



# AGENDA

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## ROCKWALL CITY COUNCIL MEETING

**Monday, February 2, 2026 - 5:00 PM**

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

**I. Call Public Meeting to Order**

**II. Executive Session**

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

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding Donald Palmer v. City of Rockwall, Cause No. 1-26-0003, pursuant to Section 551.071 (Consultation with Attorney)
3. Discussion regarding terms of contract and legal considerations related to solid waste contract(or), pursuant to Section §551.071 (Consultation with Attorney)
4. 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 - Pastor David Spiegel (The Lakes Assembly Church)**

**VI. Proclamations / Awards / Recognitions**

1. Teen Dating Violence Awareness Month Proclamation
2. Presentation of Certificate of Merit  
- Tyler Knight (Telecommunications Officer)
3. Presentation of Lifesaving Awards – Rockwall Fire Dept. Engine 4 “B” Shift
  - Captain Lewis Johnson
  - Driver Engineer Andrew Burton
  - Firefighter Tyler Baumgartner
  - Firefighter Joseph Evans

Citizen Lifesaving Award - Keegan King

## **VII. Appointment Items**

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

## **VIII. Open Forum**

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

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

## **X. Consent Agenda**

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

1. Consider approval of the minutes from the January 20, 2026, city council meeting, and take any action necessary.
2. **Z2025-074** - Consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of an **ordinance for a Specific Use Permit (SUP)** for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary **[2nd Reading]**.
3. **Z2025-078** - Consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance for a Zoning Change** from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary **[2nd Reading]**.
4. Consider approval of a resolution calling a General Election for the purpose of electing City Councilmembers - one each, for Places 2, 4, and 6 and each for a two-year term, with said election to be held on May 2, 2026, and take any action necessary.
5. Consider approval of a resolution calling a Special Election (Charter Amendment) to be held in conjunction with the General Election on May 2, 2026, and take any action necessary.

6. Consider approval of a resolution repealing Resolution #26-02 in its entirety and approving a new resolution regarding an Advance Funding Agreement ("AFA") with the Texas Department of Transportation for TxDOT's Green Ribbon Program Project for median landscaping improvements on SH-740 from in the vicinity of IH-30 to SH-205, including authorizing the mayor or city manager to execute said agreement, and take any action necessary.
7. Discuss and consider an **ordinance** amending the Code of Ordinances in Chapter 44 Utilities, Article IV Sewers and Sewage Disposal, Division 4 Grease Traps, regarding procedures for grease trap maintenance and reporting, and take any action necessary. (1st reading)
8. **P2026-001** - Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.
9. **P2026-002** - Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.
10. **P2026-003** - Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.
11. **P2026-004** - Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

## XI. Public Hearing Items

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

1. **Z2025-075** - Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of an **ordinance** for a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary (1st Reading).

## **XII. Action Items**

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

1. Discuss and consider a request from Holly Kaufman seeking approval of a sign variance to allow alternate sign materials for a property located at 702 S. Clark Street, and take any action necessary.

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

1. Budget Report for Quarter ended December 31, 2025
2. Building Inspections Department Monthly Report
3. Fire Department Monthly Report
4. Parks & Recreation Department Monthly Report
5. Police Department Monthly Report
6. Roadway Projects Update
7. Sales Tax Historical Comparison
8. Water Consumption Historical Statistics

## **XIV. Adjournment**

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27th day of Jan., 2026 at 4:30 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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Joey Boyd, Asst. City Manager FOR  
Kristy Teague, City Secretary

Date Removed



# Rockwall, Texas Proclamation

*Whereas*, teen dating violence is defined as “physical, sexual, psychological, or emotional abuse within a dating relationship among adolescents;” and

*Whereas*, teen dating violence may occur in person, on social media, online, or through other electronic communication and may be verbal or physical abuse, cyberstalking, non-consensual distribution of intimate images, or other technology-facilitated acts; and

*Whereas*, according to the National Coalition Against Teen Dating Violence:

- nearly 21% of female and 13.4% of high school students report being physically or sexually abused by a dating partner;
- each year, nearly 1.5 million high school students in the U.S. are physically abused by dating partners;
- 57% of teens know someone who has been physically, sexually, or verbally abusive in a dating relationship, and only 33% of teenage dating abuse victims ever told anyone about it.
- College campuses have even more concerning statistics, with 43% of college women reporting violent or abusive behaviors from their partner and one in five women being sexually assaulted during their college tenure.

*Whereas*, educating teens about healthy relationships, domestic violence, sexual assault, dating violence, cyber bullying, and stalking, as well as demonstrating to them proper behaviors within dating relationships are all ways to help mitigate teen dating violence in our society; and

*Whereas*, teens also understanding the real consequences associated with actions that are classified as violence can help lessen violence, within both teen dating relationships and within future marriages.

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

## **Teen Dating Violence Awareness Month**

in the City of Rockwall and encourage all citizens to help raise awareness within our community about teen dating violence, to support organizations that aim to eradicate this crime and to assist those affected.

*In Witness Whereof*, I hereunto set my hand and official seal this 2<sup>nd</sup> day of February, 2026.

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Tim McCallum, Mayor

Summary – On July 15, 2025, at approximately 10:30 a.m., Telecommunications Officer Tyler Knight received a 911 call from a distraught 22-year-old female who had left her residence to report that her father was experiencing a mental health crisis and was threatening suicide.

TCO Knight then contacted the caller’s mother, who remained inside the residence, to gather additional information. During the call, the mother began asking questions unrelated to the context of the emergency, signaling to Tyler that she may have been in distress or in close proximity to the individual in crisis.

Recognizing this, Tyler quickly adjusted her communication strategy and began asking yes-or-no questions to discreetly obtain critical information, allowing responding officers to assess the situation and respond safely. Tyler’s calm demeanor, quick thinking, and adaptability enabled officers to approach the scene safely and resolve the incident without harm.

Tyler’s actions exemplify the highest standards of the law enforcement profession and demonstrate exceptional dedication and commitment to her role. For her exemplary performance in bringing a safe resolution to a high-risk call, Tyler Knight is hereby awarded the **Certificate of Merit Award**.

# Lifesaving Award



ROCKWALL FIRE

## *Rockwall Fire Department*

*takes great pleasure in recognizing with pride and admiration the members of*

*Engine 4 "B" Shift  
CA Lewis Johnson  
DE Andrew Burton  
FF Tyler Baumgartner  
FF Joseph Evans*

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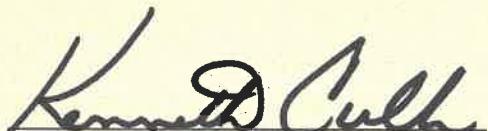
On January 9, 2026, at approximately 8 PM, EN04 "B" shift responded to a medical emergency at 1650 S. John King Blvd. While responding, dispatch advised that CPR instructions were being provided to the 911 caller.

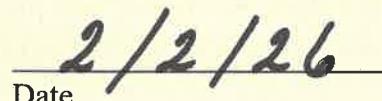
Upon arrival, the crew encountered a 12-year-old male on the phone with 911 actively attempting to assist his grandmother, who was found unconscious and unresponsive in the doorway of the apartment. The crew immediately assessed the patient and determined she was pulseless and not breathing. Without delay, the crew initiated life-saving measures, including high-quality CPR, application of an AED, and providing ventilations for the patient. These interventions were performed continuously and effectively until the transfer of patient care to a crew from Rockwall County EMS.

Resuscitation was continued by Rockwall County EMS, during which time it was noted that the patient had regained a pulse prior to being transported to a local hospital.

All first responders involved demonstrated professionalism, teamwork, and decisive actions that directly contributed to the successful resuscitation and positive outcome for this patient.

*Given in grateful appreciation on this 2<sup>nd</sup> day of February 2026.*

  
Fire Chief

  
Date



## Rockwall Fire Department Citizen Lifesaving Award Keegan King

During the evening hours of January 9, 2026, Keegan King was visiting his grandmother at her apartment located at 1650 S. John King Boulevard when she suddenly suffered a medical emergency. Keegan observed that she was experiencing severe difficulty breathing and immediately called 9-1-1.

While on the phone with the dispatcher, Keegan's grandmother became unconscious. He calmly provided updates on her condition and followed the dispatcher's instructions to begin CPR, which he continued until the arrival of emergency personnel.

Keegan King acted quickly and decisively by recognizing a life-threatening emergency, activating the 9-1-1 system, and initiating CPR—three critical first steps in improving survival during cardiac arrest. His prompt actions and calm demeanor directly contributed to the survival of his grandmother.

Therefore, be it resolved that Keegan King be presented with the Rockwall Fire Department's Citizen Lifesaving Award on this second day of February, 2026.

A handwritten signature in black ink that reads "Kenneth Cullins".

Kenneth Cullins  
Fire Chief, City of Rockwall

A handwritten signature in black ink that reads "2/2/26".

Date Issued



# MINUTES

## ROCKWALL CITY COUNCIL MEETING

**TUESDAY, January 20, 2026 - 4:30 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 4:30 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor McCallum then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session. It was noted that Councilmember Sedric Thomas arrived to the meeting and joined Executive Session at 5:45 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 (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)**
- 2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Southside District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)**

### **III. Adjourn Executive Session**

**Council adjourned from Executive Session at 6:03 p.m.**

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

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

### **V. Invocation and Pledge of Allegiance - Chaplain Stanley Joseph**

**Chaplain Stanley Joseph came forth and delivered the invocation and helped lead the Pledge of Allegiance and TX Pledge.**

### **VI. Appointment Items**

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

**Dr. Conway, Chair of the P&Z Commission, came forth and briefed the board on recommendations of the Commission pertaining to planning-related items on tonight's meeting agenda. Following brief, clarifying dialogue between Council and Dr. Conway, Council took no action following Dr. Conway's remarks.**

## VII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and address the Council at this time. There being no one indicating such, he then closed Open Forum.

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

Mayor Pro Tem Moeller moved to authorize the City Manager finalize and execute a Notice of Reverter for a property located at the southwest corner of Davy Crockett and E. Ross Street. Mayor McCallum seconded the motion, which passed by a vote of 7a yes to 0 nays.

Mayor McCallum made a motion to appoint Galen Hilliard to fill a vacant seat on the city's Planning & Zoning Commission (for an initial (partial) term to run through August 2026). Councilmember Henson seconded the motion, which passed by a vote of 6 ayes to 1 nay (Campbell). Councilmember Campbell congratulated Mr. Hilliard, expressing her vote is nothing personal, and she appreciates him stepping up to serve in this role.

## IX. Consent Agenda

1. Consider approval of the minutes from the January 5, 2026, city council meeting, and take any action necessary.
2. Consider approval of a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of \$197,697.15 to be paid for out of the Water and Wastewater Funds, including authorizing the City Manager to execute said contract, and take any action necessary.
3. Consider awarding a bid to Splash Pad USA for the Harry Myers Splash Ground project in an amount not to exceed \$250,000 to be funded by the Recreational Development Fund Budget, including authorizing the City Manager to execute purchase orders and/or contracts for this project, and take any action necessary.
4. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of \$728,470 to be funded by the Parks Operations Budget, and take any action necessary.
5. Consider approval of an Interlocal Agreement and associated amendment with Rockwall County regarding jail services, including authorizing the City Manager to execute said agreement, and take any action necessary.
6. Consider approval of a resolution approving an advance funding agreement ("AFA") with the TX Dept. of Transportation (TXDOT), including authorizing the City Manager to execute said agreement, for the TXDOT Green Ribbon Program Project pertaining to landscaping median improvements on SH-740 from in the vicinity of IH-30 to SH-205, and take any action necessary.
7. Consider approval of a resolution renaming a portion of E. Quail Run Road as recommended by the City Council's Naming Subcommittee, and take any action necessary.
8. **P2025-040** - Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a Final Plat for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

9. **P2025-041** - Consider a request by Duane and Jennifer Piercy for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.
10. **P2025-042** - Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.
11. **P2025-043** - Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

**Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11). Councilmember Moeller seconded the motion, which – after brief comments pertaining to the appropriateness of naming Hance Trail (renaming a portion of Quail Run (item #7) - passed unanimously (7 ayes to 0 nays).**

#### X. Public Hearing Items

1. **Z2025-074** - Hold a public hearing to discuss and consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of an ordinance for a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary **[1st Reading]**.

**Planning Director, Ryan Miller, provided background information on this agenda item. The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In for the purpose of establishing a restaurant (i.e. 5013 Coffee). The concept plan shows that the proposed restaurant will be approximately 504 SF, with an additional 420 SF covered patio. The design includes a drive-through lane that begins on the south side of the building and leads to a pickup window. The request appears to meet all of the Residential Adjacency Standards, but will be required to provide additional landscaping and headlight screening along the northern property line, three (3) tiered screening adjacent to the eastern property line, and a built-up berm a minimum of 24-inches in height along the back of the property. The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated additional operational conditions in order to maintain compliance with this Specific Use Permit (SUP) ordinance. These include additional landscaping and headlight screening along the northern property line as well as three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs) adjacent to the eastern property line (adjacent to the existing residentially zoned or used properties). In addition, a built-up berm a minimum of 24-inches in height shall be required along the back of the property. These items, along with the building elevations, will be reviewed for conformance by the Planning and Zoning Commission at the time of Site Plan approval. On December 16, 2025, staff mailed 91 notices to property**

owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has received two (2) notices in favor of the applicant's request. One additional reply that indicated the person has no issues with the restaurant (but did not indicate if he/she is in favor of the request or in opposition). On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use permit (SUP)* by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

At the request of Councilmember Henson, Mr. Miller clarified that there is quite a slope between the existing 'smoke shop' and this location, and the grade difference is notable. So, during the Site Design and Engineering design and review phase, it will be determined if a retaining wall will or will not ultimately be needed.

Mayor McCallum called forth the applicant to speak.

Brielle Cathey  
10820 County Road 2452  
Terrell, TX

The applicant indicated his wife wants to bring an up-scale coffee shop to this location. She already has two other locations elsewhere already in existence. Those other locations are doing well. He explained that they do not wish for it to look strictly 'commercial,' so in the building elevations and design, they've aimed to bring in a more 'residential' look and feel. He went on to respectfully ask for Council's approval.

