, TX 75087

RESIDENT  
1213 MARILYN JAYNE LN  
ROCKWALL, TX 75087

RESIDENT  
1214 MARILYN JAYNE LN  
ROCKWALL, TX 75087

HARGROVE TODD & TONDA  
1381 LEEWARD DR  
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET  
151 STEVENSON DR  
FATE, TX 75087

POLK BAILEY & BROOKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
375 CORNELIUS RD  
ROCKWALL, TX 75087

PARMAR ANKIT  
401 CORNELIUS RD  
ROCKWALL, TX 75087

VATS AKHIL  
451 CORNELIEUS RD  
ROCKWALL, TX 75087

RESIDENT  
487 CORNELIUS RD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
520 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
525 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
555 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
588 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
600 CORNELIUS RD  
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L  
668 CORNELIUS RD  
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L  
P. O. BOX 2214  
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
PO Box 154  
Fate, TX 75132

# PUBLIC NOTICE



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

## **Z2026-027: Zoning Change from AG to SF-16**

Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, 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, June 9, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 15, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, June 15, 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. Z2026-027: Zoning Change from AG to SF-16**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

# 11 NORTHEAST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

## LAND USE PALETTES

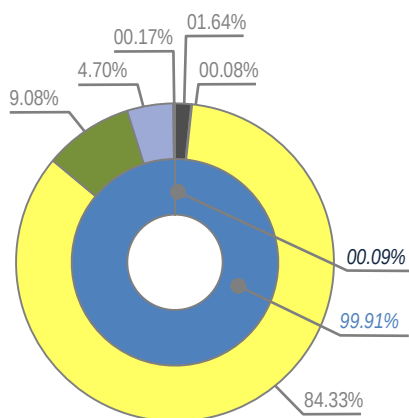
- Current Land Use
- Future Land Use

- ★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT  
 1,964  
 5,794

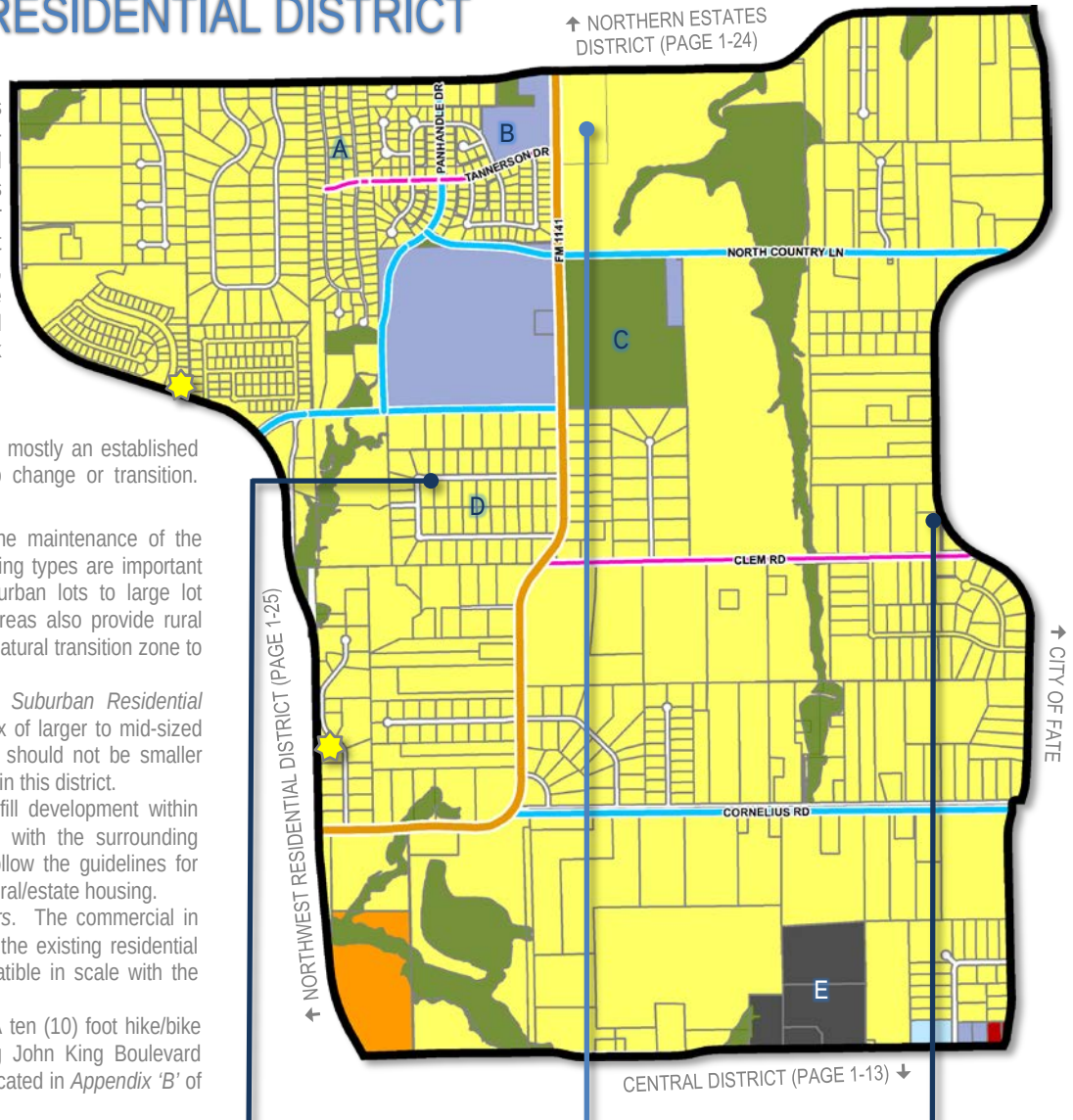
% OF ROCKWALL  
 3.13%  
 0.99%  
 3.10%

CURRENT  
 625  
 18  
 1,844



|                 |  |
|-----------------|--|
| MINOR COLLECTOR |  |
| M4U             |  |
| M4D             |  |

|                               |                |
|-------------------------------|----------------|
| COMMERCIAL                    | 0.09%          |
| RESIDENTIAL                   | 99.91%         |
| MIXED USE                     | 0.00%          |
| CEMETERY (CEM)                | 32.34-ACRES    |
| COMMERCIAL/RETAIL (CR)        | 1.52-ACRES     |
| LOW DENSITY RESIDENTIAL (LDR) | 1,658.33-ACRES |
| PARKS AND OPEN SPACE (OS)     | 178.54-ACRES   |
| PUBLIC (P)                    | 92.45-ACRES    |
| QUASI-PUBLIC (QP)             | 3.25-ACRES     |



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

| <b>LEGEND:</b><br><div> <div>Land Use <i>NOT</i> Permitted</div> <div>P Land Use Permitted <i>By-Right</i></div> <div>P Land Use Permitted with Conditions</div> <div>S Land Use Permitted Specific Use Permit (SUP)</div> <div>X Land Use Prohibited by Overlay District</div> <div>A Land Use Permitted as an Accessory Use</div> </div> |                                                                                          | <h1>PERMITTED LAND USES IN A SINGLE-FAMILY 16 (SF-16) DISTRICT</h1>                    |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------|
| LAND USE SCHEDULE                                                                                                                                                                                                                                                                                                                          | LAND USE DEFINITION<br>REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE<br>REFERENCE<br>Reference <a href="#">Article 04, Permissible Uses</a> | SINGLE FAMILY 16 (SF-16) DISTRICT |
| <b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>                                                                                                                                                                                                                                                                                           | 2.02(A)                                                                                  | 2.03(A)                                                                                |                                   |
| Agricultural Uses on Unplatted Land                                                                                                                                                                                                                                                                                                        | <a href="#">(1)</a>                                                                      |                                                                                        | P                                 |
| Community Garden                                                                                                                                                                                                                                                                                                                           | <a href="#">(11)</a>                                                                     | <a href="#">(7)</a>                                                                    | S                                 |
| Urban Farm                                                                                                                                                                                                                                                                                                                                 | <a href="#">(12)</a>                                                                     | <a href="#">(8)</a>                                                                    | S                                 |
| <b>RESIDENTIAL AND LODGING LAND USES</b>                                                                                                                                                                                                                                                                                                   | 2.02(B)                                                                                  | 2.03(B)                                                                                |                                   |
| Residential Accessory Building or Structure                                                                                                                                                                                                                                                                                                | <a href="#">(1)</a>                                                                      | <a href="#">(1)</a>                                                                    | P                                 |
| Residential Garage                                                                                                                                                                                                                                                                                                                         | <a href="#">(7)</a>                                                                      | <a href="#">(4) &amp; (5)</a>                                                          | A                                 |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit                                                                                                                                                                                                                                                                               | <a href="#">(8)</a>                                                                      | <a href="#">(6)</a>                                                                    | A                                 |
| Home Occupation                                                                                                                                                                                                                                                                                                                            | <a href="#">(9)</a>                                                                      | <a href="#">(7)</a>                                                                    | P                                 |
| Portable Building                                                                                                                                                                                                                                                                                                                          | <a href="#">(15)</a>                                                                     | <a href="#">(10)</a>                                                                   | P                                 |
| Residential Infill in an Established Subdivision                                                                                                                                                                                                                                                                                           | <a href="#">(16)</a>                                                                     | <a href="#">(11)</a>                                                                   | S                                 |
| Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )                                                                                                                                                                                                                                                       | <a href="#">(17)</a>                                                                     | <a href="#">(12)</a>                                                                   | P                                 |
| Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )                                                                                                                                                                                                                                                   | <a href="#">(17)</a>                                                                     | <a href="#">(13)</a>                                                                   | P                                 |
| Short-Term Rental ( <i>Apartment or Condominium</i> )                                                                                                                                                                                                                                                                                      | <a href="#">(17)</a>                                                                     | <a href="#">(14)</a>                                                                   | P                                 |
| Single-Family Detached Structure                                                                                                                                                                                                                                                                                                           | <a href="#">(19)</a>                                                                     | <a href="#">(16)</a>                                                                   | P                                 |
| Private Swimming Pool                                                                                                                                                                                                                                                                                                                      | <a href="#">(21)</a>                                                                     |                                                                                        | A                                 |
| Private Sports Court with Standalone or Dedicated Lighting                                                                                                                                                                                                                                                                                 | <a href="#">(22)</a>                                                                     | <a href="#">(18)</a>                                                                   | S                                 |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>                                                                                                                                                                                                                                                                                       | 2.02(C)                                                                                  | 2.03(C)                                                                                |                                   |
| Church/House of Worship                                                                                                                                                                                                                                                                                                                    | <a href="#">(4)</a>                                                                      | <a href="#">(2)</a>                                                                    | S                                 |
| Daycare with Seven (7) or More Children                                                                                                                                                                                                                                                                                                    | <a href="#">(9)</a>                                                                      | <a href="#">(4)</a>                                                                    | S                                 |
| Group or Community Home                                                                                                                                                                                                                                                                                                                    | <a href="#">(11)</a>                                                                     | <a href="#">(5)</a>                                                                    | P                                 |
| Public or Private Primary School                                                                                                                                                                                                                                                                                                           | <a href="#">(21)</a>                                                                     | <a href="#">(7)</a>                                                                    | S                                 |
| Public or Private Secondary School                                                                                                                                                                                                                                                                                                         | <a href="#">(22)</a>                                                                     | <a href="#">(8)</a>                                                                    | S                                 |
| Temporary Education Building for a Public or Private School                                                                                                                                                                                                                                                                                | <a href="#">(23)</a>                                                                     | <a href="#">(9)</a>                                                                    | S                                 |
| <b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>                                                                                                                                                                                                                                                                                   | 2.02(E)                                                                                  | 2.03(E)                                                                                |                                   |
| Public or Private Community or Recreation Club as an Accessory Use                                                                                                                                                                                                                                                                         | <a href="#">(4)</a>                                                                      |                                                                                        | S                                 |
| Private Country Club                                                                                                                                                                                                                                                                                                                       | <a href="#">(5)</a>                                                                      |                                                                                        | S                                 |
| Temporary Fundraising Events by Non-Profit                                                                                                                                                                                                                                                                                                 | <a href="#">(7)</a>                                                                      | <a href="#">(4)</a>                                                                    | P                                 |
| Public Park or Playground                                                                                                                                                                                                                                                                                                                  | <a href="#">(12)</a>                                                                     |                                                                                        | P                                 |
| Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )                                                                                                                                                                                                                                                            | <a href="#">(14)</a>                                                                     |                                                                                        | S                                 |
| <b>RETAIL AND PERSONAL SERVICES LAND USES</b>                                                                                                                                                                                                                                                                                              | 2.02(F)                                                                                  | 2.03(F)                                                                                |                                   |
| Temporary Real Estate Sales Office                                                                                                                                                                                                                                                                                                         | <a href="#">(27)</a>                                                                     |                                                                                        | P                                 |
| <b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>                                                                                                                                                                                                                                                                                          | 2.02(G)                                                                                  | 2.03(G)                                                                                |                                   |
| Temporary On-Site Construction Office                                                                                                                                                                                                                                                                                                      | <a href="#">(18)</a>                                                                     | <a href="#">(6)</a>                                                                    | P                                 |
| <b>INDUSTRIAL AND MANUFACTURING LAND USES</b>                                                                                                                                                                                                                                                                                              | 2.02(I)                                                                                  | 2.03(I)                                                                                |                                   |
| Temporary Asphalt or Concrete Batch Plant                                                                                                                                                                                                                                                                                                  | <a href="#">(2)</a>                                                                      | <a href="#">(2)</a>                                                                    | P                                 |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials                                                                                                                                                                                                                                                                          | <a href="#">(12)</a>                                                                     | <a href="#">(5)</a>                                                                    | S                                 |
| <b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>                                                                                                                                                                                                                                                                              | 2.02(K)                                                                                  | 2.03(K)                                                                                |                                   |
| Antenna for a Residential Property                                                                                                                                                                                                                                                                                                         | <a href="#">(2)</a>                                                                      | <a href="#">(1)</a>                                                                    | A                                 |



| <b>LEGEND:</b><br><div> <div></div> Land Use <i>NOT</i> Permitted<br/> <div>P</div> Land Use Permitted <i>By-Right</i><br/> <div>P</div> Land Use Permitted with Conditions<br/> <div>S</div> Land Use Permitted Specific Use Permit (SUP)<br/> <div>X</div> Land Use Prohibited by Overlay District<br/> <div>A</div> Land Use Permitted as an Accessory Use </div> |  | <h1>PERMITTED LAND USES IN A SINGLE-FAMILY 16 (SF-16) DISTRICT</h1>                      |                                                                                        |                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------|
| LAND USE SCHEDULE                                                                                                                                                                                                                                                                                                                                                    |  | LAND USE DEFINITION<br>REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE<br>REFERENCE<br>Reference <a href="#">Article 04, Permissible Uses</a> | SINGLE FAMILY 16 (SF-16) DISTRICT |
| Antenna for an Amateur Radio                                                                                                                                                                                                                                                                                                                                         |  | <a href="#">(3)</a>                                                                      | <a href="#">(2)</a>                                                                    | A                                 |
| Antenna Dish                                                                                                                                                                                                                                                                                                                                                         |  | <a href="#">(4)</a>                                                                      | <a href="#">(3)</a>                                                                    | A                                 |
| Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment                                                                                                                                                                                                                         |  | <a href="#">(10)</a>                                                                     |                                                                                        | S                                 |
| Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> )                                                                                                                                                                                                            |  | <a href="#">(11)</a>                                                                     |                                                                                        | P                                 |
| Private Streets                                                                                                                                                                                                                                                                                                                                                      |  | <a href="#">(12)</a>                                                                     |                                                                                        | S                                 |
| Railroad Yard or Shop                                                                                                                                                                                                                                                                                                                                                |  | <a href="#">(14)</a>                                                                     |                                                                                        | S                                 |
| Satellite Dish                                                                                                                                                                                                                                                                                                                                                       |  | <a href="#">(16)</a>                                                                     |                                                                                        | A                                 |
| Solar Energy Collector Panels and Systems                                                                                                                                                                                                                                                                                                                            |  | <a href="#">(17)</a>                                                                     | <a href="#">(7)</a>                                                                    | A                                 |
| Utilities Holding a Franchise from the City of Rockwall                                                                                                                                                                                                                                                                                                              |  | <a href="#">(21)</a>                                                                     |                                                                                        | S                                 |
| Utility Installation Other than Listed                                                                                                                                                                                                                                                                                                                               |  | <a href="#">(22)</a>                                                                     |                                                                                        | S                                 |
| Utility/Transmission Lines                                                                                                                                                                                                                                                                                                                                           |  | <a href="#">(23)</a>                                                                     |                                                                                        | S                                 |

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 SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.651-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17 OF THE MAYTONA RANCH ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the 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 Single-Family 16 (SF-16) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting 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.** 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 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6<sup>TH</sup> DAY OF JULY, 2026.**

\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 15, 2026

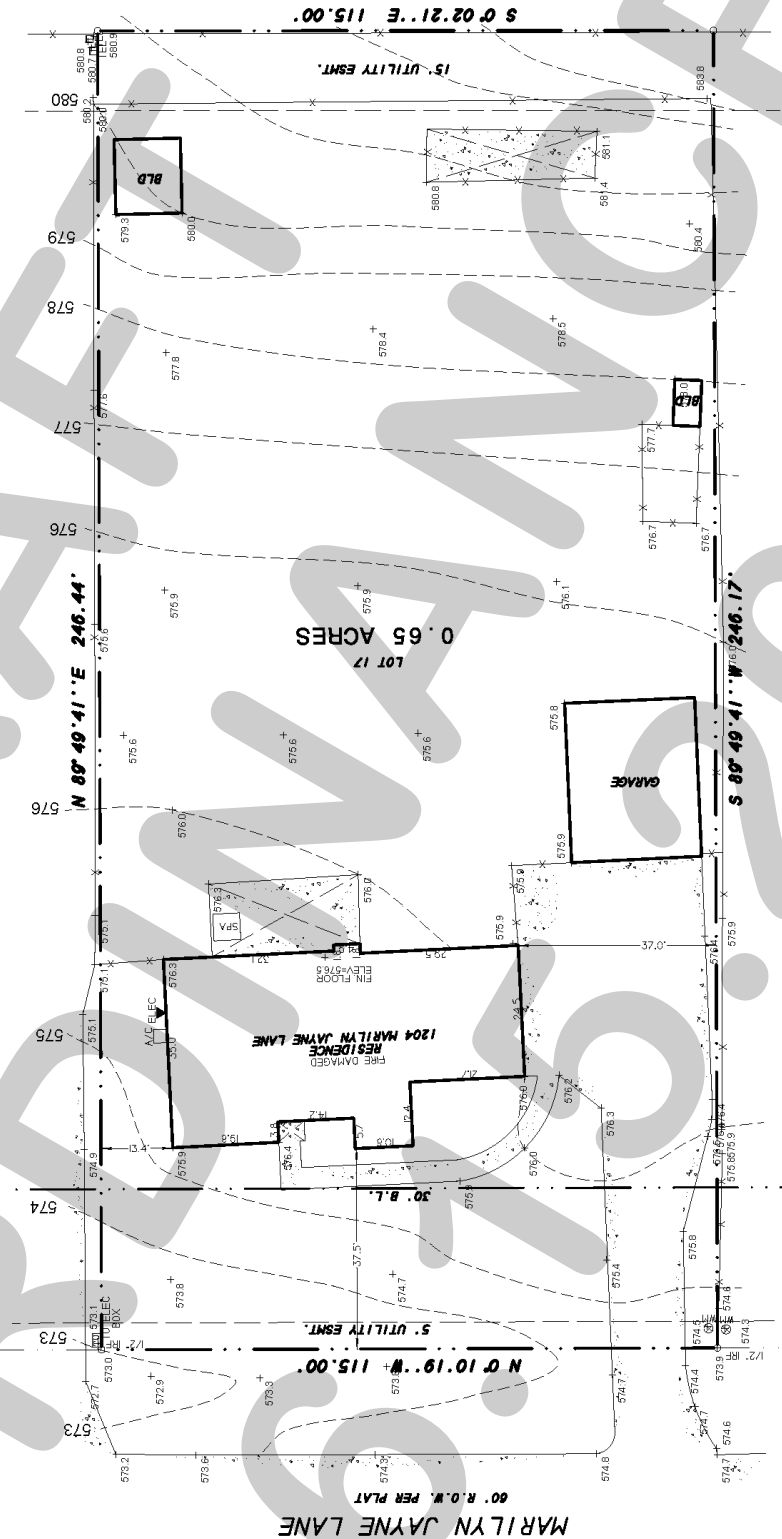
2<sup>nd</sup> Reading: July 6, 2026

**Exhibit 'A'**  
*Legal Description*

**TO BE PROVIDED BY THE APPLICANT**

DRAFT  
ORDINANCE  
06.15.2026

# Exhibit 'B' Survey







# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Mayor and City Council  
**DATE:** June 15, 2026  
**APPLICANT:** Elliot Huff  
**CASE NUMBER:** Z2026-028; *Zoning Change (AG to SF-1) for 520 Cornelius Road*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on March 2, 2020 by *Ordinance No. 20-03 [Case No. A2019-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant since the time of annexation.

### **PURPOSE**

On May 15, 2026, the applicant -- *Elliott Huff* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to facilitate the construction of a new single-family home.

