



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, July 6, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding possible sale/purchase/lease of real property on State Highway 66 and in the vicinity of downtown and Boydston Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Campbell

VI. Proclamations / Awards / Recognitions

1. Anna Jane Weible Memory Master Day Proclamation
2. Presentation to Council Members by Rockwall Firefighters Association
3. Parks & Recreation Month Proclamation

VII. Open Forum

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

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the June 15, 2026 city council meeting, and take any action necessary.
2. **Z2026-027** - 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 **(2nd Reading)**.
3. **Z2026-028** - 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 **(2nd Reading)**.
4. **Z2026-029** - 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 **(2nd Reading)**.
5. **P2026-021** - Consider a request by Frank Conselman of Conselman Equities for the approval of a *Final Plat* for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.
6. **P2026-022** - Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.
7. **P2026-024** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a *Replat* for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

X. 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 an ordinance amending the Code of Ordinances in Chapter 16. *Environment.*, Article IV. *Noise.*; Division 1. *Generally*; Section 16-186. *Construction Work Hours* to add additional holidays on which construction shall not be allowed to occur, and take any action necessary. **(1st reading)**

XI. 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

XII. 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 29th day of June, 2026 at 4:30 PM and remained so posted for at least three business days before the scheduled time of said meeting.

Kristy Teague, City Secretary

Date Removed

Rockwall Texas

Proclamation

Whereas, Anna Jane Weible was recently involved in an optional home-school program known as “Classical Conversations Memory Masters;” and

Whereas, as part of “Memory Masters,” Anna Jane memorized an astonishing number of facts, such as geography and history from Ancient through modern time, including 100 geographical and political locations primarily in Europe; numerous facts about science such as the planets, physics laws of motion, and laws of thermodynamics; U.S. History facts including the list of presidents; countless English grammar facts; multiplication tables to 15 as well as conversions, geometric formulas, and common squares; and basic Latin verb endings; and

Whereas, Anna Jane has successfully cited these facts with no prompting or hints; and

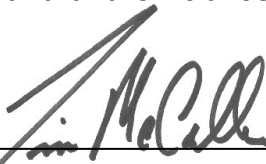
Whereas, through this program, Anna Jane has achieved some very noteworthy accomplishments.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall do hereby proclaim **July 6, 2026** as

ANNA JANE WEIBLE MEMORY MASTER DAY

in the City of Rockwall Texas, and encourage all citizens to applaud this young lady for the time and effort she has invested towards completing this very challenging program and achieving this high honor.

In Witness Whereof, I hereunto set my hand and official seal this the 6th day of July, 2026.



Tim McCallum, Mayor

Rockwall, Texas

Proclamation

Whereas, through the National Recreation and Parks Association, people in America have been celebrating Parks and Recreation month for over 40 years; and

Whereas, in 2009, the U.S. House of Representatives officially mandated July as Parks and Recreation Month; and

Whereas, services that parks and recreation professionals provide, such as protecting open spaces and natural resources and providing a wide range of activities for residents to enjoy, are all vital to our community; and

Whereas, statistics show that more than 227 million adults, or a member of their household, in the United States visit a local park or recreation facility at least once during a given year; and

Whereas, about 3 in 5 U.S. residents say proximity to high-quality parks and recreation amenities and services is highly important when choosing a place to live; and

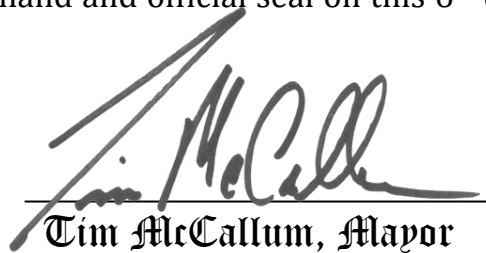
Whereas, Rockwall Parks and Recreation staff members work tirelessly to provide quality special events and programming, such as "Concerts by the Lake," various senior and children's activities, and the city's annual Founders Day Festival, as well as to maintain our beautiful parks and award-winning sports fields; and

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

Parks & Recreation Month

in the City of Rockwall, and encourage all citizens to visit our parks on a regular basis, attend one of our many special events, and recognize the contributions that parks and recreation staff make every day to enhance our health, safety, comfort and quality of life.

In Witness Whereof, I hereunto set my hand and official seal on this 6th day of July, 2026.


Tim McCallum, Mayor



MINUTES

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

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, Richard Henson, Dennis Lewis and Anna Campbell. 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 5:01 p.m.

II. Executive Session

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

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Downtown and Boydston 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)
6. **Pulled from public agenda – Public Hearing Item 1. Z2026-027** - 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**).
7. **Pulled from public agenda – Public Hearing Item 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**).

III. Adjourn Executive Session

Council adjourned from Executive Session at 6:00 p.m.

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

Mayor McCallum reconvened the public meeting at 6:01 p.m.

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

The pastor came forth and delivered the invocation and helped lead the pledges.

VI. Proclamations / Awards / Recognitions

1. American Patriotism Month (July) Proclamation

The mayor read this proclamation and then called upon Parks & Rec Director, Travis Sales, who shared details pertaining to the City's annual 4th of July fireworks show and related festivities.

VII. Appointment Items

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

David Schoen of the P&Z Commission, came forth and briefed Council on recommendations of the Commission concerning planning-related items on the meeting agenda. Following brief questions and answers that transpired between the mayor, Councilmember Henson, Mr. Schoen, and Planning Director, Ryan Miller, Council took no action at this time, following Mr. Schoen's comments.

VIII. Open Forum

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

Kevin Folsom
1115 Bayshore Drive
Rockwall, TX 75087

Mr. Folsom came forth, indicating he put together a handout summarizing his understanding of the grant that was applied for as well as a suggested plan for how the space down beside the existing SH-66 Boat Ramp could be utilized.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker briefly spoke regarding the boat ramp related grant, indicating that – even though it's a \$1 million grant – he can't believe that Council wants to move forward with it as a project even though it's not really what the residents want. It's his understanding that one of the main concerns is 'trees.' He wonders why the city did not submit a tree mitigation plan and tree identification details to the state as part of the grant application process.

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

IX. Take Any Action as a Result of Executive Session

Councilmember Lewis moved to reappoint the following board members to the ART Review Team Commission for new terms to expire in August of 2028: Alidor Lefere, Mary Jo Marvin, and Andrew Hillis. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the June 1, 2026 city council meeting, and take any action necessary.
2. **Z2026-018** - 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. **Z2026-019** - 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. **Z2026-020** - 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.

The mayor pulled item #1 to point out one correction needed within the minutes. He indicated that regarding item Z2026-017 in the minutes - as currently written - reflect the one "nay" vote having been Councilmember Campbell; however, in reality, it was Councilmember Lewis who was the one dissenting vote on that item. The mayor then moved to approve the minutes, as corrected. Mayor Pro Tem Moeller seconded the motion, which passed unanimously (7 ayes to 0 nays).

Mayor McCallum then moved to approve the remaining Consent Agenda items (#s 2, 3, 4, and 5). Mayor Pro Tem Moeller seconded the motion. The ordinance captions were read as follows:

**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.

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.

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.

The motion passed unanimously (7 ayes to 0 nays).

XI. Public Hearing Items

1. **Z2026-027** - 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**).

Planning Director, Ryan Miller provided background information on this agenda item. The existing, single-

family home located on this property experienced a fire in January of 2026 and will be razed. The purpose of this request is to change the zoning in order to move forward with constructing a new, single-family home on the property. He went on to share that staff sent out notices to 31 property owners and occupants located within 500' of the subject property, and there were not any HOA notifications, as none are in existence close by. Staff has not received any notices back in response. This request is a discretionary decision on the part of Council. The Planning & Zoning Commission recently recommended approval of this request by a vote of 6-0 with Commissioner Conway having been absent.

The mayor then called forth the applicant, opened up the public hearing, and asked if anyone aside from the applicant would like to speak at this time. There being no one indicating such, he then closed the public hearing.

The following individual came forth on behalf of the applicant, but he did not speak other than to state his name and address:

Danny Croy
195 Cody Place
Rockwall

Councilmember Lewis moved to approve Z2026-027. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE 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.

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

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**).

Planning Director, Ryan Miller provided background information on this agenda item. The applicant is requesting this rezoning so that a new, single-family home may be constructed on the subject property. Staff mailed out notices to 50 property owners and occupants within 500' of the subject property, and one nearby HOA was also notified; however, no responses have been received back by staff. In addition, the Planning & Zoning Commission recently met and recommended approval of this request to Council by a vote of 6-0 with Commissioner Conway having been absent.

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

Mrs. Tobie Huff
312 Nakoma Drive
Rockwall, TX

Mrs. Huff briefly came forth but did not really speak other than to state her name and address and indicate this will provide a home for both her and her husband as well as for her parents.

Mayor McCallum then moved to approve Z2026-028. Councilmember Henson seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-27

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.

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

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)**.

Planning Director, Ryan Miller provided background information on this agenda item. This request is related to the applicant's desire to construct a new, 1,788 square foot, single-family, one-story home on the subject property, which is within the Lake Rockwall Estates subdivision. Council is being asked to consider the size, location and architecture of the proposed home as compared to other, nearby, existing homes. Staff provided a housing analysis for Council's consideration. Mr. Miller explained that, with the exception of the garage orientation and the proposed exterior material, the proposed home does appear to conform to the city's requirements. Notices were mailed out to 149 owners and occupants located within 500' of the subject property, and one nearby HOA was also notified. Staff, however, has received no responses back to those notices that were sent. In addition, the Planning & Zoning commission recently recommended approval of this request to Council by a vote of 6-0, with Commissioner Conway having been absent.

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

public hearing.

The applicant came forth as follows:

Juan Villa
4501 Shepherd Lane
Balch Springs, TX 75180

The mayor expressed that he has a bit of concern about the applicant now wanting to exclude the cementous material and move forward exclusively with a hardy board exterior. He asked the applicant to explain why this change to material is now being requested (to exclude the masonry material). Mr. Villa expressed he does not desire to lower the standard and that the home was designed to be a bit more modern as far as architecture is concerned, and that is the reason for the desire to exclude the cementous material. He pointed out that the material is fire resistant, and it is not prone to insects or rotting – overall, he believes it is a good material. The mayor asked if the material will require more maintenance, such as painting. The applicant indicated that, yes, it will.

The mayor asked Mr. Miller if other homes in this subdivision have previously been approved with 100% hardy board. Mr. Miller shared that, although he cannot recall with absolute certainty, he does believe that prior Councils did previously approve two homes on Evan that were 100% hardie board.

Councilmember Hagaman indicated a desire to revert back to the original materials, as he believes that's a better choice for the neighborhood as a whole.

The mayor asked if the applicant would be willing to revert back and utilize 80% masonry, which is the city's typical standard, as a condition of Council approval. The applicant indicated that, yes, he is willing to do so.

Mayor McCallum then moved to approve Z2026-029 with the variance related to requesting 100% hardie board being denied. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-28
SPECIFIC USE PERMIT NO. S-403**

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.

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

XII. Action Items

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.

See item just below.

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.

Mayor McCallum moved to table this time, along with Action Item #1, until the next regular city council meeting. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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.

City Manager, Mary Smith provided background information concerning this agenda item. This is the first step in a multi-step process to move forward with issuing debt for improvements to boat dock improvements and parking at The Harbor as well as the new water tower, which has been under design for quite some time now. Following Mrs. Smith's comments, Councilmember Lewis moved to approve the resolution directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation. Councilmember Hagaman seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

The mayor adjourned the meeting at 6:40 p.m.

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

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-26

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 6TH DAY OF JULY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 15, 2026

2nd Reading: July 6, 2026

Exhibit 'A'
Legal Description

Being Lot 17, of Maytona Ranch Estates, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 78, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way of Marilyn Jane Lane, a 60-foot right-of-way, at the southwest corner of Lot 17 and northwest corner of Lot 18;

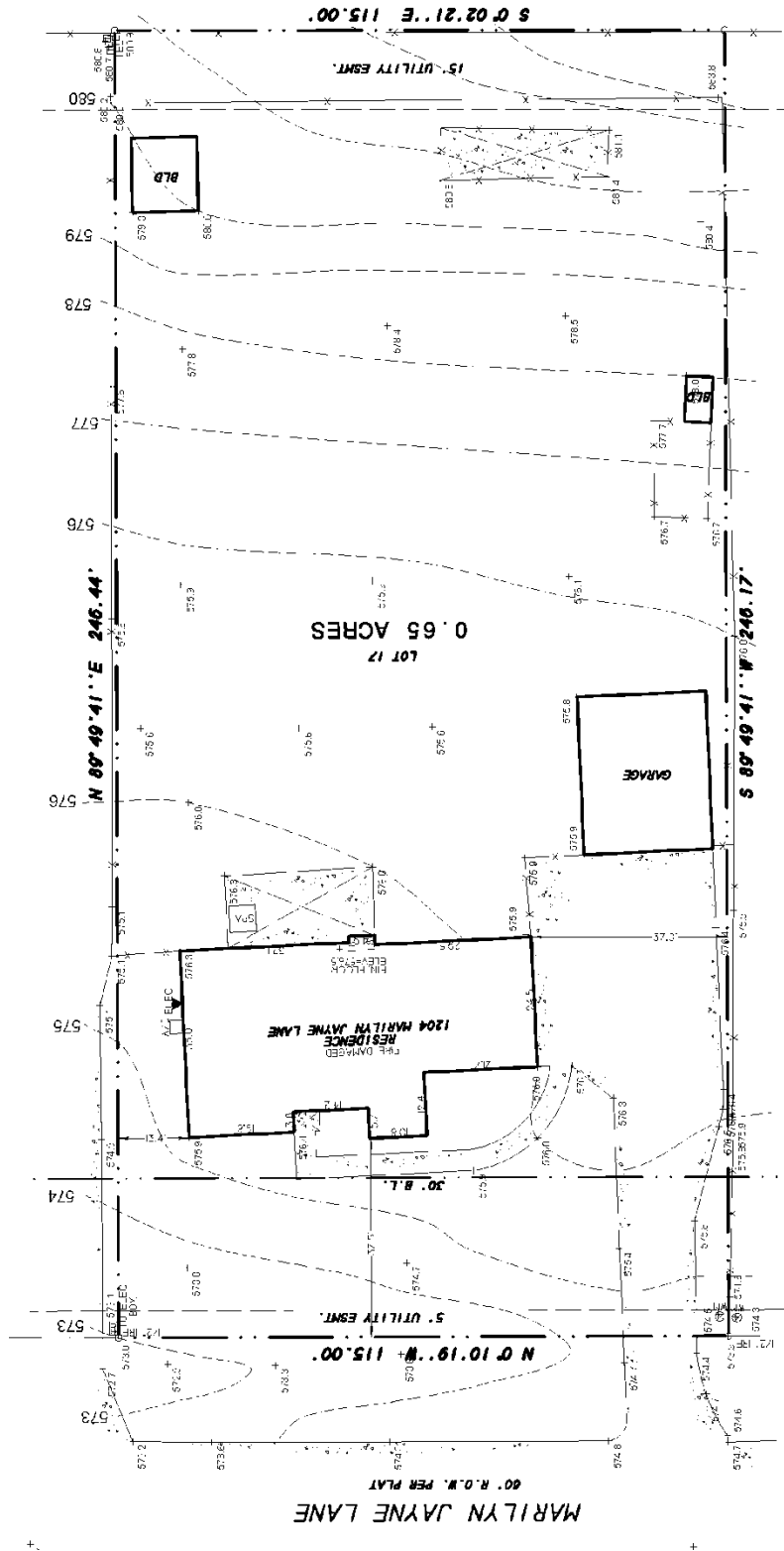
THENCE N. 00 deg. 10 min. 19 sec. W. along said right-of-way, a distance of 115.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 17 and southwest corner of Lot 16;

THENCE N. 89 deg. 49 min. 41 sec. E. a distance of 246.44 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 17;

THENCE S. 00 deg. 02 min. 21 sec. E. a distance of 115.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 17 and northeast corner of Lot 18;

THENCE S. 89 deg. 49 min. 41 sec. W. a distance of 246.17 feet to the **POINT OF BEGINNING** and containing 0.65 acres of land.

Exhibit 'B' Survey



CITY OF ROCKWALL

ORDINANCE NO. 26-27

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 6TH DAY OF JULY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 15, 2026

2nd 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;

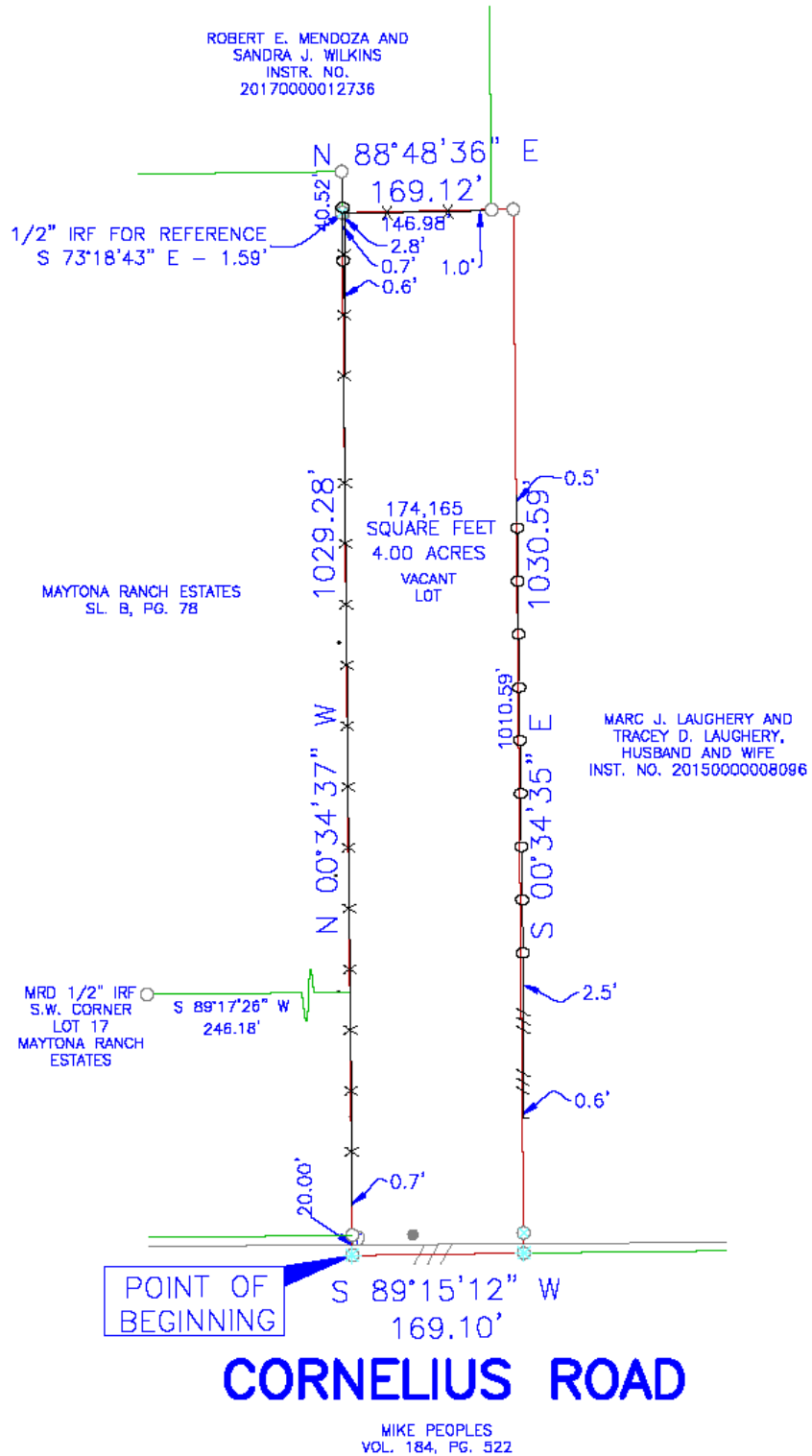
THENCE North 00 degrees 34 minutes 37 seconds West, along the East line of said Donnie Peoples tract, passing a 1/2 inch iron rod found online for reference, a distance of 20.00 feet and continuing a total distance of 1029.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "Burns Surveying" 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

ORDINANCE NO. 26-28

SPECIFIC USE PERMIT NO. S-403

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 6TH DAY OF JULY, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 15, 2026