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

Councilmember Thomas moved to approve Z2025-074.

Councilmember Campbell sought and received clarification on a few points, including the screening that will be required. The applicant indicated he'd rather not do the screening since it's very expensive; however, he gave indication that they will do what is required and necessary to do.

Councilmember Lewis seconded the motion. He asked for and received feedback regarding the hours of operation. The ordinance caption was then read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.3480-ACRE TRACT OF LAND IDENTIFIED AS LOTS 10 & 11 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2025-076** - Hold a public hearing to discuss and consider a request by Davin Marceau of The Charles Morgan Group, LP on behalf of Chase Cooley of 1540 E. IH-30 Rockwall, LLC for the approval of an **ordinance for a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Light Industrial (LI) District** for the construction of a *Flag Pole* on a 4.39-acre parcel of land identified as Lot 3, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary **[1st Reading]**.

**Planning Director, Ryan Miller provided background information on this agenda item, explaining that the applicant is requesting a Specific Use Permit (SUP) for a structure that exceeds 60-feet in height in a Light Industrial (LI) District, specifically two (2), 120-foot flag poles adjacent to the IH-30 Frontage Road on the subject property. According to the city's Unified Development Code (UDC), "flag poles are permitted in all districts, but must meet the building height and setback requirements for each district." In this case, the Light Industrial (LI) District allows a maximum height of 60-feet, but grants property owners the ability to request up to 120-feet by Specific Use Permit (SUP). Based on the applicant's exhibit, the flagpoles will be approximately 25-feet from the front property line adjacent to the IH-30 Frontage Road and be situated next to the existing customer parking spaces. Originally, the applicant was requesting flag poles that were 150-feet in height; however, he has been required to reduce this to the maximum 120-feet permitted within the Light Industrial (LI) District.**

Mr. Miller explained that the applicant was previously *denied* for a similar request by the City Council on September 21, 2020 [Case No. Z2020-036]. Under that case, the applicant was requesting an SUP for a single 120-foot flag pole that was setback ~137-feet from the front property line. On that prior case, the Planning and Zoning Commission recommended denial of this request by a vote of 5-1 (*with Commissioner Welch dissenting*) on September 15, 2020, and the City Council concurred with the Planning and Zoning Commission on September 21, 2020, denying the case with prejudice by a vote of 7-0. Two (2) major issues that were discussed by both the Planning and Zoning Commission and City Council during the review of this case was [1] the fact that no other businesses in the City of Rockwall have been granted a Specific Use Permit (SUP) for a flag pole that exceeded 60-feet in height, and [2] the inability of the City of Rockwall to regulate the content of what could be placed on the flag pole. This being a zoning case, staff mailed 20 notices to all property owners and occupants within 500-feet of the subject property on December 16, 2025. There were no Homeowner's Associations (HOA) or Neighborhood Groups with 1,500-feet of the subject property. Staff has not received any notices returned – neither in favor or in opposition - concerning the applicant's request. In addition, the city's Planning and Zoning Commission recently approved a motion to recommend denial – with prejudice - by a vote of 5-0, with Commissioner Roth absent and one (1) seat vacant. Because of that denial, Mr. Miller explained that any potential approval of this request by Council tonight will require a  $\frac{3}{4}$  super majority vote of Council.

Mayor McCallum opened the public hearing, asking the applicant to come forth and speak.

**Davin Marceau**  
131 Shepherds Glen Rd.  
Heath, TX

Mr. Marceau came forth and shared that he is personally a little disappointed in the viewpoints held by Planning & Zoning Commissioners and the Commission's ultimate recommendation to deny this request. He provided comments about a past case that he researched in which it's his understanding that the City of Rockwall did approve a flagpole that was 60' tall elsewhere in the City. He indicated plans to fly the American and TX flags only, and he believes it would be a display of patriotism. The applicant also questioned regulation of flagpoles located within the city's takeline (along the lake shore of Lake Ray Hubbard). As a local resident

and veteran, he does not believe that potential approval of this would set a negative precedence. He believes it would be a nice display of patriotism along IH-30. He shared that the flagpoles are not cheap to install (about \$200k each), and he indicated that they would maintain the poles and the flags.

Councilmember Sedric thanked Mr. Marceau for his past service to our country. He shared that he also is a veteran, and he has a lot of respect for those who serve our country. He assured Mr. Marceau that this topic has nothing to do with patriotism, but – rather – once one approval is potentially given to a car dealership, it ends up resulting in most if not all of the other car dealerships wanting to also erect large flags. He stressed that the denial has nothing to do with patriotism but – rather – the size of the proposed pole and associated flags. Councilmember Thomas indicated his belief that large flags like this are a ‘draw’ for a car dealership; however, he believes that displaying patriotism can still be accomplished with a flagpole at 60’.

Planning Director, Ryan Miller, provided some clarification on a past flagpole related case that came before Council some time ago at another location within the city.

Councilmember Campbell shared that she agrees with Councilmember Thomas’ comments. She herself is a patriot – a daughter of someone who has served and a mother of someone in the armed forces. She sought and received clarification from the applicant regarding ‘why’ on the proposed 120’.

Councilmember Jeffus shared that her husband, as well as every other man in her family, has served in the military, and there is no other family that is more patriotic than the Jeffus family; however, she believes approval of this request would set a precedence, and it would result in all the other dealerships having tall flags. She does not believe this would be good for the IH-30 corridor.

Following additional brief comments, the mayor asked if anyone else would like to come forth and speak at this time.

Lisa Boehm  
1400 Plummer  
Rockwall, TX

Ms. Boehm came forth and provided brief comments in opposition of request. Ms. Boehm generally expressed she does not want to see tall flag poles with large flags flying all along IH-30.

There being no one else wishing to come forth and speak, Mayor McCallum then closed the public hearing. He indicated that he generally agrees with the concerns expressed by other councilmembers this evening relative to this request.

Councilmember Thomas then moved to deny this request (Z2025-076). Councilmember Campbell seconded the motion to deny, which then passed by a vote of 7 ayes to 0 nays.

3. **Z2025-077** - Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for the approval of an ordinance for a Zoning Change from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV)

District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary **[1st Reading]**.

Planning Director, Ryan Miller explained that the applicant has requested to withdraw this request at this time, also indicating that the city's Planning & Zoning Commission has recommended denial of this case. Councilmember Henson moved to accept the applicant's request to withdraw the case (Z2025-077). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2025-078** - Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance for a Zoning Change** from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary **[1st Reading]**.

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 22, 1982 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On April 20, 2017, the Historic Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) **[Case No. H2017-004]** to allow the demolition of the Old Rockwall Water Pump House for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property. On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow **[1]** the demolition of two (2) Medium Contributing Structures, **[2]** the construction of a new performance center and practice hall, and **[3]** a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request following a public hearing. The purpose of the withdraw, was to allow the applicant additional time to meet with the community to discuss the design of the project. Following this withdraw, the applicant submitted a new COA request **[Case No. H2025-019]** on October 29, 2025 for the same request; however, a new concept plan and conceptual building elevations were provided. On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with Board Members McNeely and Lewis absent. Based on the approval of the Certificate of Appropriateness (COA), the Historic Preservation Advisory Board (HPAB) has sent forward a recommendation of approval to the Planning and Zoning Commission for the proposed zoning change. On December 12, 2025, the applicant -- *Johnathan Brown, AIA of JHP Architecture/Urban Design* -- submitted an application requesting to change the zoning of the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the addition of the **Community Theater** land use being permitted by-right. He further explained that this request is being made in order to allow the **Theater** (*i.e. Rockwall Community Playhouse*) to construct a new facility, given that the existing Single Family 7 (SF-7) District does not permit the **Theater** land use. Staff should note, that within the **Draft Ordinance** the **Theater** land use is defined as "a **Community Theater**, whereas a **Community Theater** is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural

enrichment of the local community.” This definition mitigates the risk of a large *Theater* being established on the subject property that is not in kind to the surrounding neighborhood, and does not benefit a local performing arts organization. Mr. Miller mentioned infrastructure (including roadway related, water, wastewater and draining) that would be required to be constructed to provide adequate public services for the proposed development. The City Council is being asked to consider if a *Community Theater* would detract from the “cultural heart” or “small town atmosphere” that has been established within the *Downtown District*.

With regard to the policies and goals for commercial development contained in the Comprehensive Plan, Mr. Miller explained that the applicant’s request incorporates the majority of the commercial policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of being located within an existing neighborhood and being located within the *Old Town Rockwall (OTR) Historic District*, the applicant’s request warrants careful consideration with regard to the policies and goals set forth by the Comprehensive Plan for non-residential development. Taking into account the applicant’s *Concept Plan, Conceptual Building Elevations*, and the development standards contained in the Planned Development District ordinance, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the *Future Land Use Plan* and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. He reiterated that the applicant did hold several meetings with residents of the *Old Town Rockwall (OTR) Historic District* on the design of the proposed building, and that the neighborhood seemed to be supportive of the proposed building and concept plan in the Historic Preservation Advisory Board (HPAB) meeting on November 20, 2025.

Mr. Miller further explained that staff mailed 81 notices to property owners and occupants within 500-feet of the subject property and also notified the Park Place Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has not received any returned notices regarding the applicant’s request. On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Roth absent and one (1) vacancy.

Mayor McCallum opened the public hearing, asking the applicant to come forth and address Council at this time. He asked if anyone, in addition to the applicant, would like to speak during the public hearing. With no one indicating such, he closed the Public Hearing.

The applicant then came forth and provided comments to Council, indicating that he believes this will bring a good enhancement to the downtown area, and it will be a state of the art, high-quality venue. He believes they have a robust way to address parking, and they also have ways of addressing the drainage. He also believes that this facility will really be an upgrade to the historic neighborhood.

Councilmember Lewis moved to approve Z2025-078, and Councilmember Thomas seconded the motion.

Following brief, positive comments made by both the mayor and Councilmember Campbell, the ordinance caption was read as follows:

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO.  
20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS**

TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD -XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; 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.

5. **Z2025-079** - Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of an ordinance for a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary [1st Reading].

Planning Director, Ryan Miller explained that the applicant has requested to withdraw this request at this time.

Mayor McCallum made a motion to accept the applicant's request to withdraw. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**XI. Adjournment**

Mayor McCallum adjourned the meeting at 6:58 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2026.**

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**Tim McCallum, Mayor**

**ATTEST:**

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**Kristy Teague, City Secretary**

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-02**

**SPECIFIC USE PERMIT NO. S-390**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.3480-ACRE TRACT OF LAND IDENTIFIED AS LOTS 10 & 11 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Brierre Cathey on behalf of Mike Rodgers for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction and operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) at the time of Site Plan approval. In addition, any variances to the *General Overlay District Standards* as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) shall be required to be approved by the Planning and Zoning Commission at the time of Site Plan approval.
- (3) Additional landscaping and headlight screening shall be required along the northern property line. This shall be reviewed by the Planning and Zoning Commission at the time of Site Plan approval.
- (4) Three (3) tiered screening (*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*) shall be required adjacent to the eastern property line (*adjacent to the existing residentially zoned or used properties*). In addition, a *built-up* berm a minimum of 24-inches in height shall be required along the back of the property. These items will be reviewed for conformance by the Planning and Zoning Commission at the time of Site Plan approval.

## 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 2<sup>ND</sup> DAY OF FEBRUARY, 2026.**

---

Tim McCallum, Mayor

**ATTEST:**

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Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, City Attorney

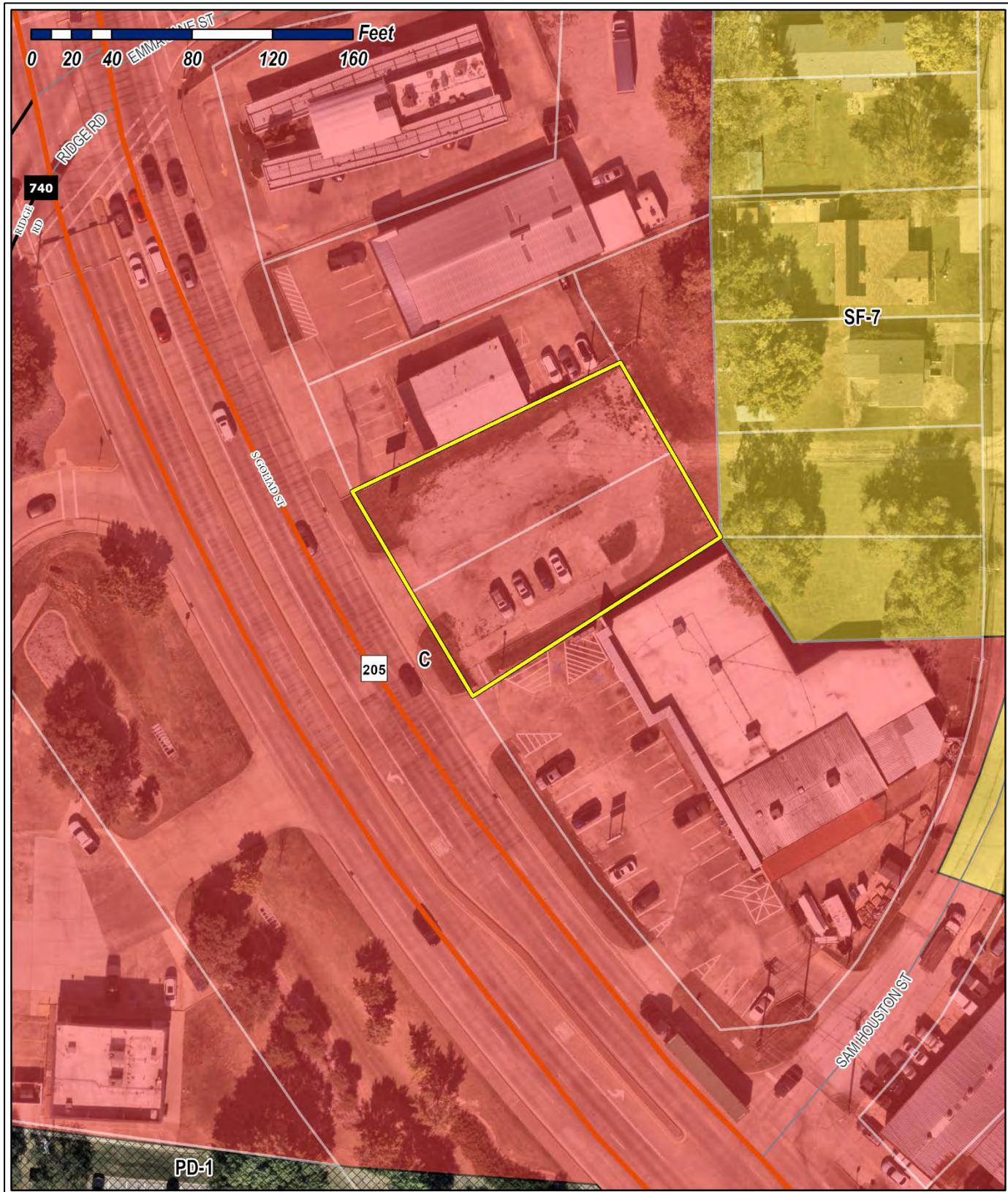
1<sup>st</sup> Reading: January 20, 2026