### **ADJACENT LAND USES AND ACCESS**

The subject property is addressed as 520 Cornelius Road. The land uses adjacent to the subject property are as follows:

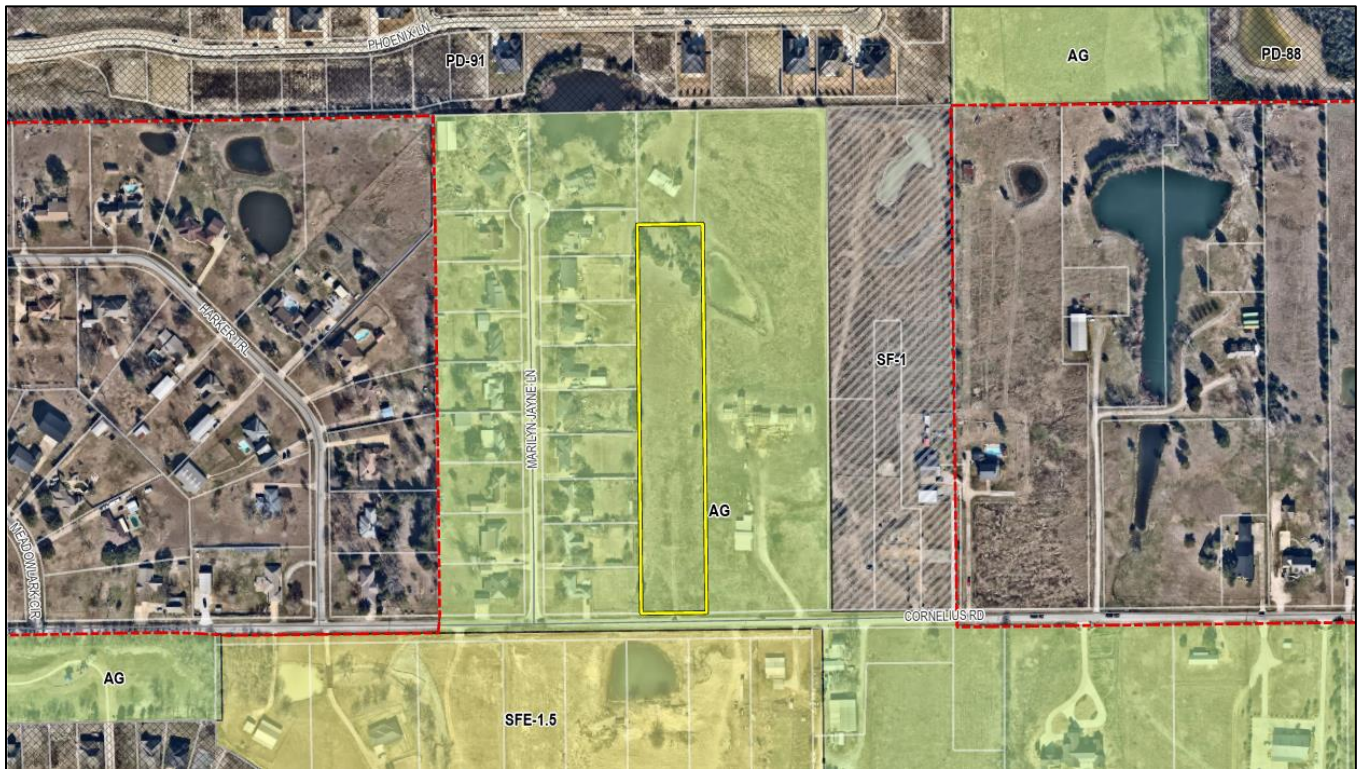
North: Directly north of the subject property is a 1.00-acre tract of land (*i.e. Tract 22-6 of the W. M. Dalton Survey, Abstract No. 72*) developed with an agricultural accessory building, zoned Agricultural (AG) District. Beyond this is the Winding Creek Subdivision, which will consist of 132 single-family homes on 78.412-acres, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses.

South: Directly south of the subject property is Cornelius Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Peoples Tract Addition, which will consist of eight (8) single-family homes on 15.56-acres, and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 10.00-acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*) that has a single-family home that is currently under construction, and is zoned Agricultural (AG) District. Following this are two (2) vacant parcels of land (*i.e. Lots 3 & 4, Block A, Lee Acres Addition*), and one (1) parcel of land (*i.e. Lot 2, Block A, Lee Acres Addition*) developed with a single-family home. These three (3) properties are all zoned Single-Family 1 (SF-1) Addition. East of this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is Maytona Ranch Estates Subdivision, which consists of 19 single-family homes on 16.00-acres, and is Agricultural (AG) District land uses. Following this is the corporate limits of the City of Rockwall.

**MAP 1: LOCATION MAP**  
**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the 4.00-acre tract of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that this zoning change is approved they intend to return to the City Council and Planning and Zoning Commission to seek approval of a Specific Use Permit (SUP) to allow the construction of a new single-family home. If this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

**CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger lot, single-family developments ... [and] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a property in a Single-Family 1 (SF-1) District, which are summarized as follows:

**TABLE 1: SINGLE-FAMILY 1 (SF-1) DISTRICT STANDARDS**

|                                          |          |
|------------------------------------------|----------|
| DWELLING UNITS/LOT                       | 1.0      |
| DWELLING UNITS/ACRE <sup>(1)</sup>       | 1.0      |
| MINIMUM DWELLING UNIT SIZE               | 2,500    |
| MINIMUM LOT AREA                         | 8,400 SF |
| MINIMUM LOT WIDTH <sup>(2)</sup>         | 70'      |
| MINIMUM LOT DEPTH                        | 100'     |
| MINIMUM FRONT YARD SETBACK               | 20'      |
| MINIMUM SIDE YARD SETBACK <sup>(3)</sup> | 6'       |
| MINIMUM REAR YARD SETBACK                | 10'      |
| MINIMUM BETWEEN BUILDINGS                | 10'      |
| MAXIMUM BUILDING HEIGHT                  | 36'      |

**NOTES:**

- 1: THE SINGLE-FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET.
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 5: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.
- 6: A TWO (2) CAR GARAGE IS REQUIRED.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The Northeast Residential District is defined as being "...characterized by its established low-density residential subdivisions and rural/estate style lots... (t)he Northeast Residential District being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the District Strategies which state that "...the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." Based on this, the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan; however, as with any request to rezone property in the City of Rockwall, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**INFRASTRUCTURE**

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

- (1) Roadways. At the time of subdivision plat, the developer shall be required to verify and dedicate right-of-way to be 42.50' from the centerline of Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- (2) Water. The subject property is situated within the Mount Zion Water Supply service area, and no water improvements are necessary for the development of the subject property. In addition, the required water easements shall be dedicated at the time of final plat.
- (3) Wastewater. According to Section 44-243 of Chapter 44, Utilities, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible ...", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre..." In this case, the sewer system for the Winding Creek Subdivision is located more than 100-feet from the subject property. In addition, the subject property is greater than 1½-acre in size. Based on this, the subject property is eligible for On-Site Sewage Facilities (OSSF) or a septic system, and no further public hearing or approval is required. In addition, a required sanitary sewer easement shall be dedicated be dedicated at the time of subdivision plat.
- (4) Drainage. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no lot-to-lot drainage shall be allowed.

**STAFF ANALYSIS**

The proposed zoning change meets the requirements for a Single-Family 1 (SF-1) District per the Unified Development Code (UDC); however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

**NOTIFICATIONS**

On May 19, 2026, staff notified 50 property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Northgate Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

- (1) The applicant will need to seek approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* and building permit prior to constructing a single-family home on the subject property.
- (2) Prior to any construction on the subject property, the applicant will be required to submit and be approved for a subdivision plat for the subject property.
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 9, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 6-0, with Commissioner Conway absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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

520 Cornelius

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

A9

CURRENT USE

A9

PROPOSED ZONING

SF1

PROPOSED USE

SF1

ACREAGE

4

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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

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

☒ OWNER

ELLIOTT HUFF

☐ APPLICANT

CONTACT PERSON

"

"

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

com E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLIOTT HUFF [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 \$ 200 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 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."

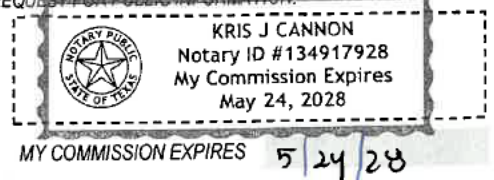
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11<sup>th</sup> DAY OF May, 2024

OWNER'S SIGNATURE

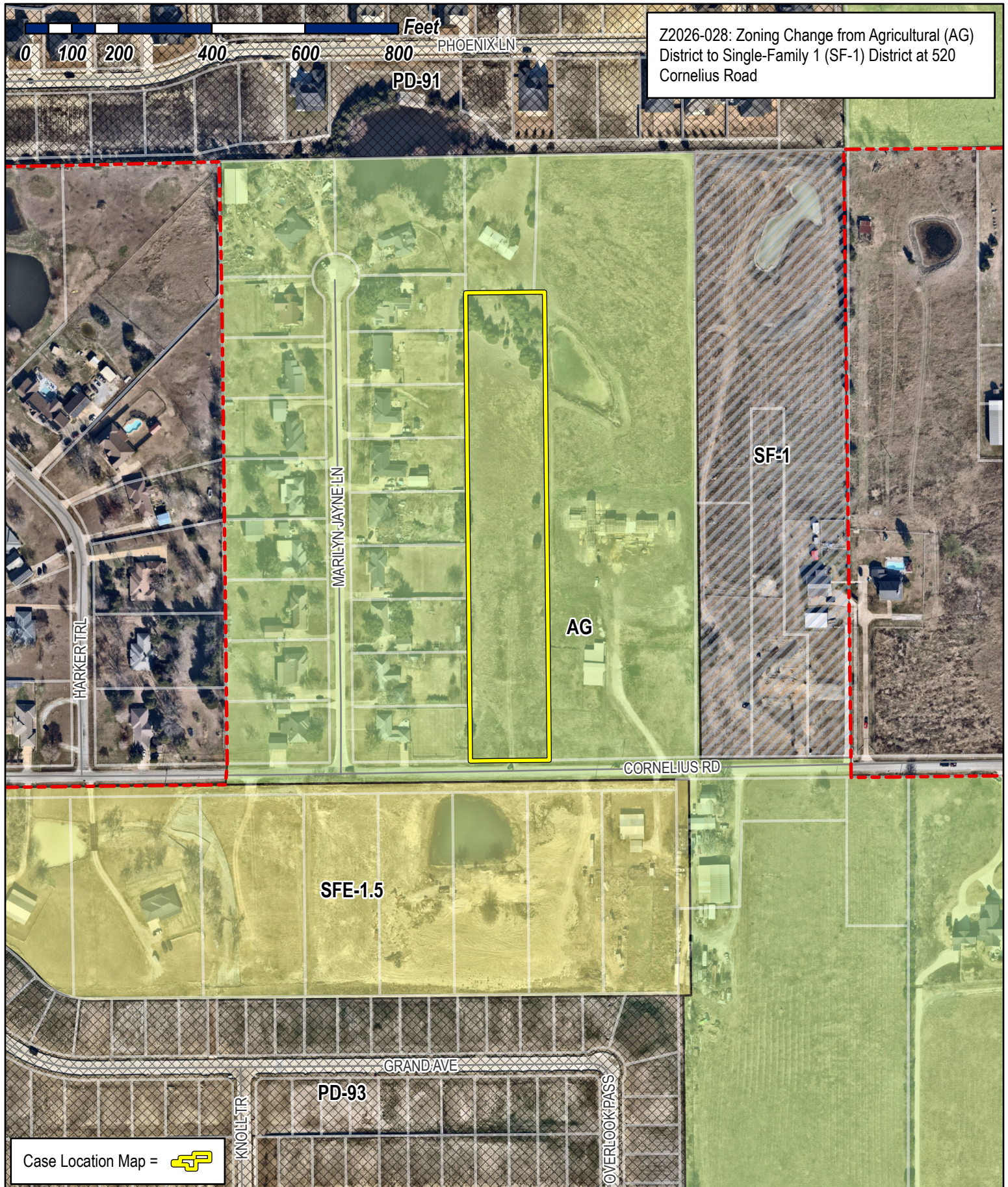
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







# City of Rockwall

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

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



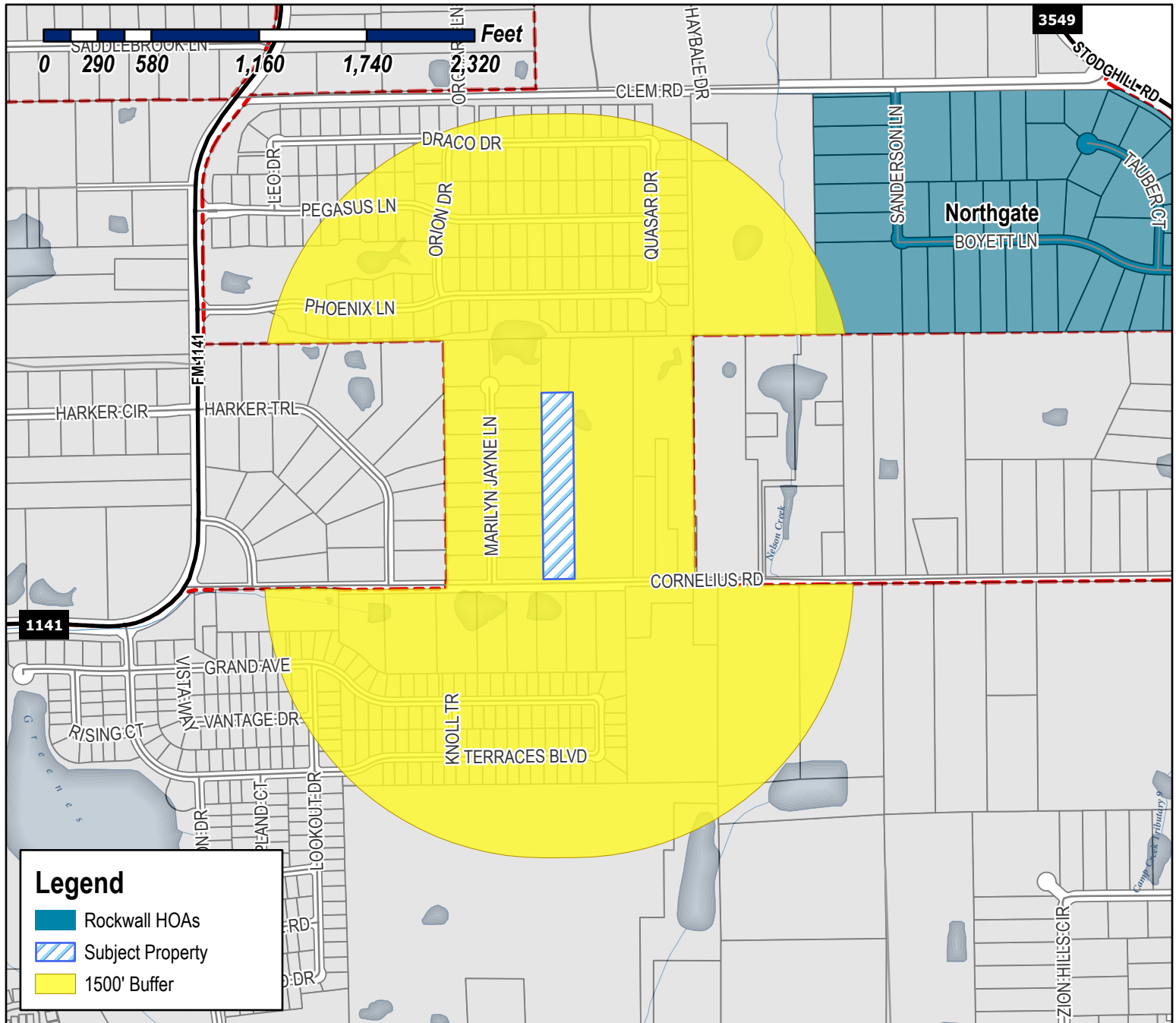




# City of Rockwall

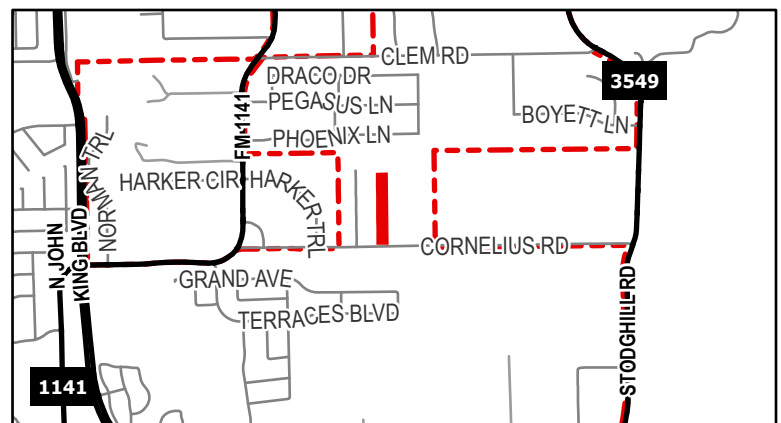
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**Case Number:** Z2026-028  
**Case Name:** Zoning Change from AG to SF-1  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 520 Cornelius Road

**Date Saved:** 5/14/2026  
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 [Z2026-028]  
**Date:** Tuesday, May 19, 2026 12:01:37 PM  
**Attachments:** [HOA Map \(05.15.2026\).pdf](#)  
[Public Notice \(05.18.2026\).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, May 22, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 15, 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](mailto: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>.

-  
Z2026-028: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

Thank you,

*Melanie Zavala*

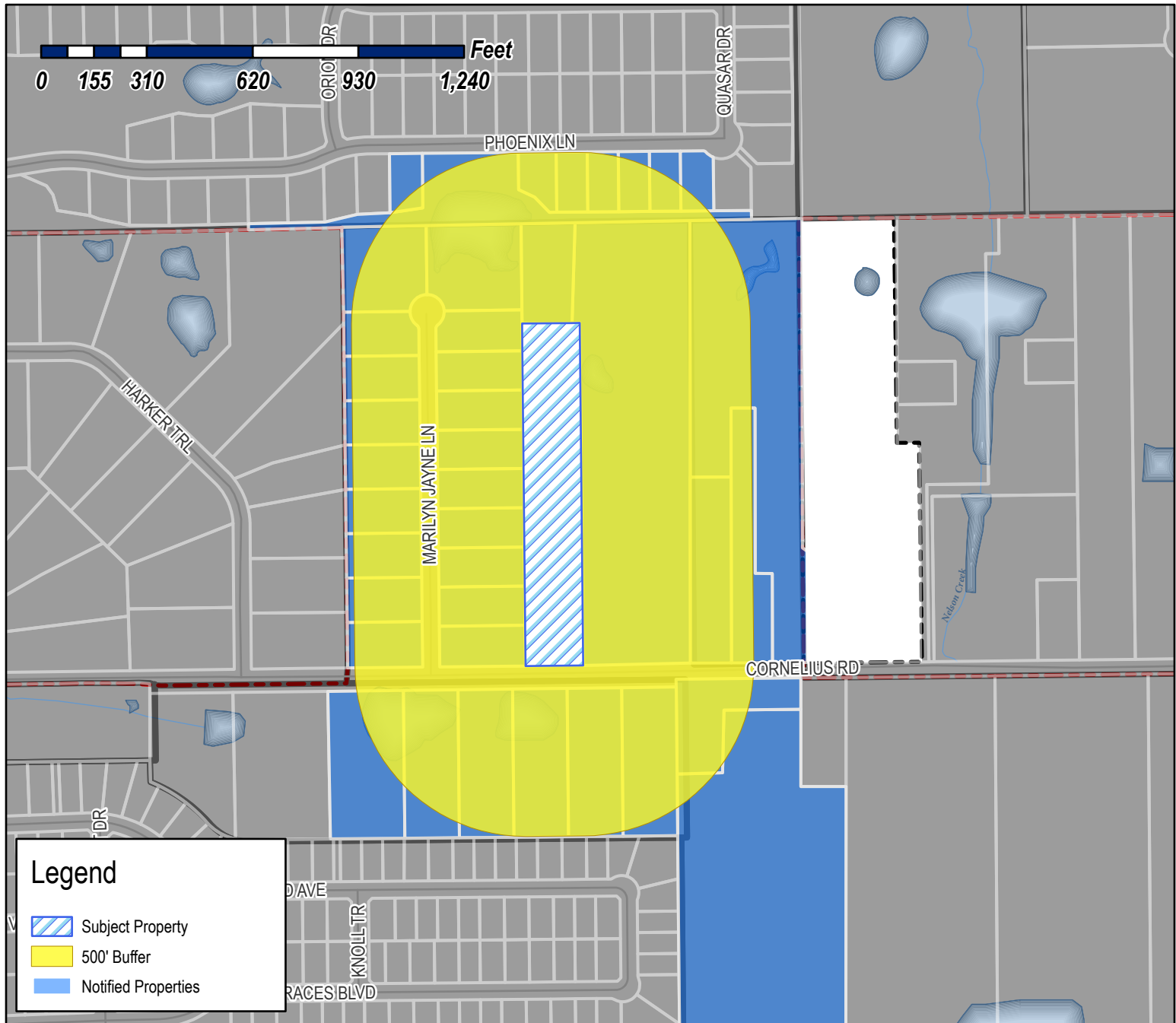
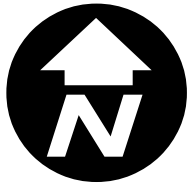
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