2nd Reading: July 6, 2026

**Exhibit 'A':
Location Map**

Address: 178 Lynne Drive

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

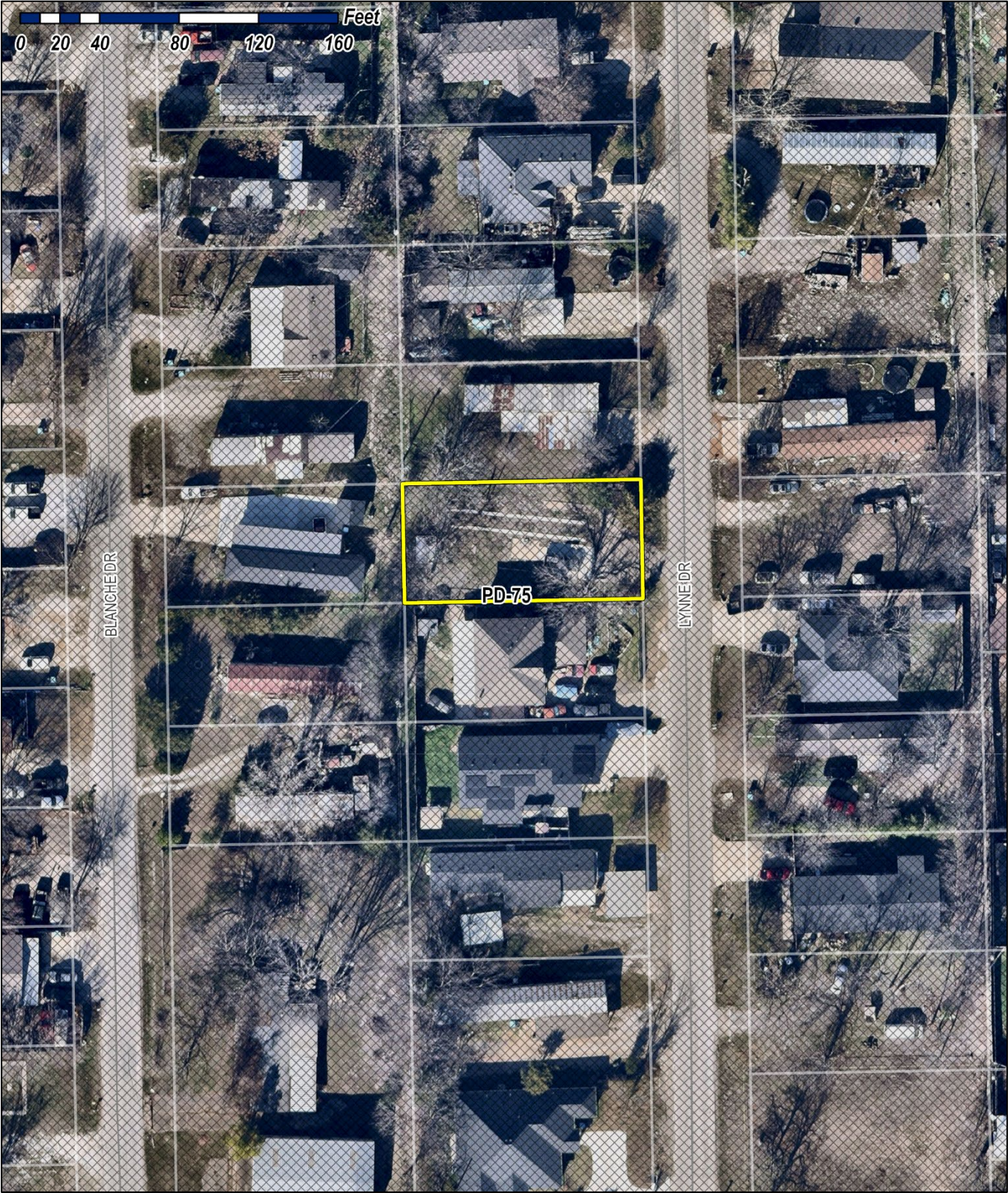
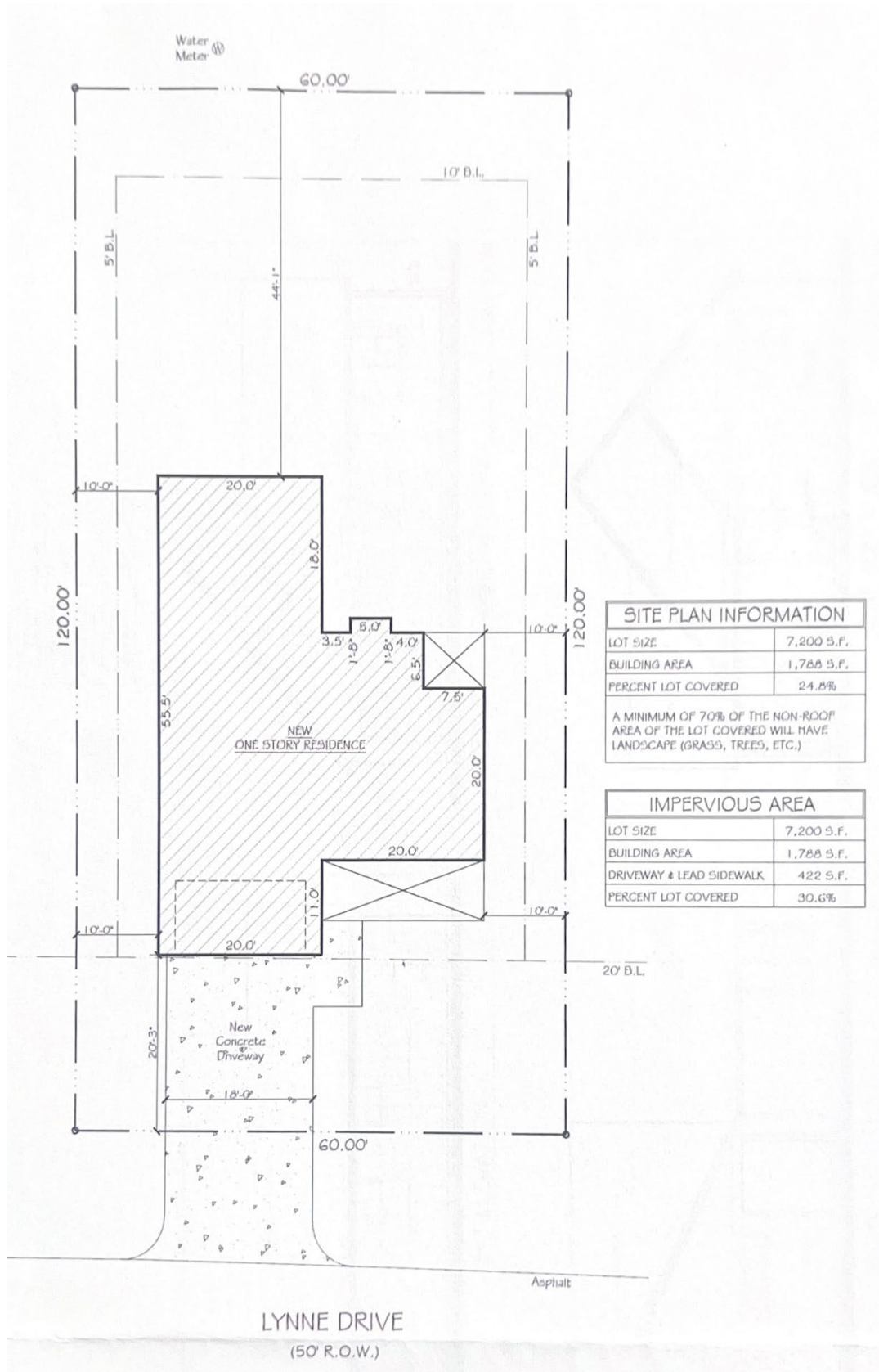
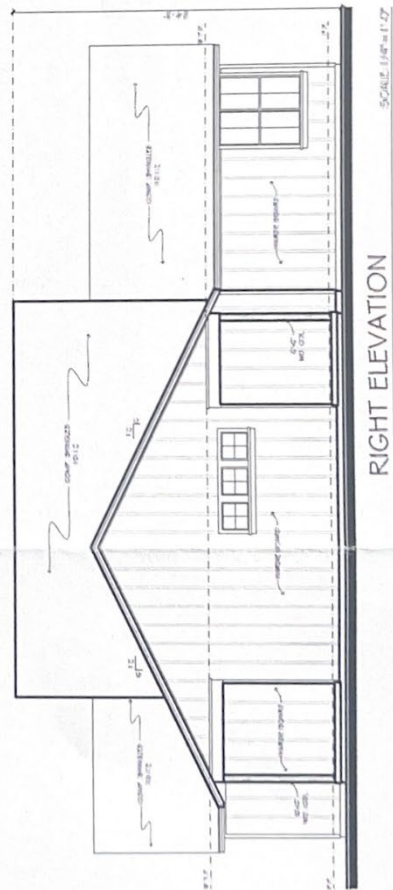


Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**

MASONRY CALCULATIONS		
FRONT ELEVATION	154 SF	1.00%
RIGHT ELEVATION	460 SF	1.00%
LEFT ELEVATION	408 SF	1.00%
REAR ELEVATION	237 SF	1.00%
TOTAL HOUSE	1,259 SF	1.00%





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 6, 2026
APPLICANT: Frank Conselman; *Conselman Equities*
CASE NUMBER: P2026-021; *Final Plat for Lot 1, Block A, Texas Products Addition*

SUMMARY

Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 6.68-acre tract of land (*i.e. Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102*) creating one (1) lot (*i.e. Lot 1, Block A, Texas Products Addition*) for the purpose of establishing the necessary easements to allow the construction of an *Office/Warehouse Facility* on the subject property.
- ☑ Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. On February 22, 2022, the Planning and Zoning Commission approved a *Miscellaneous Case* [Case No. MIS2022-001] for a *Treescape Plan* but denied the *Alternative Tree Mitigation Settlement Agreement*. On May 2, 2022, the City Council approved a *Miscellaneous Case* [*i.e. Case No. MIS2022-007*] for an *Alternative Tree Mitigation Settlement Agreement* of \$7,800.00 paid into the City's Tree Fund prior to the removal of any trees on the subject property. On December 4, 2023, the City Council approved a *Zoning Change* [*i.e. Case No. Z2023-051*] from Agricultural (AG) District to Light Industrial (LI) District. Prior to this zoning change, there was 1,891 SF single-family home that was constructed in 1950 situated on the subject property; however, this home was razed from the property in 2023. The subject property has remained vacant since the home was removed. On April 9, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-012*] for a 42,974 SF *Office/Warehouse Facility* on the subject property. On December 2, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-037*] establishing the subject property as Lot 1, Block A, Texas Products Addition however, the plat was never filed within the allotted time frame and has since expired.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for Lot 1, Block A, Texas Products Addition staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 30, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☒ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

NOTES:

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD, ROCKWALL

SUBDIVISION TEXAS PRODUCTS ADDITION

LOT 1

BLOCK 1

GENERAL LOCATION JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10C

CURRENT USE VACANT

PROPOSED ZONING PD-10C

PROPOSED USE

ACREAGE 6.68

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

Conselman Equities

☐ APPLICANT

CONTACT PERSON

Frank Conselman

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 Frank Conselman [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 \$ 640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 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."

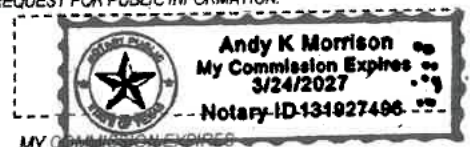
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andy K. Morrison





City of Rockwall

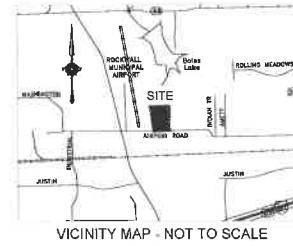
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

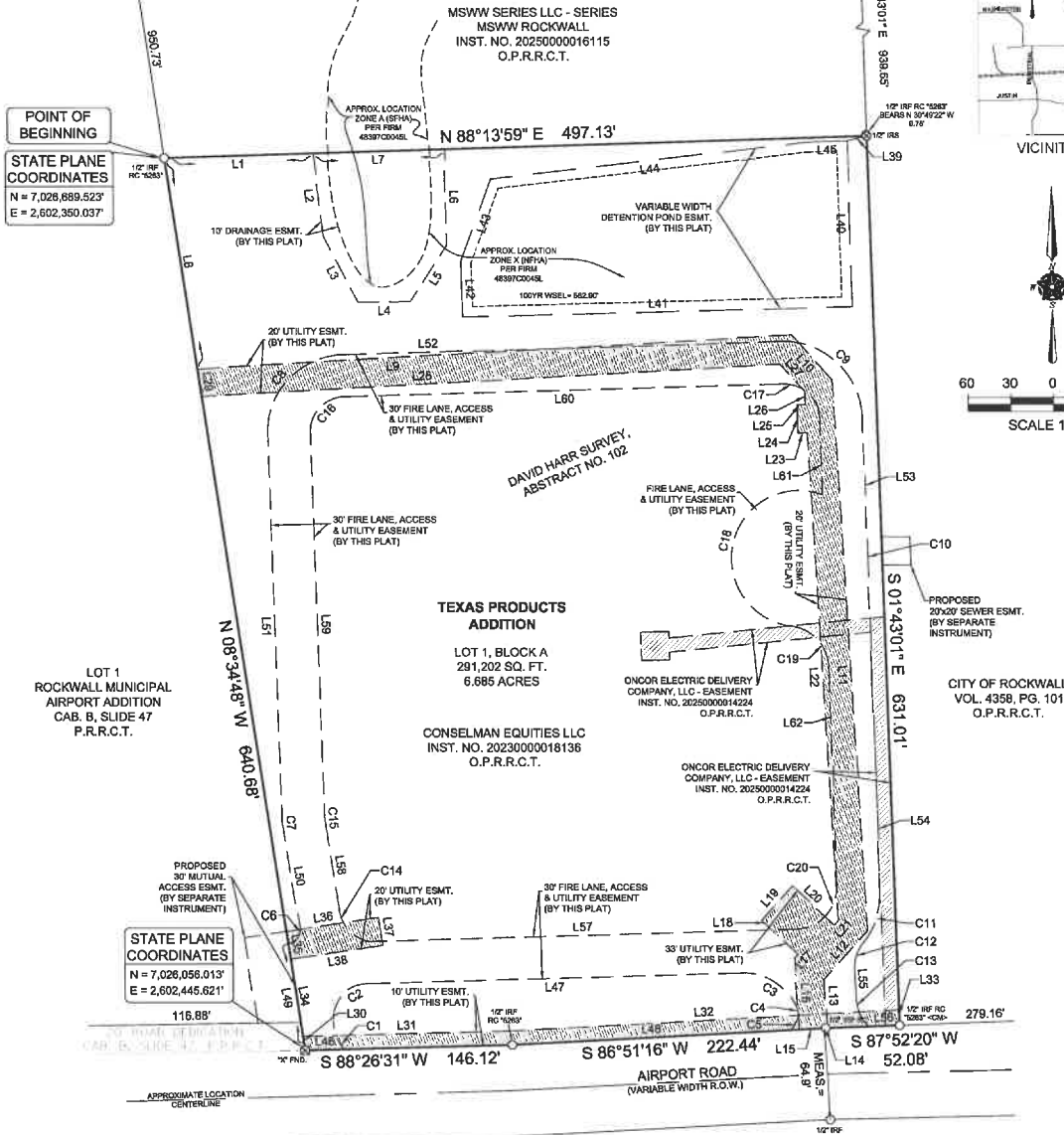


GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 2) The purpose of this plat is to plat an unplatted tract of land into one lot.
- 3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).
- 4) Benchmark:
COR-6
N = 7,025,942.628'; E = 2,601,204.043'; Elevation = 558.61'
- 5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.



POINT OF BEGINNING
STATE PLANE COORDINATES
N = 7,026,889.523'
E = 2,602,350.037'



EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.52'	N88°13'59"E
L2	59.75'	S71°20'04"E
L3	52.71'	S27°18'42"E
L4	36.85'	N89°27'57"E
L5	47.79'	N33°01'53"E
L6	68.54'	N1°27'19"W
L7	92.85'	S88°16'25"W
L8	151.43'	S8°34'48"E
L9	421.58'	N86°44'54"E
L10	42.81'	S41°44'54"E
L11	391.37'	S3°15'08"E
L12	46.77'	S41°44'54"W
L13	33.84'	S3°15'06"E
L14	1.23'	S87°52'20"W
L15	18.77'	S86°51'16"W
L16	50.56'	N3°15'06"W
L17	3.44'	N41°44'54"E
L18	34.98'	N46°47'16"W
L19	33.01'	N41°44'54"E
L20	40.93'	S46°47'16"E
L21	4.54'	N41°44'54"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	346.45'	N3°15'06"W
L23	6.50'	S88°16'58"W
L24	20.00'	N1°43'01"W
L25	5.96'	N88°16'58"E
L26	9.85'	N3°15'06"W
L27	26.18'	N41°44'54"W
L28	410.07'	S88°44'54"W
L29	20.09'	N8°34'48"W
L30	10.08'	N8°34'48"W
L31	147.21'	S88°26'31"W
L32	274.65'	S88°51'16"W
L33	10.93'	S1°43'01"E
L34	55.03'	N8°34'48"W
L35	20.00'	S8°34'48"E
L36	66.35'	S81°25'12"W
L37	20.00'	N8°34'48"W
L38	66.35'	S81°25'12"W
L39	14.08'	S75°40'30"W
L40	117.92'	S1°38'04"E
L41	275.65'	S88°28'03"W
L42	39.46'	N1°43'01"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	62.46'	N20°02'25"E
L44	225.62'	N83°18'29"E
L45	27.97'	N88°16'59"E
L46	28.00'	N88°28'31"E
L47	265.03'	N88°16'59"E
L48	197.93'	S86°51'16"W
L49	76.42'	N8°34'48"W
L50	72.22'	N8°36'14"W
L51	271.61'	N1°43'01"W
L52	310.00'	N88°16'59"E
L53	98.26'	S1°43'01"E
L54	236.36'	S1°43'01"E
L55	19.57'	S3°09'45"E
L56	21.85'	N87°52'20"E
L57	301.89'	S88°16'59"W
L58	65.26'	N8°36'14"W
L59	271.61'	N1°43'01"W
L60	310.00'	N88°16'59"E
L61	54.94'	S1°43'01"E
L62	155.48'	S1°43'01"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	26.20'	30.00'	50°02'05"	N18°06'15"W 25.37'
C2	35.50'	25.00'	81°22'12"	N47°35'53"E 32.59'
C3	48.66'	40.00'	69°41'57"	S56°52'03"E 45.71'
C4	7.49'	10.00'	42°54'57"	S0°33'36"E 7.32'
C5	8.85'	30.00'	16°41'06"	S29°27'54"W 8.82'
C6	15.77'	10.00'	90°22'36"	N36°35'04"E 14.19'
C7	7.21'	80.00'	6°53'14"	N5°09'38"W 7.21'
C8	88.39'	55.00'	90°00'01"	N43°16'58"E 77.78'
C9	88.39'	55.00'	90°00'00"	S46°43'01"E 77.78'
C10	2.38'	48.00'	2°50'16"	S1°43'01"E 2.38'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C11	38.86'	55.00'	40°29'10"	S18°31'34"W 38.06'
C12	21.96'	30.00'	41°55'54"	S17°48'12"W 21.47'
C13	21.69'	30.00'	41°25'13"	S23°52'22"E 21.22'
C14	31.70'	26.07'	68°39'46"	N44°05'00"W 28.78'
C15	3.61'	30.00'	6°53'13"	N5°09'38"W 3.60'
C16	39.27'	25.00'	90°00'00"	N43°16'59"E 35.36'
C17	39.27'	25.00'	90°00'00"	S46°43'01"E 35.36'
C18	161.81'	48.00'	193°08'40"	S13°42'58"W 95.37'
C19	42.48'	30.00'	81°08'21"	S42°17'12"E 39.02'
C20	47.12'	30.00'	90°00'00"	S43°16'59"W 42.43'

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION

BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 1 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE: 1" = 60' / DRAWN: JACOB

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Conselman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

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

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

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 2 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 6, 2026
APPLICANT: Paul Cragun; *Cumulus Design*
CASE NUMBER: P2026-022; *Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition*

SUMMARY

Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 2.74-acre tract of land [i.e. Tract 26-4 of the W. W. Ford Survey, Abstract No. 80] for the purpose of subdividing the subject property into two (2) lots [i.e. Lots 1 & 2, Block A, Horizon Office Park Addition] and dedicating the easements required to develop the subject property.
- ☑ Background. The subject property was annexed into the City of Rockwall on May 17, 2004 by Ordinance No. 04-34 [Case No. A2004-001]. On September 7, 2004, the City Council approved a zoning case [Case No. Z2004-027; Ordinance No. 04-50] to rezone the subject property from Agricultural (AG) District to Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD) there is an 84 SF storage building, and a 250 SF shed located on the subject property, both constructed in 2009. On October 15, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-040] to allow the construction of an Office Building and a Gym on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 30, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

NOTES:

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS North of Horizon Road and West of Ranch Trail in Rockwall County, Texas