2<sup>nd</sup> Reading: February 2, 2026

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

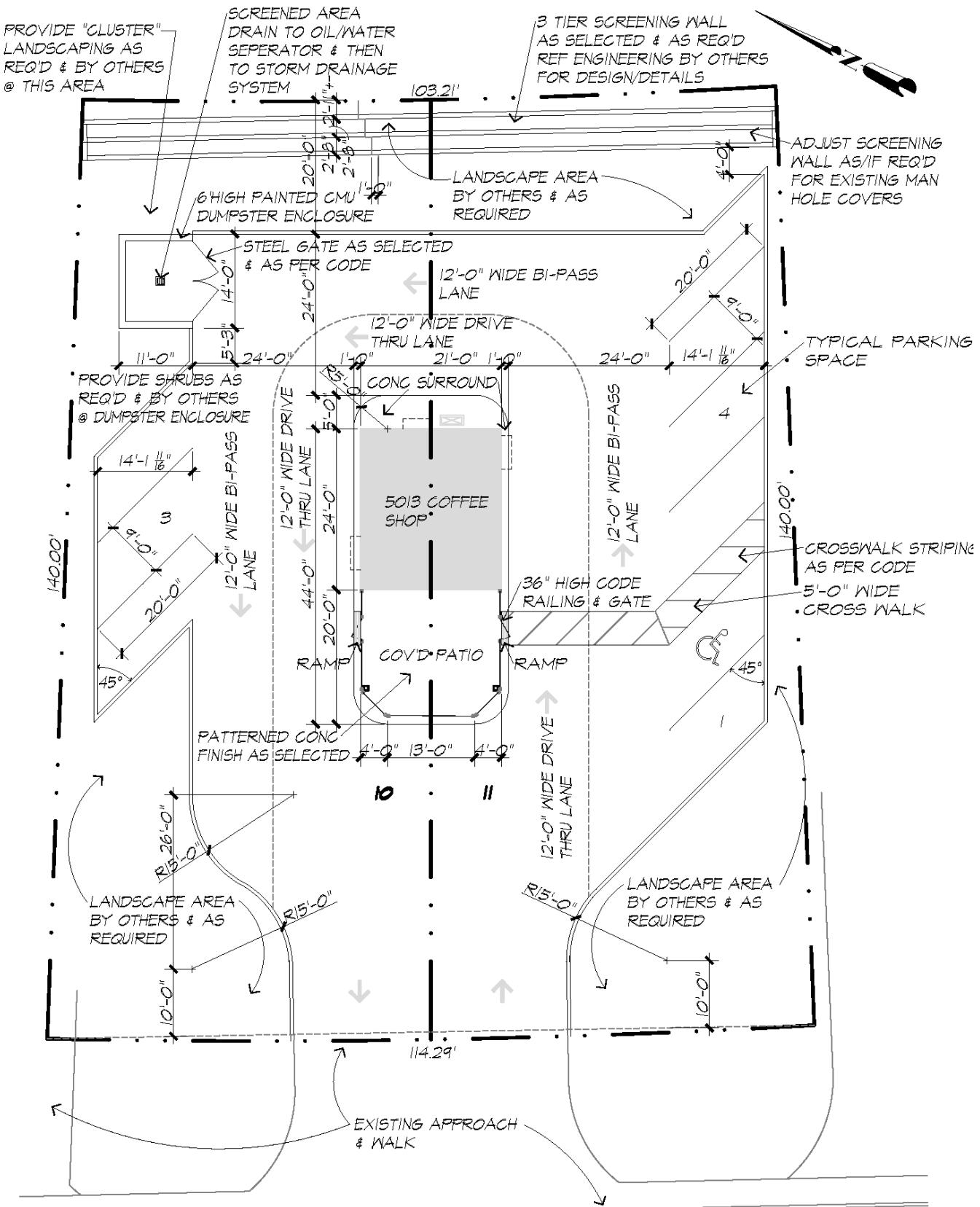
Address: 1011 S. Goliad Street

Legal Description: Lots 10 & 11 of the Canup Addition

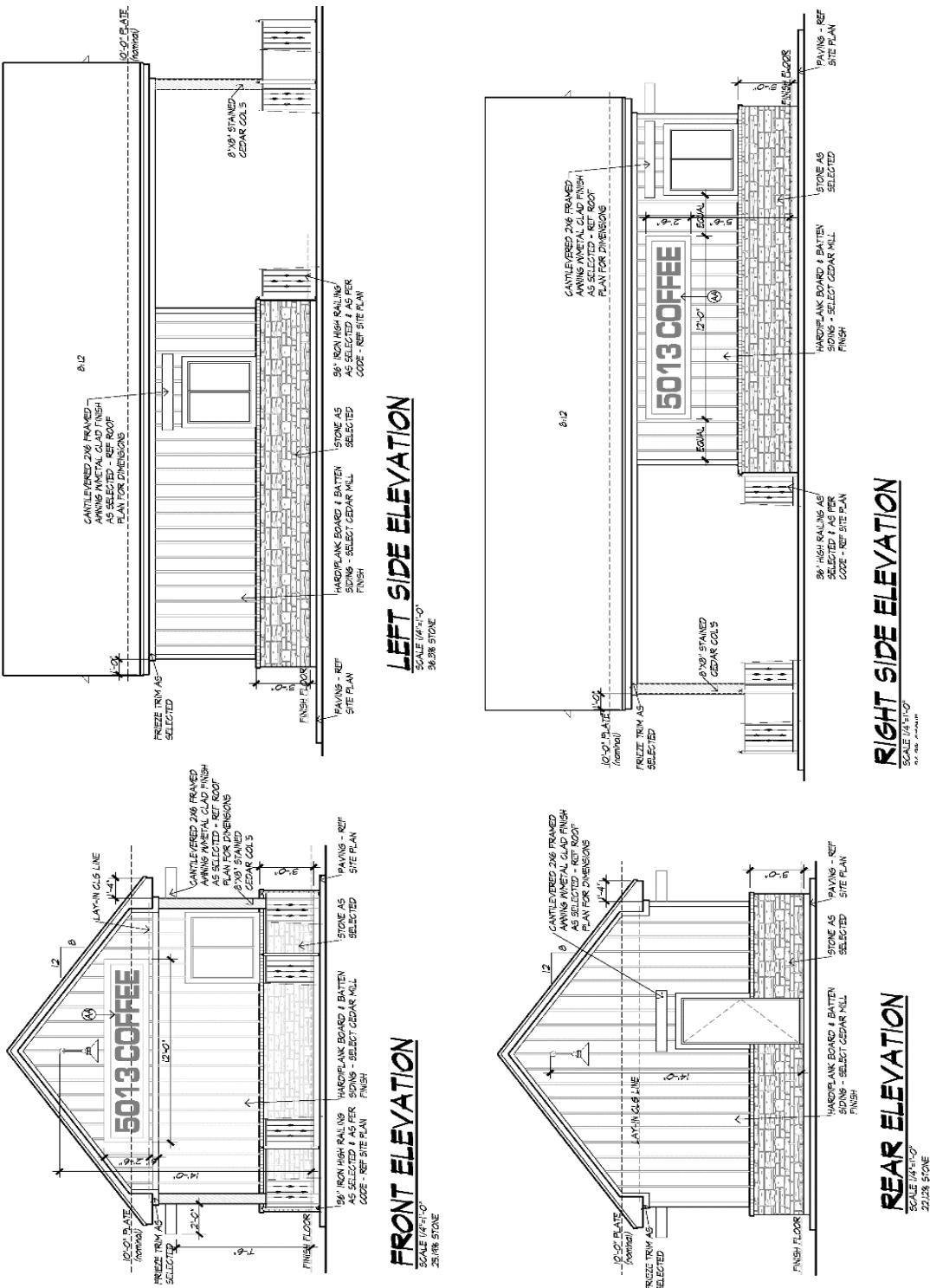


## **Exhibit 'B'**

### *Concept Plan*



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



**CITY OF ROCKWALL**

**ORDINANCE NO. 26-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 106 (PD - 106) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; 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 Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

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

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

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

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF FEBRUARY, 2026.**

---

Tim McCallum, Mayor

**ATTEST:**

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Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, City Attorney

1<sup>st</sup> Reading: January 20, 2026

2<sup>nd</sup> Reading: February 2, 2026

**EXHIBIT 'A':**  
*Legal Description and Survey*

**BEING** 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): *E 2,596,018.343, N 7,027,794.521 Feet*);

**THENCE** South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

**THENCE** North 01°14'22" West, a distance of 105.104 feet for a corner;

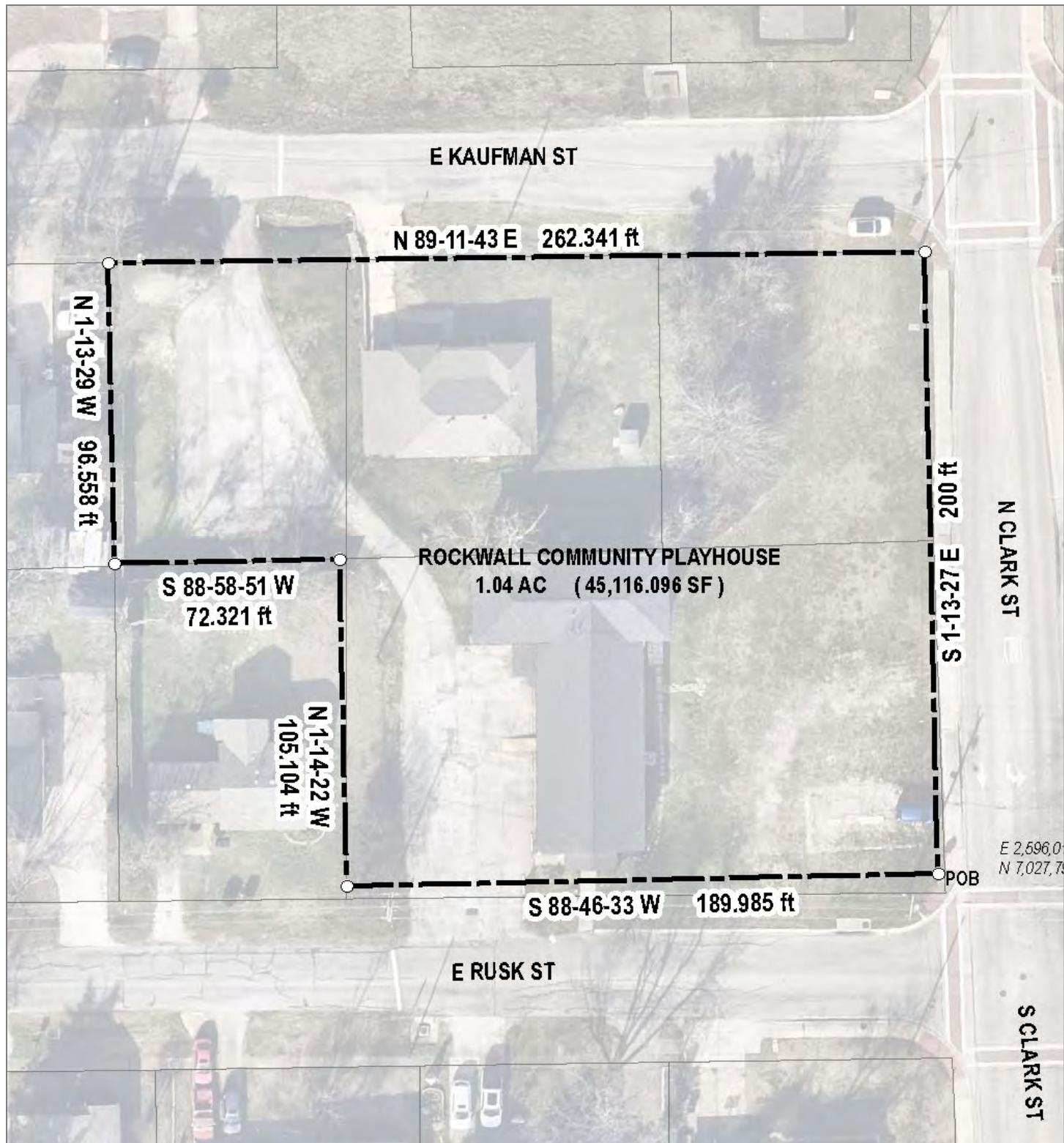
**THENCE** South 88°58'51" West, a distance of 72.321 feet for a corner;