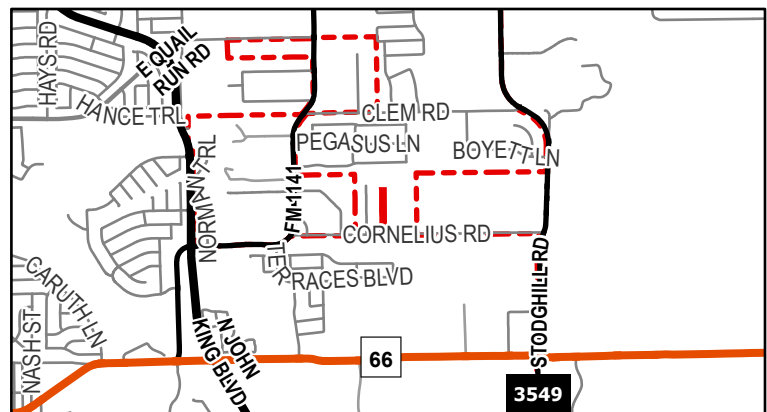
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|                                                                                      |                                                                                                                                             |                                                                            |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| THOMAS STEPHEN R & SHARON C<br>1200 MARILYN JAYNE DR<br>ROCKWALL, TX 75087           | RANDY AND KAY WILSON REVOCABLE TRUST<br>RANDY SCOTT WILSON AND KAY MARIE<br>WILSON- CO TRUSTEES<br>1201 MARILYN JAYNE<br>ROCKWALL, TX 75087 | JAMES BRIAN & KIMBERLY<br>1202 MARILYN JAYNE DR<br>ROCKWALL, TX 75087      |
| SMITH DANIEL T<br>1203 MARILYN JAYNE DR<br>ROCKWALL, TX 75087                        | WALKER GRACIE & LEON<br>1204 MARILYN JAYNE DR<br>ROCKWALL, TX 75087                                                                         | JAMES DAVID L<br>1205 MARILYN JAYNE DRIVE<br>ROCKWALL, TX 75087            |
| COOK ROBERT M ETUX<br>1206 MARILYN JAYNE DR<br>ROCKWALL, TX 75087                    | CANTRELL CARL DEAN<br>1207 MARILYN JAYNE DR<br>ROCKWALL, TX 75087                                                                           | RODRIGUEZ CONRADO JR<br>1208 MARILYN JAYNE DR<br>ROCKWALL, TX 75087        |
| BARTON FORRIS WOODROW JR & DIXIE D<br>1209 MARILYN JAYNE DR<br>ROCKWALL, TX 75087    | EMRA JOHN AND SHERYL AND<br>PAUL AND KATIE EMRA<br>1210 MARILYN JAYNE LANE<br>ROCKWALL, TX 75087                                            | RYLANDER GREGORY L & PAMELA J<br>1211 MARILYN JAYNE<br>ROCKWALL, TX 75087  |
| RESIDENT<br>1212 MARILYN JAYNE LN<br>ROCKWALL, TX 75087                              | RESIDENT<br>1213 MARILYN JAYNE LN<br>ROCKWALL, TX 75087                                                                                     | RESIDENT<br>1214 MARILYN JAYNE LN<br>ROCKWALL, TX 75087                    |
| RESIDENT<br>1215 MARILYN JAYNE LN<br>ROCKWALL, TX 75087                              | COUCH MITCHELL E AND PATRICIA M<br>1216 MARILYN JAYNE DR<br>ROCKWALL, TX 75087                                                              | KELLY JAMES B & DEA S<br>1217 MARILYN JAYNE DR<br>ROCKWALL, TX 75087       |
| MENDOZA ROBERT E AND SANDRA J WILKINS<br>1218 MARILYN JAYNE DR<br>ROCKWALL, TX 75087 | MENDOZA ROBERT E AND SANDRA J WILKINS<br>1218 MARILYN JAYNE DR<br>ROCKWALL, TX 75087                                                        | HARGROVE TODD & TONDA<br>1381 LEEWARD DR<br>ROCKWALL, TX 75087             |
| SINGH GAGANPREET K AND PAWANPREET<br>151 STEVENSON DR<br>FATE, TX 75087              | CARLOTTA D JACKSON TRUST<br>CARLOTTA D JACKSON - TRUSTEE<br>2207 PHOENIX LN<br>ROCKWALL, TX 75087                                           | RESIDENT<br>2215 PHOENIX LN<br>ROCKWALL, TX 75087                          |
| RESIDENT<br>2301 PHOENIX LN<br>ROCKWALL, TX 75087                                    | NICHOLAS WILLIAM ALLEN & CRYSTAL<br>2305 PHOENIX LN<br>ROCKWALL, TX 75087                                                                   | RESIDENT<br>2309 PHOENIX LN<br>ROCKWALL, TX 75087                          |
| RESIDENT<br>2313 PHOENIX LN<br>ROCKWALL, TX 75087                                    | MARTIN JOSHUA KYLE & STACEY LYNN<br>2317 PHOENIX LN<br>ROCKWALL, TX 75087                                                                   | COLLIER LOYD V & DEBORAH M SUTTON<br>2321 PHOENIX LN<br>ROCKWALL, TX 75087 |

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

LEE GREGORY P & LAUREN E  
2908 PRESTON TRL  
ROCKWALL, TX 75087

RESIDENT  
375 CORNELIUS RD  
ROCKWALL, TX 75087

PARMAR ANKIT  
401 CORNELIUS RD  
ROCKWALL, TX 75087

VATS AKHIL  
451 CORNELIEUS RD  
ROCKWALL, TX 75087

RESIDENT  
487 CORNELIUS RD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
520 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
525 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
555 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
588 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
589 Cornelius Rd  
Rockwall, TX 75087

RESIDENT  
600 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
614 CORNELIUS RD  
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA  
628 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
657 CORNELIUS RD  
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L  
668 CORNELIUS RD  
ROCKWALL, TX 75087

FALCON PLACE SF LTD  
8214 WESTCHESTER DR  
DALLAS, TX 75225

SOUTHALL MARK P & KATHY L  
P. O. BOX 2214  
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
PO Box 154  
Fate, TX 75132



# PUBLIC NOTICE



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

## **Z2026-028: Zoning Change from AG to SF-1**

Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 15, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, June 15, 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. Z2026-028: Zoning Change from AG to SF-1**

Please place a check mark on the appropriate line below:

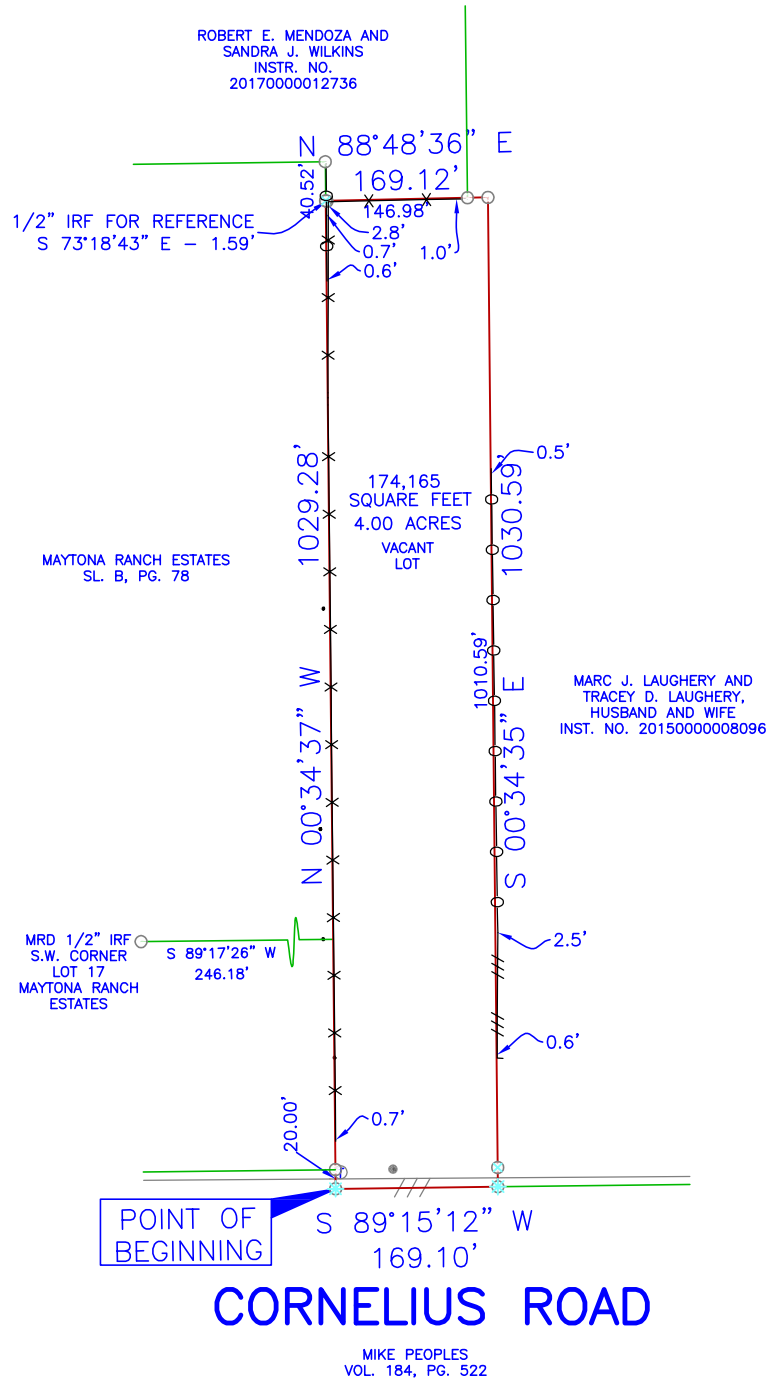
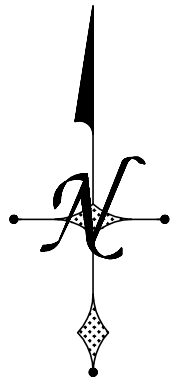
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

SURVEY PLAT



Burns Surveying, LLC

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. \_\_\_\_\_ CORNELIUS ROAD \_\_\_\_\_, in \_\_\_\_\_ ROCKWALL COUNTY, \_\_\_\_\_ Texas.

Being a portion of a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, same being a tract of land conveyed to Donnie Peoples, by deed recorded in Instrument No. 2017000022347, Real Property Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying in the North line of a tract of land conveyed to Mike Peoples, by deed recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas, said point being the Southwest corner of said Donnie Peoples tract and lying in the approximate centerline of Cornelius Road;

THENCE North 00 degrees 34 minutes 37 seconds West, along the East line of said Donnie Peoples tract, passing a 1/2 inch iron rod found online for reference, a distance of 20.00 feet and continuing a total distance of 1029.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "Burns Surveying" for corner, said corner lying along the West line of Maytona Ranch Estates, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 78, Plat Records, Rockwall County, Texas and being a Southerly Southwest corner of a tract of land conveyed to Robert E. Mendoza and Sandra J. Wilkins, by deed recorded in Instrument No. 20170000012736, Real Property Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears South 73 degrees 18 minutes 43 seconds East, a distance of 1.59 feet for witness;

THENCE North 88 degrees 48 minutes 36 seconds East, along a South line of said Mendoza/Wilkins tract, passing a 1/2 inch iron rod found online for reference, a distance of 146.98 feet and continuing a total distance of 169.12 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner in a tract of land conveyed to Marc J. Laughery and Tracy D. Laughery, husband and wife, by deed recorded in Instrument No. 20150000005096, Real Property Records, Rockwall County, Texas;

THENCE South 00 degrees 34 minutes 35 seconds East, along the West line of said Laughery tract, passing a 1/2 inch iron rod found online for reference, a distance of 1010.59 feet and continuing a total distance of 1030.59 feet to a point for corner, said corner being the Southwest corner of said Laughery tract and lying in the North line of said Peoples tract (Volume 184, Page 522) and lying in the approximate centerline of said Cornelius Road;

THENCE South 89 degrees 15 minutes 12 seconds West, along the approximate centerline of said Cornelius Road, a distance of 169.10 feet to the POINT OF BEGINNING and containing 174,165 square footage and 4.00 acres.

THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.

BEARINGS BASED ON THE STATE  
PLANE COORDINATE SYSTEM

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY COLBY PEOPLES  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'

Date: 05/02/2018

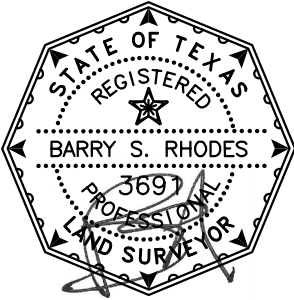
G. F. No.: N/A

Job no.: 201800812

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
COLBY PEOPLES

| LEGEND                            |                  |
|-----------------------------------|------------------|
| WOOD FENCE                        | TEXT             |
| CHAIN LINK                        | IMPROVEMENTS     |
| IRON FENCE                        | BOUNDARY LINE    |
| WIRE FENCE                        | EASEMENT SETBACK |
|                                   | RESIDENCE        |
| MRD - MONUMENTS OF RECORD DIGNITY |                  |
| 1/2" IRON ROD FOUND               |                  |
| 1/2" YELLOW-CAPPED IRON ROD SET   |                  |
| SET 'X'                           |                  |
| FOUND 'X'                         |                  |
| 5/8" IRON ROD FOUND               |                  |
| POINT FOR CORNER                  |                  |
| CABLE                             | ELECTRIC         |
| CLEAN OUT                         | POOL EQUIP       |
| GAS METER                         | POWER POLE       |
| FIRE HYDRANT                      | TELEPHONE        |
| LIGHT POLE                        | WATER METER      |
| MANHOLE                           | WATER VALVE      |
| ( UNLESS OTHERWISE NOTED )        |                  |



# 11 NORTHEAST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

## LAND USE PALETTES

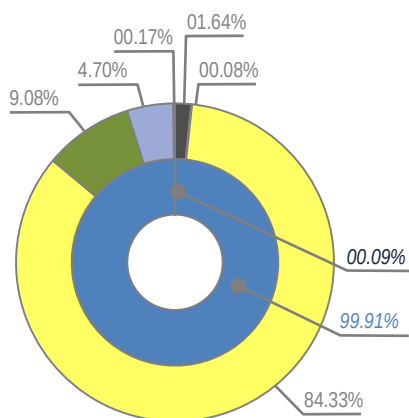
- Current Land Use
- Future Land Use

- ★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT  
 1,964  
 5,794

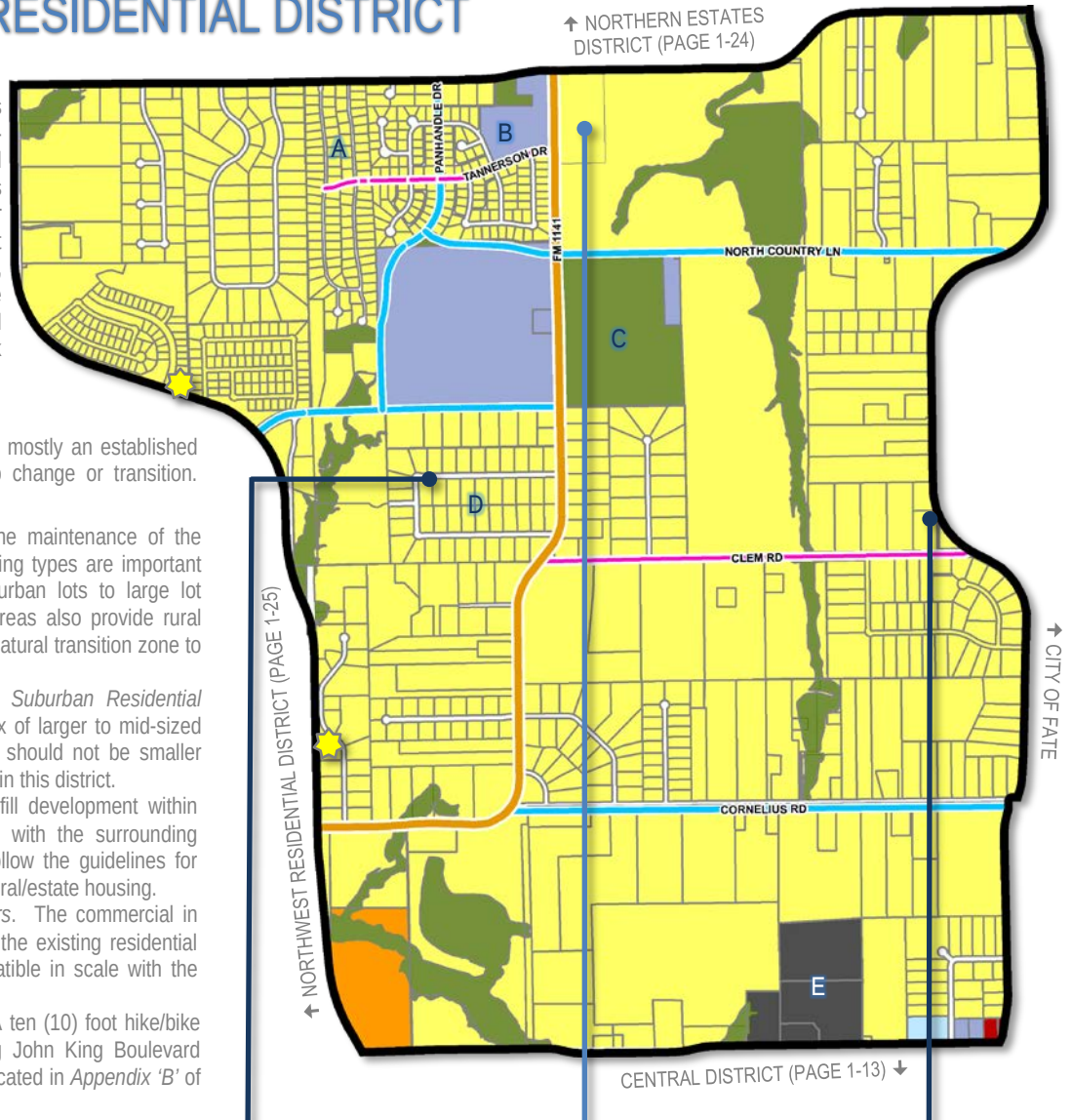
% OF ROCKWALL  
 3.13%  
 0.99%  
 3.10%

CURRENT  
 625  
 18  
 1,844



|                 |  |
|-----------------|--|
| MINOR COLLECTOR |  |
| M4U             |  |
| M4D             |  |

|                               |                |
|-------------------------------|----------------|
| CEMETERY (CEM)                | 32.34-ACRES    |
| COMMERCIAL/RETAIL (CR)        | 1.52-ACRES     |
| LOW DENSITY RESIDENTIAL (LDR) | 1,658.33-ACRES |
| PARKS AND OPEN SPACE (OS)     | 178.54-ACRES   |
| PUBLIC (P)                    | 92.45-ACRES    |
| QUASI-PUBLIC (QP)             | 3.25-ACRES     |
| COMMERCIAL                    | 0.09%          |
| RESIDENTIAL                   | 99.91%         |
| MIXED USE                     | 0.00%          |



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

| <b>LEGEND:</b><br><div> <div>Land Use <i>NOT</i> Permitted</div> <div>P Land Use Permitted <i>By-Right</i></div> <div>P Land Use Permitted with Conditions</div> <div>S Land Use Permitted Specific Use Permit (SUP)</div> <div>X Land Use Prohibited by Overlay District</div> <div>A Land Use Permitted as an Accessory Use</div> </div> |                                                                                          | <h1>PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT</h1>                     |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------|
| LAND USE SCHEDULE                                                                                                                                                                                                                                                                                                                          | LAND USE DEFINITION<br>REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE<br>REFERENCE<br>Reference <a href="#">Article 04, Permissible Uses</a> | SINGLE FAMILY 1 (SF-1) DISTRICT |
| <b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>                                                                                                                                                                                                                                                                                           | 2.02(A)                                                                                  | 2.03(A)                                                                                |                                 |
| Agricultural Uses on Unplatted Land                                                                                                                                                                                                                                                                                                        | <a href="#">(1)</a>                                                                      |                                                                                        | P                               |
| Private Horse Corral or Stable                                                                                                                                                                                                                                                                                                             | <a href="#">(10)</a>                                                                     | <a href="#">(6)</a>                                                                    | S                               |
| Community Garden                                                                                                                                                                                                                                                                                                                           | <a href="#">(11)</a>                                                                     | <a href="#">(7)</a>                                                                    | S                               |
| Urban Farm                                                                                                                                                                                                                                                                                                                                 | <a href="#">(12)</a>                                                                     | <a href="#">(8)</a>                                                                    | S                               |
| <b>RESIDENTIAL AND LODGING LAND USES</b>                                                                                                                                                                                                                                                                                                   | 2.02(B)                                                                                  | 2.03(B)                                                                                |                                 |
| Residential Accessory Building or Structure                                                                                                                                                                                                                                                                                                | <a href="#">(1)</a>                                                                      | <a href="#">(1)</a>                                                                    | P                               |
| Residential Garage                                                                                                                                                                                                                                                                                                                         | <a href="#">(7)</a>                                                                      | <a href="#">(4) &amp; (5)</a>                                                          | A                               |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit                                                                                                                                                                                                                                                                               | <a href="#">(8)</a>                                                                      | <a href="#">(6)</a>                                                                    | A                               |
| Home Occupation                                                                                                                                                                                                                                                                                                                            | <a href="#">(9)</a>                                                                      | <a href="#">(7)</a>                                                                    | P                               |
| Portable Building                                                                                                                                                                                                                                                                                                                          | <a href="#">(15)</a>                                                                     | <a href="#">(10)</a>                                                                   | P                               |
| Residential Infill in an Established Subdivision                                                                                                                                                                                                                                                                                           | <a href="#">(16)</a>                                                                     | <a href="#">(11)</a>                                                                   | S                               |
| Single-Family Detached Structure                                                                                                                                                                                                                                                                                                           | <a href="#">(18)</a>                                                                     | <a href="#">(13)</a>                                                                   | P                               |
| Private Swimming Pool                                                                                                                                                                                                                                                                                                                      | <a href="#">(20)</a>                                                                     |                                                                                        | A                               |
| Private Tennis Court                                                                                                                                                                                                                                                                                                                       | <a href="#">(21)</a>                                                                     |                                                                                        | S                               |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>                                                                                                                                                                                                                                                                                       | 2.02(C)                                                                                  | 2.03(C)                                                                                |                                 |
| Church/House of Worship                                                                                                                                                                                                                                                                                                                    | <a href="#">(4)</a>                                                                      | <a href="#">(2)</a>                                                                    | S                               |
| Daycare with Seven (7) or More Children                                                                                                                                                                                                                                                                                                    | <a href="#">(9)</a>                                                                      | <a href="#">(4)</a>                                                                    | S                               |
| Group or Community Home                                                                                                                                                                                                                                                                                                                    | <a href="#">(11)</a>                                                                     | <a href="#">(5)</a>                                                                    | P                               |
| Public or Private Primary School                                                                                                                                                                                                                                                                                                           | <a href="#">(21)</a>                                                                     | <a href="#">(7)</a>                                                                    | S                               |
| Public or Private Secondary School                                                                                                                                                                                                                                                                                                         | <a href="#">(22)</a>                                                                     | <a href="#">(8)</a>                                                                    | S                               |
| Temporary Education Building for a Public or Private School                                                                                                                                                                                                                                                                                | <a href="#">(23)</a>                                                                     | <a href="#">(9)</a>                                                                    | S                               |
| <b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>                                                                                                                                                                                                                                                                                   | 2.02(E)                                                                                  | 2.03(E)                                                                                |                                 |
| Public or Private Community or Recreation Club as an Accessory Use                                                                                                                                                                                                                                                                         | <a href="#">(4)</a>                                                                      |                                                                                        | S                               |
| Private Country Club                                                                                                                                                                                                                                                                                                                       | <a href="#">(5)</a>                                                                      |                                                                                        | S                               |
| Temporary Fundraising Events by Non-Profit                                                                                                                                                                                                                                                                                                 | <a href="#">(7)</a>                                                                      | <a href="#">(4)</a>                                                                    | P                               |
| Public Park or Playground                                                                                                                                                                                                                                                                                                                  | <a href="#">(12)</a>                                                                     |                                                                                        | P                               |
| Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )                                                                                                                                                                                                                                                            | <a href="#">(14)</a>                                                                     |                                                                                        | S                               |
| <b>RETAIL AND PERSONAL SERVICES LAND USES</b>                                                                                                                                                                                                                                                                                              | 2.02(F)                                                                                  | 2.03(F)                                                                                |                                 |
| Temporary Real Estate Sales Office                                                                                                                                                                                                                                                                                                         | <a href="#">(25)</a>                                                                     |                                                                                        | P                               |
| <b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>                                                                                                                                                                                                                                                                                          | 2.02(G)                                                                                  | 2.03(G)                                                                                |                                 |
| Temporary On-Site Construction Office                                                                                                                                                                                                                                                                                                      | <a href="#">(18)</a>                                                                     | <a href="#">(6)</a>                                                                    | P                               |
| <b>INDUSTRIAL AND MANUFACTURING LAND USES</b>                                                                                                                                                                                                                                                                                              | 2.02(I)                                                                                  | 2.03(I)                                                                                |                                 |
| Temporary Asphalt or Concrete Batch Plant                                                                                                                                                                                                                                                                                                  | <a href="#">(2)</a>                                                                      | <a href="#">(2)</a>                                                                    | P                               |
| Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)                                                                                                                                                                                                                                                                        | <a href="#">(12)</a>                                                                     | <a href="#">(5)</a>                                                                    | S                               |
| <b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>                                                                                                                                                                                                                                                                              | 2.02(K)                                                                                  | 2.03(K)                                                                                |                                 |
| Antenna; as an Accessory                                                                                                                                                                                                                                                                                                                   | <a href="#">(2)</a>                                                                      | <a href="#">(1)</a>                                                                    | S                               |
| Antenna; for an Amateur Radio                                                                                                                                                                                                                                                                                                              | <a href="#">(4)</a>                                                                      | <a href="#">(3)</a>                                                                    | A                               |
| Antenna Dish                                                                                                                                                                                                                                                                                                                               | <a href="#">(5)</a>                                                                      | <a href="#">(4)</a>                                                                    | A                               |