SUBDIVISION W.W. Ford Survey, Abst Nop. 80, Tract 26-4

LOT _____

BLOCK _____

GENERAL LOCATION North of Horizon Road and approximately 1,135 ft southeast of the intersection of County Line Road and Horizon Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Office and Gym

ACREAGE 2.74

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 Saro Partners, LLC

☒ APPLICANT Cumulus Design

CONTACT PERSON Ronald Valk

CONTACT PERSON Paul Cragun

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

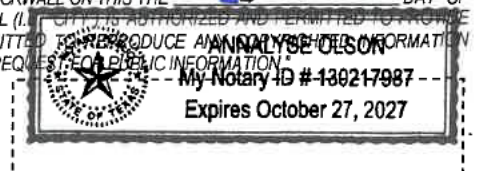
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 554.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26 DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (L. CITY) IS AUTHORIZED AND PERMITTED TO PRODUCE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND ANALYZE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

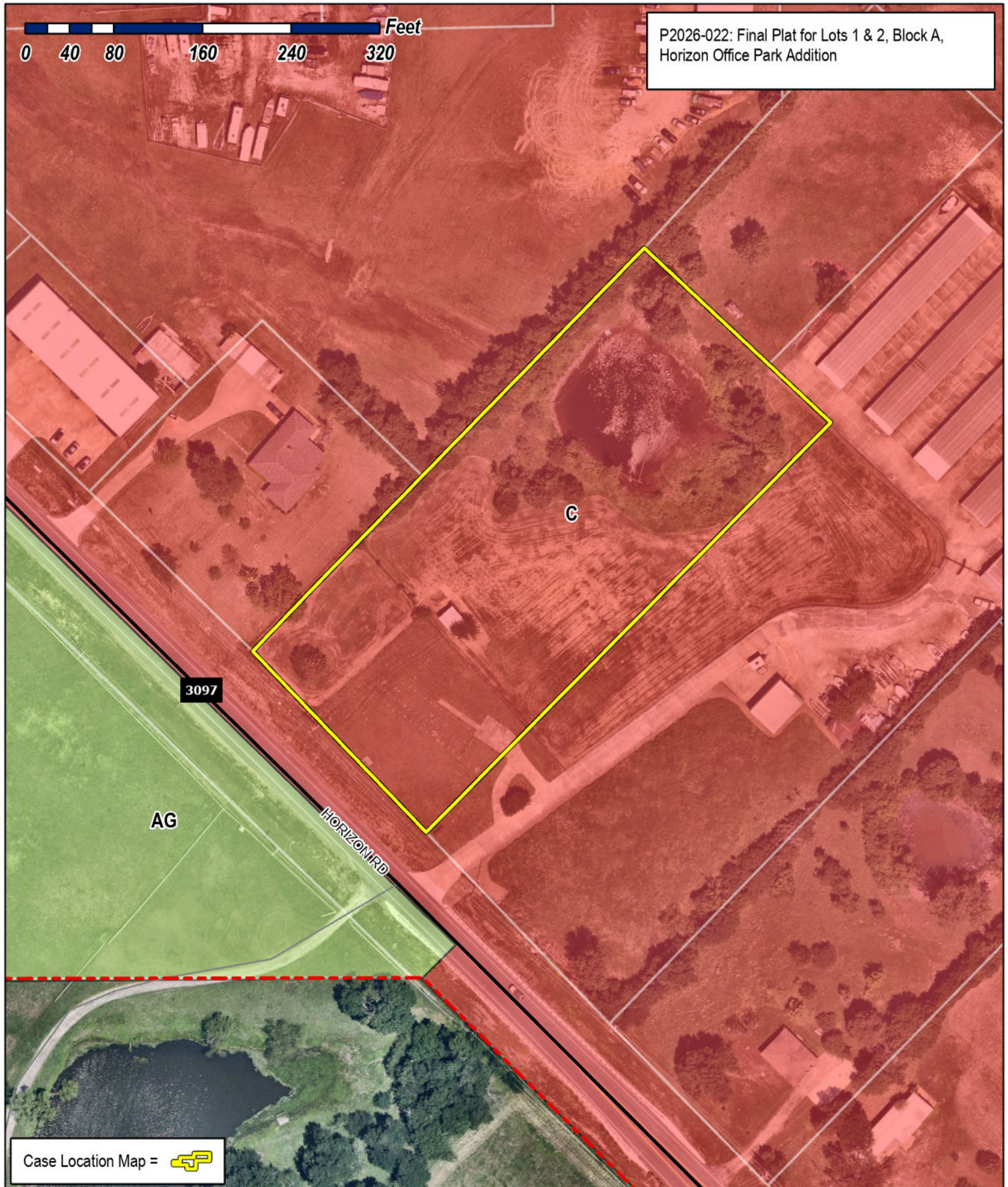
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26 DAY OF May, 2026.

OWNER'S SIGNATURE Shawn Valk

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anna Lynn



MY COMMISSION EXPIRES October 27, 2027



Case Location Map = 

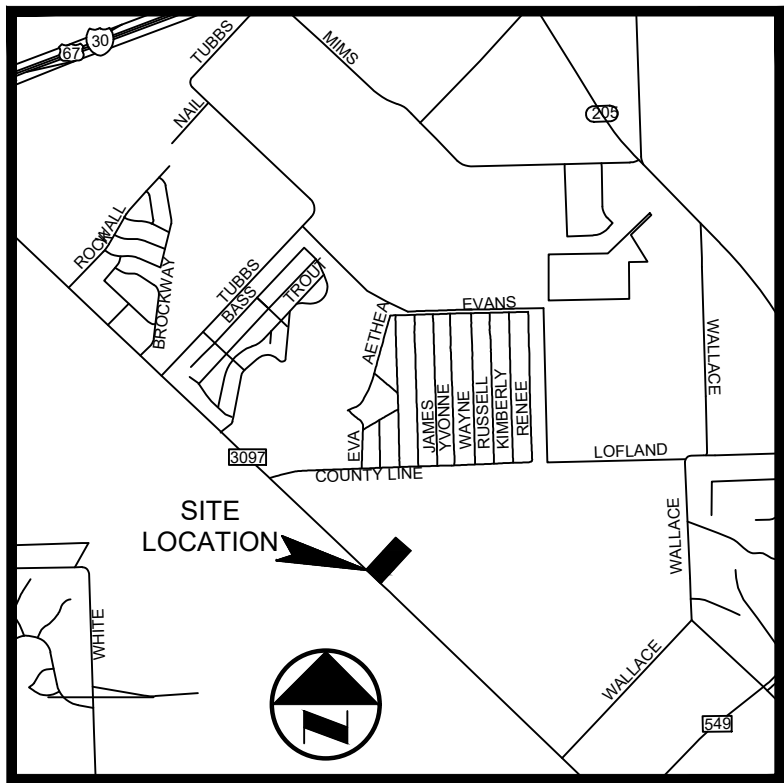


City of Rockwall

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

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





LOCATION MAP
NOT TO SCALE

LEGEND

- TELEPHONE BOX
- ELECTRIC BOX
- GUY ANCHOR
- UTILITY POLE
- SIGN
- SANITARY SEWER MANHOLE
- METAL POST
- METAL STRIP
- METAL SCREW
- OHE OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0040L, REVISED DATE SEPTEMBER 26, 2008.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

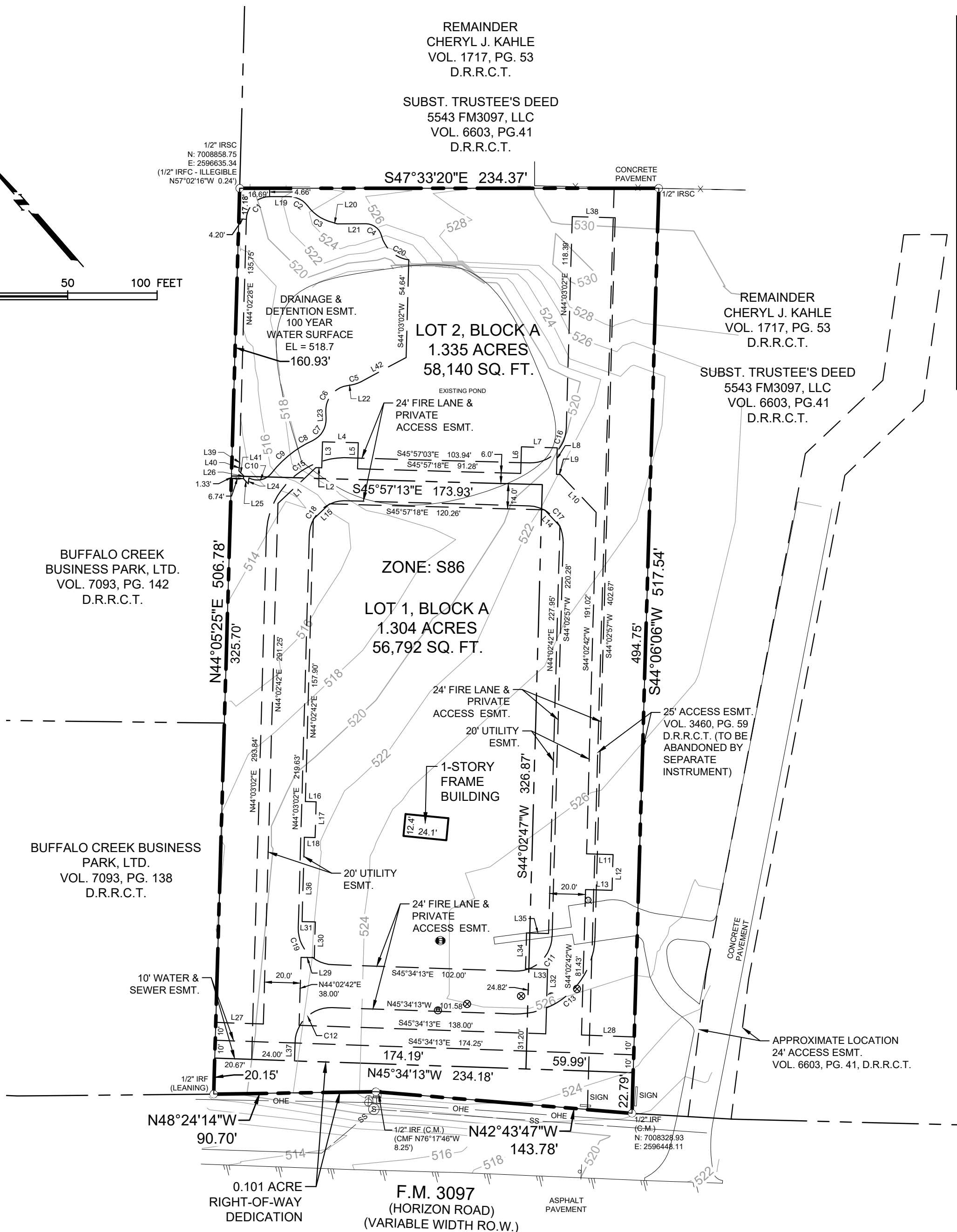
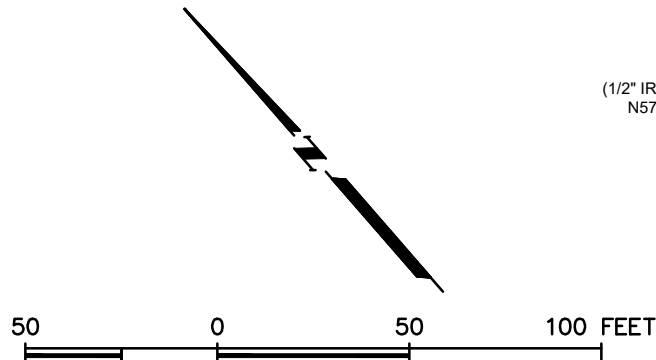
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

7. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.

8. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

9. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

10. SANITARY SEWER SHALL DRAIN TO THE EXISTING CITY OF ROCKWALL SEWER MAIN.



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°02'42"E	29.11'	L16	N45°57'18"W	6.01'	L31	N45°57'18"W	7.34'
L2	S45°57'18"E	3.39'	L17	N44°02'42"E	20.00'	L32	S44°02'42"W	36.07'
L3	N44°02'42"E	14.57'	L18	S45°57'18"E	6.01'	L33	N45°57'18"W	12.31'
L4	S45°57'18"E	20.00'	L19	S47°36'36"E	10.94'	L34	N44°02'42"E	20.00'
L5	S44°02'42"W	14.57'	L20	S28°57'06"E	2.66'	L35	S45°57'18"E	12.31'
L6	N44°02'42"E	14.87'	L21	S47°47'09"E	16.05'	L36	N44°02'42"E	47.19'
L7	S45°57'18"E	20.00'	L22	N56°44'32"W	2.46'	L37	S44°03'02"W	10.37'
L8	S44°02'42"W	14.87'	L23	S39°41'52"W	3.75'	L38	S45°56'58"E	24.00'
L9	S45°57'18"E	2.16'	L24	S48°33'21"W	3.34'	L39	N39°34'23"E	0.97'
L10	S00°57'18"E	29.11'	L25	N00°57'32"W	3.94'	L40	N48°33'21"E	4.13'
L11	S45°57'18"E	14.83'	L26	N48°33'21"E	1.65'	L41	N02°58'29"W	3.83'
L12	S44°02'42"W	20.00'	L27	S45°34'13"E	26.66'	L42	N75°48'59"W	28.68'
L13	N45°57'18"W	14.83'	L28	S45°34'13"E	29.52'			
L14	S00°57'18"E	12.54'	L29	S45°57'18"E	7.34'			
L15	N89°02'42"E	12.54'	L30	N44°02'42"E	20.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	88°20'56"	13.00'	20.05'	N88°12'56"E	18.12'
C2	53°31'17"	13.00'	12.14'	S20°50'58"E	11.71'
C3	40°28'51"	24.05'	16.99'	S14°19'45"E	16.64'
C4	75°51'24"	9.00'	11.92'	S09°51'32"E	11.06'
C5	19°03'35"	17.01'	5.66'	N66°16'32"W	5.63'
C6	84°09'22"	14.00'	20.56'	S81°46'32"W	18.76'
C7	68°13'34"	13.00'	15.48'	S73°48'39"W	14.58'
C8	11°13'18"	60.71'	11.89'	S77°41'13"E	11.87'
C9	16°37'57"	60.71'	17.62'	S88°23'09"W	17.56'
C10	80°52'09"	10.00'	14.11'	N59°29'44"W	12.97'
C11	90°24'38"	20.00'	31.56'	N89°13'28"E	28.39'
C12	90°22'45"	20.00'	31.55'	S89°14'25"W	28.38'
C13	90°21'47"	44.00'	69.39'	N89°14'54"E	62.42'
C15	87°28'11"	44.00'	67.18'	S87°47'04"W	60.84'
C16	90°01'43"	20.00'	31.43'	N89°02'06"E	28.29'
C17	88°08'52"	20.00'	30.77'	N00°01'29"W	27.82'
C18	86°15'04"	20.00'	30.11'	S87°10'14"W	27.34'
C19	89°37'15"	20.00'	31.28'	S00°45'35"E	28.19'
C20	68°42'18"	18.00'	21.58'	S06°16'58"E	20.31'

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A
HORIZON OFFICE PARK ADDITION
BEING TWO (2) LOTS
2.739-ACRES OR 119,314 SF
SITUATED WITHIN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 14, 2025
CASE NUMBER _____

OWNER
SARO PARTNERS, LLC
CONTACT: RONALD VALK
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TX 75032
PH: 972-722-2590
EMAIL: Ron@platinumtx.com

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2025-027

SHEET 1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SARO PARTNERS, LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to Saro Partners, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180000013844, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING a 1/2-inch iron rod found for corner in the northeast right-of-way line of F.M. 3097 (Horizon Road; a variable width right-of-way) at the south corner of said Saro Partners tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, at a distance of 395.98 feet passing a 1/2-inch iron rod found for the northwest corner of said J R Fleming Investments, LLC tract and continuing for a total distance of 641.45 feet to a point at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

THENCE with said northeast right-of-way line of F.M. 3097, the following courses and distances:

N 42°43'47" W, a distance of 143.78 feet to a 1/2-inch iron rod found for an angle point; from which a concrete monument found bears N 76°17'46" W, a distance of 8.25 feet;

N 48°24'14" W, a distance of 90.70 feet to a 1/2-inch iron rod found (leaning) at the west corner of said Saro Partners tract and the south corner of a tract of land conveyed to Buffalo Creek Business Park, Ltd. by deed recorded in Volume 7093, Page 138, Deed Records, Rockwall County, Texas;

THENCE N 44°05'25" E, departing said northeast right-of-way line and with the common line of said Saro Partners tract and said Buffalo Creek Business Park tract, at a distance of 207.61 feet passing the east corner of said Buffalo Creek Business Park tract and the south corner of a tract of land conveyed to Buffalo Creek Business Park, Ltd. by deed recorded in Volume 7093, Page 142, Deed Records, Rockwall County, Texas, and continuing for a total distance of 506.78 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set for corner in the southeast line of second mentioned Buffalo Creek Business Park tract at the north corner of said Saro Partners tract; from which a 1/2-inch iron rod with illegible plastic cap found bears N 57°02'16" W, a distance of 0.24 feet;

THENCE S 47°33'20" E, departing said southeast line of second mentioned Buffalo Creek Business Park tract, a distance of 234.37 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set at the east corner of said Saro Partners tract;

THENCE S 44°06'06" W, a distance of 517.54 feet to the **POINT OF BEGINNING** and containing 119,314 square feet or 2.739 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

SARO PARTNERS, LLC,
a Texas limited liability company

Name, Title

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

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

PRELIMINARY

RELEASED 2/19/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

My Commission Expires

APPROVED:

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A
HORIZON OFFICE PARK ADDITION
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2.739-ACRES OR 119,314 SF
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AUGUST 14, 2025
CASE NUMBER _____

OWNER
SARO PARTNERS, LLC
CONTACT: RONALD VALK
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TX 75032
PH: 972-722-2590
EMAIL: Ron@platinumtx.com

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2025-027 SHEET 2 OF 2



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 6, 2026
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2026-024; *Replat for Lots 54-67, Block D, Park Hills Addition*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a Replat for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

PLAT INFORMATION

☑ Purpose. The applicant is requesting approval of a Replat for a 6.469-acre tract of land (*i.e. Lots 1 & 15-26, Block D, Park Hills Addition*) in order to correct a surveying error that was platted with the original Park Hills Subdivision plat [Case No. P2023-012].

☑ Background.

Park Hills Subdivision. The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation this property was zoned Agricultural (AG) District. On September 6, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District, Light Industrial (LI) District, and Two-Family (2F) District to Planned Development District 97 (PD-97) [Ordinance No. 22-46; Case No. Z2022-037] for Single-Family 8.4 (SF-8.4) District land uses. On October 17, 2022, the City Council approved a Preliminary Plat [Case No. P2022-047] for the Park Hill Subdivision. On February 28, 2023, the Planning and Zoning Commission approved a tree mitigation plan [Case No. MIS2023-003] for the Park Hills Subdivision. On June 13, 2023, the Planning and Zoning Commission approved a site plan [Case No. SP2023-016] for the Park Hills Subdivision. On June 19, 2023, the City Council approved a final plat [Case No. P2023-012] for the Park Hills Subdivision.

Tract 3 of the G. W. Redline Survey, Abstract No. 183. A portion of the subject property was annexed into the City of Rockwall on September 7, 1971 by *Ordinance No. 71-09* [Case No. A1971-001]. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was zoned Agricultural (AG) District. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation this property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [Case No. Z2024-053] from Agricultural (AG) District to Single-Family 10 (SF-10) District.

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 54-67, Block D, Park Hills Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 30, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

NOTES:

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1401 Overhill Dr, Rockwall, TX 75087

SUBDIVISION Park Hills

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-98

CURRENT USE Single Family Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE 6.469

LOTS [CURRENT] 12

LOTS [PROPOSED] 12

- ☐ **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 Daniel & Amanda Dailey

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON

CONTACT PERSON Ryan Joyce

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

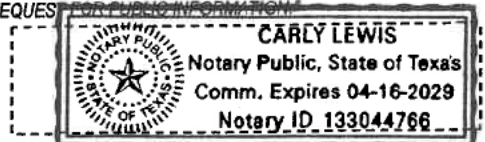
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 629.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June 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 DAY OF June 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-29



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☒ REPLAT (\$500.00 + \$20.00 ACRE) ^{1&2}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

NOTES:

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1401 Overhill Dr, Rockwall, TX 75087

SUBDIVISION Park Hills

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-98

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 6.469

LOTS [CURRENT] 12

LOTS [PROPOSED] 12

- ☐ **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 Qualico Developments (U.S.), Inc.

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON

CONTACT PERSON Ryan Joyce

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 629.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June 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.