**THENCE** North 01°13'29" West, a distance of 96.558 feet for a corner;

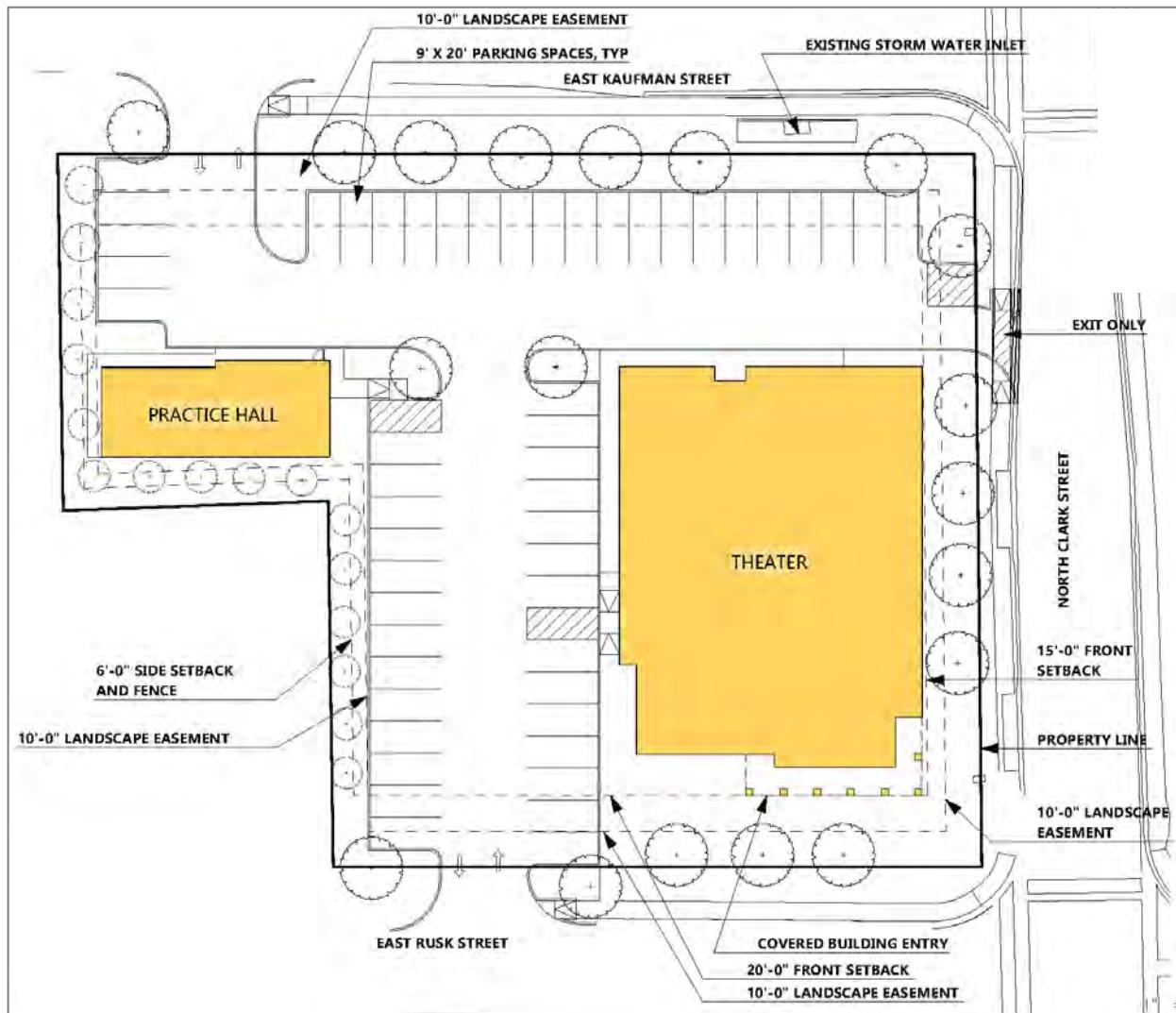
**THENCE** North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

**THENCE** South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

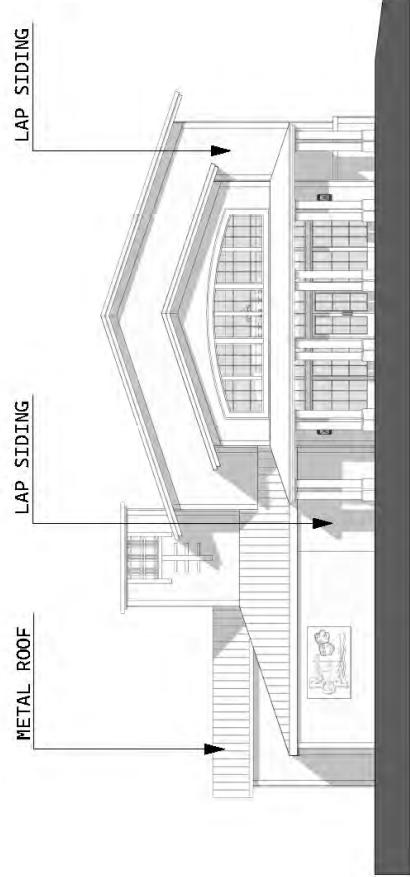
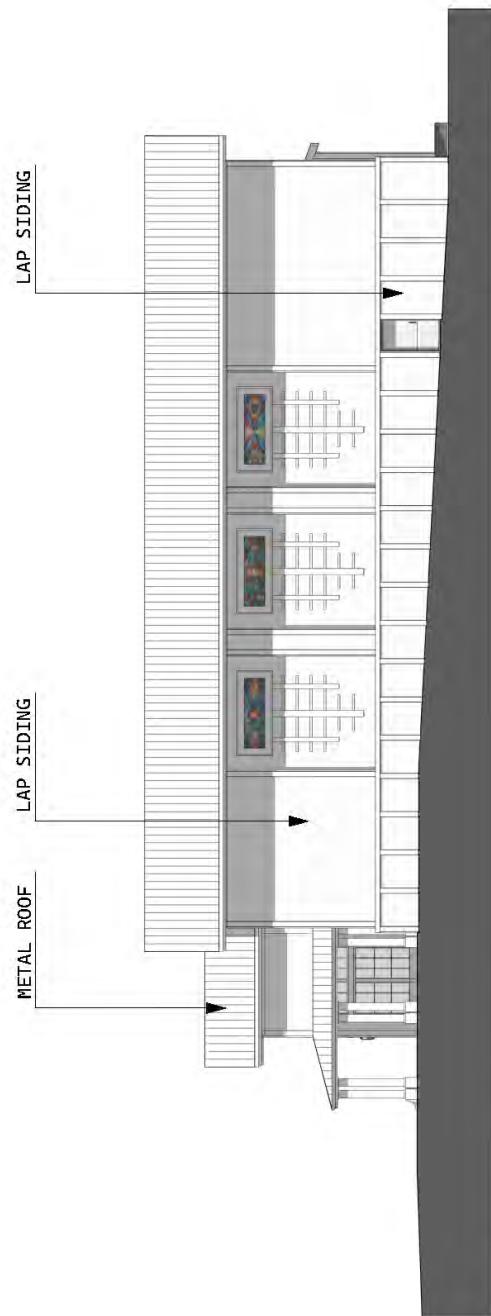
**EXHIBIT 'A':**  
*Legal Description and Survey*



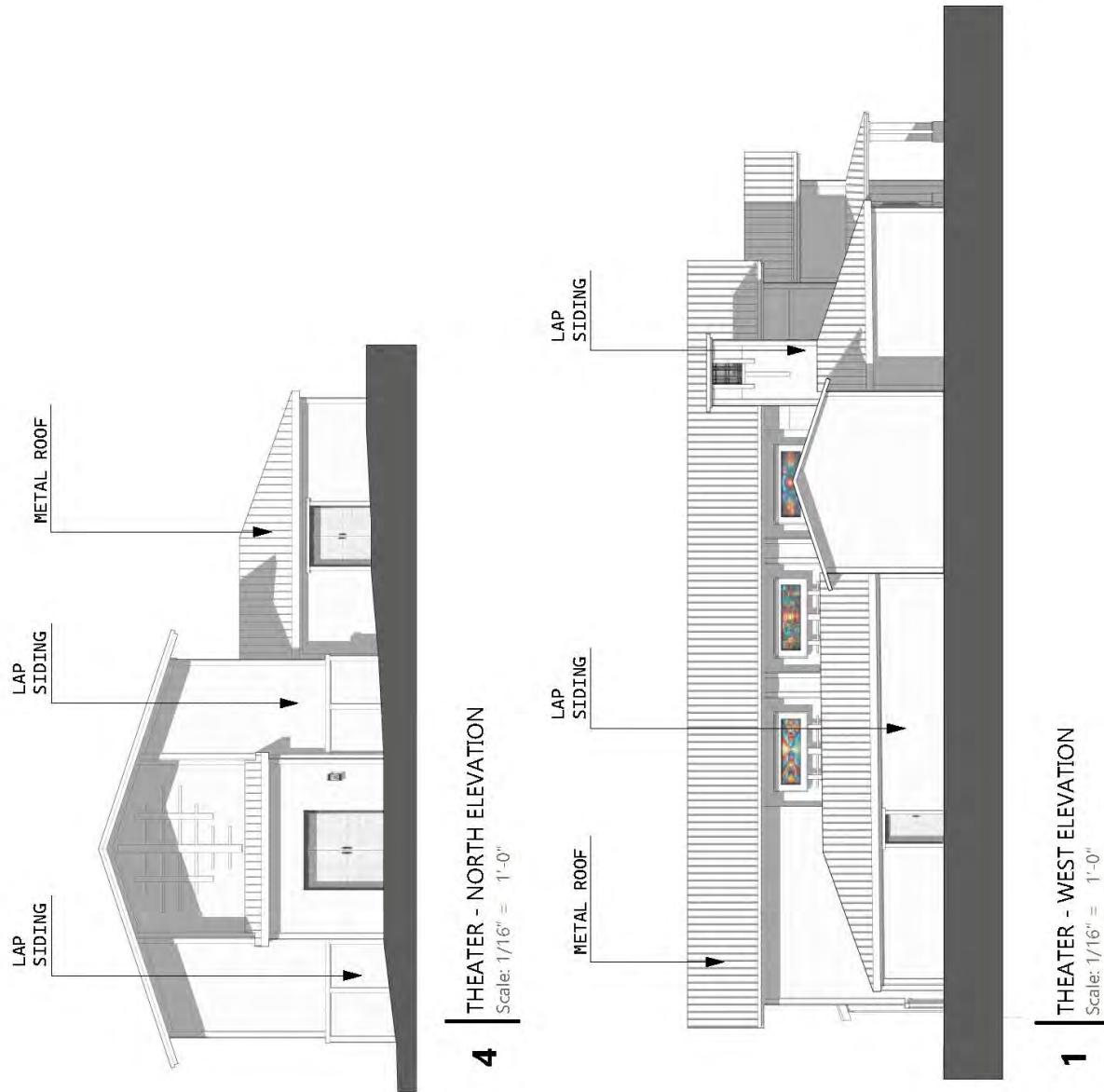
**EXHIBIT 'B':**  
Concept Plan



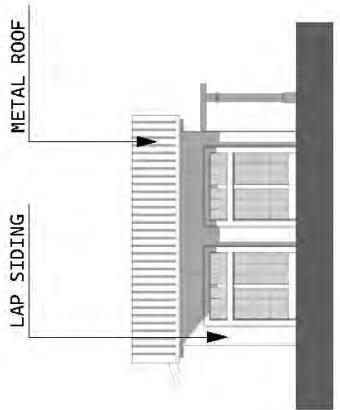
**EXHIBIT 'C':**  
*Conceptual Building Elevations*



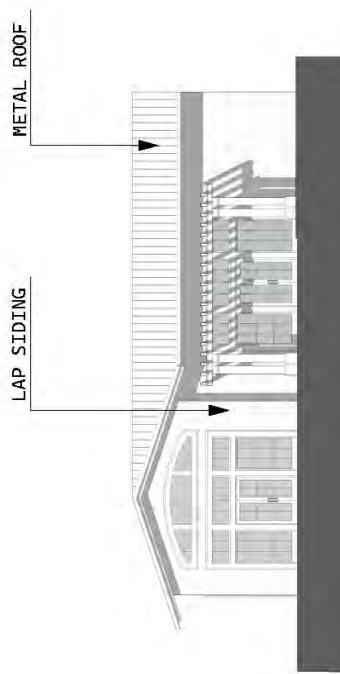
**EXHIBIT 'C':**  
*Conceptual Building Elevations*



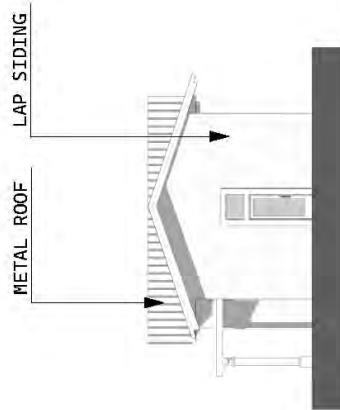
**EXHIBIT 'C':**  
*Conceptual Building Elevations*



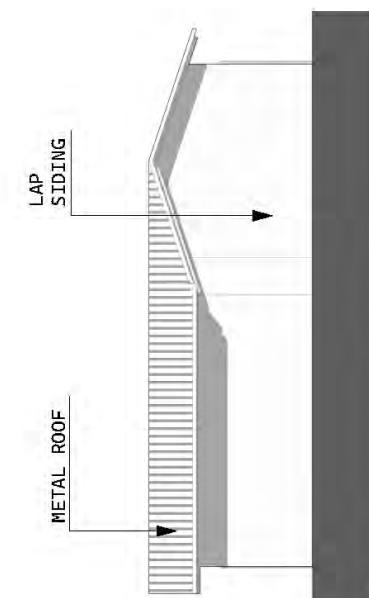
**4** | PRACTICE HALL - EAST ELEVATION  
Scale: 1/16" = 1'-0"



**2** | PRACTICE HALL - NORTH ELEVATION  
Scale: 1/16" = 1'-0"



**7** | PRACTICE HALL - WEST ELEVATION  
Scale: 1/16" = 1'-0"



**5** | PRACTICE HALL SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

**EXHIBIT 'D':**  
*PD Development Standards*

***Density and Development Standards.***

(1) **Permitted Uses.** Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the *Subject Property*:

**Theater<sup>1</sup>**

**NOTE:**

<sup>1</sup>: **Theater.** A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

(2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS**

| ORDINANCE PROVISIONS              | ZONING DISTRICT STANDARDS                     |
|-----------------------------------|---|
| MINIMUM LOT AREA                  | 7,000 SF                                      |
| MINIMUM LOT FRONTAGE              | 60'   |
| MINIMUM LOT DEPTH                 | 100'  |
|                                   | X=20' E. KAUFMAN STREET                       |
| MINIMUM FRONT YARD SETBACK        | X=15' N. CLARK STREET<br>X=20' E. RUSK STREET |
| MINIMUM REAR YARD SETBACK         | 10'   |
| MINIMUM SIDE YARD SETBACK         | 10'   |
| SIDE YARD ADJACENT TO RESIDENTIAL | 10'   |
| MAXIMUM BUILDING HEIGHT           | 35'   |
| MAX BUILDING/LOT COVERAGE         | 45%   |
| MINIMUM NUMBER OF PARKING SPACES  | 1 PER 3.20 SEATS                              |

(3) **Residential Adjacency.** The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.