| <b>LEGEND:</b><br><div> <div></div> Land Use <i>NOT</i> Permitted<br/> <div>P</div> Land Use Permitted <i>By-Right</i><br/> <div>P</div> Land Use Permitted with Conditions<br/> <div>S</div> Land Use Permitted Specific Use Permit (SUP)<br/> <div>X</div> Land Use Prohibited by Overlay District<br/> <div>A</div> Land Use Permitted as an Accessory Use </div> |                                                                                                             | <h1>PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT</h1>                                          |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------|
| LAND USE SCHEDULE                                                                                                                                                                                                                                                                                                                                                    | LAND USE DEFINITION<br>REFERENCE<br>[Reference <a href="#">Article 13,</a><br><a href="#">Definitions</a> ] | CONDITIONAL USE<br>REFERENCE<br>Reference <a href="#">Article 04,</a><br><a href="#">Permissible Uses</a> ] | SINGLE FAMILY 1 (SF-1) DISTRICT |
| Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment                                                                                                                                                                                                                         | <a href="#">(10)</a>                                                                                        |                                                                                                             | S                               |
| Municipally Owned or Controlled Facilities, Utilities and Uses                                                                                                                                                                                                                                                                                                       | <a href="#">(11)</a>                                                                                        |                                                                                                             | P                               |
| Private Streets                                                                                                                                                                                                                                                                                                                                                      | <a href="#">(12)</a>                                                                                        |                                                                                                             | S                               |
| Railroad Yard or Shop                                                                                                                                                                                                                                                                                                                                                | <a href="#">(14)</a>                                                                                        |                                                                                                             | S                               |
| Satellite Dish                                                                                                                                                                                                                                                                                                                                                       | <a href="#">(16)</a>                                                                                        |                                                                                                             | A                               |
| Solar Energy Collector Panels and Systems                                                                                                                                                                                                                                                                                                                            | <a href="#">(17)</a>                                                                                        | <a href="#">(7)</a>                                                                                         | A                               |
| Utilities Holding a Franchise from the City of Rockwall                                                                                                                                                                                                                                                                                                              | <a href="#">(21)</a>                                                                                        |                                                                                                             | S                               |
| Utility Installation Other than Listed                                                                                                                                                                                                                                                                                                                               | <a href="#">(22)</a>                                                                                        |                                                                                                             | S                               |
| Utility/Transmission Lines                                                                                                                                                                                                                                                                                                                                           | <a href="#">(23)</a>                                                                                        |                                                                                                             | S                               |
| Wireless Communication Tower                                                                                                                                                                                                                                                                                                                                         | <a href="#">(24)</a>                                                                                        |                                                                                                             | S                               |



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 SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-07 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Elliott Huff for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.00-acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the 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 Single-Family 1 (SF-1) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting 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.** 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 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6<sup>TH</sup> DAY OF JULY, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: June 15, 2026

2<sup>nd</sup> Reading: July 6, 2026

**Exhibit 'A'**  
*Legal Description*

Being a portion of a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, same being a tract of land conveyed to Donnie Peoples, by deed recorded in Instrument No. 2017000022347, Real Property Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner lying in the North line of a tract of land conveyed to Mike Peoples, by deed recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas, said point being the Southwest corner of said Donnie Peoples tract and lying in the approximate centerline of Cornelius Road;

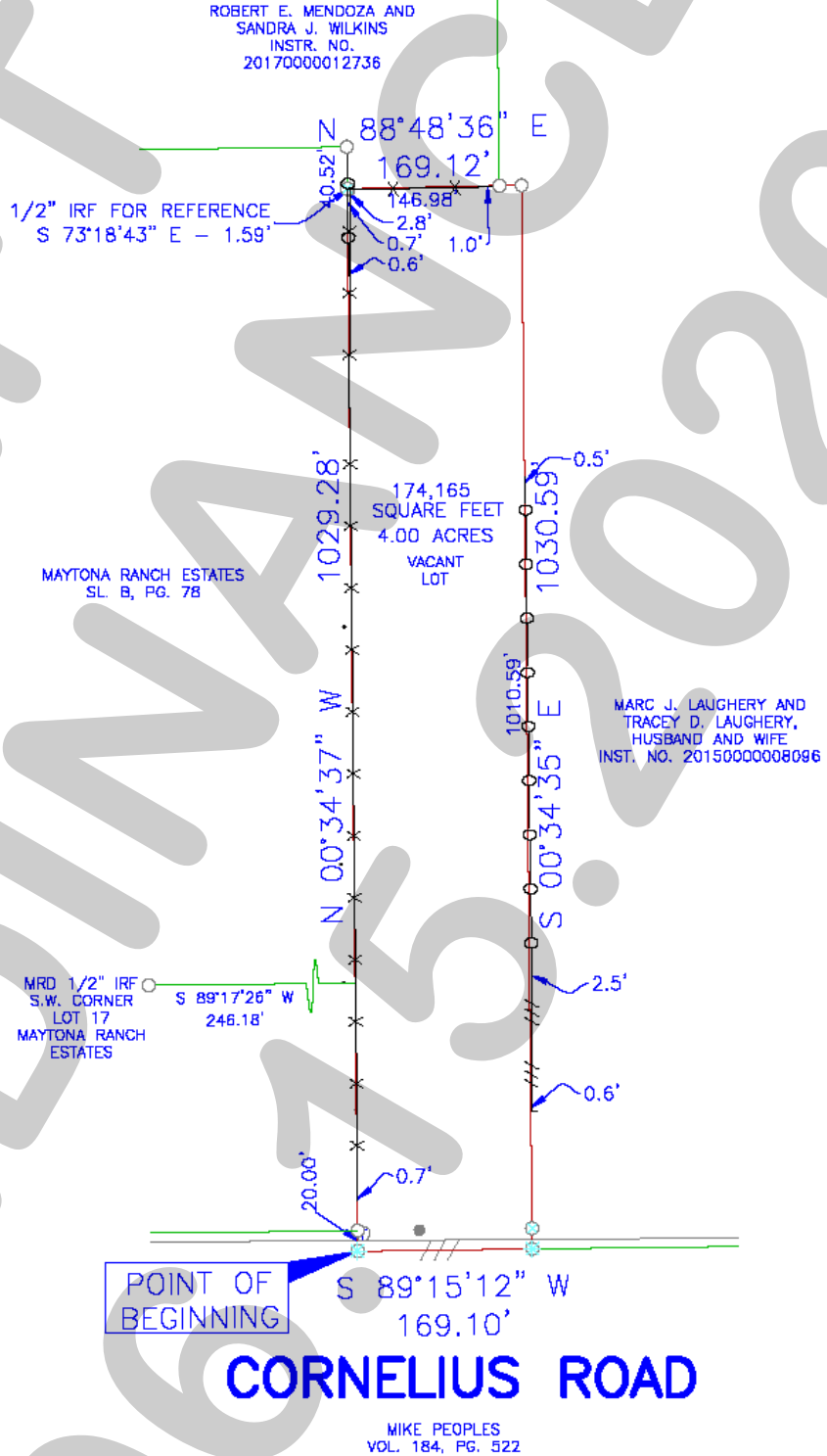
**THENCE** North 00 degrees 34 minutes 37 seconds West, along the East line of said Donnie Peoples tract, passing a 1/2 inch iron rod found online for reference, a distance of 20.00 feet and continuing a total distance of 1029.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "Burns Surveying" for corner, said corner lying along the West line of Maytona Ranch Estates, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 78, Plat Records, Rockwall County, Texas and being a Southerly Southwest corner of a tract of land conveyed to Robert E. Mendoza and Sandra J. Wilkins, by deed recorded in Instrument No. 20170000012736, Real Property Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears South 73 degrees 18 minutes 43 seconds East, a distance of 1.59 feet for witness;

**THENCE** North 88 degrees 48 minutes 36 seconds East, along a South line of said Mendoza/Wilkins tract, passing a 1/2 inch iron rod found online for reference, a distance of 146.98 feet and continuing a total distance of 169.12 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner in a tract of land conveyed to Marc J. Laughery and Tracy D. Laughery, husband and wife, by deed recorded in Instrument No. 20150000005096, Real Property Records, Rockwall County, Texas;

**THENCE** South 00 degrees 34 minutes 35 seconds East, along the West line of said Laughery tract, passing a 1/2-inch iron rod found online for reference, a distance of 1010.59 feet and continuing a total distance of 1030.59 feet to a point for corner, said corner being the Southwest corner of said Laughery tract and lying in the North line of said Peoples tract (Volume 184, Page 522) and lying in the approximate centerline of said Cornelius Road;

**THENCE** South 89 degrees 15 minutes 12 seconds West, along the approximate centerline of said Cornelius Road, a distance of 169.10 feet to the **POINT OF BEGINNING** and containing 174,165 square footage and 4.00 acres.

**Exhibit 'B'**  
Survey





# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Mayor and City Council

**DATE:** June 15, 2026

**APPLICANT:** Ariel Palacios

**CASE NUMBER:** Z2026-029; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 178 Lynne Drive*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary.

### **BACKGROUND**

The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made changes to the *Consideration of a Special Request* section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. On February 3, 2025, City Council approved *Ordinance No. 25-08, S-353 [i.e. Case No. Z2024-064]* allowing the construction of a single-family home on the property. This Specific Use Permit (SUP) ordinance expired on February 3, 2026. On October 6, 2025, the City Council approved a Final Plat [*i.e. Case No. P2025-033*] establishing the property as Lot 2, Block G, Lake Rockwall Estates East Addition. The subject property is currently vacant.

### **PURPOSE**

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

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 178 Lynne Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 124, 144, 154, and 164 Lynne Drive*), which are developed with manufactured homes and two (2) single-family homes. Beyond this is County Line Road, which



is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 3.5449-acre parcel of land (*i.e. 505 County Line Road*) developed with a commercial business (*i.e. Big League Sports Academy, Inc.*) that is zoned Commercial (C) District.

East: Directly east of the subject property is Lynne Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant lot (*i.e. 179 Lynne Drive*) and one (1) parcel of land (*i.e. 166 Chris Drive*) that is developed with a mobile/manufactured home. Both of these lots are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. East of this is Chris Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are multiple parcels of land that are developed with mobile/manufactured homes, and that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Blanche Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, 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 Lynne Drive compared to the house proposed by the applicant:

| Housing Design and Characteristics | Existing Housing on Lynne Drive                                                   | Proposed Housing                                            |
|------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
| Building Height                    | One (1) Story and Two (2) Story                                                   | One (1) Story                                               |
| Building Orientation               | All of the homes face Lynne Drive.                                                | The front elevation of the home will face onto Lynne Drive. |
| Year Built                         | 1980-2024                                                                         | N/A                                                         |
| Building SF on Property            | 1,024 SF – 3,186 SF                                                               | 1,788 SF                                                    |
| Building Architecture              | Majority Modular Homes, Three (3) Single-Family Homes, and Three (3) Vacant lots. | Comparable Architecture to Newer Single-Family Homes        |
| Building Setbacks:                 |                                                                                   |                                                             |
| Front                              | The front yard setbacks appear to conform to the required 20-foot yard setback.   | 20-Feet, Three (3)-Inches                                   |
| Side                               | The side yard setbacks appear to conform to the required five (5) foot setback.   | 10-Feet                                                     |
| Rear                               | The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.  | 44-Feet, One (1)-Inch                                       |

|                    |                                                             |                                                                                    |
|--------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------|
| Building Materials | Metal, Modular Paneling, Masonite Siding, Brick, and Stone. | Hardie Board Siding                                                                |
| Paint and Color    | Blue, Tan, Red, White, Brown                                | <i>Undefined by the Applicant</i>                                                  |
| Roofs              | Composite Shingles and Metal                                | Asphalt Composite Shingle                                                          |
| Driveways/Garages  | No Garages or Carports                                      | The garage will be a front entry garage with the driveway facing onto Lynne Drive. |

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 is proposing to put the garage approximately eleven (11) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff notes that this waiver was approved with the original SUP and has subsequently been granted for numerous newer residential developments within the Lake Rockwall Estates Subdivision. In addition, “...a building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, *Consideration of a Special Request*, of this Ordinance.” In this case, the proposed home does not meet the requirement for exterior materials. Specifically, the proposed home would be 100.00% Hardie board siding, exceeding the maximum cementitious material requirement by 50.00%. With this being said, there are other examples of newer homes in the subdivision that exceed the cementitious material requirements; however, this and the request to deviate the garage orientation standards remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. 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 Lynne Drive and the proposed building elevations in the attached packet.

## **NOTIFICATIONS**

On May 19, 2026, staff mailed 149 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant’s request.

## **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit ‘A’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit ‘B’* 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 June 9, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) <sup>1 & 3</sup>
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

## SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1 & 2</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

## OTHER APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1 & 3</sup>
- ☒ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1, 2 & 3</sup>
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1, 2 & 3</sup>
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1 & 3</sup>
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1 & 3</sup>

## NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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.

<sup>3</sup>: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 178 Lynne Dr

SUBDIVISION Rockwall Lake Est #2

LOT 910-A-C BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75

CURRENT USE Single family Residence

PROPOSED ZONING Variance Request/SUP

PROPOSED USE Single Family Residence

ACREAGE 0.17 Acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

☒ **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 Ariel Palacios

☐ APPLICANT Same as owner

CONTACT PERSON Ariel Palacios

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 Ariel Palacios [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 \$ 220.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th 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.

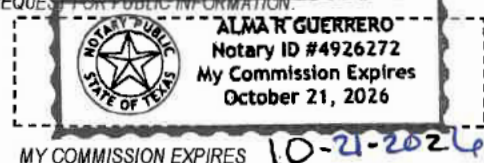
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF May, 2026

OWNER'S SIGNATURE

Ariel Palacios

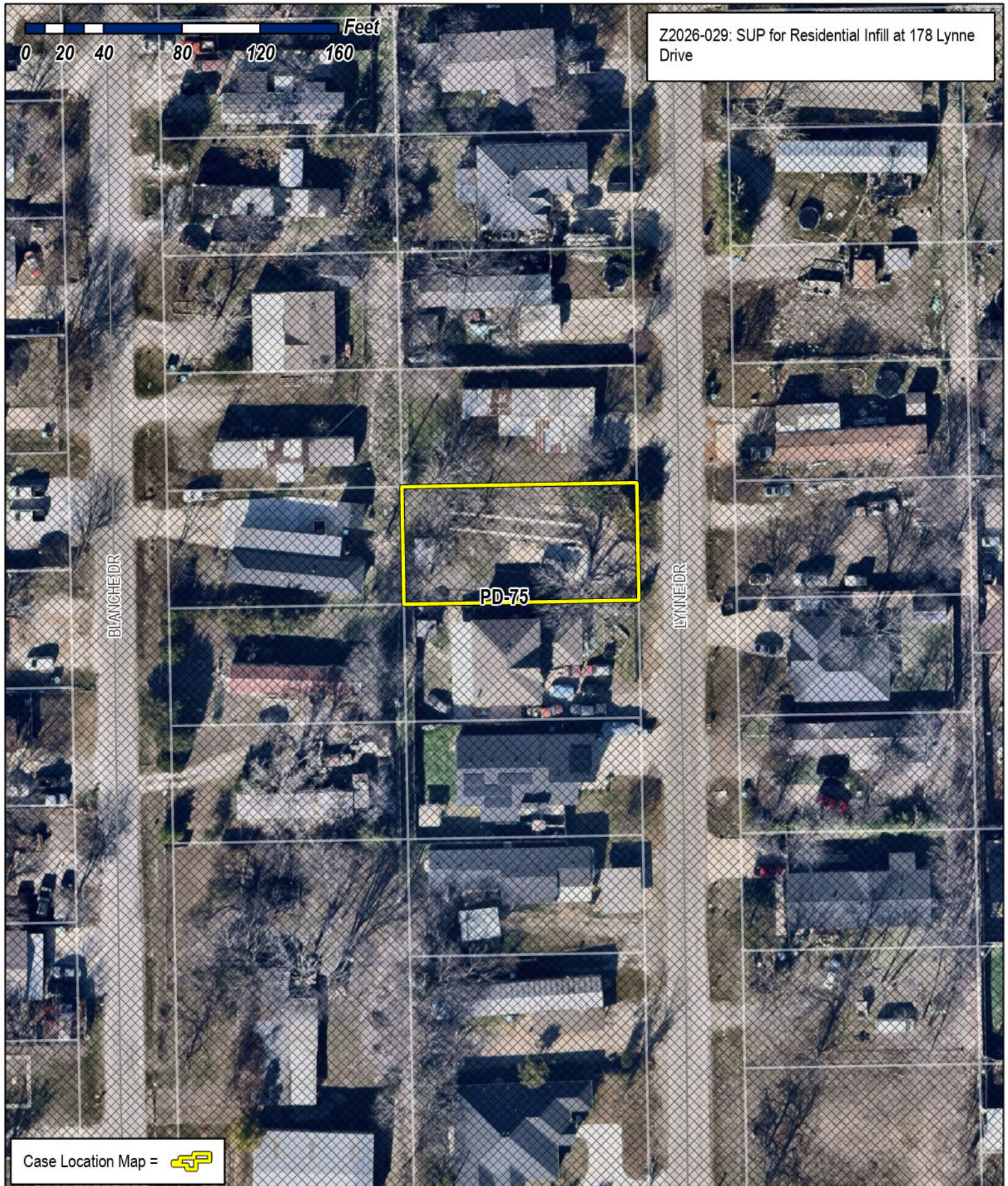
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Alma R. Guerrero