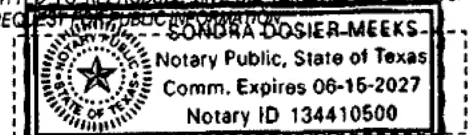
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June 2026

OWNER'S SIGNATURE

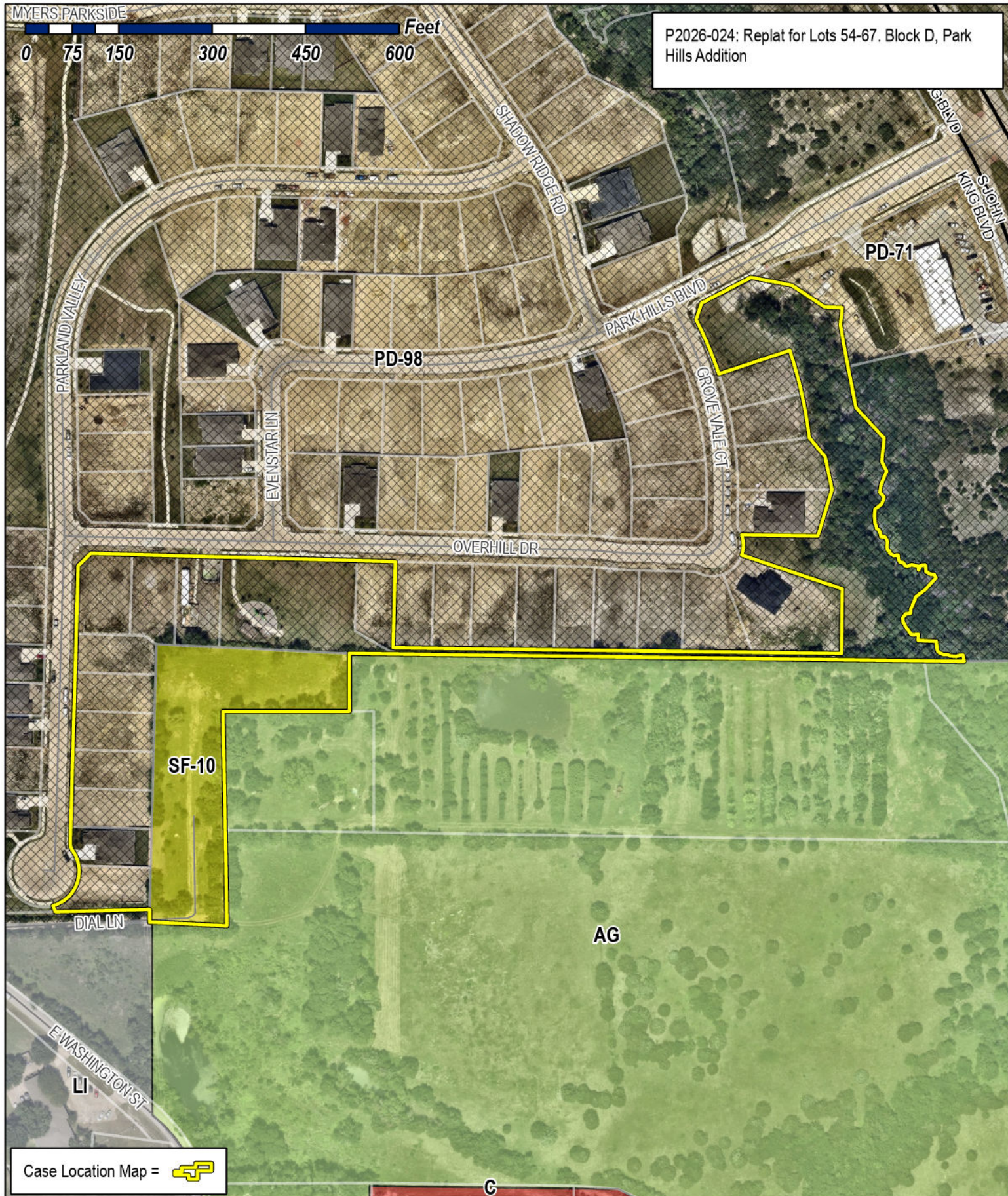
John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sandra Dossier Meeks



MY COMMISSION EXPIRES 6-15-2027



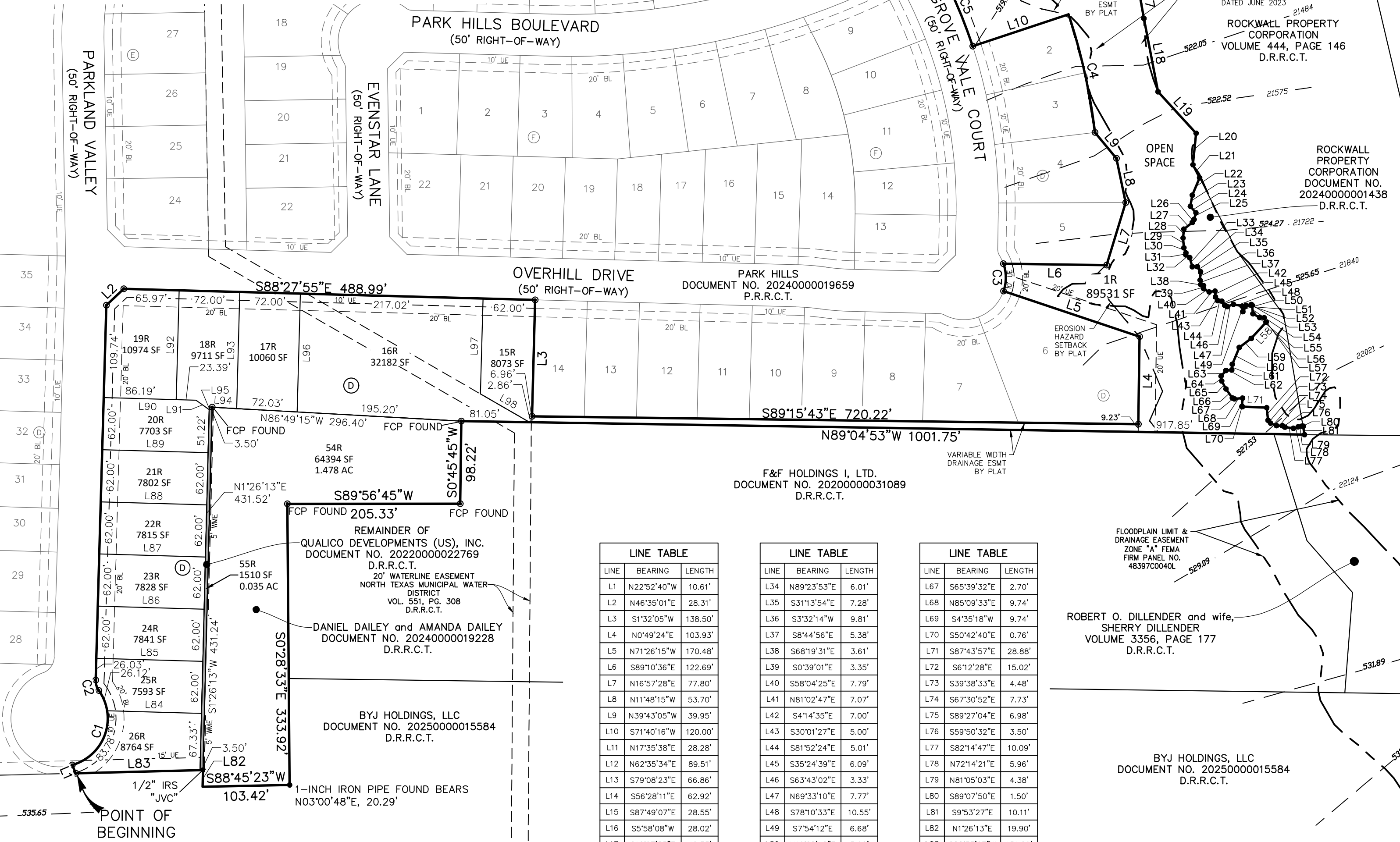
City of Rockwall

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

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



BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH
AMERICAN DATUM OF 1983. ALL DIMENSIONS ARE GROUND
DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT
COMBINED FACTOR (PCF) OF 0.9998538864.

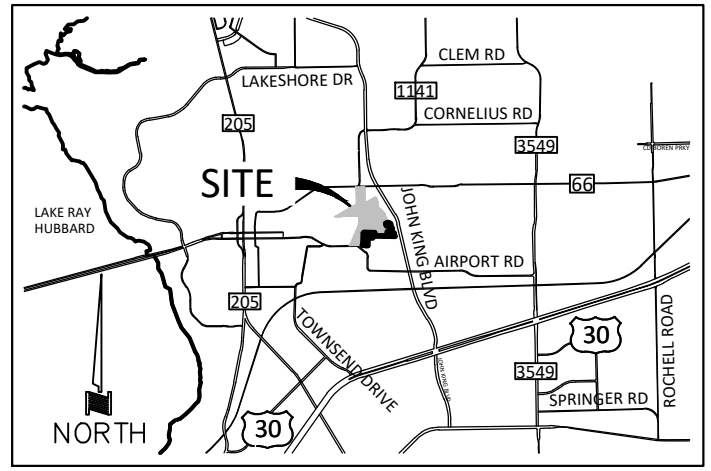


CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	109°30'36"	57.50'	61.38'	109.90'
C2	36°44'50"	20.50'	6.81'	13.15'
C3	37°57'50"	50.00'	17.20'	33.13'
C4	11°27'33"	720.00'	72.24'	144.00'
C5	8°59'22"	600.00'	47.17'	94.14'

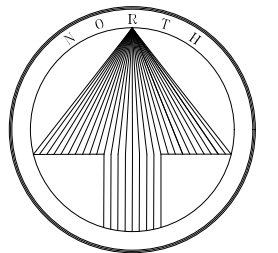
LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°52'40"W	10.61'
L2	N46°35'01"E	28.31'
L3	S1°32'05"W	138.50'
L4	N0°49'24"E	103.93'
L5	N71°26'15"W	170.48'
L6	S89°10'36"E	122.69'
L7	N16°57'28"E	77.80'
L8	N11°48'15"W	53.70'
L9	N39°43'05"W	39.95'
L10	S71°40'16"W	120.00'
L11	N17°35'38"E	28.28'
L12	N62°35'34"E	89.51'
L13	S79°08'23"E	66.86'
L14	S56°28'11"E	62.92'
L15	S87°49'07"E	28.55'
L16	S5°58'08"W	28.02'
L17	S10°07'55"E	46.33'
L18	S10°56'13"E	88.76'
L19	S42°32'37"E	66.83'
L20	S5°48'00"W	37.66'
L21	S27°06'51"E	17.39'
L22	S22°38'47"W	22.44'
L23	S9°56'32"W	13.38'
L24	S40°37'19"E	10.13'
L25	S15°27'47"W	8.20'
L26	S29°47'35"W	4.23'
L27	S51°46'12"W	12.73'
L28	S5°22'12"W	10.60'
L29	S4°52'36"E	11.67'
L30	S21°43'23"E	6.45'
L31	S4°31'23"W	2.39'
L32	S55°11'10"E	5.61'
L33	S16°26'05"E	11.31'

LINE TABLE		
LINE	BEARING	LENGTH
L34	N89°23'53"E	6.01'
L35	S31°13'54"E	7.28'
L36	S3°32'14"W	9.81'
L37	S8°44'56"E	5.38'
L38	S68°19'31"E	3.61'
L39	S0°39'01"E	3.35'
L40	S58°04'25"E	7.79'
L41	N81°02'47"E	7.07'
L42	S4°14'35"E	7.00'
L43	S30°01'27"E	5.00'
L44	S81°52'24"E	5.01'
L45	S35°24'39"E	6.09'
L46	S6°34'02"E	3.33'
L47	N69°33'10"E	7.77'
L48	S78°10'33"E	10.55'
L49	S7°54'12"E	6.68'
L50	N19°28'40"E	5.90'
L51	N42°50'56"E	2.68'
L52	N80°45'14"E	6.29'
L53	S45°12'19"E	1.43'
L54	S5°36'36"E	10.05'
L55	S60°55'42"E	9.15'
L56	S87°37'12"E	5.34'
L57	S23°23'23"E	5.81'
L58	S42°30'58"W	26.10'
L59	S52°49'10"W	17.81'
L60	S22°33'43"W	21.66'
L61	S5°28'06"W	6.88'
L62	S85°10'35"W	6.87'
L63	S40°54'20"W	8.92'
L64	S7°37'31"E	5.82'
L65	S28°21'00"E	10.67'
L66	S35°13'48"E	13.07'

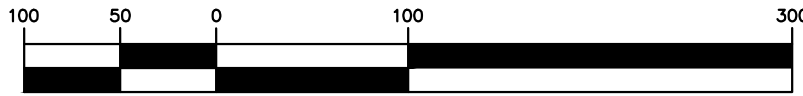
LINE TABLE		
LINE	BEARING	LENGTH
L67	S65°39'32"E	2.70'
L68	N85°09'33"E	9.74'
L69	S4°35'18"W	9.74'
L70	S50°42'40"E	0.76'
L71	S87°43'57"E	28.88'
L72	S6°12'28"E	15.02'
L73	S39°38'33"E	4.48'
L74	S67°30'52"E	7.73'
L75	S89°27'04"E	6.98'
L76	S59°50'32"E	3.50'
L77	S82°14'47"E	10.09'
L78	N72°14'21"E	5.96'
L79	N81°05'03"E	4.38'
L80	S89°07'50"E	1.50'
L81	S9°53'27"E	10.11'
L82	N1°26'13"E	19.90'
L83	S88°33'07"W	151.29'
L84	S88°22'04"E	112.29'
L85	S88°22'04"E	126.58'
L86	S88°22'04"E	126.36'
L87	S88°22'04"E	126.15'
L88	S88°22'04"E	125.94'
L89	S88°22'04"E	125.73'
L90	S88°22'04"E	109.58'
L91	S54°21'56"E	19.27'
L92	S1°32'05"W	129.88'
L93	S1°32'05"W	138.70'
L94	N86°49'15"W	29.17'
L95	S1°26'13"W	2.97'
L96	S1°32'05"W	140.76'
L97	S1°32'05"W	113.44'
L98	S60°00'26"E	67.27'



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - Point for Corner(unless otherwise noted)
 - 1/2" Iron rod found with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- <CM> Control Monument
L1 Line No.
C1 Curve No.
BL Building Line
DE Drainage Easement
DUE Drainage Utility Easement
OE Oncor Easement
Esmt Easement
UE Utility Easement
WME Wall Maintenance Easement
SF Square Feet
- P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FINAL PLAT
LOTS 1R, 15R-26R, & 54R-55R
BLOCK D
PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 1 OF 3

Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150
Contact: John Vick

Owner/Applicant:
Park Hills at Rockwall Homeowners
Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-1548
Contact: managementcertificate@nmitx.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of Lots 1 & 15–26, Block D of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20240000019659, Plat Records, Rockwall County, Texas and being all of that tract of land described in Deed to Daniel Dailey and Amanda Dailey, as recorded in Document No. 20240000019228, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the southwest corner of said Lot 26, Block D;

THENCE North 22 degrees 52 minutes 40 seconds West, a distance of 10.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the east line of Parkland Valley, a 500 foot right–of–way, at the beginning of a non–tangent curve to the left having a central angle of 109 degrees 30 minutes 36 seconds, a radius of 57.50 and a chord bearing and distance of North 19 degrees 38 minutes 24 seconds East, 93.92 feet;

THENCE Northerly, with said east line, the following three (3) courses and distances:

Northerly, with said curve to the left, an arc distance of 109.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the beginning of a reverse curve to the right having a central angle of 36 degrees 44 minutes 50 seconds, a radius of 20.50 feet and a chord bearing and distance of North 16 degrees 44 minutes 29 seconds West, 12.92 feet;

Northerly, with said curve to the right, an arc distance of 13.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

North 01 degrees 37 minutes 56 seconds East, a distance of 445.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the south end of a corner clip;

THENCE North 46 degrees 35 minutes 01 seconds East, with said corner clip, a distance of 28.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner in the south line of Overhill Drive, a 50 foot right–of–way;

THENCE South 88 degrees 27 minutes 55 seconds East, with said south line, a distance of 488.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the northeast corner of said Lot 15, Block D;

THENCE South 01 degrees 32 minutes 05 seconds West, leaving said south line, a distance of 138.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the southwest corner of Lot 14, Block D of said PARK HILLS Addition;

THENCE South 89 degrees 15 minutes 43 seconds East, a distance of 720.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the common southeast corner of Lot 6, Block D of said PARK HILLS Addition and an interior ell corner of said Lot 1;

THENCE North 00 degrees 49 minutes 24 seconds East, with the west line of said Lot 1, a distance of 103.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the northeast corner of said Lot 6, Block D;

THENCE North 71 degrees 26 minutes 15 seconds West, continuing with said west line, a distance of 170.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the east line of Grove Vale Court, a 50 foot right–of–way, for the most northerly northwest corner of said Lot 6, said point being at the beginning of a non–tangent curve to the left having a central angle of 37 degrees 57 minutes 50 seconds, a radius of 50.00 feet and a chord bearing and distance of North 00 degrees 25 minutes 10 seconds West, 32.53 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 33.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the southwest corner of Lot 5, Block D of said PARK HILLS Addition;

THENCE South 89 degrees 10 minutes 36 seconds East, leaving said east line, a distance of 122.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the southeast corner of said Lot 5, Block D;

THENCE North 16 degrees 57 minutes 28 seconds East, a distance of 77.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the common northeast corner of said Lot 5, Block D and southeast corner of Lot 4, Block D of said PARK HILLS Addition;

THENCE North 11 degrees 48 minutes 15 seconds West, a distance of 53.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

THENCE North 39 degrees 43 minutes 05 seconds West, a distance of 39.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the common northeast corner of said Lot 4, Block D and southeast corner of Lot 3, Block D of said PARK HILLS Addition, said point being at the beginning of a non–tangent curve to the left having a central angle of 11 degrees 27 minutes 33 seconds, a radius of 720.00 feet and a chord bearing and distance of North 12 degrees 35 minutes 57 seconds West, 143.76 feet;

THENCE Northerly, with said curve to the left, an arc distance of 144.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the northeast corner of Lot 2, Block D of said PARK HILLS Addition;

THENCE South 71 degrees 40 minutes 16 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the east line of the above mentioned Grove Vale Court for the northwest corner of said Lot 2, Block D, said point being at the beginning of a non–tangent curve to the left having a central angle of 08 degrees 59 minutes 22 seconds, a radius of 600.00 feet and a chord bearing and distance of North 22 degrees 49 minutes 25 seconds West, 94.04 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 94.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the south end of a corner clip;

THENCE North 17 degrees 35 minutes 38 seconds East, with said corner clip, a distance of 28.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the south line of Park Hills Boulevard at the north end of said corner clip;

THENCE North 62 degrees 35 minutes 34 seconds East, with said south line, a distance of 89.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

THENCE South 79 degrees 35 minutes 34 seconds East, leaving said south line, a distance of 66.86 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150
Contact: John Vick

Owner/Applicant:
Park Hills at Rockwall Homeowners
Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.ccom

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS



JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION (cont.):

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 17.39 feet to a point for corner;

THENCE South 22 degrees 38 minutes 47 seconds West, a distance of 22.44 feet to a point for corner;

THENCE South 09 degrees 56 minutes 32 seconds West, a distance of 13.38 feet to a point for corner;

THENCE South 40 degrees 37 minutes 19 seconds East, a distance of 10.13 feet to a point for corner;

THENCE South 15 degrees 27 minutes 47 seconds West, a distance of 8.20 feet to a point for corner;

THENCE South 29 degrees 47 minutes 35 seconds West, a distance of 4.23 feet to a point for corner;

THENCE South 51 degrees 46 minutes 12 seconds West, a distance of 12.73 feet to a point for corner;

THENCE South 05 degrees 22 minutes 12 seconds West, a distance of 10.60 feet to a point for corner;

THENCE South 04 degrees 52 minutes 36 seconds East, a distance of 11.67 feet to a point for corner;

THENCE South 21 degrees 43 minutes 23 seconds East, a distance of 6.45 feet to a point for corner;

THENCE South 04 degrees 31 minutes 23 seconds West, a distance of 2.39 feet to a point for corner;

THENCE South 55 degrees 11 minutes 10 seconds East, a distance of 5.61 feet to a point for corner;

THENCE South 16 degrees 26 minutes 05 seconds East, a distance of 11.31 feet to a point for corner;

THENCE North 89 degrees 23 minutes 53 seconds East, a distance of 6.01 feet to a point for corner;

THENCE South 31 degrees 13 minutes 54 seconds East, a distance of 7.28 feet to a point for corner;