(4) **Landscape Standards.** Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

**EXHIBIT 'D':**  
*PD Development Standards*

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.

**CITY OF ROCKWALL, TEXAS**

**RESOLUTION NO. 26-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD), THE ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD), AND ALL OTHER ENTITIES WITHIN ROCKWALL COUNTY THAT WILL BE HOLDING A GENERAL ELECTION; ESTABLISHING THAT SAID ELECTION WILL BE ADMINISTERED BY THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR ON SATURDAY, MAY 2, 2026 FOR THE PURPOSE OF ELECTING THREE (3) ROCKWALL CITY COUNCIL MEMBERS - ONE (1) FOR PLACE 2, ONE (1) FOR PLACE 4, AND ONE (1) FOR PLACE 6 - EACH FOR TWO (2) YEAR TERMS; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING EARLY VOTING DATES AND TIMES; RECOGNIZING THE FILING DEADLINE; ORDERING A NOTICE OF ELECTION TO BE POSTED AND PUBLISHED, AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; AUTHORIZING ANY AND ALL ACTIONS NECESSARY TO COMPLY WITH THE PROVISIONS OF THE CODE IN CARRYING OUT AND CONDUCTING THE GENERAL ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 41.001(a) of the Texas Election Code, as amended (the "Code") specifies that each general or special election in this state shall be held on the first Saturday in May in an even-numbered year and that a general election of a city may be held on such day; and

**WHEREAS**, the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City"), in accordance with its Home Rule City Charter, Section 5.01, has determined that the City shall annually conduct general municipal elections on the first Saturday in May; and

**WHEREAS**, Section 271.002(a) of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

**WHEREAS**, the City of Rockwall, the Rockwall Independent School District, and the Rockwall Central Appraisal District desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

**WHEREAS**, the City of Rockwall and Rockwall County Elections Administrator will enter into an agreement setting out their respective duties and responsibilities for the May 2, 2026 election; and

**WHEREAS**, by this resolution, it is the intention of the Rockwall City Council to: (i) call for said election to be held on said date, (ii) designate the entire City as one election precinct, (iii) designate the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087 as the *main* polling place for the election and (iv) establish and set forth procedures for conducting said election.

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

**Section 1. Incorporation of Recitals.** That all of the above recitals are found to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

**Section 2. Election Date, Purpose of Election, Officers and Terms of Office.** That a General Election is hereby ordered to be held in and throughout the City of Rockwall on Saturday, May 2, 2026, for the purpose of electing three (3) City Council Members - one (1) for Place 2, one (1) for Place 4, and one (1) for Place 6 - each for two (2) year terms.

**Section 3. Eligibility for Candidacy.** That eligible candidates must meet eligibility requirements within Chapter 141, Subchapter A of the Election Code as well the following, as prescribed by Section 5.02 of the Home Rule Charter of the City of Rockwall, Texas:

- (1) Candidates for City offices must file for office in accordance with the Texas Election Code.
- (2) Candidates for elective City office must meet the following qualifications:
  - (a) Must be at least twenty-one years of age at the time of the election for which they are filing.
  - (b) Must be a qualified voter.
  - (c) Must have resided within the corporate limits of the City, or recently annexed territory, for at least twelve months prior to the filing deadline.
  - (d) Must not, after notice of any delinquency, be in arrears in payment of taxes or other liabilities due the City.
  - (e) No candidate may file in a single election for more than one office or position.

In addition, in accordance with Section 5.04 of the City Charter, a plurality vote is required to be elected and declared the winner.

**Section 4. Application for a Place on the Ballot.** That in accordance with Section 143.007 of the Election Code, any eligible and qualified person may have his/her name printed upon the official ballot as a candidate for the offices herein before set forth by filing his/her sworn application with the City Secretary not earlier than 8:00 a.m., January 14, 2026 and not later than 5:00 p.m., February 13, 2026. Each such application shall be on a form as prescribed by Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for such drawing shall be given in accordance with the Code.

**Section 5. Election Precinct, Polling Place, and Election Hours.** That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the city's general election, and the *main* election day polling place is hereby designated to be located at the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election (Saturday, May 2, 2026).

**Section 6. Early Voting.** Early voting, both by personal appearance and by mail, will be conducted by the Rockwall County Election Administrator, who is designated and appointed as the Early Voting Clerk, in accordance with the *Tex. Elec. Code*. The main / primary voting location for early voting by personal appearance is hereby designated to be located at the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087. Rockwall city voters may also early vote at any other location designated by the

Rockwall County Elections Office, the information of which shall be provided on the County Elections website at [www.rockwallvotes.com](http://www.rockwallvotes.com).

**Monday, April 20 - 8:00 a.m. until 5:00 p.m.**

**Tuesday, April 21 – NO VOTING (San Jacinto Day)**

**Wednesday through Friday, April 22 – April 24, 2026 - 8:00 a.m. until 5:00 p.m.**

**Saturday, April 25, 2026 – 10:00 a.m. until 4:00 p.m.**

**Monday, April 27 and Tuesday, April 28, 2026 - 7:00 a.m. until 7:00 p.m.**

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Elections Office - 1101 E. Yellowjacket Lane, Suite 150, Rockwall, Texas 75087. Applications for ballots by mail must be received no later than the close of business on Monday, April 20, 2026.

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Elections Office - 1101 E. Yellowjacket Lane, Suite 150, Rockwall, Texas 75087. Applications for ballots by mail must be received no later than the close of business on Monday, April 20, 2026. Federal Postcard Applications (FPCA) shall also be requested from and mailed to the aforementioned.

Applications may be obtained by contacting the Rockwall County Elections Department by phone at (972) 204-6200 or by e-mail at [elections@rockwallcountytexas.com](mailto:elections@rockwallcountytexas.com). The Early Voting Clerk's website is: [www.rockwallvotes.com](http://www.rockwallvotes.com).

**Section 7. Method of Voting.** That Rockwall County Elections owns and utilizes an electronic voting system - the Election System and Software (ES&S) EVS 6.0.2.0 Voting System - which includes the DS200 precinct scanner, the DS450 central scanner and the ExpressVote ballot marking device, and said system has been duly approved by the Secretary of State, pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012;

The City of Rockwall acknowledges the use of said voting system by the Rockwall County Elections Administrator on behalf of the City, as described above, in connection with the joint general election described herein and in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

**Section 8. Governing Law and Qualified Voters.** That the general election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident, qualified electors of the city shall be eligible to vote at the election.

**Section 9. Publication and Posting of the Notice.** That notice of the general election, in both English and Spanish, shall be given by posting a "Notice of Election" on the city's website (<http://www.rockwall.com/citysec.asp>) and at Rockwall City Hall on the bulletin board used for posting notices of the meetings of the City Council. Said notice shall be posted not less than twenty-one (21) days prior to the date upon which the election is to be held, and by publication of said notice at least once in a newspaper of general circulation in accordance with Section 2051.44 of the Texas Government Code, the date of said publication being not less than ten (10) days and not more than thirty (30) days prior to the date set for the election.

**Section 10.** That the Rockwall County Elections Administrator shall serve as both the Early Voting Clerk and as the official administrator of the election to be held on May 2, 2026. The County

Elections Administrator shall appoint a sufficient number of judges and clerks, in accordance with Chapter 32 Texas Elections Code, to assist in the proper conduct of the election.

**Section 11. Delivery of Returns: Preservation of Election Records.** That in accordance with the City's joint contract with the Rockwall County Elections Administrator, the returns of said election shall be made in accordance with the Code. All election records and supplies shall be preserved by the County, on behalf of the City of Rockwall, in accordance with the Code.

**Section 12. Representatives.** That the following slate of officials and other designated persons are hereby authorized, but not required, to be present to observe the election counting process:

- the Mayor and members of the City Council of the City of Rockwall;
- candidates for the City Council of the City of Rockwall; and
- the Rockwall City Secretary and/or her designated representative.

**Section 13. Canvassing of Returns.** That the City Council of the City shall convene between May 5, 2026 to May 13, 2026 to canvass the returns of the election in accordance with the Texas Election Code.

**Section 14. Necessary Action.** That the Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

**Section 15. Severability.** That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

**Section 16. Effective Date.** That this resolution shall be in force and effect from and after its passage, and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2026.**

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**Tim McCallum, Mayor**

**ATTEST:**

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**Kristy Teague, City Secretary**

**CITY OF ROCKWALL**

**RESOLUTION NO. 26-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD IN SAID CITY ON THE 2<sup>nd</sup> DAY OF MAY, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF ROCKWALL, TEXAS, FOR THE ADOPTION OR REJECTION OF, CERTAIN PROPOSED AMENDMENTS TO THE CITY CHARTER; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING THE POLLING PLACE(S) AT WHICH SAID ELECTION IS TO BE HELD; APPOINTING THE ADMINISTRATOR OF SAID ELECTION; ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Charter of the City of Rockwall ("City") was adopted in January 1985, and amended five times, the last time in May 2015. In accordance with Section 11.15 of the Rockwall City Charter, the City Council appointed a Charter Review Commission to determine whether any Charter provisions require revision and such Section of the Charter requires a review of the Charter every five years; and

**WHEREAS**, the Charter Review Commission met from December 2024 through February 2025 to review the City Charter and the Commission finalized its report of its findings in writing, and presented its proposed amendments to the City Council in March 2025; and

**WHEREAS**, Texas Local Government Code Section 9.004 provides that the governing body of a Home Rule municipality may submit on its own motion proposed charter amendments to the voters for their approval at a municipal election; and

**WHEREAS**, the City Council hereby finds and determines that the propositions to be submitted are in compliance with the Texas Local Government Code and that the holding of this election on the uniform election date set forth below is in conformance with all applicable election laws.

**WHEREAS**, the City Council determines that the special election shall be held on May 2, 2026, which is the next uniform election date; and

**WHEREAS**, the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code.

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

**Section 1. Incorporation of Recitals.** That all of the above recitals are found to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety; and

**Section 2. Election Order; Election Date; Purpose of Election.** That there be submitted at a specially called election to be participated in by the qualified voters of the City of Rockwall, Texas, to be held on **Saturday, May 2, 2026**, which date is not less than sixty-two (62) days from the date of the adoption of this resolution, for the purpose of submitting a Charter amendment proposition to the qualified voters of the City to amend the Charter of the City at the voting places and hours outlined in this Resolution and Resolution 26-04, which calls for the City's General Election; and

**Section 3. Ballot Propositions.** That the official ballots shall be prepared in accordance with the Texas Election Code, as amended, so as to permit electors to vote "FOR" or "AGAINST" the aforesaid proposition. Voters should place an "X" in the square beside the statement indicating the way they wish to vote; and

**Section 4.** That the following measures will be submitted to the qualified voters of the City at the special election to be held on the date specified in the previous section in the form of propositions in accordance with Section 9.004 of the Texas Local Government Code and the City Charter:

#### **PROPOSITION ONE**

Shall Sections 11.08 and 11.10 of the City Charter be amended to require submission to the qualified voters of the City to eliminate provisions which have become inoperative because they have been superseded by state law; replace obsolete references; update terminology to current legal usage, and eliminate obsolete transitional provisions?

FOR        † AGAINST        †

#### **PROPOSITION TWO**

Shall Sections 3.01 (c) of the City Charter be amended to require the resignation from office of any city elected official who becomes a candidate for any other municipal office other than the one currently held and such resignation shall become effective at the time of canvassing of the election?

FOR        † AGAINST        †

#### **PROPOSITION THREE**

Shall Section 5.04 (1) of the City Charter be amended to require more than 50% of votes cast to be elected to any municipal office?

FOR        † AGAINST        †

#### **PROPOSITION FOUR**

Shall Section 6.07 (1) of the City Charter be amended to increase the number of days

the City Secretary has to verify signatures on a petition from twenty-one days to thirty-days?

FOR        AGAINST       

### **PROPOSITION FIVE**

Shall Section 7.15 of the City Charter be amended to require that the solid waste contract be competitively bid at least every five (5) years and such contract require city council approval?

FOR        AGAINST       

### **PROPOSITION SIX**

Shall Section 11.14 of the City Charter be amended to allow the City Council by ordinance to amend the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter?

FOR        AGAINST       

### **PROPOSITION SEVEN**

Shall Section 11.14 (1) of the City Charter be amended to require the City Council to appoint a Charter Commission at least every ten (10) years?

FOR        AGAINST       

**Section 5.** That the actual proposed Charter language amendments and additions are attached to this Resolution as **Exhibit A** and are incorporated for all purposes to Resolution.

**Section 6. Election Precinct, Polling Place, and Election Hours.** That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the election, and the *main* polling place is hereby designated to be located at - 1101 E Yellowjacket Ln, Suite 150, Rockwall, TX 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

**Section 7. Early Voting and Ballots by Mail.** That early voting by personal appearance shall be conducted on the dates and times listed below (except for Saturday, Sunday, and State observed holidays) and that the *main* voting location for City of Rockwall voters shall be the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087. Rockwall city voters may also vote at any other location designated by the Rockwall County Elections Office, the information of which shall be provided on the County Elections website at [www.rockwallvotes.com](http://www.rockwallvotes.com).