MY COMMISSION EXPIRES 10-21-2026





## City of Rockwall

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

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



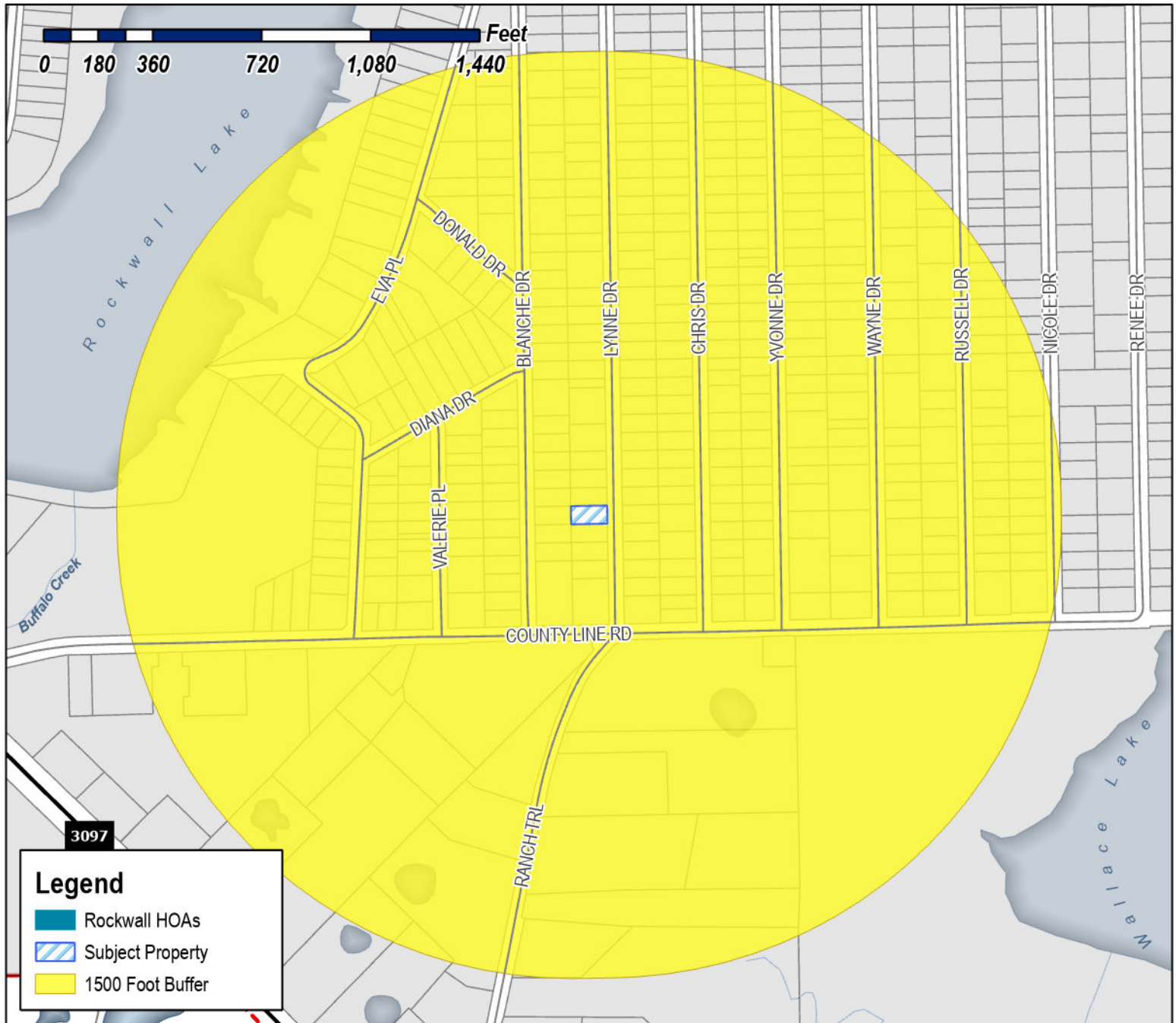




# City of Rockwall

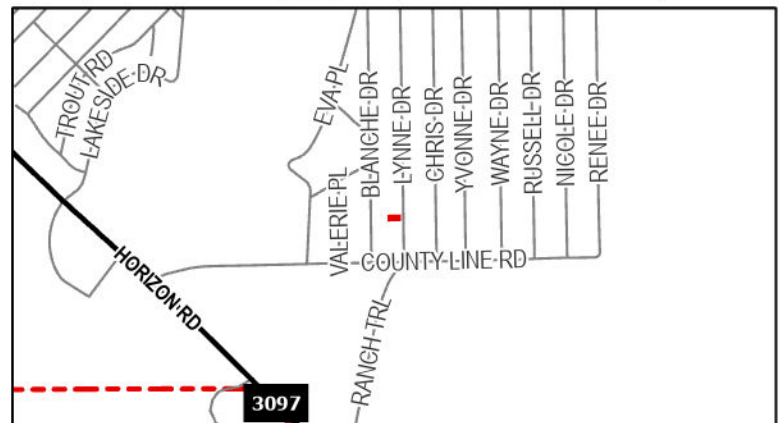
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**Case Number:** Z2026-029  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
District  
**Case Address:** 178 Lynne Drive

**Date Saved:** 5/15/2026  
For Questions on this Case Call (972) 771-7745

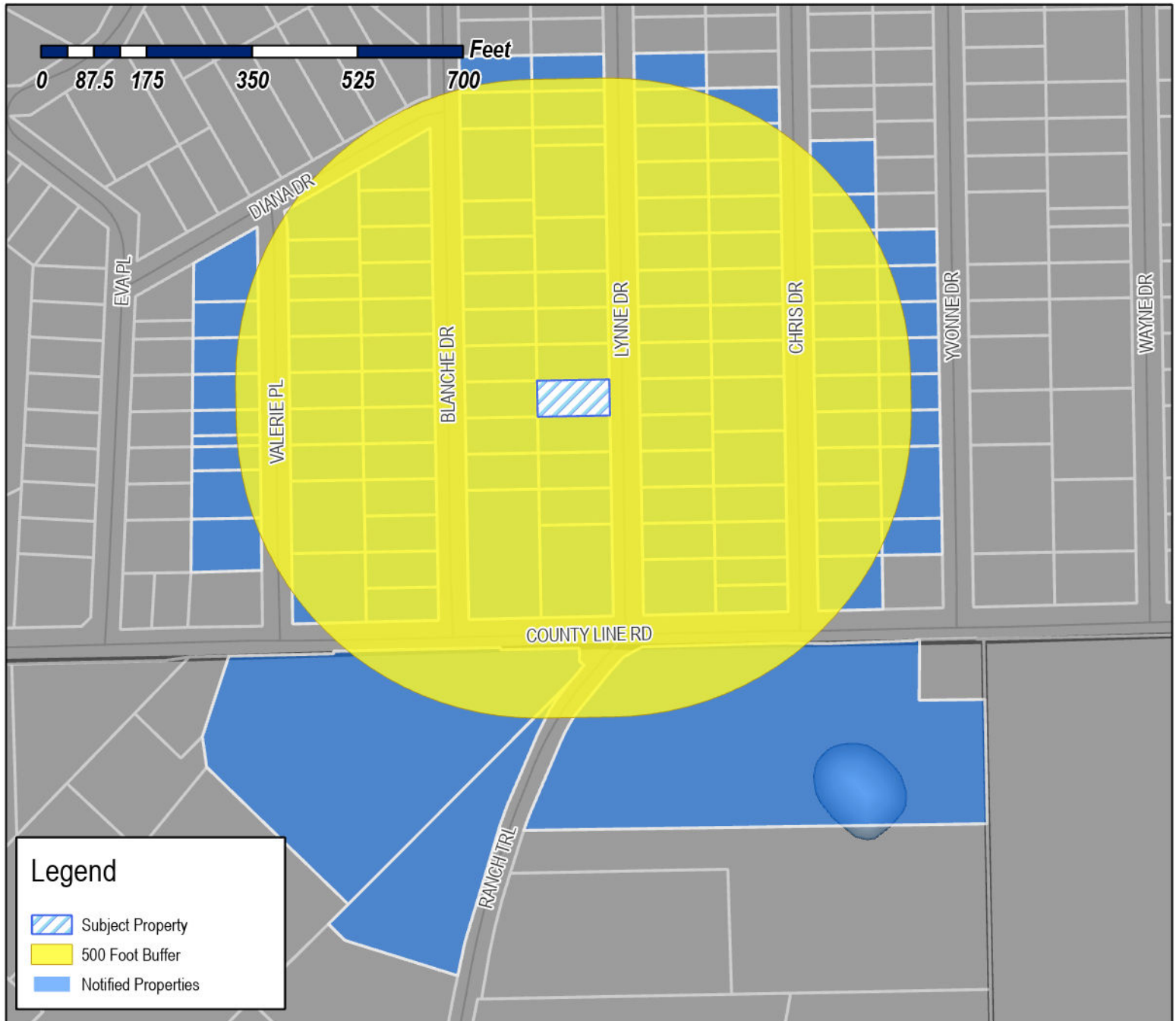




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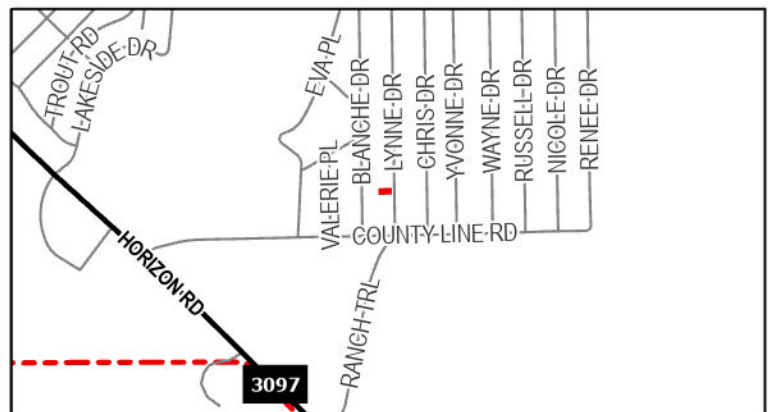
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RESIDENT  
109 BLANCHE DR  
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
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ROCKWALL, TX 75032

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114 W RIDGEWOOD DR  
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115 CHRIS DR  
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1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

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125 CHRIS DR  
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NORTON  
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144 LYNNE DR  
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148 VALERIE PL  
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VALDEZ MARIA ESTHER  
148 VALERIE PLACE  
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156 BLANCHE DR  
ROCKWALL, TX 75032

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157 LYNNE DR  
ROCKWALL, TX 75032

SFR 2025-2 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

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159 CHRIS DR  
ROCKWALL, TX 75032

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DURAN ROCIO  
160 VALERIE PL  
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160 YVONNE DR  
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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AND  
JESUS HERNANDEZ SALAZAR  
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ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

CHEPETLA ANTHONY  
167 LYNNE DRIVE  
ROCKWALL, TX 75032

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168 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
168 VALERIE PL  
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174 SUNRAY CREEK DR  
KATY, TX 77493

TONG VINCENT HIEU AND  
TIFFANY PHU  
174 SUNRAY CREEK DR  
KATY, TX 77493

LOC PHU AND VINCENT TONG  
174 SUNRAY CREEK DR  
KATY, TX 77493

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175 Blanche Dr  
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ROCKWALL, TX 75032

RESIDENT  
178 VALERIE PL  
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PALACIOS ARIEL  
178 LYNNE DR  
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179 LYNNE DR  
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180 YVONNE DR  
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181 CHRIS DR  
ROCKWALL, TX 75032

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ESQUIVEL ZAIDA  
186 CHRIS DRIVE  
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190 BLANCHE DR  
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RESIDENT  
196 CHRIS DR  
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199 DIANA DR  
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

RESIDENT  
204 YVONNE DR  
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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209 VALERIE PL  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
210 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA  
212 VALERIE PL  
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ  
PEREZ  
213 CHRIS DRIVE  
ROCKWALL, TX 75032



FLORES ALEJANDRO & GABRIELA CERVANTES-  
OSORNIO  
214 BLANCHE DR  
ROCKWALL, TX 75032

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215 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
216 CHRIS DR  
ROCKWALL, TX 75032

RUIZ JOSE C  
219 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA  
224 YVONNE DR  
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA  
225 LYNNE DR  
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A  
229 BLANCHE DR  
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ  
229 Valerie Pl  
Rockwall, TX 75032

YANEZ MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNN DRIVE  
ROCKWALL, TX 75032

HERNANDEZ GUILLERMINA  
231 CHRIS DRIVE  
ROCKWALL, TX 75032

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234 BLANCHE DR  
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR  
235 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ MARTHA E  
235 LYNNE DRIVE  
ROCKWALL, TX 75032

RODRIGUEZ ALMA R  
242 CHRIS DRIVE  
ROCKWALL, TX 75032

RESIDENT  
247 BLANCHE DR  
ROCKWALL, TX 75032

GUARDIOLA GUADALUPE J  
247 CHRIS DR  
ROCKWALL, TX 75032

CARMONA EVELIA  
249 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO  
252 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
254 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
262 CHRIS DR  
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE  
263 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
265 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
266 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
273 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
276 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
281 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
283 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
288 LYNNE DR  
ROCKWALL, TX 75032

FRANCO RODOLFO &  
CARMEN FRANCO  
291 Smith Acres Dr  
Royse City, TX 75189

QUEVEDO OSCAR F  
293 YVONNE  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX 75189

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

TOSCANO ANTONIA  
378 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
382 RANCH TRL  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
405 RANCH TRL  
ROCKWALL, TX 75032

RENOVATION SPECIALIST LLC  
411 CHRIST DRIVE  
ROCKWALL, TX 75032

O S O RENT A PLACE LLC  
430 RENEE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL  
4427 FM 550  
ROYSE CITY, TX 75189

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA  
444 Eva Pl  
Rockwall, TX 75032

CANADY JERRY ANN  
4565 Highway 27 N  
Story, AR 71970

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
505 COUNTY LINE DR  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUEVARA JOSE  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

PERLA SERVICES LLC  
827 W 9TH ST  
DALLAS, TX 75208

# PUBLIC NOTICE



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

## Z2026-029: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a *Specific Use Permit for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 15 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](mailto: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, June 15, 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. Z2026-029: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

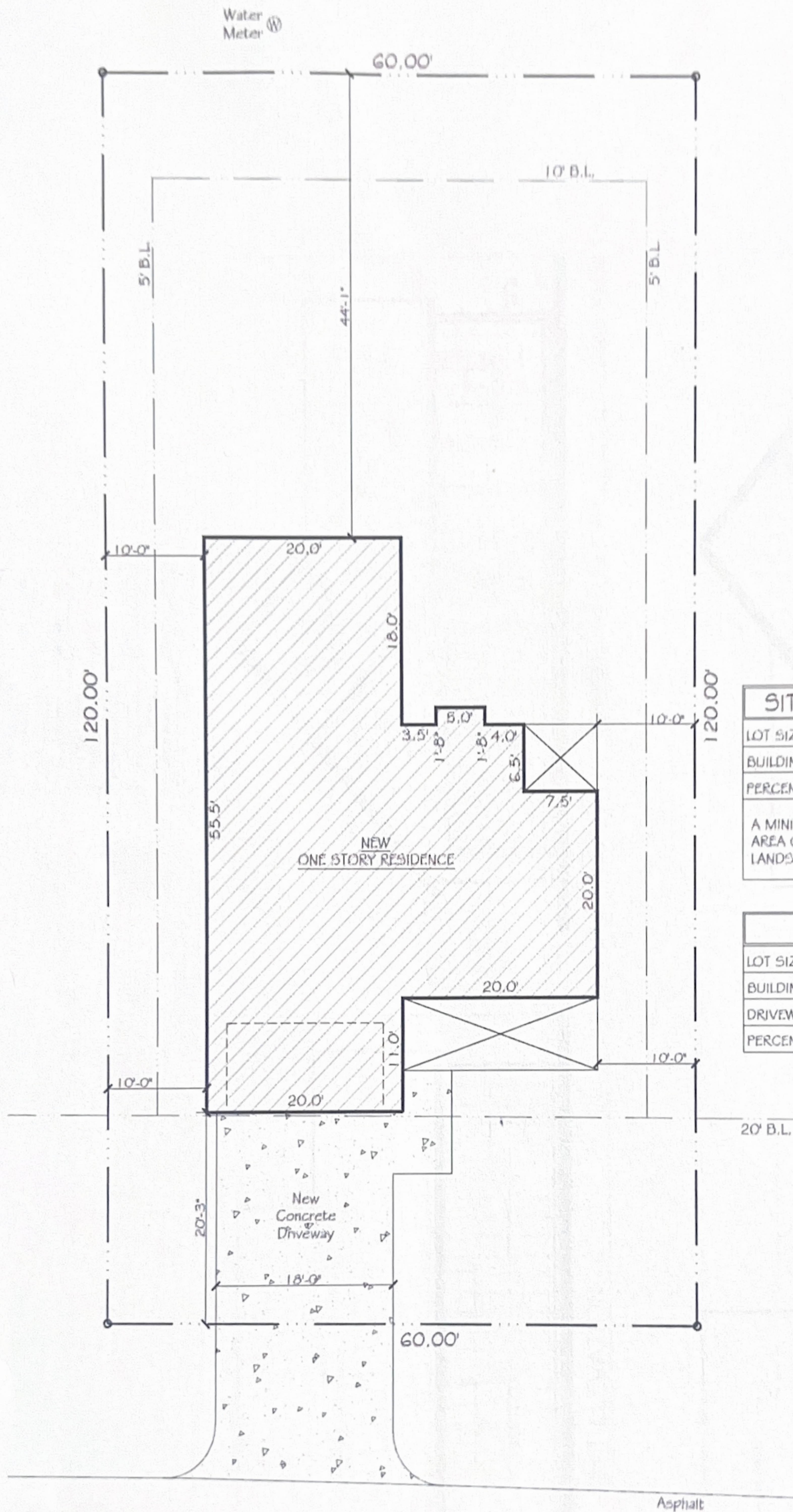
Name:

Address:

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

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

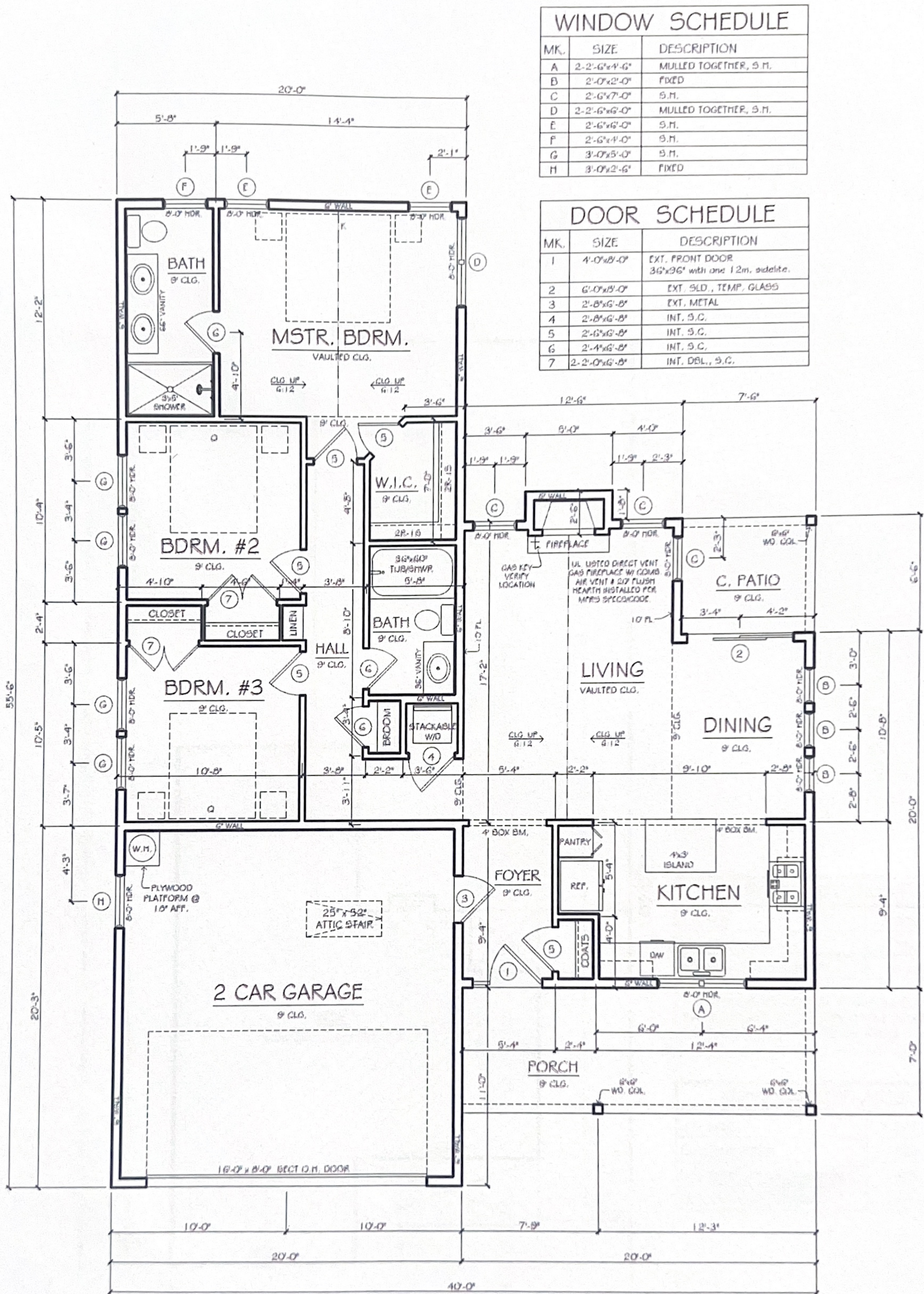




| SITE PLAN INFORMATION                                                                             |            |
|---------------------------------------------------------------------------------------------------|------------|
| LOT SIZE                                                                                          | 7,200 S.F. |
| BUILDING AREA                                                                                     | 1,788 S.F. |
| PERCENT LOT COVERED                                                                               | 24.8%      |
| A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.) |            |