THENCE South 03 degrees 32 minutes 14 seconds West, a distance of 9.81 feet to a point for corner;

THENCE South 08 degrees 44 minutes 56 seconds East, a distance of 5.38 feet to a point for corner;

THENCE South 68 degrees 19 minutes 31 seconds East, a distance of 3.61 feet to a point for corner;

THENCE South 00 degrees 39 minutes 01 seconds East, a distance of 3.35 feet to a point for corner;

THENCE South 58 degrees 04 minutes 25 seconds East, a distance of 7.79 feet to a point for corner;

THENCE North 81 degrees 02 minutes 47 seconds East, a distance of 7.07 feet to a point for corner;

THENCE South 04 degrees 14 minutes 35 seconds East, a distance of 7.00 feet to a point for corner;

THENCE South 30 degrees 01 minutes 27 seconds East, a distance of 5.00 feet to a point for corner;

THENCE South 81 degrees 52 minutes 24 seconds East, a distance of 5.01 feet to a point for corner;

THENCE South 35 degrees 24 minutes 39 seconds East, a distance of 6.09 feet to a point for corner;

THENCE South 63 degrees 43 minutes 02 seconds East, a distance of 3.33 feet to a point for corner;

THENCE North 69 degrees 33 minutes 10 seconds East, a distance of 7.77 feet to a point for corner;

THENCE South 78 degrees 10 minutes 33 seconds East, a distance of 10.55 feet to a point for corner;

THENCE South 07 degrees 54 minutes 12 seconds East, a distance of 6.68 feet to a point for corner;

THENCE North 19 degrees 28 minutes 40 seconds East, a distance of 5.90 feet to a point for corner;

THENCE North 42 degrees 50 minutes 56 seconds East, a distance of 2.68 feet to a point for corner;

THENCE North 80 degrees 45 minutes 14 seconds East, a distance of 6.29 feet to a point for corner;

THENCE South 45 degrees 12 minutes 19 seconds East, a distance of 1.43 feet to a point for corner;

THENCE South 05 degrees 36 minutes 36 seconds East, a distance of 10.05 feet to a point for corner;

THENCE South 60 degrees 55 minutes 42 seconds East, a distance of 9.15 feet to a point for corner;

THENCE South 87 degrees 37 minutes 12 seconds East, a distance of 5.34 feet to a point for corner;

THENCE South 23 degrees 23 minutes 23 seconds East, a distance of 5.81 feet to a point for corner;

THENCE South 42 degrees 30 minutes 58 seconds West, a distance of 26.10 feet to a point for corner;

THENCE South 52 degrees 49 minutes 10 seconds West, a distance of 17.81 feet to a point for corner;

THENCE South 22 degrees 33 minutes 43 seconds West, a distance of 21.66 feet to a point for corner;

THENCE South 05 degrees 28 minutes 06 seconds West, a distance of 6.88 feet to a point for corner;

THENCE South 85 degrees 10 minutes 35 seconds West, a distance of 6.87 feet to a point for corner;

THENCE South 40 degrees 54 minutes 20 seconds West, a distance of 8.92 feet to a point for corner;

THENCE South 07 degrees 37 minutes 31 seconds East, a distance of 5.82 feet to a point for corner;

THENCE South 28 degrees 21 minutes 00 seconds East, a distance of 10.67 feet to a point for corner;

THENCE South 35 degrees 13 minutes 48 seconds East, a distance of 13.07 feet to a point for corner;

THENCE South 65 degrees 39 minutes 32 seconds East, a distance of 2.70 feet to a point for corner;

THENCE North 85 degrees 09 minutes 33 seconds East, a distance of 9.74 feet to a point for corner;

LEGAL DESCRIPTION (cont.):

THENCE South 04 degrees 35 minutes 18 seconds West, a distance of 9.74 feet to a point for corner;

THENCE South 50 degrees 42 minutes 40 seconds East, a distance of 0.76 feet to a point for corner;

THENCE South 87 degrees 43 minutes 57 seconds East, a distance of 28.88 feet to a point for corner;

THENCE South 06 degrees 12 minutes 28 seconds East, a distance of 15.02 feet to a point for corner;

THENCE South 39 degrees 38 minutes 33 seconds East, a distance of 4.48 feet to a point for corner;

THENCE South 67 degrees 30 minutes 52 seconds East, a distance of 7.73 feet to a point for corner;

THENCE South 89 degrees 27 minutes 04 seconds East, a distance of 6.98 feet to a point for corner;

THENCE South 59 degrees 50 minutes 32 seconds East, a distance of 3.50 feet to a point for corner;

THENCE South 82 degrees 14 minutes 47 seconds East, a distance of 10.09 feet to a point for corner;

THENCE North 72 degrees 14 minutes 21 seconds East, a distance of 5.96 feet to a point for corner;

THENCE North 81 degrees 05 minutes 03 seconds East, a distance of 4.38 feet to a point for corner;

THENCE South 89 degrees 07 minutes 50 seconds East, a distance of 1.50 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 10.11 feet to a point for corner in the north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 53 seconds West, passing at a distance of 15.33 feet a 1/2 inch iron rod found, and continuing in all for a total distance of 1,001.75 feet to a fence corner post found for the common northeast corner of the above mentioned Daniel Dailey and Amanda Dailey tract and the most northerly northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 45 minutes 45 seconds West, a distance of 98.22 feet to a fence corner post found for the common southeast corner of said Daniel Dailey and Amanda Dailey tract and an interior ell corner of said F&F Holdings I, Ltd. tract;

THENCE South 89 degrees 56 minutes 45 seconds West, a distance of 205.33 feet to a fence corner post found for a common interior ell corner of said Daniel Dailey and Amanda Dailey tract and an exterior ell corner of said F&F Holdings, Ltd. tract;

THENCE South 00 degrees 28 minutes 33 seconds East, a distance of 333.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the southeast corner of said Daniel Dailey and Amanda Dailey tract, from which point a 1–inch iron pipe found bears North 03 degrees 00 minutes 48 seconds East, 20.29 feet;

THENCE South 88 degrees 45 minutes 23 seconds West, a distance of 103.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the southwest corner of said Daniel Dailey and Amanda Dailey tract;

THENCE North 01 degrees 26 minutes 13 seconds East, passing at a distance of 13.88 feet a 3/8 inch iron rod found, and continuing in all for a total distance of 19.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

THENCE South 88 degrees 33 minutes 07 seconds West, a distance of 151.29 feet to the POINT OF BEGINNING and containing 6.469 acres of land, more or less.

FINAL PLAT
LOTS 1R, 15R-26R, & 54R-55R
BLOCK D
PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 2 OF 3

OWNER’S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

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

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

DANIEL DAILEY

STATE OF TEXAS §
COUNTY OF §

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

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

Notary public in and for the State of Texas My Commission Expires

AMANDA DAILEY

STATE OF TEXAS §
COUNTY OF §

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

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

Notary public in and for the State of Texas My Commission Expires

SHANE HOMES INC.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of SHANE HOMES, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary public in and for the State of Texas My Commission Expires

Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150
Contact: John Vick

Owner/Applicant:
Park Hills at Rockwall Homeowners
Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OWNER’S CERTIFICATION (cont.):

PACESETTER HOMES, LLC

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of PACESETTER HOMES, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary public in and for the State of Texas My Commission Expires

QUALICO DEVELOPMENTS (U.S.), INC.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S.), INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary public in and for the State of Texas My Commission Expires

PARK HILLS AT ROCKWALL HOMEOWNERS ASSOCIATION, INC.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of PARK HILLS HOMEOWNER ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary public in and for the State of Texas My Commission Expires

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

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

Notary public for and in the State of Texas

My commission expires: _____

APPROVED:

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

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
LOTS 1R, 15R-26R, & 54R-55R
BLOCK D
PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 3



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

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

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: July 6, 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 July 6, 2026 City Council meeting.



Case Location Map = 

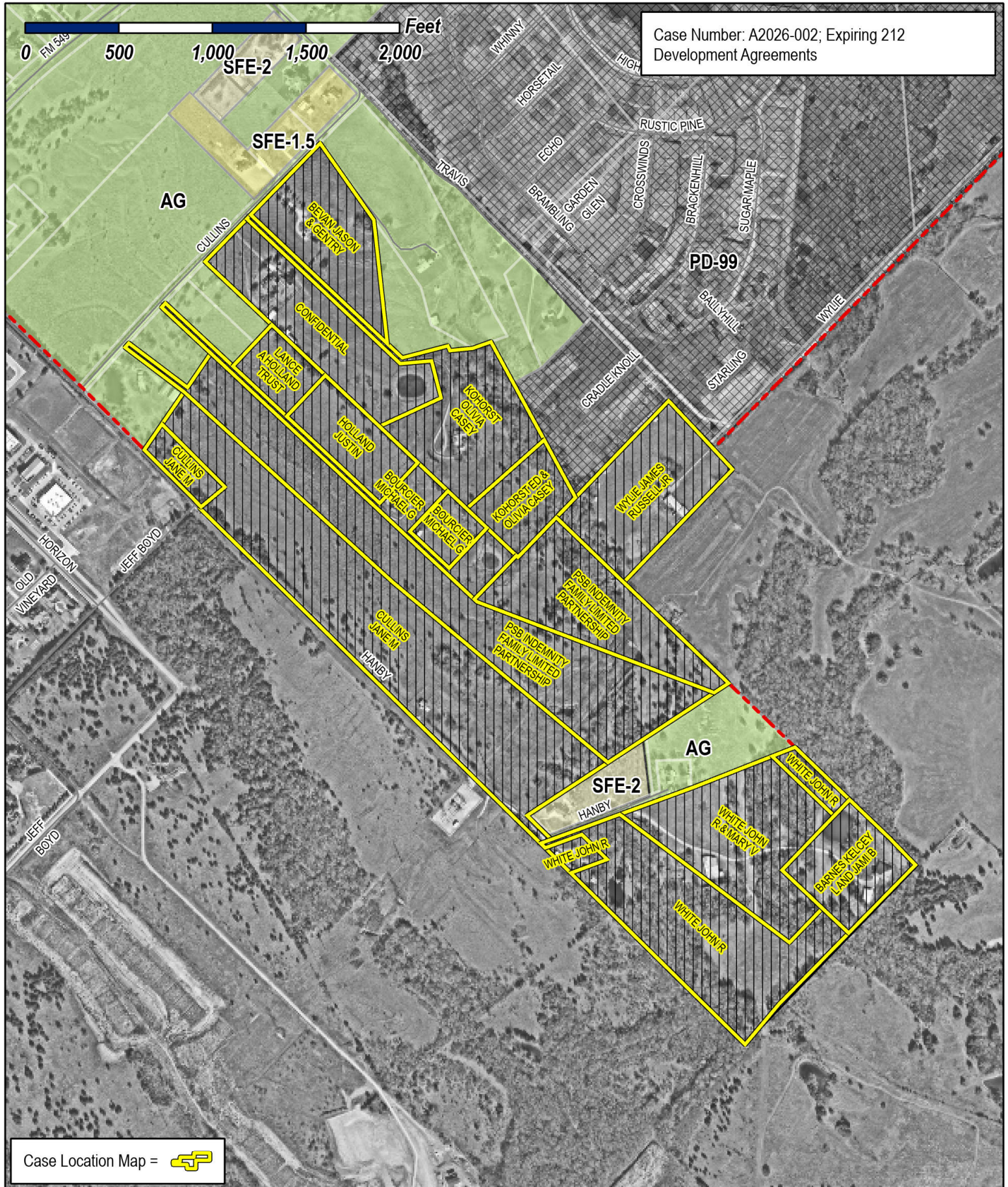


City of Rockwall

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

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





Case Location Map =



City of Rockwall

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

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



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 black ink, appearing to read "Brent Nalley", written in a cursive style.

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,



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.

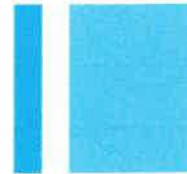
Sincerely,

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, sweeping underline.

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



CHAPTER 212 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This agreement is entered into pursuant to *Section 212.172, Texas Local Government Code* by and between the City of Rockwall, Texas (the '*City*') and, **BRENT & SHANNON NALLEY**, the property owner(s) 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 **BRENT & SHANNON NALLEY**, which is recorded as *Volume 2066 Page 233* of the *Deed Records* of Rockwall County, Texas, and commonly known as *Tax Parcel No. 0181-0000-0001-09-0R*, which is attached hereto as *Exhibit 'A'*, consisting of approximately 12.49 acres of land.

WHEREAS, the Owner(s) represent(s) that the *Property* is within the City's existing Extraterritorial Jurisdiction ('*ETJ*'), and to the extent that a portion of the *Property* lies outside the City's ETJ, the Owner(s) 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 *Texas Local Government Code, Chapter 43*; and

WHEREAS, it is the Owner(s) desire that the *Property* remain in the City's ETJ for the term of this Agreement;

WHEREAS, the Owner(s) and the *City* acknowledge that this agreement between them is binding upon the *City* and the Owner(s) 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 *Texas Tax Code, Chapter 23.C*; and

WHEREAS, the Owner(s) represent(s) that it is their intention not to develop the *Property* during the term of this agreement; and

WHEREAS, the *Texas Local Government Code, Section 43.035* authorizes a property owner and a municipality to enter into an agreement pursuant to *Texas Local Government Code Section, 212.172* for the 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 *Texas Local Government 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 Owner(s) 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 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. 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 *Texas Local Government 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 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 *Municipal 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 (i.e. the NCTCOG Manual).
 - (3) The *Building Codes* [Ordinance 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 15-232.C; Section 15-233, Section 15-234.B.15; and Section 5 of Ordinance No. 10-07.*

- (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 & 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 *Texas Local Government Code, Subchapter C-1*, or other such provisions governing voluntary annexation of land as may then exist. The Owner(s) expressly and irrevocably consent to annexation of the *Property* under such circumstances. The Owner(s) further agree(s) 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 *Texas Local Government 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 Owner(s) expressly waive(s) any vested rights that might otherwise arise under Texas *Local Government Code, Section 43.002* or *Chapter 245*, or successor statute, from the submittal of such inconsistent development application. The Owner(s) 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 five (5) 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 thirty (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:

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

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 ETJ.

SECTION 8.

Remedies. This agreement may be enforced by either the Owner(s) 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 the Owner(s) waive(s) 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. The 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 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*.

SECTION 14.

Negotiations. Upon termination of this agreement and the decision by the City to accept the petition for voluntary annexation by the Owner(s), as provided in *Section 12* or *Section 13*, then the Owner(s) 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, Texas Local Government 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* of the *Texas Local Government Code* that would otherwise exist by virtue of any actions the Owner(s) 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, & 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 Oct. 18, 2013.

OWNER(S):

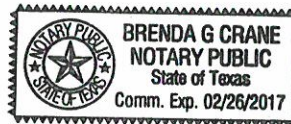
Shannon Alley
Shannon Alley

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 18th day of Oct., 2013, by Shannon Alley.

Brenda Crane
Notary Public, State of Texas

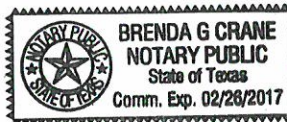


THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 18th day of Oct, 2013, by Michael Alley.

Brenda Crane
Notary Public, State of Texas



THE CITY OF ROCKWALL, TEXAS

Rick Crowley
City Manager

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 1st day of November, 2013, by Rick Crowley, on behalf of the City of Rockwall, Texas.

Laura Perez
Notary Public, State of Texas

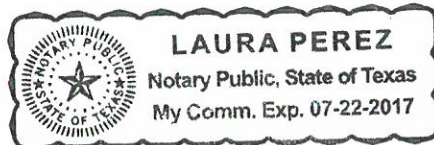


Exhibit 'A'
Property Description / Information

SUBJECT PROPERTY.

- ✓ **Owner(s):** Brent & Shannon Nalley
- ✓ **Rockwall Central Appraisal District (RCAD) Account Number:**
0181-0000-0001-09-0R
- ✓ **Legal Description per the Rockwall Central Appraisal District (RCAD):**
A0181 J. W. Pitman, Tract 1-9, Acres 12.49

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
01/23/2014 03:54:36 PM
\$50.00
20140000000947





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: July 6, 2026

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

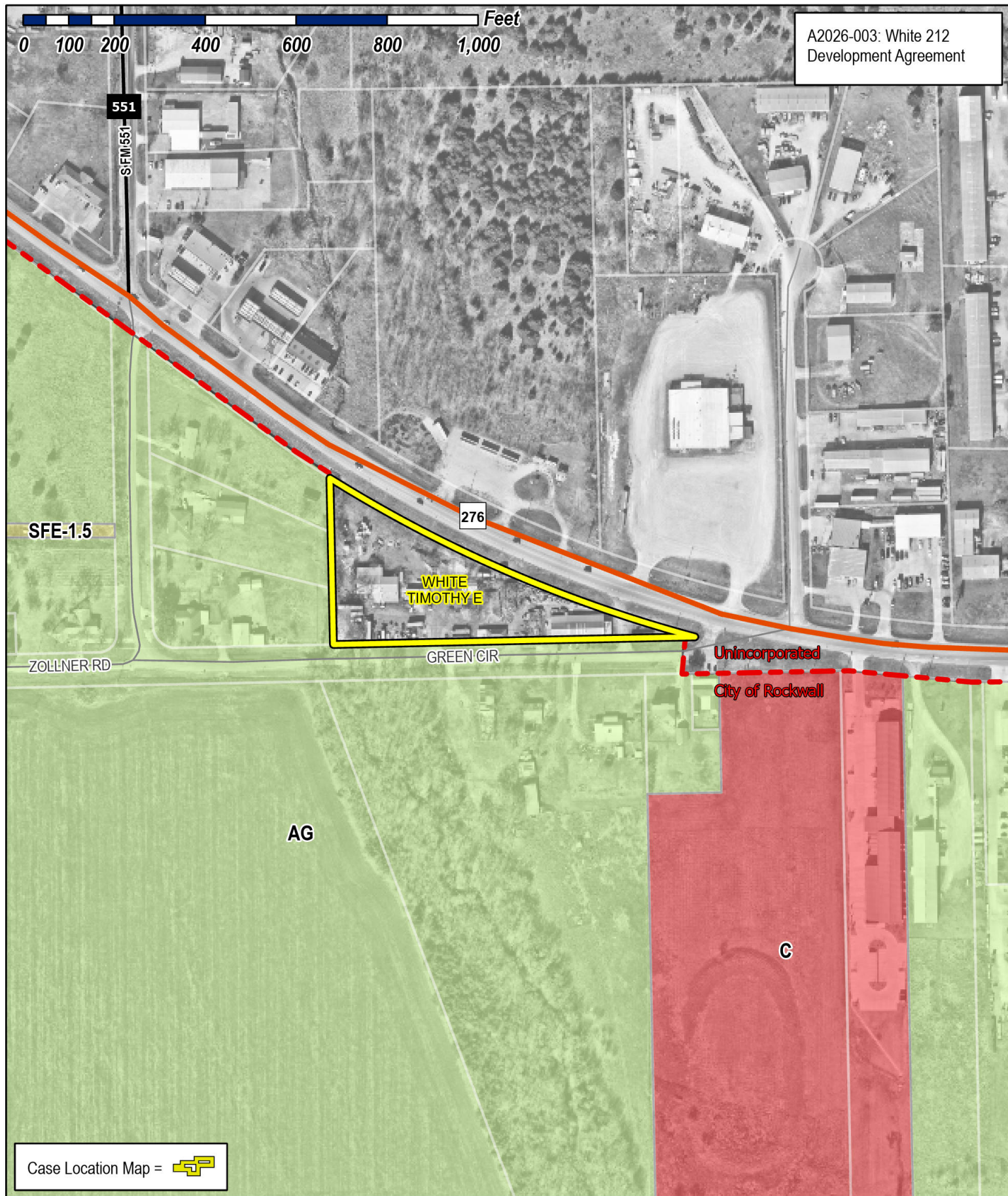
On December 8, 2010, the City Council approved a 212 Development Agreement (Case No. A2010-003) with the property owner -- *Timothy E. White* -- within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall as authorized by the Texas Local Government Code. As part of the 212 Development Agreement, 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 July 6, 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

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:

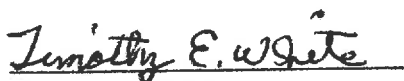
Tract 8 of the R. Dickens Survey, Abstract 73 (2.3941 Acres)

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:

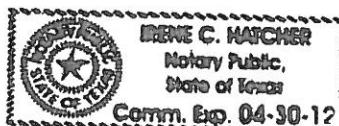
Timothy E. White

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

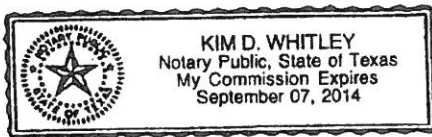
The City of Rockwall, Texas

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

TO: Mayor and City Council

FROM: Jeffrey Widmer, Director / Building Official

DATE: 7/6/26

SUBJECT: Amendment to noise ordinance regarding construction activities on holidays

In addition to regulating construction work hours, our noise ordinance currently prohibits construction-related activities on Thanksgiving Day, Christmas Day and New Year's Day. Staff is seeking Council input and direction on adding the following holidays: July 4th, Memorial Day and Labor Day and Veterans Day.