**Monday, April 20 - 8:00 a.m. until 5:00 p.m.**

**Tuesday, April 21 – NO VOTING (San Jacinto Day)**

**Wednesday through Friday, April 22 – April 24, 2026 - 8:00 a.m. until 5:00 p.m.**

**Saturday, April 25, 2026 – 10:00 a.m. until 4:00 p.m.**

**Monday, April 27 and Tuesday, April 28, 2026 - 7:00 a.m. until 7:00 p.m.**

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Elections Office - 1101 E. Yellowjacket Lane, Suite 150, Rockwall, Texas 75087. Applications for ballots by mail must be received no later than the close of business on Monday, April 20, 2026.

**Section 8. Method of Voting.** That Rockwall County Elections owns and utilizes an electronic voting system - the Election System and Software (ES&S) EVS 6.0.2.0 Voting System - which includes the DS200 precinct scanner, the DS450 central scanner and the ExpressVote ballot marking device, and said system has been duly approved by the Secretary of State, pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012;

**Section 9. Governing Law and Qualified Voters.** That the election shall be held in accordance with the constitution of the State of Texas and the Code, and all resident, qualified electors of the city, shall be eligible to vote at the election.

**Section 10. Publication and Posting of the Notice.** That notice of the election in English and Spanish shall be given by posting a notice of election on the City Hall bulletin board used for posting notices of the meetings of the City Council not less than twenty-one (21) days prior to the date upon which the election is to be held, and by publication of said notice at least once in a newspaper of general circulation within the city, the date of said publication to be not less than ten (10) days and not more than thirty (30) days prior to the date set for the election.

**Section 11. Administration of Election and Appointment of Judges and Clerks.** That the Rockwall County Elections Administrator shall serve as the Administrator of the election. The County Elections Administrator shall appoint a sufficient number of judges and clerks in accordance with Chapter 32 Texas Elections Code to assist in the proper conduct of the election.

**Section 12. Delivery of Returns: Preservation of Election Records.** That in accordance with the City's joint contract with the Rockwall County Elections Administrator, the returns of said election shall be made in accordance with the Code. All election records and supplies shall be preserved by the County, on behalf of the City of Rockwall, in accordance with the Code.

**Section 13. Representatives.** That the following slate of officials and other designated persons are hereby authorized to be present to observe the election counting process:

- a. The Mayor and members of the City Council of the City of Rockwall;
- b. Candidates for Mayor and City Council of the City of Rockwall;
- c. The Rockwall City Secretary or her designated representative.

**Section 14. Canvassing of Returns.** That the City Council of the City shall convene between May 5, 2026 to May 13, 2026 to canvass the returns of the election in accordance with the Texas Election Code.

**Section 15. Necessary Action.** That the Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

**Section 16. Severability.** That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

**Section 17. Effective Date.** That this resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2026.**

---

Tim McCallum, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

## EXHIBIT A

### **PROPOSITION ONE**

Shall Sections 11.08 and 11.10, of the City Charter be amended to require submission to the qualified voters of the City to eliminate provisions which have become inoperative because they have been superseded by state law; replace obsolete references; update terminology to current legal usage, and eliminate obsolete transitional provisions?

**Sec. 11.08** – Proposed Charter Language: The City will not be held liable on account of any claim for the death of any person or injuries to any person or damage to any property unless the person making such complaint or claiming such damages will, within sixty one hundred and eighty days after the time at which it is claimed such damages were inflicted upon such person or property, file with the City a written statement under oath, stating the nature and character of such damages or injuries, the extent of the same, the place where same happened, the circumstances under which same happened and the conditions causing same, with a detailed statement of each item of damages and the amount thereof, giving a list of any witnesses known by affiant to have seen the accident.

**Sec. 11.10** – Proposed Charter Language: All legal process against the City will be served upon both the Mayor, and the City Manager or City Secretary.

### **PROPOSITION TWO**

Shall Sections 3.01 (c) of the City Charter be amended to require the resignation from office of any city elected official who becomes a candidate for any other municipal office other than the one currently held and such resignation shall become effective at the time of canvassing of the election?

**Sec. 3.01 (c)** - Proposed Charter Language: If the Mayor or a Council member announces candidacy or becomes a candidate for any other municipal office other than office currently held, such announcement or such candidacy shall constitute a resignation of the office then held, and the vacancy shall become effective at the time of the canvas of that election. Any vacancy thereby created shall be filled pursuant to Section 3.05 of the City Charter.

### **PROPOSITION THREE**

Shall Section 5.04 (1) of the City Charter be amended to require more than 50% of votes cast to be elected to any municipal office?

**Sec. 5.04 (1)** - Proposed Charter Language: (1) The candidate for elective office receiving a plurality majority of the votes cast will be declared the winner. In case of a tie amongst the candidates receiving the most votes, a runoff election will be held with only the names of those tied candidates on the ballot. The runoff election will be held within thirty days and in accordance with the laws of the State of Texas

## **PROPOSITION FOUR**

Shall Section 6.07 (1) of the City Charter be amended to increase the number of days the City Secretary has to verify signatures on a petition from twenty-one days to thirty-days?

**Sec. 6.07 (1)** - Proposed Charter Language: Within twenty-one thirty days after the petition is presented, the City Secretary must complete a certificate of sufficiency or insufficiency. Sufficiency must be determined by compliance with this Article.

## **PROPOSITION FIVE**

Shall Section 7.15 of the City Charter be amended to require that the solid waste contract be competitively bid at least every five (5) years and such contract require city council approval?

**Sec. 7.15 (4)** - Proposed Charter Language: The City shall competitively bid at least every five (5) years its solid waste contract and such contract shall be approved by the City Council.

## **PROPOSITION SIX**

Shall Section 11.14 of the City Charter be amended to allow the City Council by ordinance to amend the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter?

**Sec. 11.14** - Proposed Charter Language: Amendments to this Charter may be framed and submitted to the qualified voters of the City in the manner provided by the constitution and the laws of the State of Texas as presently enacted or hereafter amended. However, the City Council may, by ordinance, make no substantive amendments to the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter.

## **PROPOSITION SEVEN**

Shall Section 11.14 (1) of the City Charter be amended to require the City Council to appoint a Charter Commission at least every ten (10) years?

**Sec. 11.15 (1)** –Proposed Charter Language: The City Council must appoint at least every ten (10) years a Charter Review Commission of ten citizens of the City...



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

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

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

**DATE:** **February 2, 2026**

**SUBJECT:** **TxDOT Green Ribbon Grant Project**

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This request is to repeal a resolution approved on January 20, 2026, for advanced funding for the TxDOT Green Ribbon Grant Project that the City of Rockwall was awarded through the Texas Department of Transportation in 2023/2024. TxDOT wanted the wording changed and exhibits removed.

This project is for the median beautification on Ridge Road/740 between 205 and IH30 and includes complete removal of existing landscape and trees, then the installation of new landscape, trees, boulders and irrigation.

City staff has been working with MESA Design Group and TxDOT on the design, and this resolution, followed by City Manager signing the advanced funding agreement, moves us from the design phase to the construction phase.

Staff asks City Council to consider repealing the previously approved resolution 26-02 and approving this new resolution (approved by TxDOT) and consider authorizing the City Manager to execute this advanced funding agreement with the Texas Department of Transportation.

CITY OF ROCKWALL, TEXAS

**RESOLUTION NO. 26-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING RESOLUTION 26-02 IN ITS ENTIRETY AND ADOPTING A NEW RESOLUTION APPROVING AN ADVANCED FUNDING AGREEMENT ("AFA") WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") FOR THE TXDOT GREEN RIBBON PROGRAM FOR A LANDSCAPING IMPROVEMENTS BEAUTIFICATION PROJECT ALONG FM-740 WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKWALL FROM THE VICINITY OF IH-30 TO SH-205; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Department of Transportation's Green Ribbon Program was established to allocate funds for landscaping activities including planting and establishment of trees and plants on the state highway system; and

**WHEREAS**, TXDOT requires recipients of the Green Ribbon Program to enter into an AFA prior to distribution of funds; and

**WHEREAS**, the City of Rockwall has been awarded Green Ribbon Program funding for landscape and scenic enhancements to include trees, shrubs, ground cover and irrigation on FM740 from IH30 to SH 205; and Project funding for the landscape improvements described above; and

**WHEREAS**, the City of Rockwall is responsible for all non reimbursable costs and 100% of overruns, if any; and

**WHEREAS**, Title 43, Texas Administrative Code, Chapter 11, Green Ribbon Program, allows local governments, by the execution of written agreements, to provide money, property or services for the aesthetic improvements on the state highway system; and

**WHEREAS**, Rider 15 of House Bill1 of the 86th Legislature, expands the Green Ribbon Project, a public-private partnership initiative, to enhance the appearance of public highways by incorporating in the design and improvement of public highways the planting of trees and shrubs emphasizing natural beauty and greenspace, integrating public art, and highlighting cultural uniqueness of neighborhoods, to other areas of the state; and

**WHEREAS**, the Texas Transportation Commission passed Minute Order Number 116752 authorizing the State to undertake and complete a highway improvement or other transportation project generally described as landscaping development. The portion of the project work covered by the Agreement is identified in, Scope of Work; and

**WHEREAS**, all legal and statutory prerequisites for the adoption of this Resolution have been met, including but not limited adherence to the TX Open Meetings Act; and

**WHEREAS**, the City of Rockwall deems the adoption of this resolution to be in the best interest of the health, safety and welfare of the public.

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

**Section 1.** That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference.

**Section 2.** That the City Council approves and authorizes entering into the Advance Funding Agreement (AFA) with TXDOT; and

**Section 3.** The City Manager of the City of Rockwall, TX is hereby authorized to execute the Advanced Funding Agreement and that said authorization is included but not limited to authorizing the City Manager to exercise the rights and duties of the City thereunder in order to receive funding through the Green Ribbon Program for landscape and scenic enhancements to include trees, shrubs, ground cover and irrigation on FM740 from IH30 to SH 205; and

**Section 4.** That this resolution shall take effect immediately from and after its adoption, and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2026.**

---

**Tim McCallum, Mayor**

**ATTEST:**

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**Kristy Teague, City Secretary**



**City of Rockwall**  
*The New Horizon*

**MEMORANDUM**

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**TO:** **Mary Smith, City Manager**  
**FROM:** **Amy Williams, P.E. Director of Public Works/City Engineer**  
**DATE:** **February 2, 2026**  
**SUBJECT:** **Ordinance Amendment for Grease Trap Maintenance and Reporting**

---

Staff is proposing amendments to Chapter 44 Utilities, Article IV Sewers and Sewage Disposal, Division 4 – Grease Traps of the Municipal Code of Ordinances for the purpose of clarifying and updating the procedures for grease trap maintenance and reporting.

Staff is available to answer any questions Council may have concerning these amendments.

AW

Attachments

Cc: File

**CITY OF ROCKWALL**  
**ORDINANCE NO. 26—**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN SECTION 44-221 & 44-222 OF ARTICLE IV, *SEWERS AND SEWAGE DISPOSAL*, OF CHAPTER 44, *UTILITIES*; PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS OPEN TO THE PUBLIC; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rockwall, Texas desires to amend its requirements and procedures for maintenance and reporting for grease traps contained in Chapter 44, *Utilities*, of the Municipal Code of Ordinances of the City of Rockwall; and,

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

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

**SECTION 1. Findings.** The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

**SECTION 2. Amendments.** Certain sections within the Code of Ordinances shall be hereby amended and adopted as follows:

- A. That Sections 44-221 and 44-222 of Article IV, *Sewers and Sewage Disposal*, of Chapter 44, *Utilities*, of the Municipal Code of Ordinances shall hereafter be amended as follows:

**Section 44-221 – Maintenance and sanitary condition reports.**

All grease traps shall be maintained in good working condition. It shall be the owner's responsibility to service all grease traps a **minimum of every 90 days or** as necessary to prevent passage of grease to the city's sanitary sewer system. It shall be the owner's responsibility to report all service work done to the grease traps; this report shall be done **through the City of Rockwall's third-party vendor by a registered grease trap removal company in written form and submitted to the building inspection department for review**. The building inspection department shall maintain a file of all active grease traps within the city. **This file shall contain all written reports of grease removal, repair, any overflows into the city's sanitary sewer system**. The report from the registered grease trap **company owner** shall show **the location of the grease trap, who did the service work, how much grease was disposed of, as well as the date**. Any repairs shall be reported with a description of the problem and what corrective action was taken. **All third-party vendor fees shall be paid at the time of**

submitting the reports.

**Section 44-22 – Responsibility of owner/occupant.**

The owner/occupant of any establishment where a grease trap has been installed shall have the following duties and responsibilities:

- (1) Service all grease traps a **minimum of 90 days** or as necessary to prevent passage of grease into the city's sanitary sewer system.
- (2) Submit a **written** report to the building inspector, **via the City's third-party vendor**, each time service work is performed on the grease trap. The report shall contain:
  - a. Location of the grease trap;
  - b. Name of the person performing the service work;
  - c. How much grease was removed;
  - d. Where the grease was disposed of;
  - e. A description of the repairs needed and the corrective action taken.

**SECTION 3. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meeting Act.

**SECTION 4. Remaining Provisions Unchanged.** The remainder of the existing Article IV, *Sewer and Sewage Disposal*, of Chapter 44, *Utilities*, shall remain unchanged and shall remain in full force and effect, save and except as amended by this *Ordinance*.