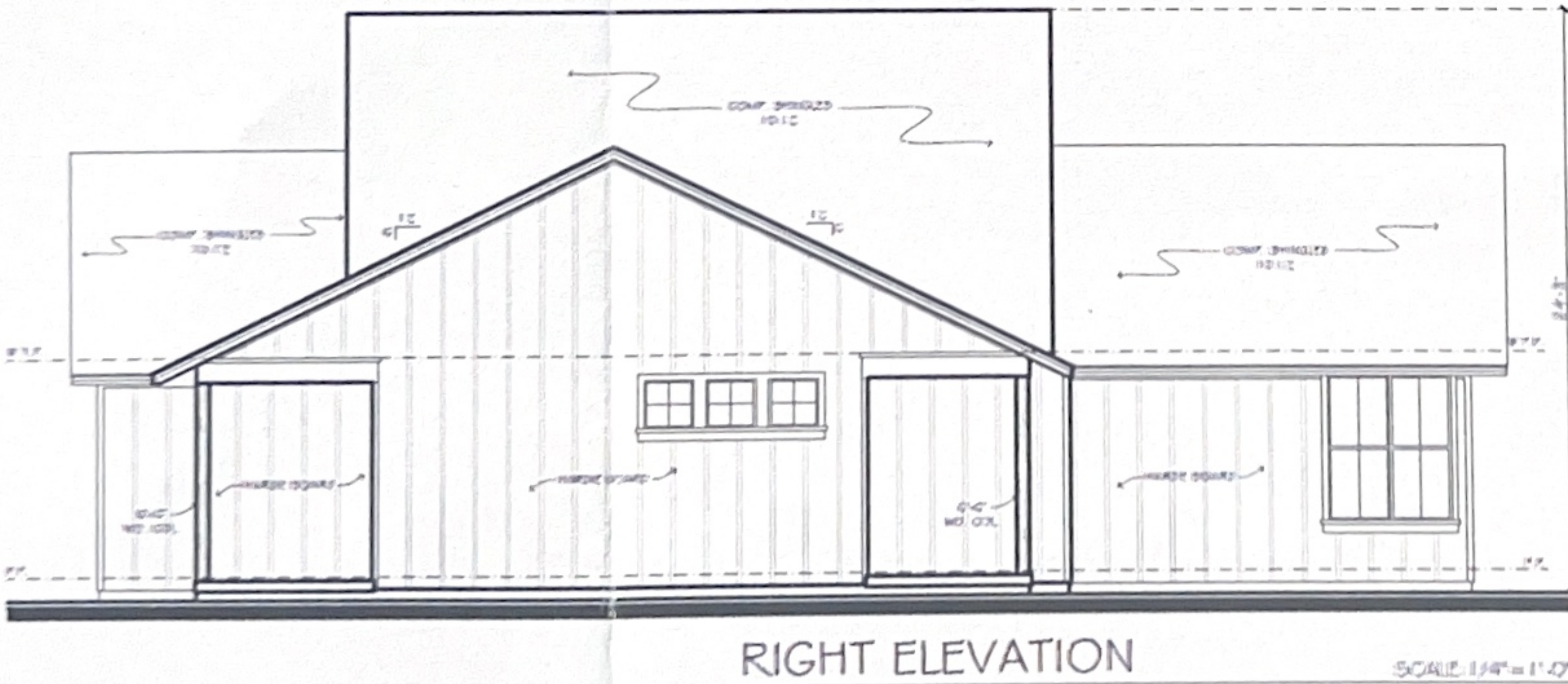
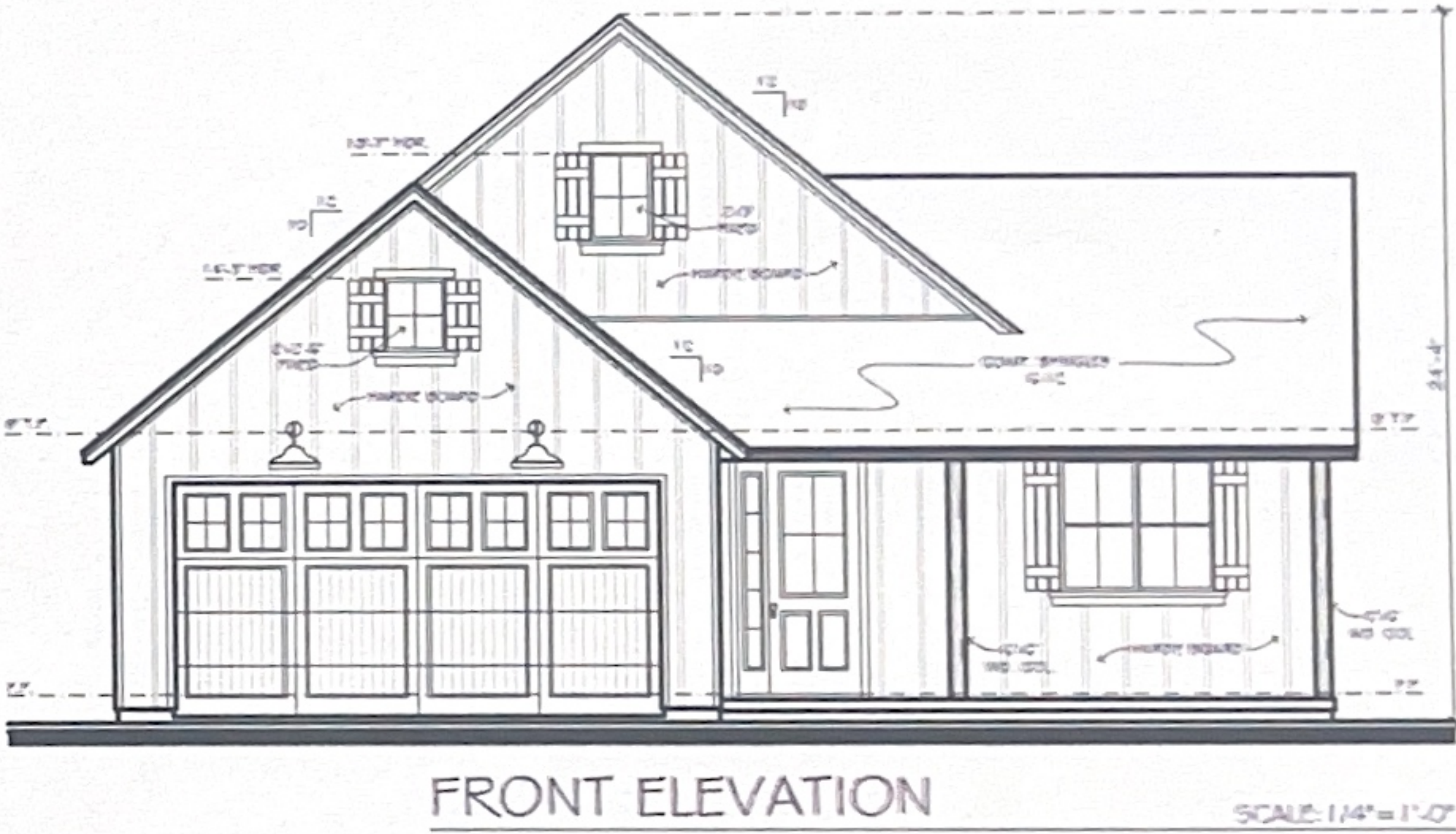
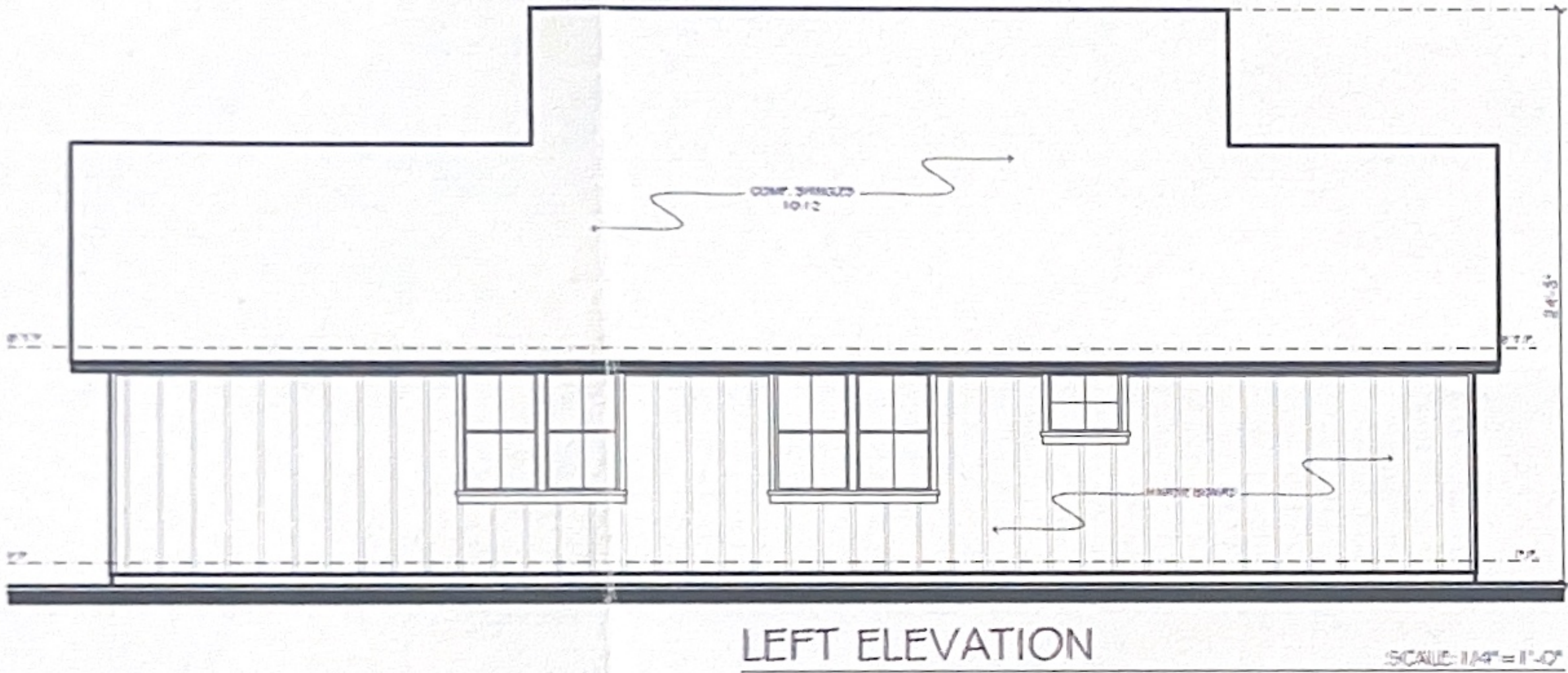
| IMPERVIOUS AREA          |            |
|--------------------------|------------|
| LOT SIZE                 | 7,200 S.F. |
| BUILDING AREA            | 1,788 S.F. |
| DRIVEWAY & LEAD SIDEWALK | 422 S.F.   |
| PERCENT LOT COVERED      | 30.6%      |







| MASONRY CALCULATIONS |           |      |
|----------------------|-----------|------|
| FRONT ELEVATION      |           |      |
| HARDY BOARD          | 184 SF.   | 100% |
| RIGHT ELEVATION      |           |      |
| HARDY BOARD          | 460 SF.   | 100% |
| LEFT ELEVATION       |           |      |
| HARDY BOARD          | 405 SF.   | 100% |
| REAR ELEVATION       |           |      |
| HARDY BOARD          | 237 SF.   | 100% |
| TOTAL HOUSE          |           |      |
| HARDY BOARD          | 1,286 SF. | 100% |







## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

#### ADJACENT HOUSING ATTRIBUTES

| ADDRESS         | HOUSING TYPE       | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|-----------------|--------------------|------------|----------|--------------------|--------------------|
| 121 Lynne Drive | Vacant             | N/A        | N/A      | N/A                | N/A                |
| 124 Lynne Drive | Single-Family Home | 2024       | 3,158    | N/A                | Brick and Siding   |
| 131 Lynne Drive | Vacant             | N/A        | N/A      | N/A                | N/A                |
| 136 Lynne Drive | Modular Home       | 1982       | 2,000    | N/A                | Siding             |
| 143 Lynne Drive | Modular Home       | 2019       | 1,952    | N/A                | Siding             |
| 144 Lynne Drive | Modular Home       | 1980       | 1,788    | 740                | Siding             |
| 157 Lynne Drive | Modular Home       | 1980       | 1,024    | N/A                | Siding             |
| 164 Lynne Drive | Single-Family Home | 2004       | 3,186    | N/A                | Brick and Stone    |
| 167 Lynne Drive | Single-Family Home | 2017       | 1,700    | 192                | Brick and Stone    |
| 178 Lynne Drive | Vacant             | N/A        | N/A      | N/A                | N/A                |
| 179 Lynne Drive | Vacant             | N/A        | N/A      | N/A                | N/A                |
| 187 Lynne Drive | Modular Home       | 1980       | 1,064    | 400                | Siding             |
| 192 Lynne Drive | Modular Home       | 1982       | 1,064    | 320                | Siding             |
| AVERAGES:       |                    | 1996       | 1,882    | 413                |                    |



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

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



121 Lynne Drive



124 Lynne Drive





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

### PLANNING AND ZONING DEPARTMENT

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131 Lynne Drive



136 Lynne Drive





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

### PLANNING AND ZONING DEPARTMENT

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143 Lynne Drive



144 Lynne Drive





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

### PLANNING AND ZONING DEPARTMENT

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157 Lynne Drive



164 Lynne Drive





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

### PLANNING AND ZONING DEPARTMENT

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167 Lynne Drive



178 Lynne Drive





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



179 Lynne Drive



187 Lynne Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---



192 Lynne Drive



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK G, LAKE ROCKWALL ESTATES EAST 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 Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) 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 6<sup>TH</sup> DAY OF FEBRUARY, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: June 15, 2026

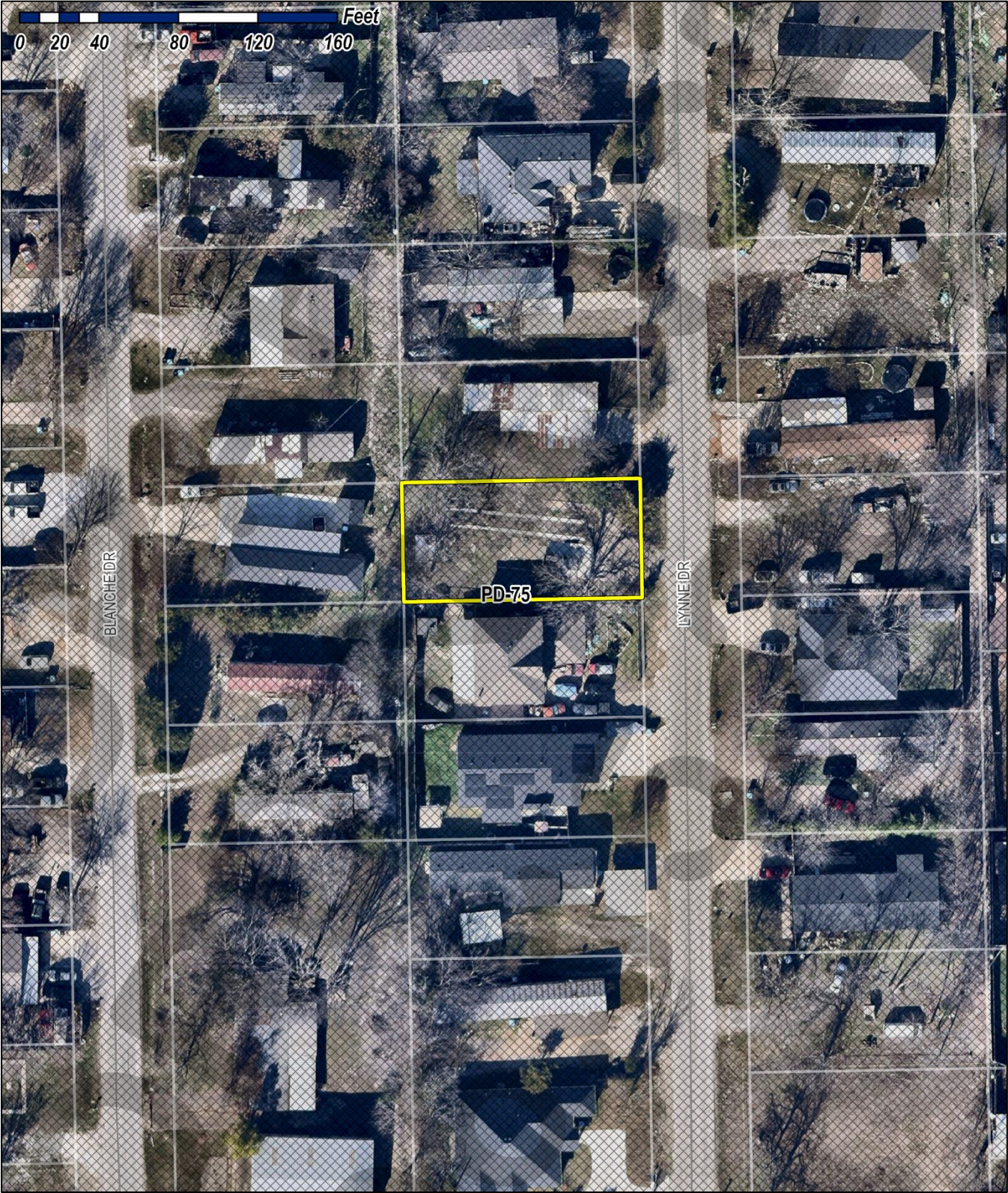
2<sup>nd</sup> Reading: July 6, 2026



**Exhibit 'A':  
Location Map**

Address: 178 Lynne Drive

Legal Description: Lot 2, Block G, Lake Rockwall Estates East Addition





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

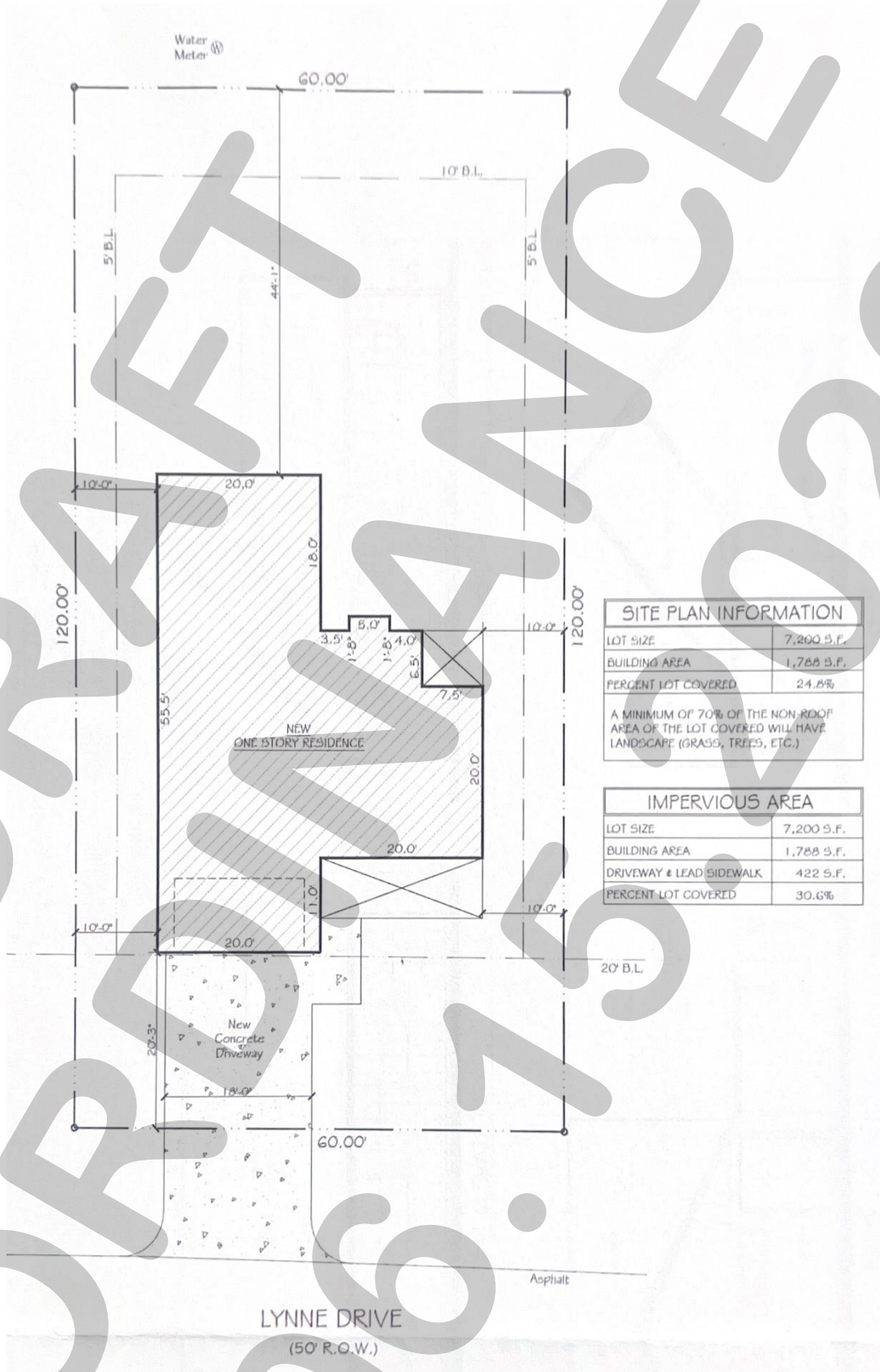
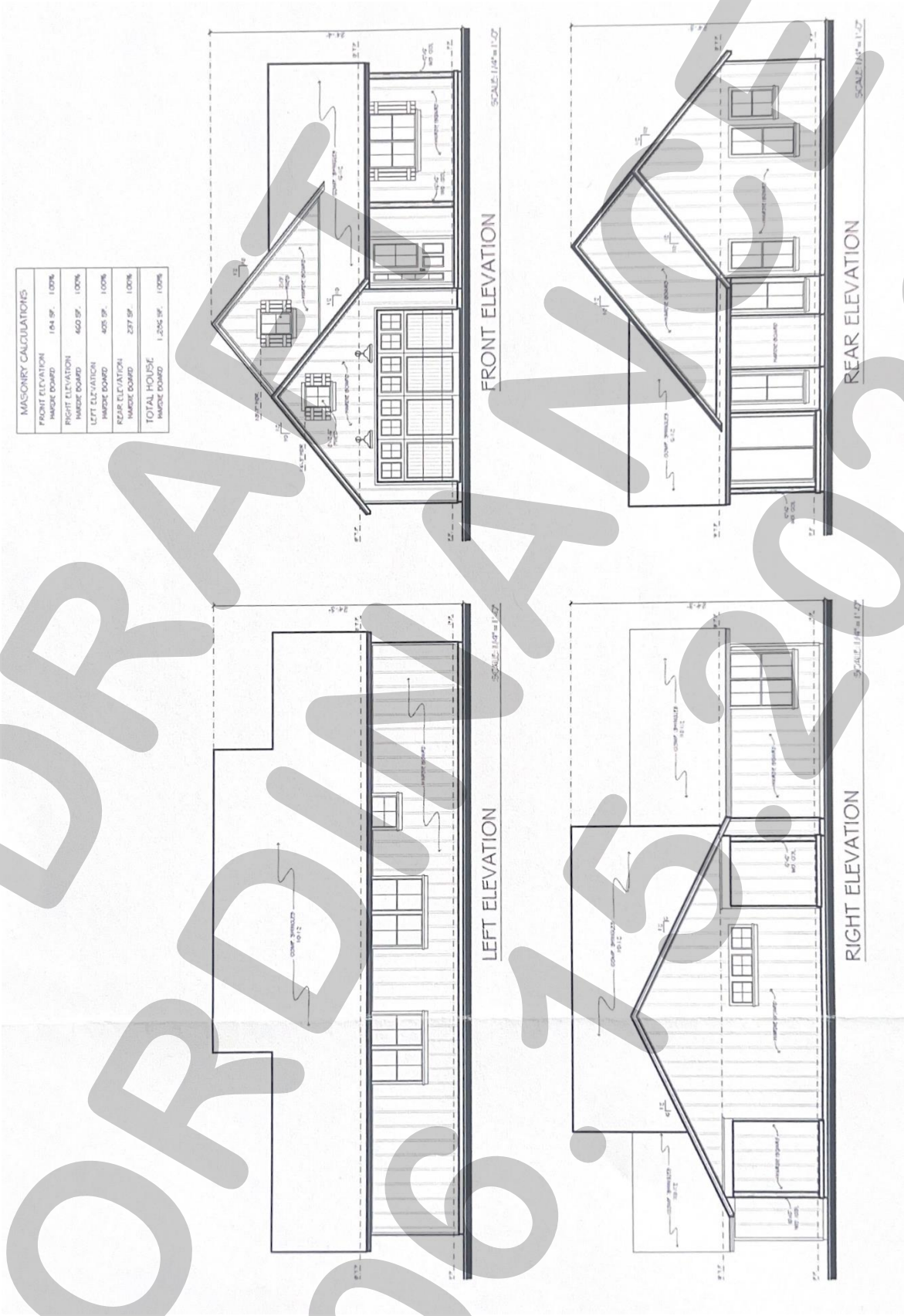