CITY OF ROCKWALL

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 16, ENVIRONMENT, ARTICLE IV. NOISE, DIVISION 1. GENERALLY, SECTION 16-186. CONSTRUCTION WORK HOURS FOR THE PURPOSE OF ADDING ADDITIONAL HOLIDAYS ON WHICH CONSTRUCTION SHALL NOT BE ALLOWED TO OCCUR; 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 of Rockwall, Texas (*City*) is a *Home-Rule City* in accordance with Chapter 9, *Home-Rule Municipality*, of the Texas Local Government Code, and by State law and the City Charter is permitted to establish ordinances for the purpose of protecting the health, safety, and general welfare of its residents; and

WHEREAS, the City Council seeks to add additional holidays on which construction shall not be allowed to occur.

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

SECTION 1. That Sec. 16-186 *Construction Work Hours* of Division 1. *Generally* of Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances of the City of Rockwall shall be amended as depicted in *Exhibit 'A'* of this ordinance;

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

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage, and it is so ordained;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, THIS THE 20th DAY OF JULY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 07/ 06 / 2026

2nd Reading: 07 / 20 / 2026

EXHIBIT A

DIVISION 1. GENERALLY

SEC. 16-186. CONSTRUCTION WORK HOURS.

Construction and construction-related activities within the city limits or the extraterritorial jurisdiction (ETJ) of the city shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. Reasonable working hours outside of this limit will be allowed only after receiving permission from the city. There shall be no construction allowed on Thanksgiving Day, Christmas Day, ~~or~~ New Year's Day, Memorial Day, Independence Day, Labor Day, or Veteran's Day. The construction related activity includes, but is not limited to, the maintenance, servicing and fueling of construction equipment. The delivery of construction-related materials and/or construction equipment shall also be limited to the hours noted in this section. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones, located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed, the city may issue written orders to stop work or further regulate site construction working hours if site work is being done outside the above-noted defined time guidelines or is interfering with the reasonable tranquility of a neighborhood. The city may also issue citations if it is determined that a violation of this article exists.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

May 2026

Permits

Total Permits Issued:	376
Building Permits:	60
Contractor Permits:	316
Total Commercial Permit Values:	\$24,997,350.00
Building Permits:	\$23,550,000.00
Contractor Permits:	\$1,447,350.00
Total Fees Collected:	\$727,251.47
Building Permits:	\$655,759.67
Contractor Permits:	\$71,491.80

Board of Adjustment

Board of Adjustment Cases:	0
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6/4/2026
12:27:45PM

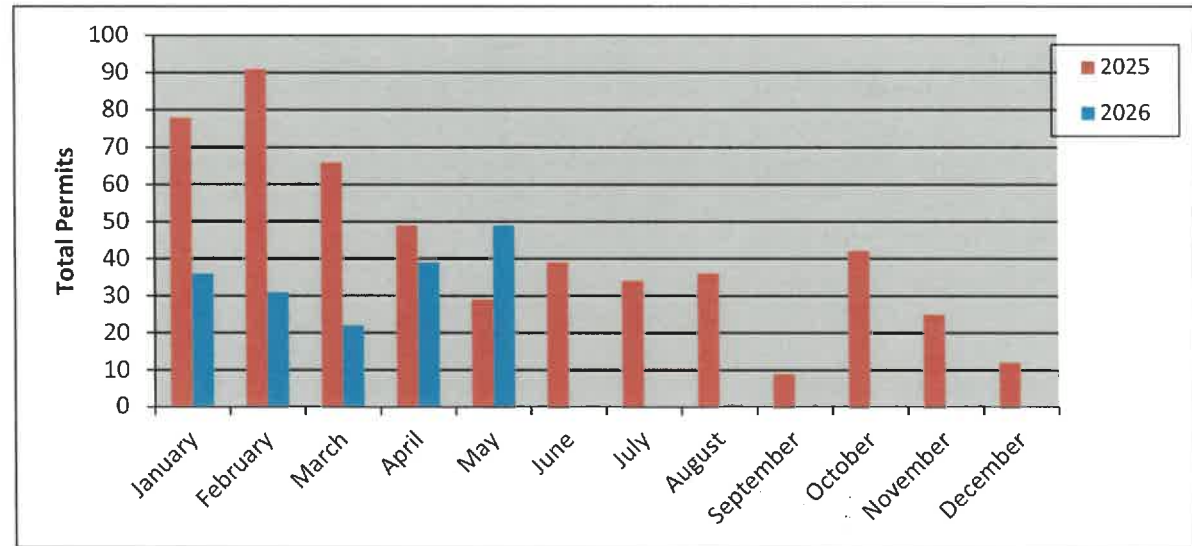
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 5/1/2026 to 5/31/2026

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	39	\$24,997,350.00	\$318,090.42
Addition	1	0.00	
Backflow Permit	6	19,200.00	\$840.74
Cell Tower Permit	2	600,000.00	\$4,151.10
Certificate of Occupancy	1		\$0.00
Demolition	1		\$103.00
Electrical Permit	5	156,950.00	\$2,017.36
Irrigation Permit	2		\$21,312.68
New Construction	3	23,550,000.00	\$284,719.39
Plumbing Permit	3	10,500.00	\$442.65
Remodel	2	27,800.00	\$1,075.50
Roofing Permit	3	493,600.00	\$257.50
Sign Permit	8	139,300.00	\$1,537.50
Small Cell Node	1		\$1,530.00
Temporary Construction Trailer	1		\$103.00
Residential Building Permit	337		\$409,161.05
Accessory Building Permit	4		\$431.37
Addition	1		\$345.60
Artificial Turf	1		\$51.50
Backflow Permit	1		\$103.00
Concrete Permit	2		\$482.05
Driveway Permit	1		\$561.00
Electrical Permit	6		\$824.00
Fence Permit	27		\$2,260.00
Fire pit/Fireplace	1		\$51.50
Generator	3		\$463.50
Irrigation Permit	26		\$3,347.50
Mechanical Permit	31		\$4,583.50
New Single Family Residential	49		\$370,060.60
Patio Cover/Pergola	10		\$2,465.40
Plumbing Permit	43		\$4,477.50
Pool	7		\$1,384.50
Remodel	4		\$1,796.32
Retaining Wall Permit	4		\$309.00
Roofing Permit	91		\$11,630.75
Solar Panel Permit	3		\$1,328.75
Takeline - Boat House	2		\$202.71
Takeline - Seawall	2		\$153.00
Window & Door Permit	18		\$1,848.00
Totals:	376		\$727,251.47

New Residential Permits

Calendar Year

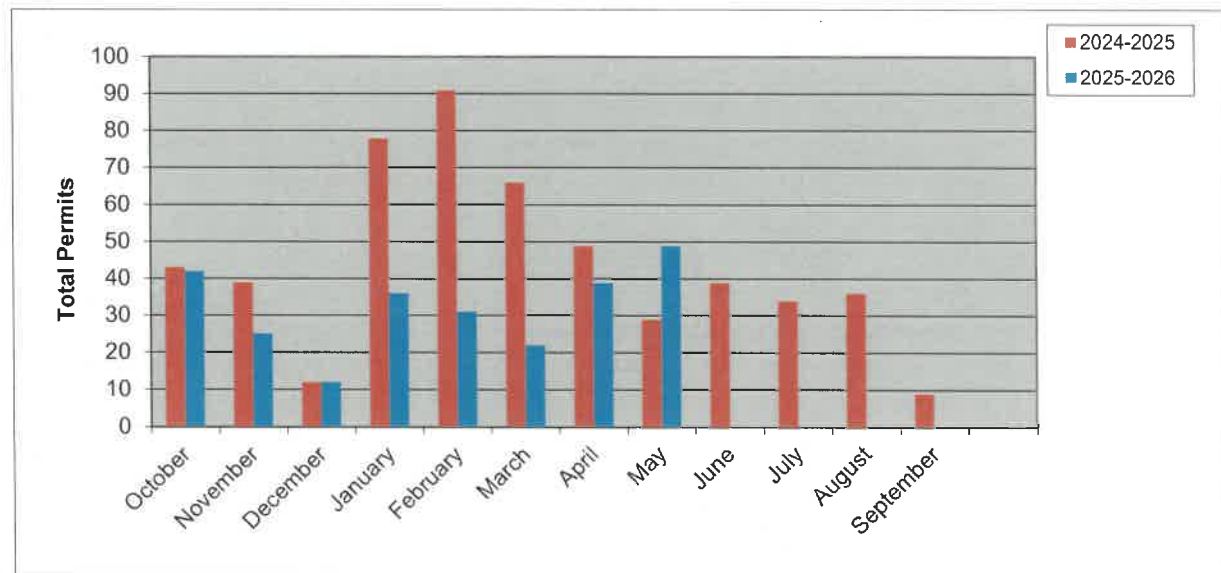
	Year	
	2025	2026
January	78	36
February	91	31
March	66	22
April	49	39
May	29	49
June	39	
July	34	
August	36	
September	9	
October	42	
November	25	
December	12	
Totals	510	177



New Residential Permits

Fiscal Year

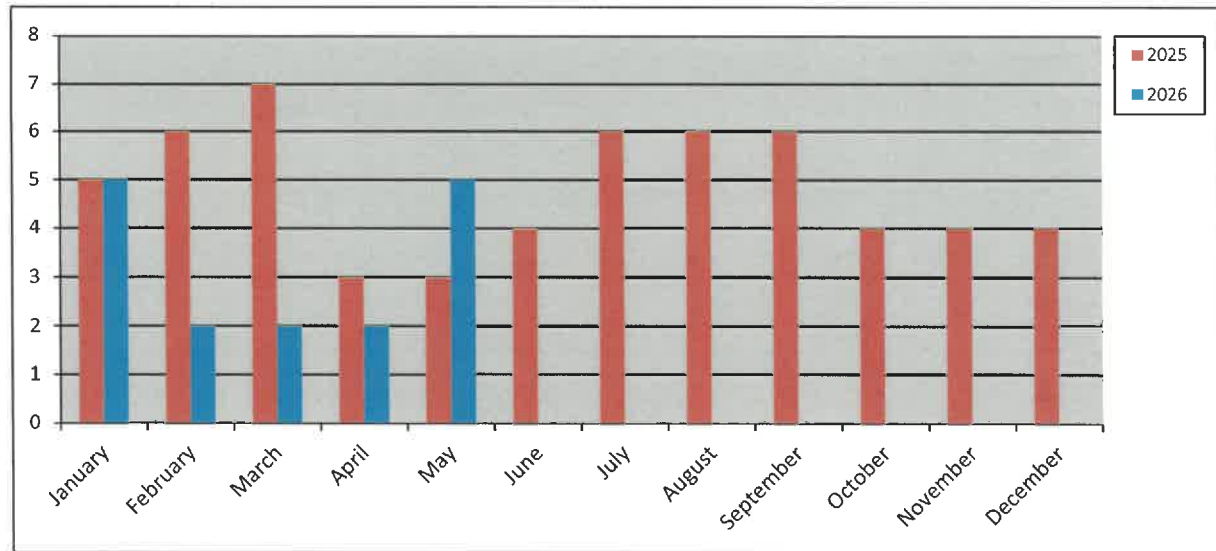
	Year	
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	36
February	91	31
March	66	22
April	49	39
May	29	49
June	39	
July	34	
August	36	
September	9	
Totals	525	256



Residential Remodel/Additions Permits

Calendar Year

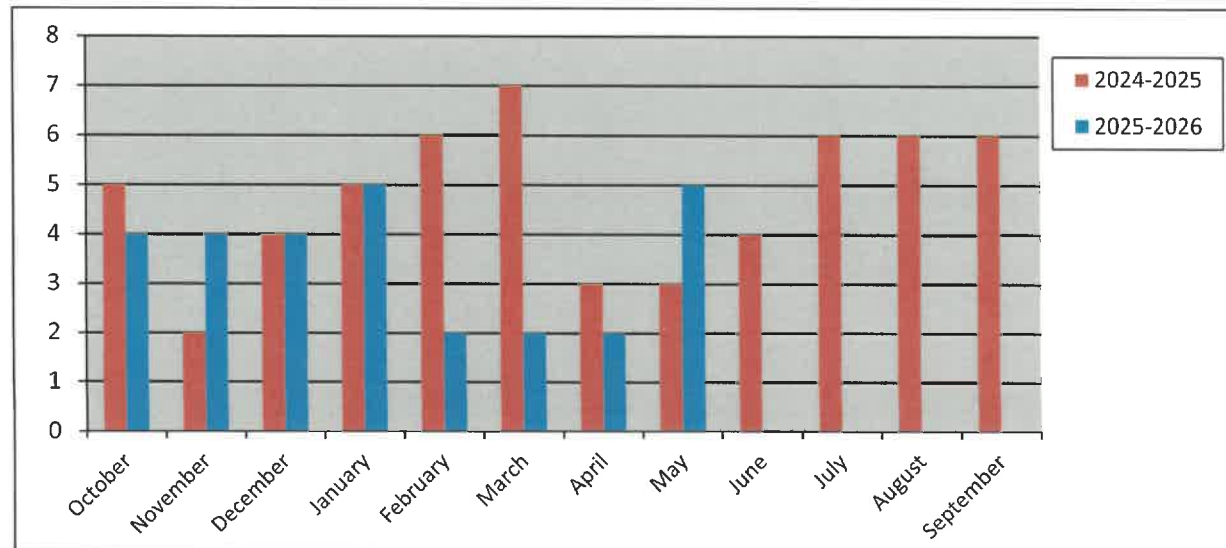
Year		
	2025	2026
January	5	5
February	6	2
March	7	2
April	3	2
May	3	5
June	4	
July	6	
August	6	
September	6	
October	4	
November	4	
December	4	
Totals	58	16



Residential Remodel/Additions Permits

Fiscal Year

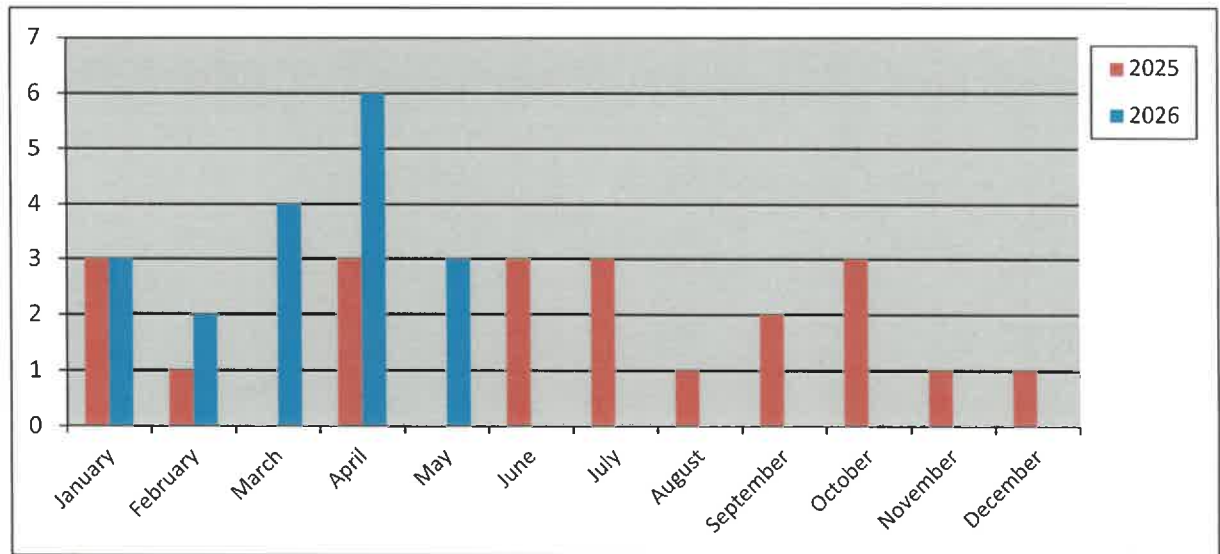
Year		
	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	5
February	6	2
March	7	2
April	3	2
May	3	5
June	4	
July	6	
August	6	
September	6	
Totals	57	28



New Commercial Permits

Calendar Year

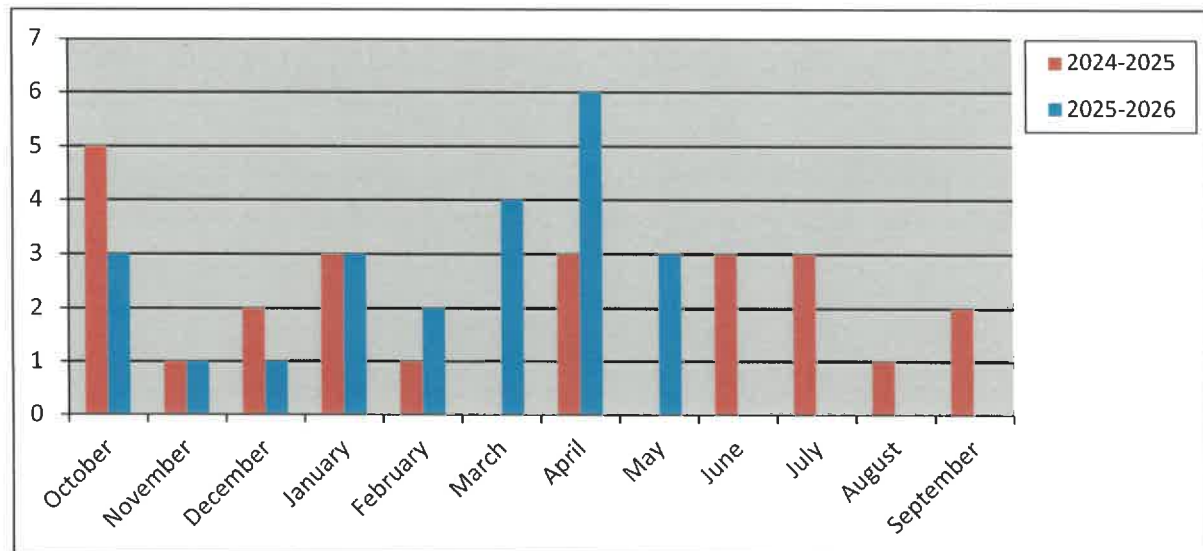
Year		
	2025	2026
January	3	3
February	1	2
March	0	4
April	3	6
May	0	3
June	3	
July	3	
August	1	
September	2	
October	3	
November	1	
December	1	
Totals	21	18



New Commercial Permits

Fiscal Year

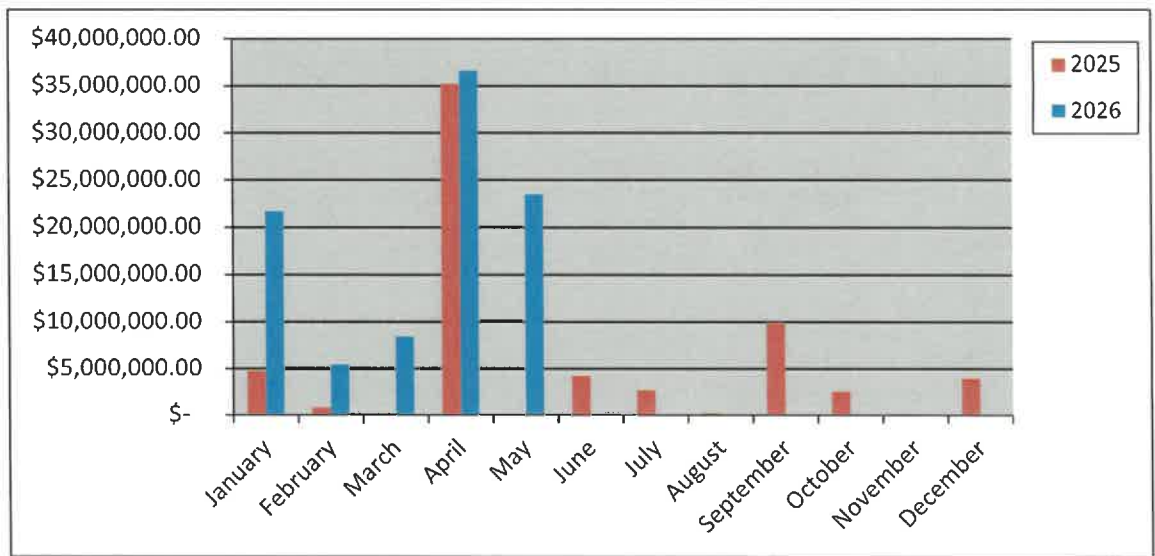
Year		
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	3
February	1	2
March	0	4
April	3	6
May	0	3
June	3	
July	3	
August	1	
September	2	
Totals	24	23