**SECTION 5. Effective Date.** This ordinance shall take effect immediately from and after its passage, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, ON THIS 17<sup>th</sup> DAY OF FEBRUARY, 2026.**

**ATTEST:**

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

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

1<sup>st</sup> Reading: 02-02-2026

**APPROVED AS TO FORM:**

2<sup>nd</sup> Reading: 02-17-2026

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



# 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:** February 2, 2026

**APPLICANT:** Luke Snead; *OJD Engineering*

**CASE NUMBER:** P2026-001; *Replat for Lots 4 & 5, Block A, The Shores Addition*

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### **SUMMARY**

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

### **PLAT INFORMATION**

- Purpose.*** This is a request for the approval of a *Replat* for an 8.96-acre parcel of land (*i.e. Lots 2 & 3, Block A, The Shores Club House Phase Addition*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 4 & 5, Block A, The Shores Club House Phase Addition*), and the required easements for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.
- Background.*** The subject property was annexed by City Council on February 6, 1961 through *Ordinance No. 61-02* [Case No. A1961-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Planned Development District 3 (PD-3) was originally established as part of the 1972 *Zoning Ordinance*, and allowed the following land uses: *Single-Family Dwellings, Single-Family Cluster Home Housing, Duplexes, Townhomes, Multiple Family Dwellings, Neighborhood Services, General Retail, Church, School, Park, Community Center, and Golf Course*. On March 20, 1989, the City Council approved a *Final Plat* [Case No. PZ1989-007-01] for the Shores Club House. On September 4, 2012, the Planning and Zoning Commission approved a *Site Plan* [Case No. SP2012-019] for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room. On November 21, 2013, the Planning and Zoning commission approved a *Site Plan* [Case No. SP2013-018] for the Shores Homeowner's Association's (HOA's) clubhouse building. On December 16, 2013, a *Final Plat* [Case No. P2013-040] was approved for Lots 2 & 3, Block A, The Shores Club House Addition. On April 15, 2025, the Planning and Zoning Commission approved a *Site Plan* [Case No. SP2025-009] for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. 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.
- Conditional Approval.*** Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the *Replat* for Lots 4 & 5, Block A, The Shores 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 *Replat*; 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 January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 6-0, with Commissioners Conway and Brock absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2600 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT 2 BLOCK A

GENERAL LOCATION Rockwall Golf and Athletic Club, main Clubhouse

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

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 8.96

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 Shores Country Club, LLC

APPLICANT OJD Engineering

CONTACT PERSON John W. Dunn Jr.

CONTACT PERSON Luke Snead

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

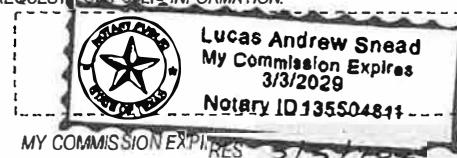
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2<sup>nd</sup> DAY OF December 2024. 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 2<sup>nd</sup> DAY OF December 2025.

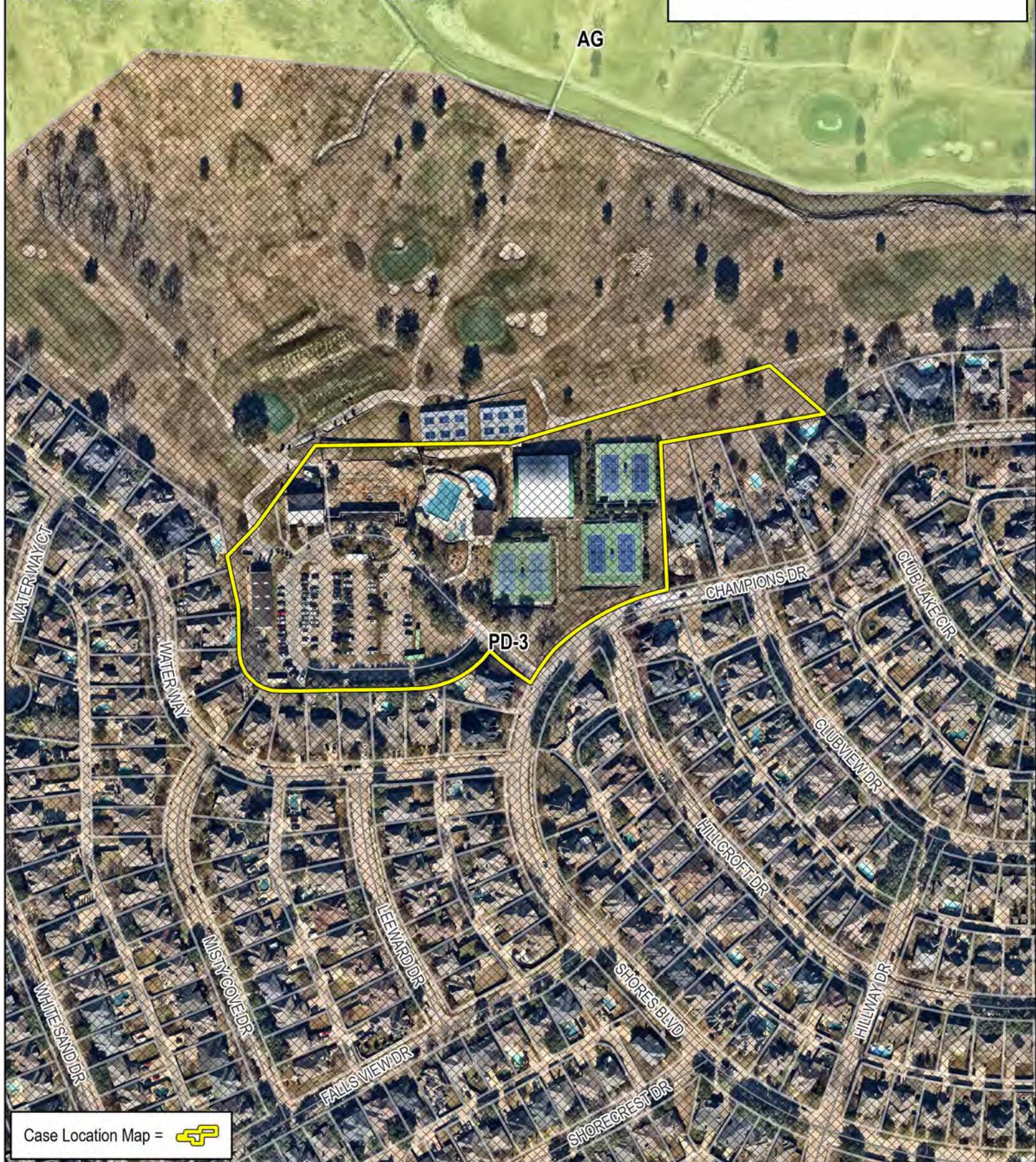
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 95 190 380 570 760 Feet

P2026-001: Replat of Lots 4 & 5, Block A,  
The Shores Clubhouse



Case Location Map =

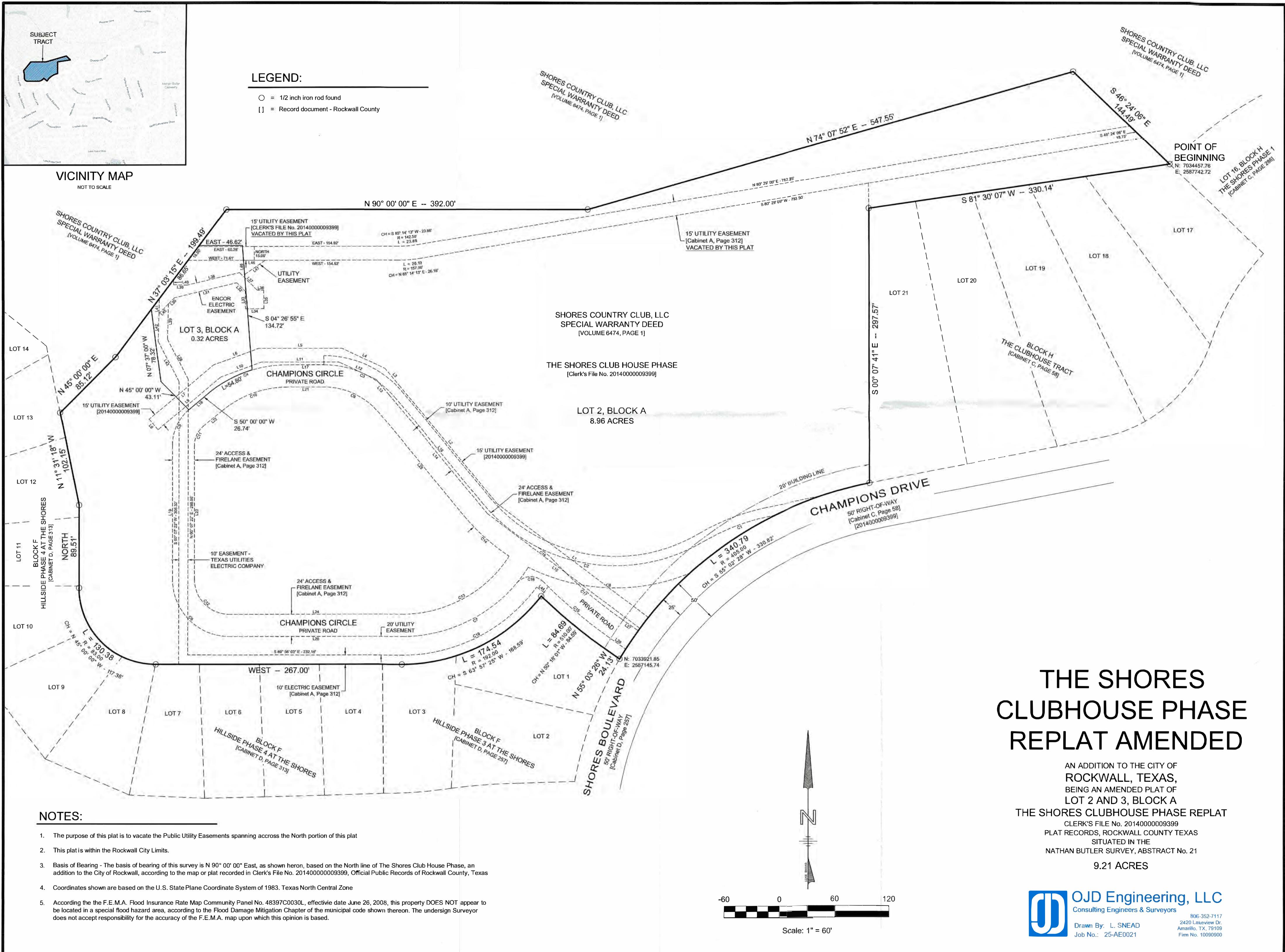


## City of Rockwall

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

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





# THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF  
**ROCKWALL, TEXAS,**  
BEING AN AMENDED PLAT OF  
LOT 2 AND 3, BLOCK A

LOT 2 AND 3, BLOCK A  
THE SHORES CLUBHOUSE PHASE REPLAT  
CLERK'S FILE No. 20140000009399  
PLAT RECORDS, ROCKWALL COUNTY TEXAS  
SITUATED IN THE  
NATHAN BUTLER SURVEY, ABSTRACT No. 21

9.21 ACRES



# DJD Engineering, LLC

Consulting Engineers & Surveyors

806-352-7117  
Lakeview Dr.  
Do, TX, 79109  
Do, 10090900

Drawn By: L. SNEAD  
Job No.: 25-AE0021

Page 56 of 186

## OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 2014000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 192.00 feet;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found;

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map of plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade sheets 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 an escrow deposit, should the developer and/or owner fail to refuse to install the required within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Owner  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary public for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared Steven Hall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary public for the State of Texas

My Commission Expires: \_\_\_\_\_

| Line Table |                 |         |
|------------|-----------------|---------|
| Line No.   | Direction       | Length  |
| L1         | N 53° 05' 38" W | 204.57' |
| L2         | N 39° 45' 00" W | 164.98' |
| L3         | N 39° 45' 00" W | 25.00'  |
| L4         | N 64° 52' 30" W | 51.33'  |
| L5         | N 90° 00' 00" W | 90.68'  |
| L6         | S 70° 00' 00" W | 51.53'  |
| L7         | S 50° 00' 00" W | 91.94'  |
| L8         | S 40° 00' 00" E | 15.00'  |
| L9         | N 50° 00' 00" E | 89.40'  |
| L10        | N 70° 00' 00" E | 46.13'  |
| L11        | N 90° 00' 00" E | 84.69'  |
| L12        | S 64° 52' 30" E | 44.65'  |
| L13        | S 39° 45' 00" E | 21.69'  |
| L14        | S 39° 45' 00" E | 166.74' |
| L15        | S 53° 05' 38" E | 206.32' |
| L16        | N 39° 44' 41" W | 147.02' |
| L17        | N 90° 00' 00" W | 40.00'  |
| L18        | S 50° 00' 00" W | 26.74'  |
| L19        | S 0° 00' 00" W  | 144.79' |
| L20        | S 90° 00' 00" E | 187.48' |
| L21        | N 90° 00' 00" W | 40.00'  |
| L22        | S 50° 00' 00" W | 26.74'  |
| L23        | S 0° 00' 00" W  | 144.79' |
| L24        | S 90° 00' 00" E | 187.48' |

| Line Table |                 |         |
|------------|-----------------|---------|
| Line No.   | Direction       | Length  |
| L25        | N 39° 44' 41" W | 147.02' |
| L26        | N 55° 03' 26" W | 22.78'  |
| L27        | S 55° 03' 26" E | 22.39'  |
| L28        | N 27° 32' 34" W | 48.78'  |
| L29        | N 1° 34' 44" E  | 37.76'  |
| L30        | N 45° 03' 57" E | 9.62'   |
| L31        | N 76° 32' 07" E | 69.19'  |
| L32        | S 44° 53' 25" E | 13.20'  |
| L33        | S 0° 36' 26" E  | 19.01'  |
| L34        | N 89° 23' 34" E | 20.00'  |
| L35        | N 0° 36' 26" W  | 20.00'  |
| L36        | S 89° 23' 34" W | 7.00'   |
| L37        | N 44° 53' 25" W | 27.18'  |
| L38        | S 76° 32' 07" W | 58.30'  |
| L39        | N 88° 25' 17" W | 14.95'  |
| L40        | N 1° 34' 43" E  | 5.13'   |
| L41        | N 1° 34' 43" E  | 15.54'  |
| L42        | N 1° 34' 43" E  | 29.61'  |
| L43        | N 27° 32' 34" W | 48.91'  |
| L44        | S 54° 16' 53" E | 10.00'  |
| L45        | N 44° 19' 02" E | 14.73'  |
| L46        | N 90° 00' 00" E | 23.62'  |
| L47        | S 55° 36' 06" W | 27.17'  |
| L48        | N 4° 28' 29" W  | 15.40'  |