Exhibit 'C':  
Building Elevations







# 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](mailto: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 15, 2026

**SUBJECT:** A2026-002; *Expiring 212 Development Agreements*

---

In October 2010, the City Council approved a 212 Development Agreement [Case No. A2010-001] with various property owners located within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall (*see attached property owner map*). As part of the 212 Development Agreement, the property owners were approved for an initial term of three (3) years from the date this agreement was executed (*i.e. October 18, 2010 through October 18, 2013*). Following this term, the City Council granted three (3) additional extensions [Case No. A2013-001; Case Number A2018-002; Case No. A2021-001] for an either three (3) year or five (5) year term. On May 17, 2021, the City Council approved a subsequent term [Case No. A2021-001] in accordance with the terms of the agreement that granted an additional five (5) years. With this subsequent term set to expire on October 18, 2026 -- *and in accordance with Section 12 and Section 13 of the approved 212 Development Agreement* -- staff sent out written notifications to all qualifying property owners on March 31, 2026 (*i.e. the 180-Day Notice*) notifying them of the pending expiration date. Following these notifications, staff received extension requests from 16 of the 19 effected property owners requesting extensions. According to *Section 12 and Section 13* of the 212 Development Agreement:

Section 12. Term and Extension. *The initial term of this Agreement shall be for a period of five (5) years from the Effective Date (the 'Term'). The Effective Date of the agreement shall be the date the agreement is executed by the City. Within 180 days prior to end of the Term of the agreement, the City shall notify the Owner(s) in writing that the agreement is due to expire.*

Section 13. Termination. *The Owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this agreement. Any annexation proceedings pursuant to this section shall be commenced within thirty-one (31) days after the end of the Term.*

According to the *Texas Local Government Code*, the City Council has the authority to extend a 212 Development Agreement for successive time periods not to exceed a period of 15 years, with the total duration of the contract (*i.e. the initial time period plus each successive time period*) not to exceed 45 years. Based on this, the City Council may choose to extend the 212 Development Agreements for a period not to exceed 15 years. Alternatively, the City Council could elect to annex these areas at the termination of this agreement. The current agreement has been active for 16-years. Regardless of the City Council's choice, staff will be required to send a letter via certified mail notifying the affected property owners of the City's decision by July 20, 2026. Should the City Council have any questions concerning this case, staff will be available at the June 15, 2026 City Council meeting.



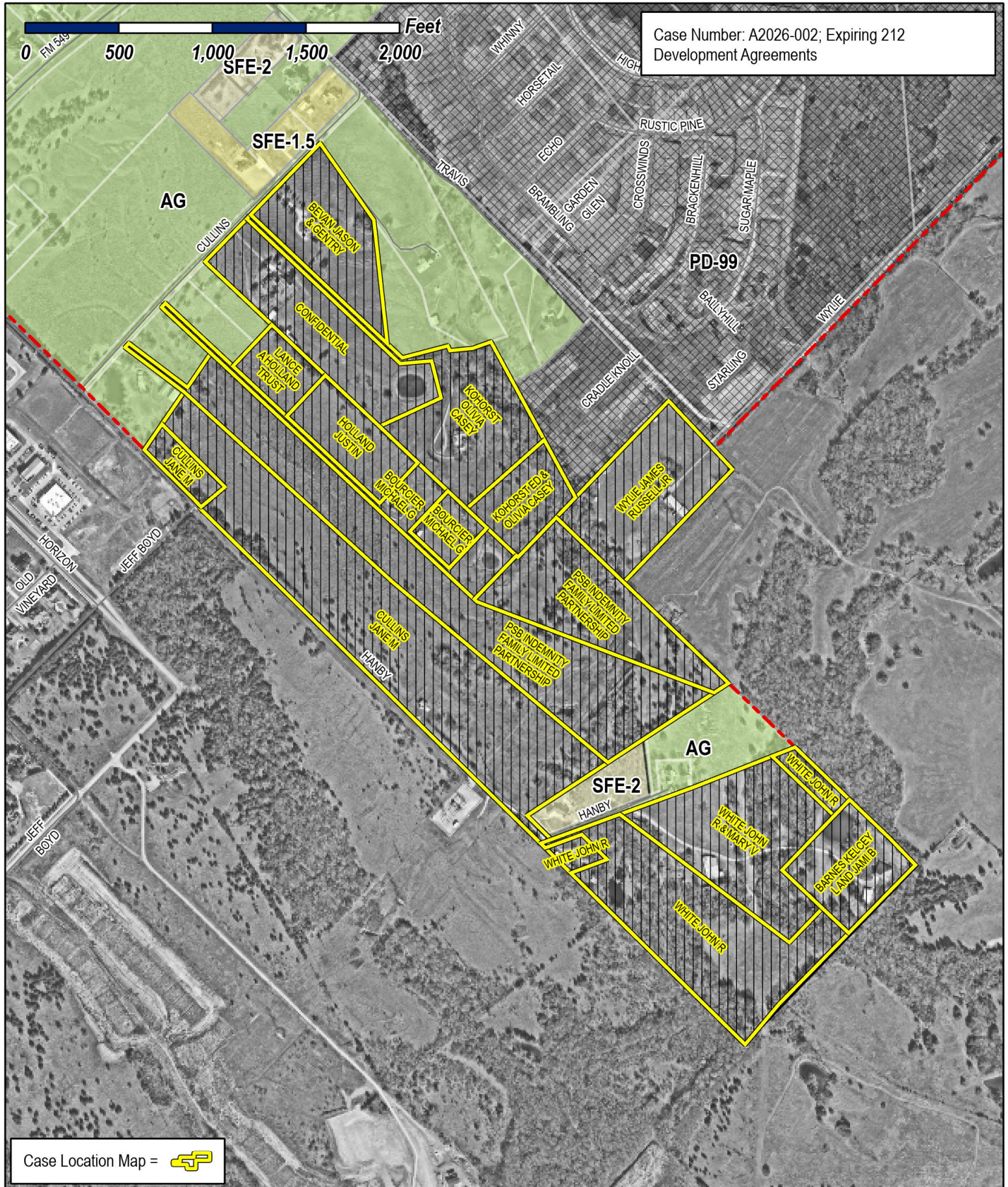
# City of Rockwall

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

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







Case Number: A2026-002; Expiring 212  
Development Agreements

Case Location Map = 



## City of Rockwall

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

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April 17, 2026

To: Henry Lee, AICP  
City of Rockwall Planning Department  
385 S. Goliad Street  
Rockwall, TX 75087

From: Brent and Shannon Nalley  
269 Lonestar Dr  
Royse City, TX 75189  
[REDACTED]

Mr. Lee,

We received your letter dated 3/30/2026 in regards to the annexation extension. At this time, we would like to extend our agreement. Please document and acknowledge our response to this inquiry.

Thank you,

A handwritten signature in dark ink, appearing to read "Brent Nalley", with a stylized, flowing script.

Brent Nalley

April 18, 2026

Henry Lee, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street

Rockwall, TX 75087

We desire to extend the operation of the 212 Development Agreement for Area 4, 270 Lonestar Dr., Royse City, TX, 75189.

Sincerely,

A handwritten signature in cursive script that reads "Chrisy Huddleston". The signature is written in dark ink and is positioned above the printed name.

Chrisy Bray Huddleston

270 Lonestar Dr.

Royse City, TX 75189



April 7, 2026

Henry Lee. AICP  
City of Rockwall Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Extension Request of 212 Development Agreement for property description  
A0080 W. W. Ford, Tract 17-02, Acres 9.75

Dear Mr. Lee:

Please accept this letter as a formal request to extend the 212 Development Agreement as it relates to my property described above. The current agreement will terminate this October unless there is an agreement for an extension. I would like to continue under the terms of the Agreement for an additional five-year period. I understand that this request for an extension is subject to the approval and acceptance of the Rockwall City Council.

Thank you for accepting this request for an extension and communicating same to the City Council of Rockwall for their review. If you have any questions, please feel free to contact me.

Sincerely,

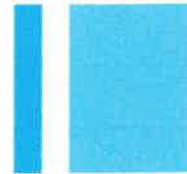
A handwritten signature in blue ink that reads "James Russell Wylie Jr." in a cursive script.

James Russell Wylie Jr.

Enclosures: Notice Letter dated March 30, 2026



Jane Cullins Davis  
3515 Hastings Crossing Rd  
Texarkana, Arkansas 71854



April 4, 2026

City of Rockwall  
Henry Lee, Senior Planner  
385 South Goliad  
Rockwall, Texas 75087

Dear City of Rockwall,

Re: Extension of 212 Development Agreement for property that is generally contiguous  
With the City of Rockwall's city limits and being described as follows:

Tract 13-04 of the W.W. Ford Survey, Abstract No. 80, 2.5800 Acres  
Tract 13-8 of the W.W Ford Survey, Abstract No. 80, 1.5-Acres

This is my request to extend the City's 212 Development Agreement, on the above listed  
Property, owned by myself.

If I need to provide additional information, please be so kind as to let me know.

Sincerely,

  
Jane Cullins Davis



April 4, 2026

Henry Lee, AICP  
Rockwall Planning & Zoning Department  
385 South Goliad Street  
Rockwall, Texas 75087

RE: A2021-001 Extension Request of 212 Agreement

Tract 13-1 of the W.W. Ford Survey, Abstract No 80, 16.53 ac (PT of 30.61 AC TR)

Tract 13-7 of the W.W. Ford Survey, Abstract No 80, 1.2 ac (PT of 30.61 AC TR)

Tract 13-2 of the W.W. Ford Survey, Abstract No 80, 11.88 ac (PT of 30.61 AC TR)

Dear City Council Members,

I am formally requesting an extension of my 212 agreement for a subsequent term.

Please let me know if you have any questions.

Sincerely,



John R. White  
636 Hanby Lane  
Rockwall, Texas 75032

**Justin Holland**

176 Stoneleigh Drive  
Heath, TX 75032

**Lance A. Holland Trust**

176 Stoneleigh Drive  
Heath, TX 75032

April 9, 2026

City of Rockwall  
Planning and Zoning Department  
Attn: Henry Lee, AiCP  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: Extension Request – 212 Development Agreement  
Case No. A2010-001  
Tracts 13-17 and 13-16 of the W.W. Ford Survey, Abstract No. 80

Dear Mr. Lee,

This letter serves as a formal request for an extension of the existing 212 Development Agreement originally executed October 18, 2010, between the City of Rockwall and the property owner(s) pursuant to Texas Local Government Code Chapter 212, referenced in your correspondence dated March 30, 2026.

The properties subject to this request include:

- Tracts 13-17 of the W.W. Ford Survey, Abstract No. 80 (approximately 4.53 acres)
- Tracts 13-16 of the W.W. Ford Survey, Abstract No. 80 (approximately 2.74 acres)

This request is being submitted by:

Justin Holland  
176 Stoneleigh Drive  
Heath, TX 75032

and

Lance A. Holland Trust  
176 Stoneleigh Drive  
Heath, TX 75032



Pursuant to Section 12 of the agreement, the owner respectfully requests that the City of Rockwall extend the existing 212 Development Agreement under the same terms and conditions currently in effect.

Please place this request on a future City Council agenda for consideration. If any additional information or documentation is required, please advise and we will promptly provide it.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin A. Holland". The signature is stylized with a large initial "J" and a long horizontal stroke at the end.

Justin A. Holland

Authorized Representative  
Lance A. Holland Trust

April 17, 2026

Rockwall City Council  
385 South Goliad Street  
Rockwall, Texas 75087

RE: A2021-001 Extension Request of 212 Agreement

Property ID 86814

Barnes Estate, Block A, Lot 1, Acres 6.0000

Dear City Council Members,

I am formally requesting an extension of my 212 agreement for a subsequent term.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelcey Barnes', written over a horizontal line.

Kelcey Barnes  
721 Hanby Lane  
Rockwall, Texas 75032

**MICHAEL BOURCIER, P.C.**

Certified Public Accountant  
A PROFESSIONAL CORPORATION

2020 Bill Owens Pkwy, Ste 140  
Longview, TX 75604



April 23, 2026

TO: Henry Lee AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Tx 75087

FROM: Michael G. Bourcier  
961 Cullins Road  
Rockwall, Tx 75032

SUBJECT: Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

- Tract 13-12 of the W.W. Ford Survey, Abstract No. 80 (3.00-Acres)
- Tract 13-13 of the W.W. Ford Survey, Abstract No. 80 (2.21-Acres)

Dear Mr. Henry Lee, AICP:

I am hereby requesting an extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall city limits line and being described as Tract 13-12 of the W.W. Ford Survey, Abstract No. 80 (3.00-Acres). It is my desire to not be annexed into the City of Rockwall.

Thank you, for your attention to this matter.

Sincerely

A handwritten signature in black ink that reads "Michael Bourcier".

Michael G. Bourcier



831 Cullins Rd  
Rockwall, TX 75032

April 12, 2026

Henry Lee, AICP  
Senior Planner  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

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

Re: Request for Extension of 212 Development Agreement (Case No. A2010-001)

Dear Mr. Lee,

I am writing in response to your March 30, 2026 correspondence regarding the 212 Development Agreement for our property located at 831 Cullins Road, Rockwall, Texas (Tract 40-9 and 40-7 of the W.W. Ford Survey).

I respectfully request an extension of the existing 212 Development Agreement prior to its current expiration date of October 18, 2026.

Please let me know if any additional information or documentation is required to process this request. We appreciate your assistance and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Olivia Casey". The signature is written in dark ink and is positioned above a horizontal line.

Olivia Casey  
831 Cullins Road  
Rockwall, TX 75032

April 6, 2026

Terry and Sherry Woods  
863 Cullins Rd  
Rockwall, TX 75032

City of Rockwall Planning and Zoning  
Attention: Henry Lee, AICP, Senior Planner  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032

Dear Mr. Lee,

We are *Requesting an Extension* of the 212 Development Agreement for properties contiguous with the City of Rockwall's city limits line and being generally located in the following area:

Area 1: Being a 538.90-Acre Tract of Land located West of SH205, South of FM549, and Northeast of Hanby Lane.

Area 4: Being a 92.25-Acre Tract of land located along the Southeast side of FM 550, South of SH 276.

This Extension Request follows your letter dated March 30, 2026, and reflects our desire to Extend the Operation of this Agreement beyond its term, for an additional 5 years to 2031.

Thank you for your consideration.

Sincerely,

  
Terry and Sherry Woods  
Owners

**FILE COPY**



# 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 15, 2026

**SUBJECT:** A2026-003; *Expiring 212 Development Agreements*

On December 8, 2010, the City Council approved a 212 Development Agreement (Case No. A2010-003) with the property owner -- *Timothy E. White* -- within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall as authorized by the Texas Local Government Code. As part of the 212 Development Agreement, the property owner(s) was approved for an initial term of seven (7) years from the date this agreement was executed (*i.e. December 8, 2010 through December 8, 2017*). Three (3) additional terms (*i.e. Subsequent Terms*) were granted by the City Council on June 19, 2017 (*i.e. Case No. A2017-003*), July 6, 2020 (*i.e. Case No. A2020-001*), and August 7, 2023 (*i.e. Case No. A2023-001*), each for a total of three (3) years. With the last subsequent term set to expire on December 8, 2026 -- *and in accordance with Section 12 of the approved 212 Development Agreement* -- staff sent out a written notification to the property owner on May 5, 2026 (*i.e. the 180-Day Notice*) notifying them of the pending expiration date. Following this notification, staff received an extension request from the effected property owner requesting an extension of seven (7) years. According to Sections 12 and 13 of the 212 Development Agreement:

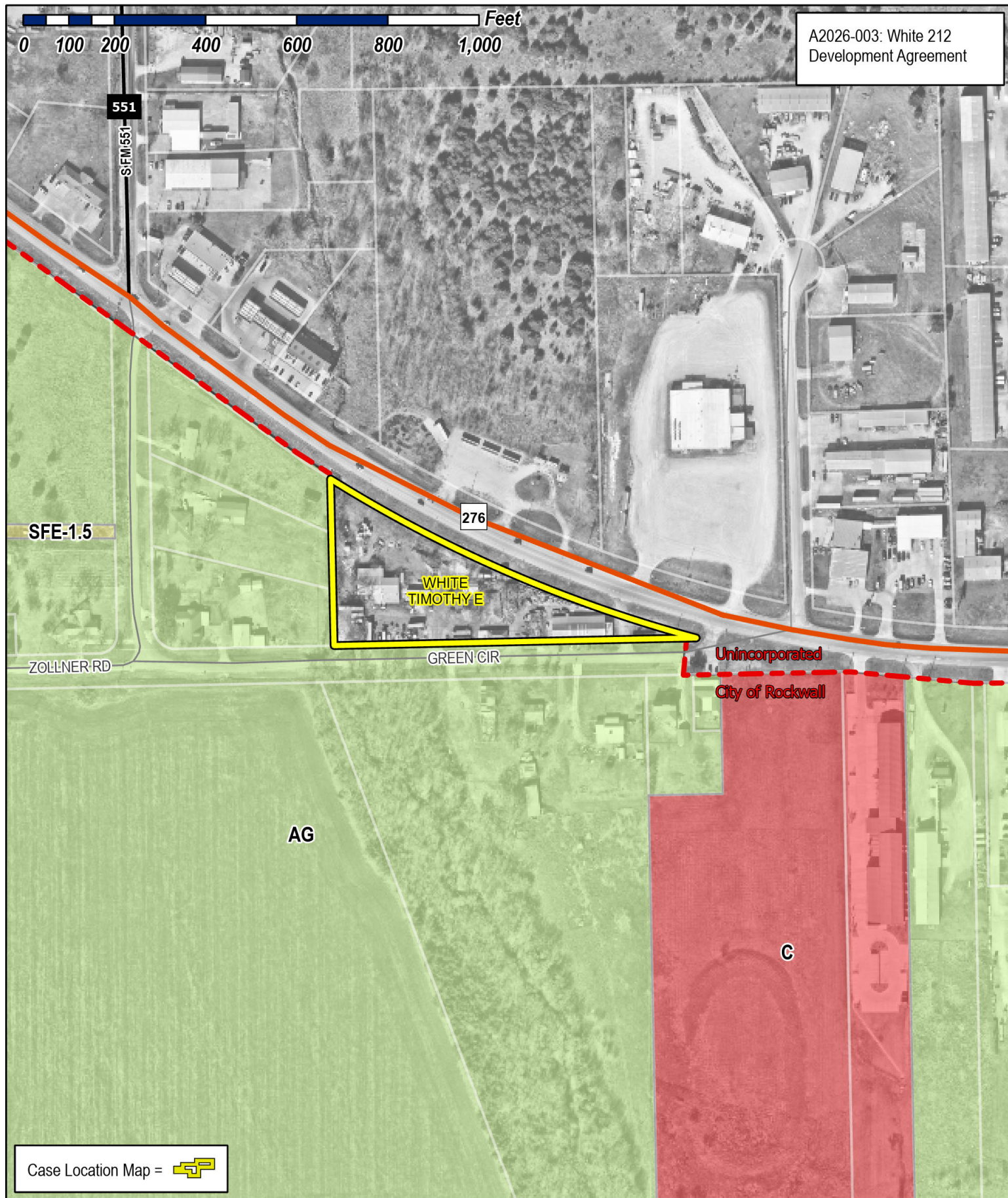
Section 12. Term and Extension. *The initial term of this Agreement shall be for a period of seven (7) years from the Effective Date (the "Term"). The Effective Date of the Agreement shall be the date the Agreement is executed by the City. Within 180 days prior to end of the Term of the Agreement, the City shall notify the Owners in writing that the Agreement is due to expire. If Owners desire to extend the operation of this Agreement beyond its Term, the Owners, at least 150 days prior to the end of the Term, shall submit a written request to the City for such an extension (an "Extension Request"). The City, at least 90 days prior to the end of the Term shall notify Owners in writing, delivered by certified mail, with respect to its decision whether to extend this Agreement for an additional seven (7) year term (referred to as a "Subsequent Term"). In the event such written notice from the City of its decision is not received by the Owners at least 90 days prior to the end of that Term such Extension Request is deemed granted and this Agreement continues for another Subsequent Term.*

Section 13. Termination. *If the Owners do not provide an Extension Request pursuant to Section 12, or upon a written decision by the City not to extend the term of this Agreement for a Subsequent Term following the Term, then Owners shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this Agreement. If Owners submitted an Extension Request, then a notice pursuant to Section 13 by the City that it has decided not to extend the Term of this Agreement shall also include a notification whether it intends, subject to the procedures required by law, to accept the petition for voluntary annexation. If Owners did not submit an Extension request then the City, at least 90 days prior to the end of the Initial Term, shall provide a written notification to Owners, by certified mail, whether it intends, subject to the procedures required by law, to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 180 days after the end of the Term.*

According to the *Texas Local Government Code*, the City Council has the authority to extend a 212 Development Agreement for successive time periods not to exceed a period of 15 years, with the total duration of the contract (*i.e. the initial time period plus each successive time period*) not to exceed 45 years. Based on this, the City Council may choose to extend the 212 Development Agreements for the requested seven (7) years or for a period not to exceed 15 years. Alternatively, the City Council could elect to annex this property at the termination of this agreement. Previously, the applicant has requested a seven (7) year extension and was approved for a three (3) year extension. The current agreement has been active for 16-years (*i.e. 35% of the total duration of the contract*). Regardless of the City Council's choice, staff will be required to send a



letter via certified mail notifying the affected property owner of the City's decision by June 25, 2026. Should the City Council have any questions concerning this case, staff will be available at the June 15, 2026 City Council meeting.