New Commercial Value

Calendar Year

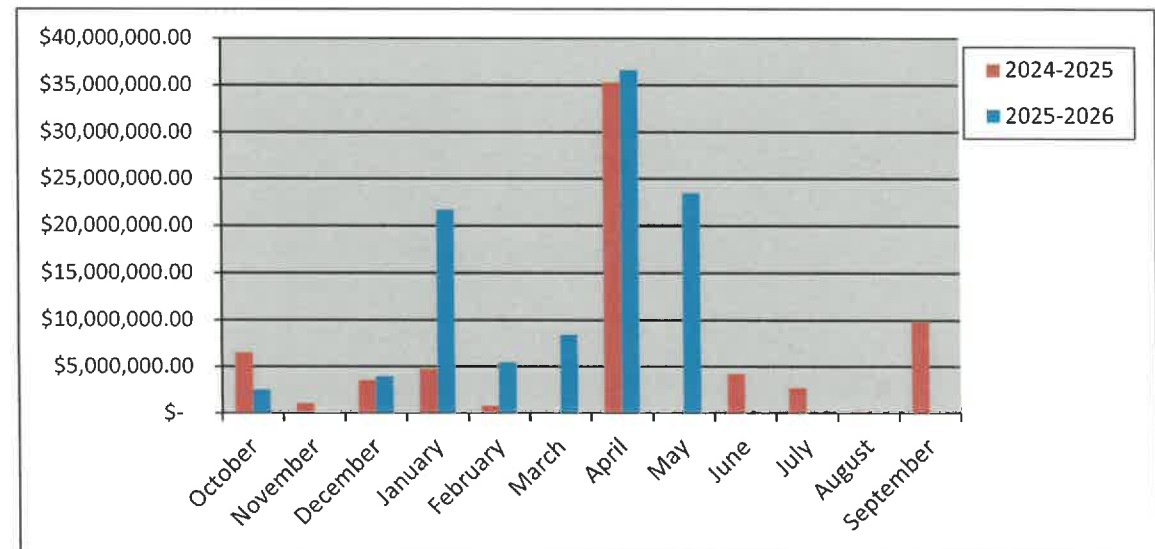
Year		
	2025	2026
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	\$ 36,648,077.00
May	\$ -	\$ 23,550,000.00
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
October	\$ 2,555,184.00	
November	\$ 117,000.00	
December	\$ 4,000,000.00	
Totals	\$ 64,849,505.00	\$ 95,927,993.00



New Commercial Value

Fiscal Year

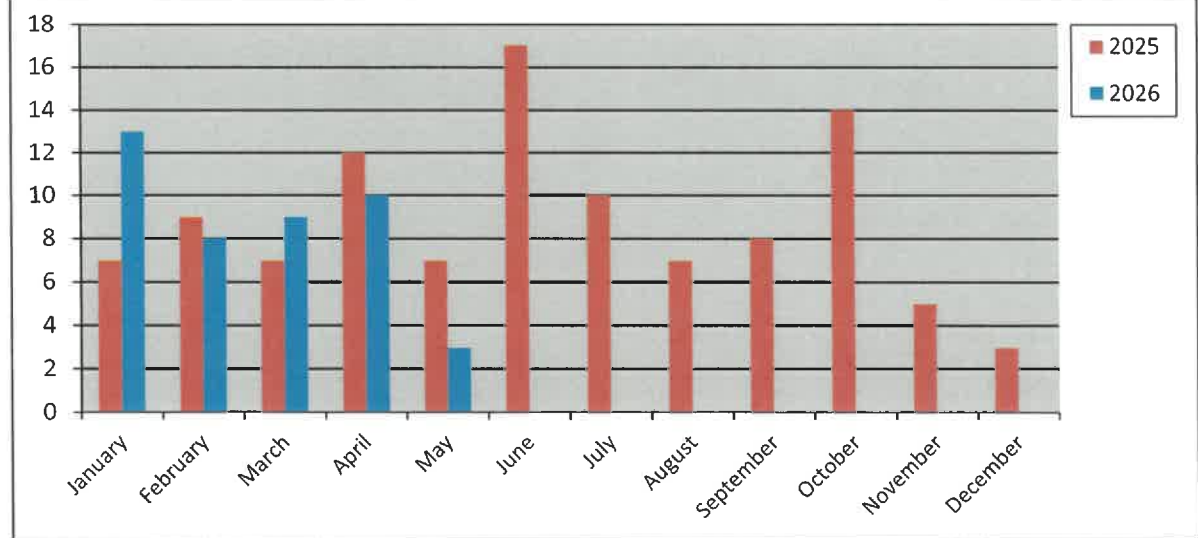
Year		
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	\$ 117,000.00
December	\$ 3,600,000.00	\$ 4,000,000.00
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	\$ 36,648,077.00
May	\$ -	\$ 23,550,000.00
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
Totals	\$ 69,403,554.00	\$ 102,600,177.00



Commercial Additions/Remodel Permits

Calendar Year

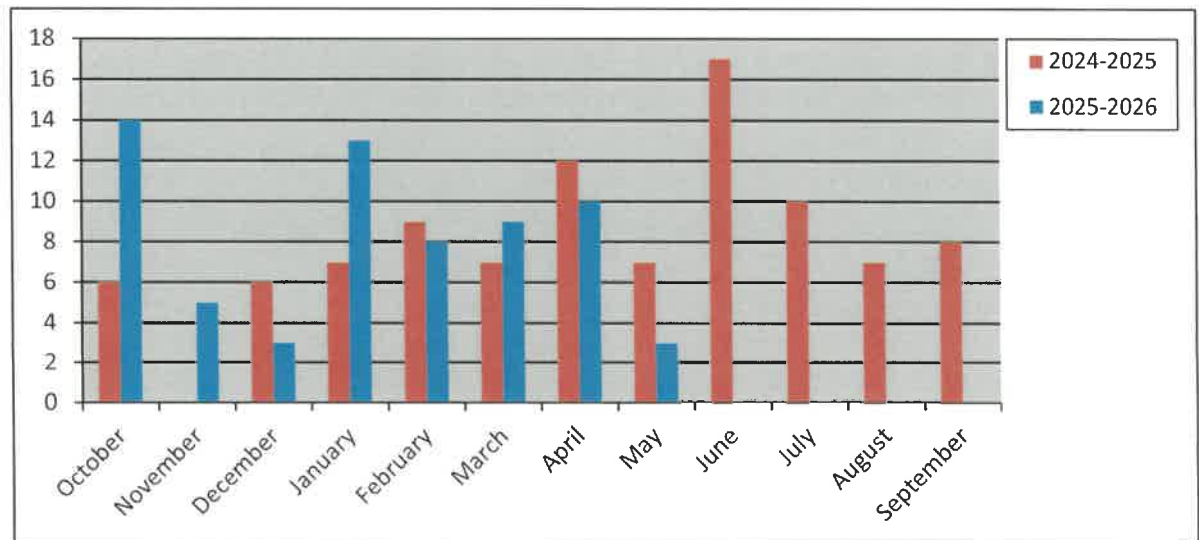
Year		
	2025	2026
January	7	13
February	9	8
March	7	9
April	12	10
May	7	3
June	17	
July	10	
August	7	
September	8	
October	14	
November	5	
December	3	
Totals	106	43



Commercial Additions/Remodel Permits

Fiscal Year

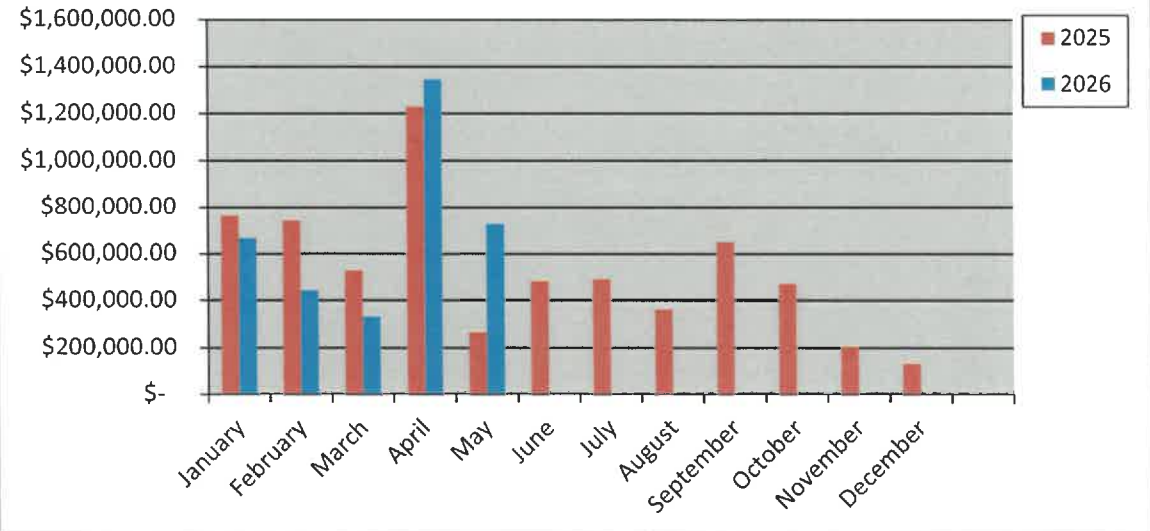
Year		
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	13
February	9	8
March	7	9
April	12	10
May	7	3
June	17	
July	10	
August	7	
September	8	
Totals	96	65



Total Fees Collected

Calendar Year

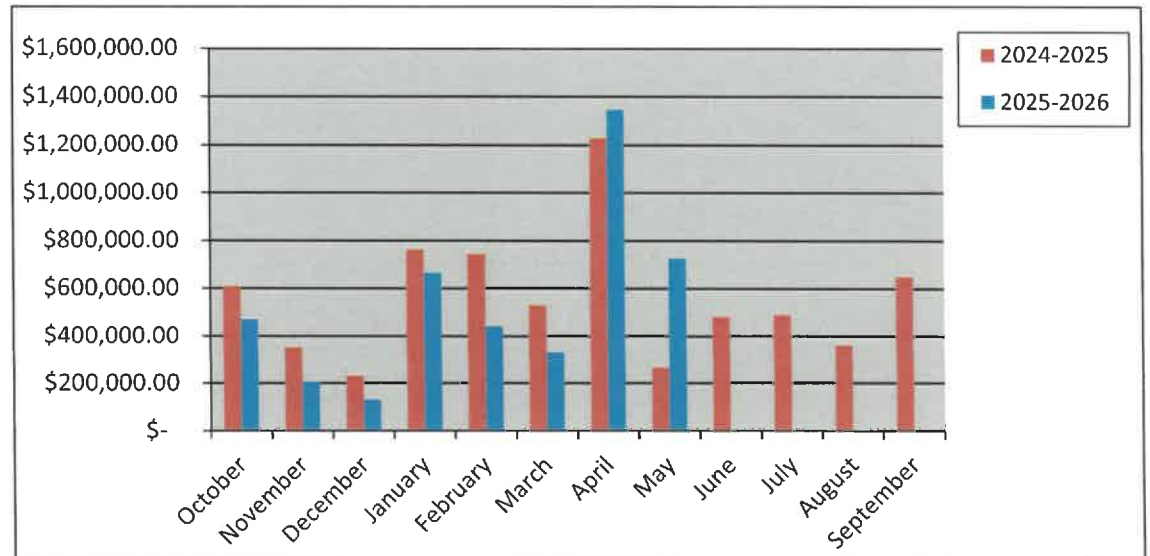
Year		
	2025	2026
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.00	\$ 1,345,395.99
May	\$ 268,369.56	\$ 727,251.47
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
October	\$ 473,676.37	
November	\$ 208,658.89	
December	\$ 133,606.80	
Totals	\$ 6,354,973.08	\$ 3,517,916.03



Total Fees Collected

Fiscal Year

Year		
	2024-2025	2025-2026
October	\$ 610,616.91	\$ 473,676.37
November	\$ 353,133.50	\$ 208,658.89
December	\$ 232,852.46	\$ 133,606.80
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.20	\$ 1,345,395.99
May	\$ 268,369.56	\$ 727,251.47
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
Totals	\$ 6,735,634.09	\$ 4,333,858.09



6/1/2026

City of Rockwall

Page 1

12:29:59PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2026 to 5/31/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2014-0105 05/01/2026 05/01/2026	Commercial Building Permit Certificate of Occupancy ISSUED 7-Eleven Store#35996A	1701 SH 276, Rockwall, TX 75032		\$75.00 0.00	\$0.00
Contact Type	Contact Name Business Phone	Contact Address			
Owner	CAMBRIDGE, PROPERTIES INC	C/O GARRETT POINDEXTER	DALLAS TX 75225		
Contractors					
CO2025-154 09/11/2025 05/04/2026	Certificate of Occupancy ISSUED S & A Systems, Inc.	992 Sids Road, Rockwall, TX, 75032		\$1.50	\$76.50
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Kendra Bullard	992 Sids Road, Rockwall TX 75032	Rockwall TX 75032		
Business Owner	Don Srygley	992 Sids Road, Rockwall TX 75032	ROCKWALL TX 75032		
Property Owner	S & A Systems, Inc	992 Sids Road, Rockwall TX 75032	Rockwall TX 75032		
Inspection Report Contact	David Stanglin	1623 Peachtree Rd.	Balch Springs TX 75180		
Contractors					
CO2025-161 09/23/2025 05/27/2026	Certificate of Occupancy ISSUED Shake Shack 1745	568 East Interstate 30 Rockwall, TX, 75087		\$76.50	\$76.50
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Sandra Canales	225 Varick St Suite 301	New York NY 10014		
Business Owner	Shake Shack Texas, LLC	568 East Interstate 30	Rockwall TX 75087		
Property Owner	Street Level Investments	5950 Berkshire Lane Suite 700	Dallas Tx 75225		
Inspection Report Contact	Mason Andersen	1201 Placid Ave	Plano Tx 75074		
Contact	Joe Baker				

6/1/2026

City of Rockwall

Page 2

12:29:59PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2026 to 5/31/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contractors					
CO2026-3	Certificate of Occupancy				
01/05/2026		224 Ranch Trail,		\$76.50	\$76.50
05/01/2026	ISSUED	Rockwall, TX, 75032			
	1800 Dalrock LLC (Shell Only)				
	Bldg B				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	KPH Building	4099 McEwen Rd, Ste 516	Farmers Branch TX	75244	
	Company LLC				
Business Owner	1800 Dalrock LLC	2424 Ridge Road	Rockwall	TX	75087
Property Owner	1800 Dalrock LLC	2424 Ridge Road	Rockwall	TX	75087
Inspection Report Contact	KPH Building	4099 McEwen Rd, Ste 516	Rockwall	TX	75087
	Company LLC				
Contractors					
CO2026-31	Certificate of Occupancy				
03/05/2026		702 S Clark St, Rockwall,		\$1.50	\$76.50
05/19/2026	ISSUED	TX, 75087			
	Studio State Pilates				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Holly Kaufmann	1862 Emerald Bay Drive	Rockwall	TX	75087
Business Owner	Holly Kaufmann	702 South Clark Street	Rockwall	TX	75087
Property Owner	Kaufmann properties	712 S CLARK ST	ROCKWALL	TX	75087
	LLC - Doug Kaufmann				
Inspection Report Contact	Holly Kaufmann	1862 Emerald Bay Drive	Rockwall	TX	75087
Contractors					
CO2026-36	Certificate of Occupancy				
03/12/2026		203 South Fannin Street		\$1.50	\$76.50
05/15/2026	ISSUED	Rockwall, TX, 75087			
	ConfettE Party LLC				

6/1/2026

City of Rockwall

Page 3

12:29:59PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2026 to 5/31/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Nathan Stephens	3269 ANNA CADE CIR	ROCKWALL	TX	75087
Business Owner	Erika Stephens	203 South Fannin Street	Rockwall	TX	75087
Property Owner	Divine Peace Church	305 S Fannin	Rockwall	TX	75087
Inspection Report Contact	NATHAN STEPHENS	203 S Fannin street	Rockwall	TX	75087
Contractors					
CO2026-39	Certificate of Occupancy				
03/10/2026		1801 East Interstate 30			\$1.50
05/27/2026	ISSUED	Rockwall, TX, 75087			\$76.50
	IKEA Property, Inc.				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Blake Murski	17311 Dallas Parkway, Suite 300	Dallas	TX	75248
Business Owner	IKEA	1801 East Interstate 30	Rockwall	TX	75087
Property Owner	IKEA	420 Alan Wood Road	ConshohockenPA		19428
Inspection Report Contact	Blake Murski	17311 Dallas Parkway, Suite 300			
Contractors					
CO2026-56	Certificate of Occupancy				
04/02/2026		1005 W Ralph Hall			\$2.25
05/19/2026	ISSUED	Parkway Suite 201			\$77.25
	Vertava Health	Rockwall, TX, 75032			
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jeff Davis	1660 Cottonwood Trail	Prosper	TX	75078
Business Owner	Connections Wellness Group LLC	1005 W Ralph Hall Parkway Suite 200	Rockwall	TX	75032
Property Owner	Courtney Bartusiak	1550 Market Street	Denver	CO	80202
Inspection Report Contact	Jeff Davis				
Contractors					

6/1/2026

City of Rockwall

Page 4

12:29:59PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2026 to 5/31/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
CO2026-64	Certificate of Occupancy				
04/13/2026		2025 Mims Road		\$154.50	\$154.50
05/15/2026	ISSUED	Rockwall, TX, 75032			
	Bahama Bucks				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Brandon Wiltcher	1308 Bay Laurel Rd	Fate	TX	75087
Business Owner	Brandon Wiltcher	2025 Mims Road	Rockwall	TX	75032
Property Owner	Paul Webb	2025 Mims Road	Rockwall	TX	75032
Inspection Repor Contact	Brandon Wiltcher	1308 Bay Laurel Rd	Fate	TX	75087
Contractors					
CO2026-73	Certificate of Occupancy				
04/21/2026		1300 East Ralph Hall		\$154.50	\$154.50
05/04/2026	ISSUED	Pkwy Suite 104 Rockwall, TX, 75032			
	Code Ninjas				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Josh Salmon	2061 Zander Drive	Frisco	TX	75036
Business Owner	Junior Nsa	1300 East Ralph Hall Pkwy Suite 104	Rockwall	TX	75032
Property Owner	Dallas East	1445 W San Carlos St	Frisco	CA	95126
Inspection Repor Contact	Josh Salmon	2061 Zander Drive	Frisco	TX	75036
Contractors					
CO2026-75	Certificate of Occupancy				
05/01/2026		2109 Summer Lee Drive		\$154.50	\$154.50
05/19/2026	ISSUED	Suite J101 Rockwall, TX, 75032			
	Degree Wellness Rockwall				

6/1/2026

City of Rockwall

Page 5

12:29:59PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2026 to 5/31/2026

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	DVLP Construction Co	1109 Dragon St.	Dallas	TX	75207
Business Owner	Invigorate, Inc.	2109 Summer Lee Drive Suite J101	Rockwall	TX	75032
Property Owner	PA HARBOR RETAIL LLC	222 DOUGLAS AVENUE SUITE 390	Dallas	TX	75225
Inspection Repor Contact	Abel Cisneros	1109 Dragon St.	Dallas	TX	75207
Contractors					

11

Total Valuation:

Total Fees: \$699.75

Total Fees Paid: \$999.75

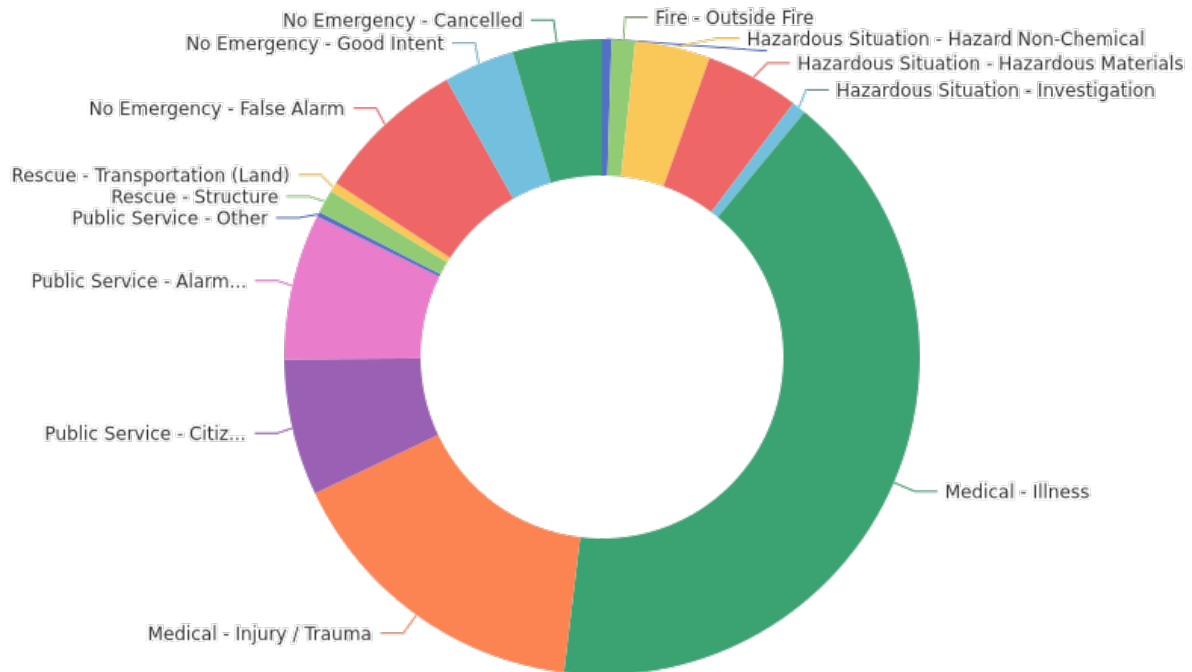


May 2026

Monthly Report



RFD - Monthly Report Incident Count May 2026



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Fire	5	1.20%
Fire - Outside Fire	5	1.20%
Hazardous Situation	39	9.33%
Hazardous Situation - Hazard Non-Chemical	16	3.83%
Hazardous Situation - Hazardous Materials	20	4.78%
Hazardous Situation - Investigation	3	0.72%
Medical	238	56.94%

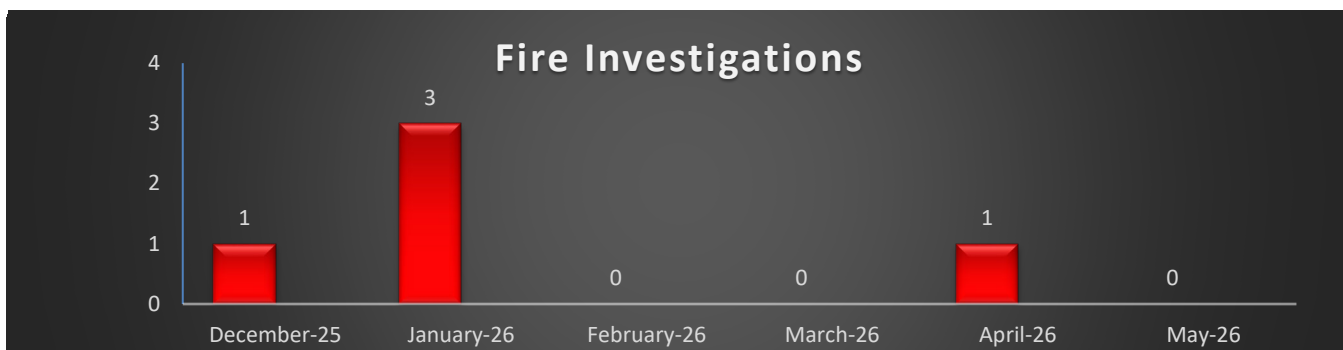
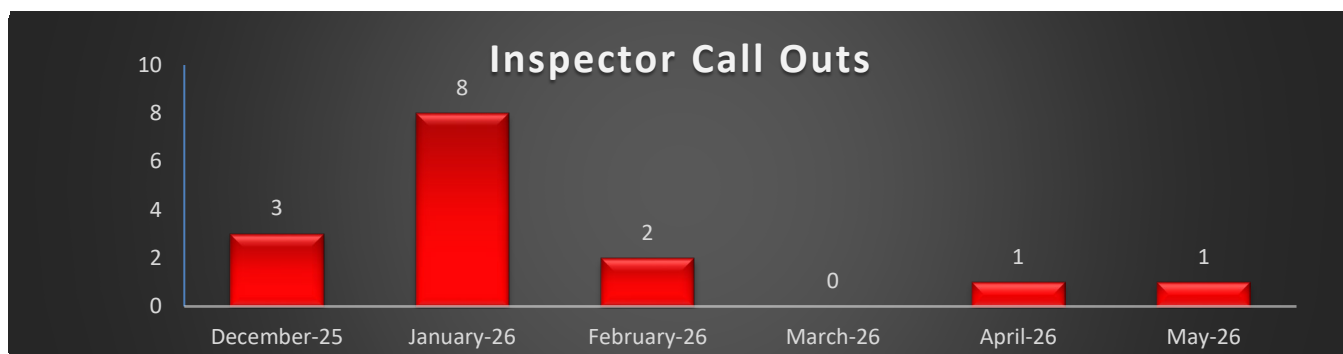
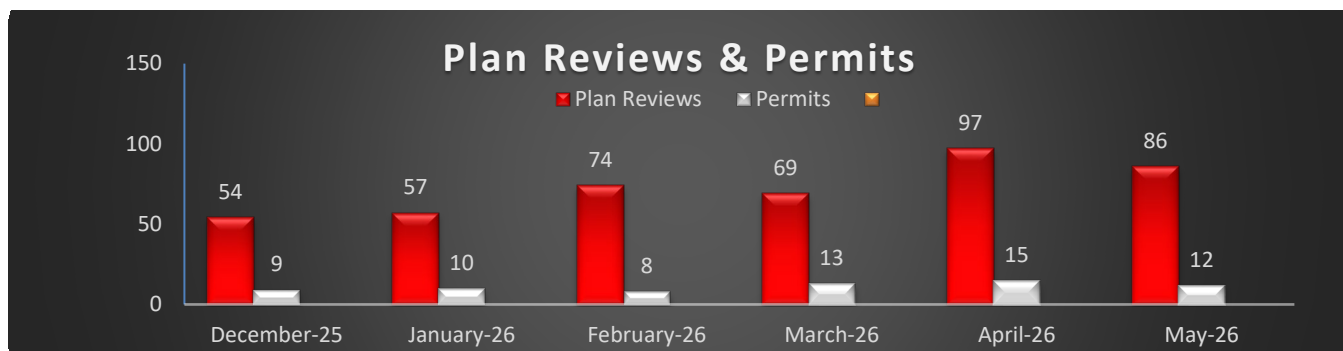
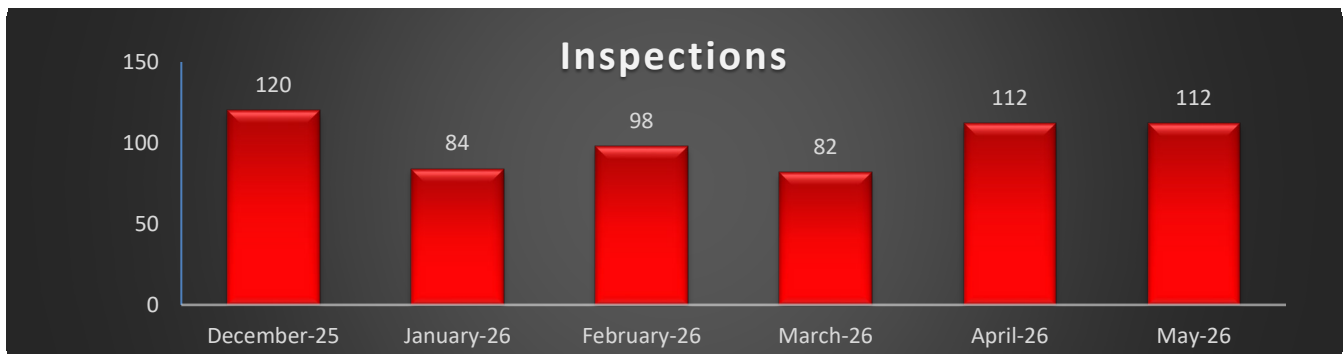
RFD - Monthly Report Incident Count May 2026

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



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Medical - Illness	171	40.91%
Medical - Injury / Trauma	67	16.03%
Public Service	61	14.59%
Public Service - Citizen Assist	29	6.94%
Public Service - Alarms (Non Medical)	31	7.42%
Public Service - Other	1	0.24%
Rescue	7	1.67%
Rescue - Structure	5	1.20%
Rescue - Transportation (Land)	2	0.48%
No Emergency	66	15.79%
No Emergency - False Alarm	32	7.66%
No Emergency - Good Intent	15	3.59%
No Emergency - Cancelled	19	4.55%
Law Enforcement Support	2	0.48%
	2	0.48%
Total	418	100.00%

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





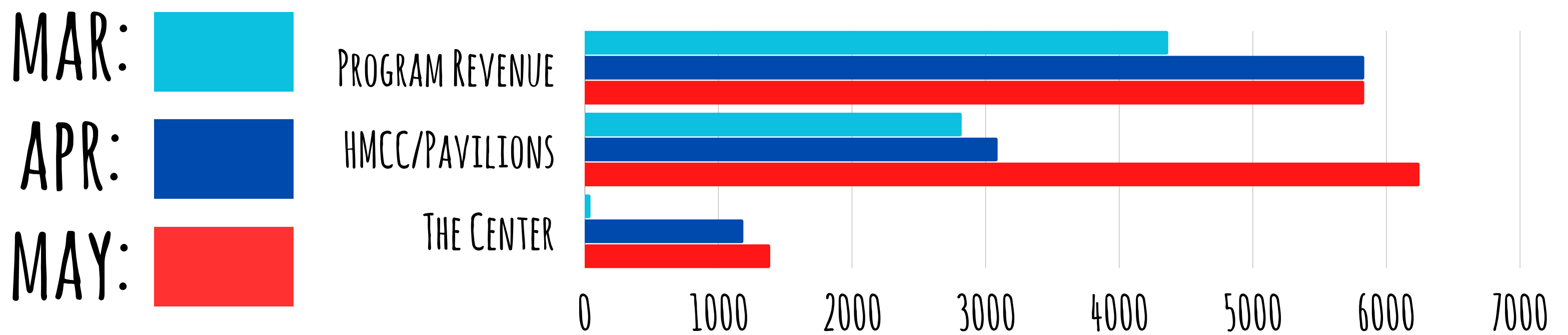
**ROCKWALL PARKS
& RECREATION**

**GO
OUTSIDE
AND
PLAY**
PLAYROCKWALL.COM

Monthly Report May 2026



REVENUE NUMBERS



PARKS PROJECT UPDATE –MAY 2026



DOWNTOWN AND HARBOR 250 BANNERS
INSTALLED



CHANDLERS SOCCER FIELDS -
NEW TURF FIELD INSTALLATION



THE HISTORIC MEDALLION UNVEILING



KIDZONE ARTIFICIAL TURF
REPLACEMENT

Other Projects
ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

May-2026

ACTIVITY	CURRENT MONTH MAY	PREVIOUS MONTH APRIL	YTD 2025	YTD 2024	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	2	5	2	150.00%
Robbery	0	0	2	4	-50.00%
Aggravated Assault	4	7	21	13	61.54%
Burglary	2	1	6	24	-75.00%
Larceny	42	40	187	207	-9.66%
Motor Vehicle Theft	4	2	12	10	20.00%
TOTAL PART I	53	54	233	260	-10.38%
TOTAL PART II	166	128	762	508	50.00%
TOTAL OFFENSES	219	182	995	768	29.56%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	22	25	95	65	46.15%
D.W.I.	17	14	88	62	41.94%

ARRESTS

FELONY	36	33	172	99	73.74%
MISDEMEANOR	77	58	355	223	59.19%
WARRANT ARREST	7	16	52	33	57.58%
JUVENILE	5	10	37	28	32.14%
TOTAL ARRESTS	125	117	616	383	60.84%

DISPATCH

CALLS FOR SERVICE	2154	1898	9320	12093	-22.93%
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ACCIDENTS

INJURY	1	3	11	8	37.50%
NON-INJURY	125	116	578	654	-11.62%
FATALITY	0	0	0	0	0.00%
TOTAL	126	119	589	662	-11.03%

FALSE ALARMS

RESIDENT ALARMS	51	38	213	212	0.47%
BUSINESS ALARMS	103	91	444	715	-37.90%
TOTAL FALSE ALARMS	154	129	657	927	-29.13%
Estimated Lost Hours	101.64	85.14	433.62	611.82	-29.13%
Estimated Cost	\$2,417.80	\$2,025.30	\$10,314.90	\$14,553.90	-29.13%

ROCKWALL NARCOTICS UNIT

	Number of Cases	3
	Arrests	3
	Arrest Warrants	1
	Search Warrants	1
	Seized	
	Methamphetamine	62g
	Marijuana	9.5 oz
	THC	262g
	MDMA	63g
	Psilocybin	16g
	Cocaine	14g
	Firearms	5

Rockwall Police Department

Dispatch and Response Times

May 2026

Police Department

Average Response Time		Number of Calls 164
Priority 1		
Call to Dispatch	0:00:47	
Call to Arrival	0:05:42	
% over 7 minutes	26%	

Average Response Time		Number of Calls 719
Priority 2		
Call to Dispatch	0:02:22	
Call to Arrival	0:10:07	
% over 7 minutes	17%	

Average Response Time		Number of Calls 46
Priority 3		
Call to Dispatch	0:02:51	
Call to Arrival	0:11:38	
% over 7 minutes	48%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

JUNE 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

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

- Final Design:
 - o DWU Coordination – Waiting on response
 - o 100% Design Development – End of July
 - o Working with franchise to relocate their facilities in conflict
 - o TXDOT Coordination – Waiting on response
 - o Estimated bid date of August 2026

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
 - o Construction started – 9/29/25
 - o Constructing paving

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

- Construction:
 - o Constructing sanitary sewer

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN JUNE:

- Clark St. & E. Washington – 47 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
 - o SH 205 to SH 66
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - o \$103,000,000
- Construction Funding:
 - o \$0
- 100% Design Plans:
 - o March 2025
- Activities:
 - o Ready to Let ** - Spring 2027

- Utilities:
 - o AT&T, Mt. Zion Water Supply Corp., NTWMD, and FEC are currently relocating utilities
 - o Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

SH 276 EAST

- Limits:
 - o FM 549 to CR 2472 in Hunt County
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
 - o \$128,538,953
- Construction Funding:
 - o \$0
- 100% Design Plans:
 - o September 2023
- Activities:
 - o Ready to Let ** - December 2027
- Utilities:
 - o Suddenlink, Peoples Communication and FEC are currently relocating utilities
 - o Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
 - o SH 276 to SH 205
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway
- Construction Cost:
 - o \$29,812,034.00
- Construction Funding:
 - o CAT 5 funding: \$5,987,882
 - o CAT 4 funding: \$46,019,486
- 100% Design Plans:
 - o November 2024
- Activities:
 - o Construction Start – May 4, 2026
 - o Construction Completion – Summer 2029
- Utilities:
 - o All clear

SH 205 MIDDLE

- Limits:
 - o North SH 205 to South SH 205
- Description:
 - o Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
 - o \$67,929,900
- Construction Funding:
 - o CAT 2: \$67,929,900
 - o Rockwall County 2008 Bond Funds: \$2,000,000
- 95% Design Plans:

- o Under review
- Activities:
 - o Ready to Let ** – March 2027
- Utilities:
 - o FEC are currently relocating
 - o City of Rockwall relocates are pending TXDOT funding approval
 - o Atmos and Zayo are pending relocations

SH 205 SOUTH

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

FM 1141

- Limits:
 - o SH 66 to FM 552
- Description:
 - o Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o Unknown at this time
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Pape-Dawson scope and fees have been negotiated. Anticipate consideration of Pape Dawson agreement on upcoming commissioners court agenda.

FM 3097 (HORIZON ROAD)

- Limits:
 - o Tubbs to FM 549
- Description:
 - o Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o \$33,215,809
- Construction Funding:
 - o Rockwall County 2008 Bond Funds

- 100% Design Plans:
 - o Unknown
- Activities:
 - o ITS has negotiated scope and fee with LTRA for advancement of project to PS&E phase.

HORIZON ROAD

- Limits:
 - o FM 740 to IH-30
- Description:
 - o Widen existing 4-lane to a 4-lane divided roadway with sidewalks
- Est. Construction Cost:
 - o Unknown
- Construction Funding:
 - o Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Bridgefarmer has begun developing the design schematic and traffic analysis.

VILLAGE DRIVE BRIDGE

- Limits:
 - o Laguna Drive to Marina Drive
- Description:
 - o Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
 - o \$15,000,000
- Construction Funding:
 - o North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: \$12,000,000
 - o Local Funding: \$3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide \$2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Interlocal Cooperative Agreement with the City of Rockwall was approved on May 18, 2026. Anticipate consideration of agreement at an upcoming commissioners court.

FM 549

- Limits:
 - o FM 740 to SH 205
- Description:
 - o Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o Unknown
- Funding:
 - o Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
 - o Unknown
- Activities:

- o WSB is preparing scope & estimate documentation as well as the design summary report (design criteria, typical sections, etc.).

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

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

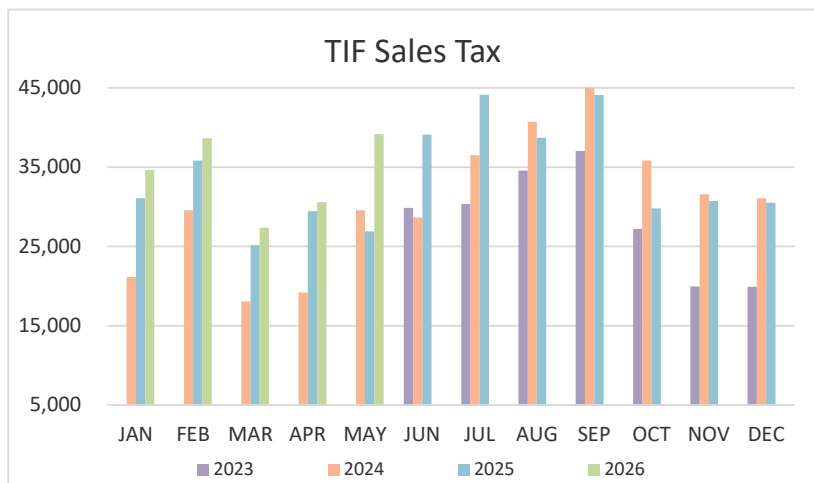
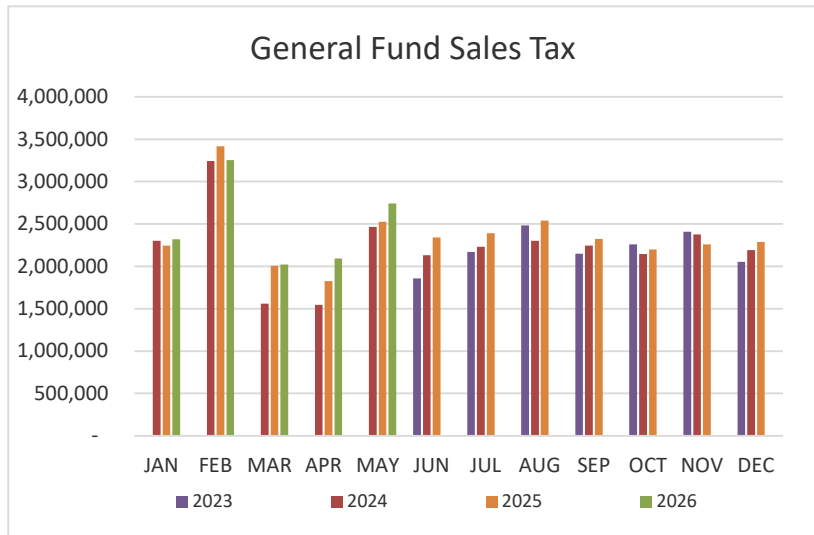
- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures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

ROCKWALL COUNTY FUNDING CATEGORIES

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

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	<u>Sales Tax</u>	<u>Sales Tax</u>
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709
Sep-25	2,323,300	44,095
Oct-25	2,200,521	29,801
Nov-25	2,258,803	30,734
Dec-25	2,287,397	30,500
Jan-26	2,320,586	34,629
Feb-26	3,251,632	38,619
Mar-26	2,020,279	27,355
Apr-26	2,093,028	30,587
May-26	2,741,591	39,174



Notes:

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

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

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

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273
Sep-25	463,820,479	14,961,951	18,812,798
Oct-25	465,873,870	15,028,189	21,009,760
Nov-25	368,708,829	11,893,833	14,120,171
Dec-25	333,734,205	10,765,620	11,711,232
Jan-26	284,600,803	9,180,671	10,775,829
Feb-26	237,708,993	7,668,032	10,233,021
Mar-26	304,388,869	9,818,996	14,336,207
Apr-26	345,292,438	11,138,466	14,183,812
May-26	365,845,476	11,801,467	14,111,946

Source: SCADA Monthly Reports generated at the Water Pump Stations