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



Timothy E. and Sue Ann White  
9104 Private Road 2325  
Terrell, TX 75160  
(972) 322-0257

May 26, 2026

Attention:  
Bethany Ross  
Director of Planning and Zoning  
City of Rockwall  
385 South Goliad  
Rockwall, TX 75087

RE: Extension of 212 Development Agreement for property that is generally contiguous with the city limits line and being described as follows:

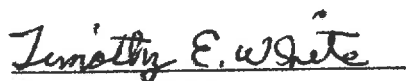
Tract 8 of the R. Dickens Survey, Abstract 73 (2.3941 Acres)

City of Rockwall Planning Department:

We (Timothy E. and Sue Ann White) are requesting a seven-year extension to the existing 212 Development Agreement. We have owned the property for 56 years and want to keep the 212 Development Agreement in place.

Thank you so very much for working with us on the 212 Development Agreement. If you have any questions or need more information, please do not hesitate to contact us personally.

Sincerely,

  
Timothy E. White

  
Sue Ann White





70 2011 00445926

Rockwall County  
Shelli Miller  
Rockwall County Clerk  
Rockwall, Texas 75087 (972) 204-6300

Instrument Number: 2011-00445926

Recorded On: February 10, 2011

As  
Recordings

Parties: CITY OF ROCKWALL  
To WHITE TIMOTHY E

Billable Pages: 10  
Number of Pages: 10

Comment: AGREEMENT

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

|                  |       |
|------------------|-------|
| Recordings       | 48.00 |
| Total Recording: | 48.00 |

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2011-00445926  
Receipt Number: 251072  
Recorded Date/Time: February 10, 2011 08:32:33A  
Book-Vol/Pg: BK-OR VL-6366 PG-94  
User / Station: F H - Cashier Station 1

**Record and Return To:**

CITY OF ROCKWALL  
385 S GOLIAD  
ATTN KIM  
Rockwall TX 75087



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and  
Page of the named records in Rockwall County, Texas

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color or race is invalid and  
unenforceable under Federal law.

*Shelli Miller*  
Shelli Miller  
Rockwall County Clerk

10  
48

## CHAPTER 212 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Section 212.172 Tex. Local Gov't Code by and between the City of Rockwall, Texas (the "City") and TIMOTHY E WHITE, the property owners of the hereinafter described property (the "Property") in Rockwall County, Texas, sometimes individually or collectively referred to as "Party" or "Parties":

That property described in a deed to TIMOTHY E WHITE which is recorded at Vol. \_\_\_\_\_ Page \_\_\_\_\_ of the Deed Records of Rockwall County, Texas, and commonly known as **Tax Parcel No. 0073-0000-0008-00-0R**, which is attached hereto as Exhibit A, consisting of approximately 2.77 acres of land.

WHEREAS, Owners represent that the Property is within the City's existing extraterritorial jurisdiction, and to the extent that a portion of the Property lies outside the City's extraterritorial jurisdiction, Owners have voluntarily petitioned for inclusion of such land within the City's ETJ; and

WHEREAS, the City has initiated annexation proceedings for the Property in accordance with Tex. Loc. Gov't Code ch. 43; and

WHEREAS, Owners desire that the Property remain in the City's extraterritorial jurisdiction ("ETJ") for the term of this Agreement;

WHEREAS, Owners and the City acknowledge that this Agreement between them is binding upon the City and the Owners and their respective successors and assigns for the term of the Agreement;

WHEREAS, the Rockwall County Appraisal District records show that the Property currently is appraised for ad valorem tax purposes as land for agriculture use pursuant to Tex. Tax Code chapter 23.C; and

WHEREAS, OWNERS represent that it is their intention not to develop the Property during the term of this Agreement; and

WHEREAS, Tex. Loc. Gov't Code section 43.035 authorizes a property owner and a municipality to enter into an agreement pursuant to Tex. Loc. Gov't Code section 212.172 for purposes of retaining land in the municipality's ETJ in exchange for the property owner's covenant not to develop the property and to authorize the municipality to apply development regulations not inconsistent with agricultural use; and

WHEREAS, the Parties are desirous of entering into an agreement authorized under Tex. Loc. Gov't Code section 43.035; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Rockwall County;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. Continuation of ETJ Status. The City guarantees the continuation of the extraterritorial status of the Property and agrees not to annex the Property for the term of this Agreement, as hereinafter defined, and any subsequent renewals as may be agreed upon by the Parties, subject, however, to the provisions of this Agreement.

Section 2. Development Plan. The Owners covenant and agree that use of the Property for the term of this Agreement and any extensions agreed to by the Parties shall be limited to farm-related and ranch-related uses and customary accessory uses, and single-family detached farm or ranch dwellings, provided that no single-family dwelling may be located or constructed on a lot smaller than five (5) acres, **and the continued use of a single existing structure as a fireworks sales business, at its current location, which shall be exempt from the City of Rockwall Code of Ordinances which specifically prohibits the sale of fireworks within five thousand (5,000) feet of the city limits boundary, provided that such business shall cease upon the termination of this Agreement with the inclusion of the property into the City of Rockwall.** The property owner may apply to the City for division of the land subject to this Agreement into parcels each of which is at least five (5) acres in size for the purposes set forth herein without being in violation of this Agreement. Such uses and activities constitute the development plan for the Property in satisfaction of Tex. Loc. Gov't Code section 212.172(b).

Section 3. Governing Regulations

(A) The following Rockwall regulations shall apply to any development of the Property, as may be amended from time to time, provided that the application of such regulations does not result in interference with the use of the land for agricultural purposes and does not prevent the continuation of a use established prior to the effective date of this Agreement and which remains lawful at the time the Agreement is executed:

- (1) The Rockwall Unified Development Code Ordinance, Ord. No. 04-38, as amended; for purposes of evaluating any proposed development of the Property under the Unified Development Code, the regulations of the lowest intensity single-family residential district shall be used.
- (2) The Subdivision Regulations, Chapter 24 of the Code of Ordinances and as amended, together with Standards of Design and Construction, City of Rockwall Texas, as supplemented by the North Central Texas Council of Governments Standard Specifications for Public Works Construction, North Central Texas, 3rd Ed. 1998 (NCTCOG Manual).
- (3) The Building Codes, Ord. No. 08-03, adopting:
  - a. International Building Code, 2006 Edition with regional amendments;



- b. International residential Code, 2006 Edition with regional amendments;
- c. The International Fire Code, 2006 Edition with regional amendments;
- d. International Plumbing Code, 2006 Edition with regional amendments;
- e. International Fuel Gas Code, 2006 Edition with regional amendments;
- f. Rockwall Code of Ordinances, Property Maintenance Code, with amendments;
- g. International Private Sewage Disposal Code, 2006 Edition with regional amendments;
- h. Uniform Swimming Pool Code, 2006 Edition with regional amendments; and
- i. International Energy Conservation Code, 2006 Edition with regional amendments.
- j. National Electric Code, 2005 Edition with regional amendments.
- k. Rockwall Code of Ordinances, Fences, with amendments;
- l. Rockwall Code of Ordinances, Dangerous Buildings, with amendments;
- m. Rockwall Code of Ordinances, Moving of Buildings, with amendments.

(4) The Sign Regulations, Section 1 (C); Section II, Section III (B) (2); (Ordinance 84-45).

(B) If, pursuant to this Agreement or following termination of the Agreement, portions of the Property are annexed to the City, the Parties further covenant and agree that the use and development of such land thereupon shall be subject to the regulations of the lowest intensity single-family residential district and the subdivision regulations then in effect. In the event any portion of the Property following annexation is rezoned consistent with the City's approved Comprehensive Plan, as may be amended from time to time, the use and development of such land shall be governed by the regulations of the zoning district to which the land is reclassified and the subdivision regulations in effect at the time of approval of such rezoning.

#### Section 4. Agreement Deemed Void in Part: Voluntary Annexation.

(A) If an Owner files any application for or otherwise commences development of any portion of the Property inconsistent with the development plan provided in Section 2, sections 1 and 3 of this Agreement shall become null and void, except as herein expressly provided for.

(B) Thereafter the City may initiate annexation of the Property pursuant to Tex. Loc. Gov't Code subchapter C-1, or other such other provisions governing voluntary annexation of land as may then exist. Owners expressly and irrevocably consent to annexation of the Property under such circumstances. The Owners further agree that such annexation by the City shall be deemed voluntary, and not subject to the requirements and procedures for an annexation plan, as required by Tex. Loc. Gov't Code section 43.052, or successor statute.

(C) Any development application that is submitted to the City for the Property during the term of this Agreement or during any extension, that is inconsistent with the development plan and governing regulations, shall be denied based upon such plan and governing regulations, which collectively shall constitute regulations in effect at the time such application is submitted. The Owners expressly waive any vested rights that might otherwise arise under Tex. Loc. Gov't Code section 43.002 or Chapter 245, or successor statute, from the submittal of such inconsistent development application. The Owners further agree that no use commenced or completed on the Property that is inconsistent with the development plan shall be considered established or in existence prior to the date that the City annexes the Property pursuant to this section.

(D) If the City's right to annex, as of the date of this Agreement, is in any way diminished by a subsequent act by the Legislature of the State of Texas during the one year period or any additional period, that this Agreement is in effect, then such act shall be considered as a voluntary petition to annex.

Section 5. Notice of Sale. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give 30 days written notice of this Agreement to the prospective purchaser or grantee. A copy of said notice shall be forwarded to the City at the following address:

City of Rockwall  
City Hall  
305 S. Goliad Street  
Rockwall, Texas 75087  
Attn: City Manager

Section 6. Recording. This Agreement is to run with the Property and be recorded in the real property records, Rockwall County, Texas.

Section 7. Severability. Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect. It is the intent of the parties that, should it be determined that any portion of the Property was outside of the City's then existing ETJ at the time this Agreement took effect, the provisions of this Agreement shall apply to the remainder of the Property located within the City's extraterritorial jurisdiction.

Section 8. Remedies. This Agreement may be enforced by either Owners or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Entry into this Agreement by Owners waive no rights as to matters not addressed in this Agreement.

Section 9. Change in Law. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to Section 3.

Section 10. Venue. Venue for this Agreement shall be in Rockwall County, Texas.

Section 11. Execution in Multiple Copies. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 12. Term and Extension. The initial term of this Agreement shall be for a period of seven (7) years from the Effective Date (the "Term"). The Effective Date of the Agreement shall be the date the Agreement is executed by the City. Within 180 days prior to end of the Term of the Agreement, the City shall notify the Owners in writing that the Agreement is due to expire. If Owners desire to extend the operation of this Agreement beyond its Term, the Owners, at least 150 days prior to the end of the Term, shall submit a written request to the City for such an extension (an "Extension Request"). The City, at least 90 days prior to the end of the Term shall notify Owners in writing, delivered by certified mail, with respect to its decision whether to extend this Agreement for an additional seven (7) year term (referred to as a "Subsequent Term"). In the event such written notice from the City of its decision is not received by the Owners at least 90 days prior to the end of that Term such Extension Request is deemed granted and this Agreement continues for another Subsequent Term.

Section 13. Termination. If the Owners do not provide an Extension Request pursuant to Section 12, or upon a written decision by the City not to extend the term of this Agreement for a Subsequent Term following the Term, then Owners shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this Agreement. If Owners submitted an Extension Request, then a notice pursuant to Section 13 by the City that it has decided not to extend the Term of this Agreement shall also include a notification whether it intends, subject to the procedures required by law, to accept the petition for voluntary annexation. If Owners did not submit an Extension request then the City, at least 90 days prior to the end of the Initial Term, shall provide a written notification to Owners, by certified mail, whether it intends, subject to the procedures required by law, to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 180 days after the end of the Term.

Section 14. Negotiations. Upon termination of this Agreement and the decision by the City to accept the petition for voluntary annexation by the Owners, as provided in



Section 12 or Section 13, then Owners and the City will enter into good faith negotiations regarding the service plan to be implemented, provided that, unless the parties agree otherwise, the service plan for such land shall conform to, and be implemented in accordance with the City's then existing adopted comprehensive and utility master plans. Upon annexation the zoning shall initially be for the lowest intensity residential district, until an appropriate change in zoning is made pursuant to Chapter 211, Tex. Local Govt. Code or successor statute. In connection with annexation pursuant to this section, the Owners hereby waive any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 Texas Local Government Code that would otherwise exist by virtue of any actions Owners may take between the termination of this Agreement and the completion of annexation proceedings by the City. Unless the City declines to annex the land on the petition of the property owners, the development plan and governing regulations shall apply to any proposed development application prior to completion of annexation proceedings and the adoption of permanent zoning regulations for the Property, and the development plan and governing regulations shall be kept in effect for such purposes.

Section 15. Survival of Covenants. The covenants in Sections 2, 4, 14, and 15 shall survive termination of this Agreement, together with any other provisions, as may be necessary for the implementation of those sections.

The Parties hereto have executed this agreement as of November 29, 2010.

Owners:

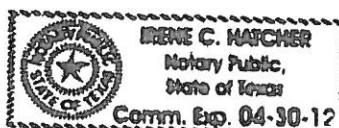
Timothy E. White  
\_\_\_\_\_

THE STATE OF TEXAS        }

COUNTY OF                        }

This instrument was acknowledged before me on the 29th day of November 2010.

Dore C. Hatcher  
Notary Public, State of Texas



THE STATE OF TEXAS        }

COUNTY OF                        }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public, State of Texas

The City of Rockwall, Texas

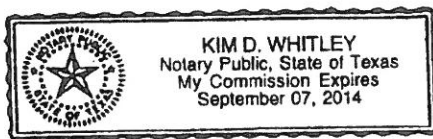
By: [Signature]

\_\_\_\_\_  
\_\_\_\_\_

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 8th day of December 2010.



[Signature]



## Exhibit "A" to Development Agreement

RCAD ACCT NO: 0073-0000-0008-00-0R

LEGAL DESCRIPTION: A0073 R DICKENS, TRACT 8, ACRES 2.77

OWNER: TIMOTHY E WHITE

Inst # 00445926

Filed for Record in: Rockwall County  
On: Feb 10, 2011 at 08:32A



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO: Mayor and Councilmembers**  
**FROM: Mary Smith, City Manager**  
**DATE: June 11, 2026**  
**SUBJECT: Intent to Issue Certificates of Obligation Debt**

---

City staff is preparing to issue debt for various projects which are described below.

### Water Projects

We've been designing a new water tower which is needed for both system storage and improving pressures. The land was purchased for the tower was purchased several years ago from Rayburn Electric and is at Mims and the now renamed Rayburn Way. In addition, the City is designing a new 3 million-gallon ground storage tank at the Eastside Pump Station. This is anticipated to be a shared facility with the City of Heath.

### Harbor TIF

As discussed during the budget process we will also issued up to \$5million in bonds for the repairs to the boat docks, additional parking, fountain basin liner updates and other large repairs to the public amenities at the Harbor. The property tax and sales tax revenues from properties in the zone are dedicated to the repayment of this and the previous debt service which retires over the next couple of years. The new debt will be structured to smooth out the cash flow from the retiring debt thus minimizing the impact of the new debt.

The attached Resolution simply provides the authorization to publish notice of our intent to issue such debt. The notice must run two Fridays in the Herald Banner and the Council must wait to issue this debt for 45 days from the Notice approval. The amount included in the Resolution includes costs of issuance and the detailed projects. It does not authorize or complete the issuance process. The impact of these debt issues was included in the adopted Harbor Debt Service Fund EDC and Water/Sewer budgets.

Our Financial Advisors Hilltop Securities and Bond Counsel McCall, Parkhurst and Horton determined several years ago that the City saves significant issuance and related costs when bond issues such as the water capital and Harbor District projects are combined into one issuance. This is done by issuing Certificates of Obligation.

### Action Needed

Staff requests Council approve the resolution directing publication of the notice of intent to issue Combination Tax and Revenue Certificates of Obligation.

**CITY OF ROCKWALL, TEXAS**

**RESOLUTION NO. 26-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, this City Council deems it advisable to give notice of intention to issue certificates of obligation of the City of Rockwall, Texas (the "City"), as hereinafter provided;

**WHEREAS**, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of expenditures in connection with the design, planning, acquisition and construction of the projects described in the form of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation attached hereto (the "Projects") will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the Certificates of Obligation to finance the Projects; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

**Section 1.** Attached hereto as ***Exhibit A*** is a form of the Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation, the form and substance of which is hereby adopted and approved.

**Section 2.** The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, the date of the first publication thereof to be before the 45<sup>th</sup> day before the date tentatively set for the adoption of the ordinances authorizing the issuance of such certificates of obligation as shown in said notice.

**Section 3.** The City Secretary shall cause said notice to be posted in substantially the form attached hereto, on the City's internet website for at least 45 days before the date tentatively set for the adoption of the ordinances authorizing the issuance of such certificates of obligation as shown in said notice.

**Section 4.** That all costs to be reimbursed pursuant to this Resolution will be preliminary expenditures or capital expenditures; the proposed certificates of obligation shall be issued within 18 months of the later of (i) the date the original expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the certificates of obligation will not be issued pursuant to this Resolution on a date that is more than three years after the date any expenditure which is to be reimbursed is paid

**Section 5.** The City Council hereby authorizes and directs the Mayor, City Manager, City Secretary, Director of Finance and all other officers, employees and agents of the City, in consultation



with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution and in connection with the issuance of the Certificates of Obligation

**Section 6.** This resolution shall become effective immediately upon its adoption, and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS THIS 15<sup>th</sup> DAY OF JUNE, 2026.**

**ATTEST:**

\_\_\_\_\_  
**Tim McCallum, Mayor**

\_\_\_\_\_  
**Kristy Teague, City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Frank Garza, City Attorney**

## EXHIBIT A

### NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Rockwall, Texas, at its meeting to commence at 6:00 P.M. on August 17, 2026, at its regular meeting place in the City Council Chambers at City Hall, 385 South Goliad Street, Rockwall, Texas, or telephonically at the dial-in number and access code published on the City's website in the event such meeting may not be held in person in accordance with law, tentatively proposes to adopt an ordinance authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$20,500,000, for paying all or a portion of the City's contractual obligations incurred in connection with:

- (i) constructing, acquiring, installing and equipping additions, extensions and improvements to the City's waterworks and sewer system including water tower and water pump station upgrades;
- (ii) constructing and improving parking lots, streets, roads, alleys, sidewalks, bridges and related utility relocation, drainage, signalization, landscaping, lighting and signage and including acquiring land and interests in land therefor; and
- (iii) constructing, acquiring, installing and equipping dock and wharf improvements in the City; and
- (iv) paying legal, fiscal, engineering and architectural fees in connection with these projects and costs of issuance.

The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law, and from a limited pledge of surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271 ("Chapter 271").

In accordance with the provisions of Chapter 271, the following information has been provided by the City:

- (a) The principal amount of all outstanding debt obligations of the City is \$104,155,000;
- (b) The current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$133,913,373;
- (c) The maximum principal amount of the certificates of obligation to be authorized is \$20,500,000;
- (d) The estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$31,282,975;
- (e) The estimated interest rate for the certificates of obligation to be authorized is 4.50%; and
- (f) The maximum maturity date of the certificates of obligation to be authorized is August 1, 2046.

The City has not designated any of its outstanding debt as self-supporting for purposes of Chapter 271.

CITY OF ROCKWALL, TEXAS