| Curve Table |         |         |             |                 |              |
|-------------|---------|---------|-------------|-----------------|--------------|
| Curve No.   | Length  | Radius  | Delta       | Chord Direction | Chord Length |
| C1          | 81.03'  | 227.77' | 20° 23' 01" | S 70° 05' 01" W | 80.60'       |
| C2          | 266.61' | 188.00' | 81° 15' 14" | N 80° 22' 43" W | 244.82'      |
| C3          | 88.77'  | 101.22' | 50° 15' 00" | N 64° 52' 30" W | 85.95'       |
| C4          | 93.31'  | 133.66' | 40° 00' 00" | S 70° 00' 00" W | 91.43'       |
| C5          | 44.16'  | 50.60'  | 50° 00' 00" | S 25° 00' 00" W | 42.77'       |
| C6          | 97.39'  | 62.00'  | 90° 00' 00" | S 45° 00' 00" E | 87.68'       |
| C7          | 162.64' | 162.00' | 57° 31' 24" | N 61° 14' 18" E | 155.90'      |
| C8          | 180.85' | 212.00' | 48° 52' 37" | S 87° 54' 35" E | 175.42'      |
| C9          | 67.72'  | 77.22'  | 50° 15' 00" | N 64° 52' 30" W | 65.57'       |
| C10         | 76.56'  | 109.66' | 40° 00' 00" | S 70° 00' 00" W | 75.01'       |
| C11         | 23.21'  | 26.60'  | 50° 00' 00" | S 25° 00' 00" W | 22.48'       |
| C12         | 59.69'  | 38.00'  | 90° 00' 00" | S 45° 00' 00" E | 53.74'       |
| C13         | 137.42' | 138.00' | 57° 03' 12" | N 61° 28' 24" E | 131.81'      |
| C14         | 63.72'  | 212.00' | 17° 13' 17" | N 48° 21' 44" W | 63.48'       |
| C15         | 91.62'  | 498.17' | 10° 32' 15" | N 49° 47' 12" W | 91.49'       |
| C16         | 33.31'  | 20.00'  | 95° 25' 31" | S 87° 46' 16" W | 29.59'       |
| C17         | 97.98'  | 474.00' | 11° 50' 37" | S 49° 08' 08" E | 97.81'       |
| C18         | 24.80'  | 75.00'  | 18° 56' 53" | S 52° 41' 17" E | 24.69'       |
| C19         | 170.18' | 182.00' | 53° 34' 29" | N 63° 16' 42" E | 164.05'      |

## APPROVAL:

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**DATE:** February 2, 2026

**APPLICANT:** Grayson Hughes; *Sutherland King Consulting, LLC.*

**CASE NUMBER:** P2026-002; *Replat for Lot 29 of the Skyview Country Estates No. 3 Addition*

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### SUMMARY

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Replat* for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

### PLAT INFORMATION

- Purpose.** The applicant is requesting the approval of a *Replat* for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of establishing additional easements on the subject property for an addition to the existing *Church/House of Worship*.
- Background.** According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17* [*i.e. Case No. A2012-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43* [*i.e. Case No. Z2018-038*] changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368* [*i.e. Case No. Z2025-027*] to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship* along with the construction of the building that will exceed 25,000 SF in a General Retail (GR) District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.
- Conformance to the Subdivision Ordinance.** The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval.** Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lot 29 of the Skyview Country Estates No. 3 Addition*, staff would propose the following conditions of approval:

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

#### PLANNING AND ZONING COMMISSION

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioners Conway and Brock absent.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3

LOT 28

BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

|                 |                |                |                |
|-----------------|----------------|----------------|----------------|
| CURRENT ZONING  | General Retail | CURRENT USE    | Worship Center |
| PROPOSED ZONING | General Retail | PROPOSED USE   | Worship Center |
| ACREAGE         | 6.156          | LOTS [CURRENT] | 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)

|                                |                  |                                    |                                 |
|--------------------------------|------------------|------------------------------------|---------------------------------|
| <input type="checkbox"/> OWNER | Ridgeview Church | <input type="checkbox"/> APPLICANT | Sutherland King Consulting, LLC |
| CONTACT PERSON                 | Felix Tan        | CONTACT PERSON                     | Grayson Hughes                  |
| ADDRESS                        | [REDACTED]       | ADDRESS                            | [REDACTED]                      |
| CITY, STATE & ZIP              | [REDACTED]       | CITY, STATE & ZIP                  | [REDACTED]                      |
| PHONE                          | [REDACTED]       | PHONE                              | [REDACTED]                      |
| E-MAIL                         | [REDACTED]       | E-MAIL                             | [REDACTED]                      |

## NOTARY VERIFICATION (REQUIRED)

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

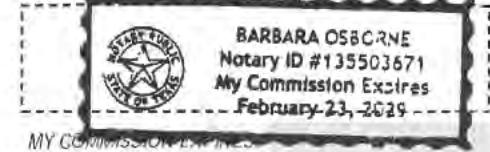
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$423.12, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026. BY SIGNING THIS APPLICATION, 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 16 DAY OF January, 2026.

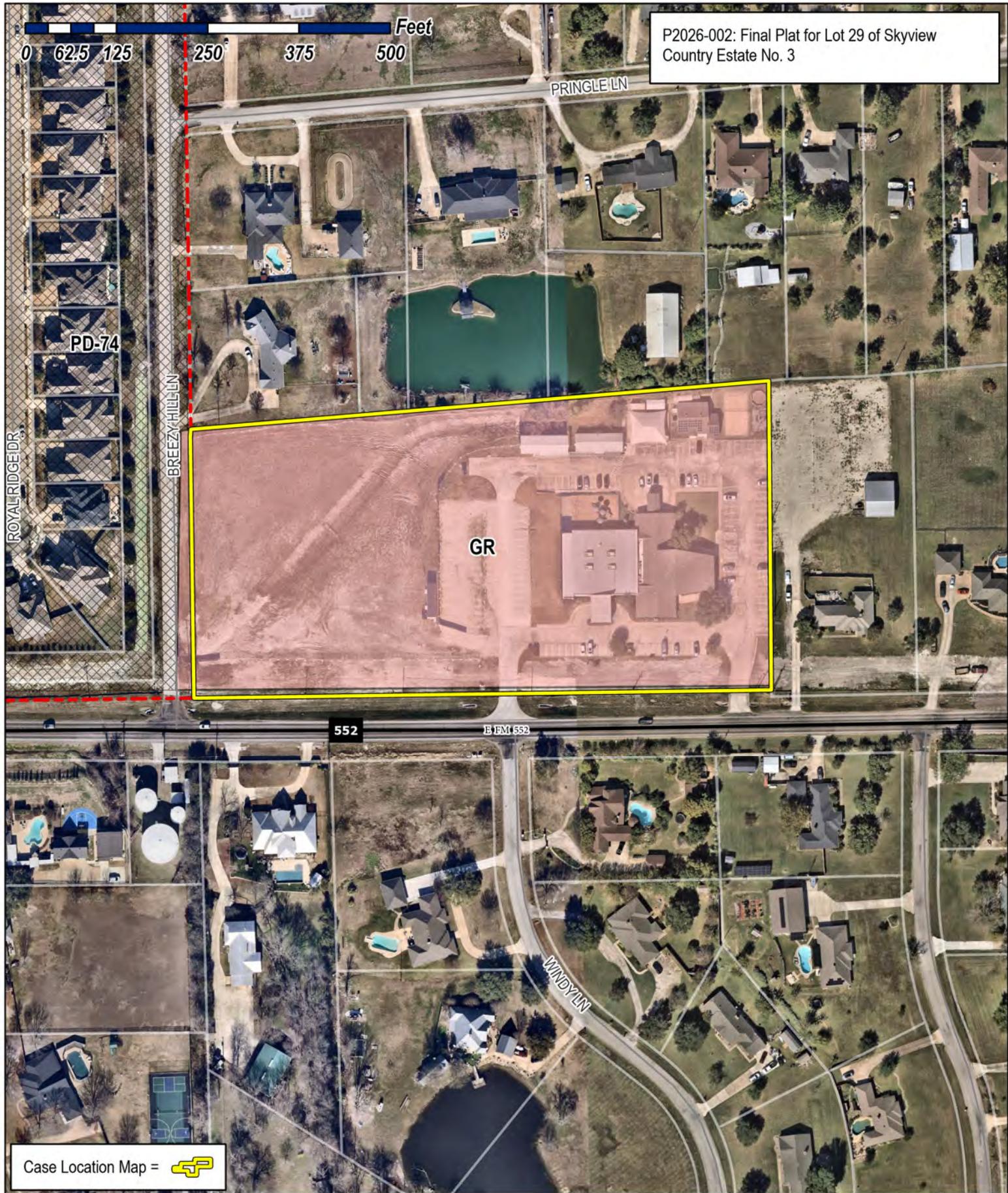
OWNER'S SIGNATURE

F. Tan  
Barbara Osborne

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



## City of Rockwall

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

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





STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 20210000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHEAST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT, WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER/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.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR GZCEVQDUMADE 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 EXACCTIONS MADE HEREIN.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

GENERAL NOTES:

1. **UNDF KXGTU STATEMENT**, SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. **PUBLIC IMPROVEMENT STATEMENT**, IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. **DRAINAGE AND DETENTION EASEMENTS**, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. **FIRE LANES**, ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. **STREET APPURTENANCES**, ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND TGRNCECF D' VJ GJ QOQY PGTVUQEQCVQD' QC-0

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

## PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DANIEL L. JACKSON, R.P.L.S.  
NO. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

## LOTS 28R, SKYVIEW COUNTRY ESTATES NO. 3

BEING A REPLAT OF LOT 28,

SKYVIEW COUNTRY ESTATES, NO. 3

AN ADDITION TO

THE CITY OF ROCKWALL AS RECORDED IN

CABINET H, PAGE 275, OF THE PLAT

RECORDS OF ROCKWALL COUNTY, TEXAS

ALSO BEING A TRACT OF LAND

SITUATED IN THE JOHN SIMMONS SURVEY,

ABSTRACT NO. 190

BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

-- 2025 --

ENGINEER  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE  
DALLAS, TX 75254  
PHONE: 214.208.0519

OWNER/DEVELOPER  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087

WINDROSE  
LAND SURVEYING I PLATTING  
1760 S. STEMMONS FRWY, STE 180 I LEWISVILLE, TX 75067 1 214.217.2544  
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM  
DRAWN BY: TD DATE: 09-11-2025 CHECKED BY: JC JOB NO.: D61056  
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON @WINDROSESERVICES.COM





# 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:** February 2, 2026

**APPLICANT:** Jasmine Martinez; CBG Surveying Texas, LLC

**CASE NUMBER:** P2026-003; *Final Plat for Lot 1, Block A, National Addition*

---

### SUMMARY

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a *Final Plat* for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose.* This is a request for the approval of a *Final Plat* for a 1.95-acre tract of land (*i.e. Tract 2-24, Abstract No. 128, of the J.R. Johnson Survey*) for the purpose of establishing a detention easement for the development of a parking lot for an *Office/Warehouse Facility*.
- Background.* According to the Rockwall County Appraisal District (RCAD), there is currently a 6,045 SF *Office/Warehouse Facility* built in 1986 situated on the subject property. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, sometime between annexation and April 5, 2005, the subject property was rezoned to Heavy Commercial (HC) District. On August 26, 2025, the Planning and Zoning Commission approved a Site Plan [Case No. SP2025-031] for the purpose of adding parking and updating the landscaping 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. 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.
- 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.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for *Lot 1, Block A, National 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 January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Brock absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |  |       |   |
|------------------|--|-------|---|
| ADDRESS          | 626 National Drive Rockwall, Texas 75032             |       |   |
| SUBDIVISION      | National Addition                                    |       |   |
| GENERAL LOCATION | Lots 7, Block B, Rockwall 205 Business Park Addition |       |   |
| LOT              | 1  | BLOCK | A |

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

|                 |            |                 |                   |
|-----------------|------------|-----------------|-------------------|
| CURRENT ZONING  | Commercial | CURRENT USE     | Storage Warehouse |
| PROPOSED ZONING |            | PROPOSED USE    |                   |
| ACREAGE         | 1.95       | 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]

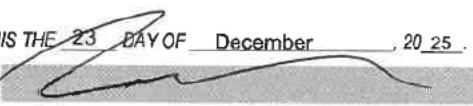
|                                |                                  |                                    |                          |
|--------------------------------|----------------------------------|------------------------------------|--------------------------|
| <input type="checkbox"/> OWNER | Conti and Williamson Series, LLL | <input type="checkbox"/> APPLICANT | CBG Surveying Texas, LLC |
| CONTACT PERSON                 | Zachary Conti                    | CONTACT PERSON                     | Jasmine Martinez         |
| ADDRESS                        |                                  |                                    |                          |
| CITY, STATE & ZIP              |                                  |                                    |                          |
| PHONE                          |                                  |                                    |                          |
| E-MAIL                         |                                  |                                    |                          |

## NOTARY VERIFICATION [REQUIRED]

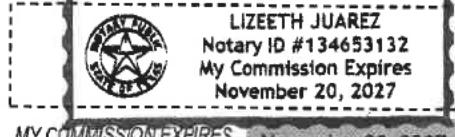
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF December, 2025. 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 23 DAY OF December, 2025.

OWNER'S SIGNATURE: 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

November 20, 2027

**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**Date:** August 12, 2024

**Grantor:** Scottfree Investments, LP, a Texas limited partnership

**Grantor's Mailing Address:** 519 East J30 # 511 Rockwall TX 75087

**Grantee:** Conti and Williamson Series LLC, a Texas limited liability company

**Grantee's Mailing Address:** 118 National Dr, Rockwall, TX 75032

**Consideration:**

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of \$1,000,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

**Property (including any improvements):**

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leaann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 2014000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments,LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

**ScottFree Investments, LP, a Texas limited partnership**

BY: Scott Tharp, General Partner

THE STATE OF TX §  
COUNTY OF Rockwall §  
§

14 Before me, a Notary Public, the foregoing instrument was acknowledged on 14 day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through TX NC to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



**AFTER RECORDING, RETURN TO:**

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

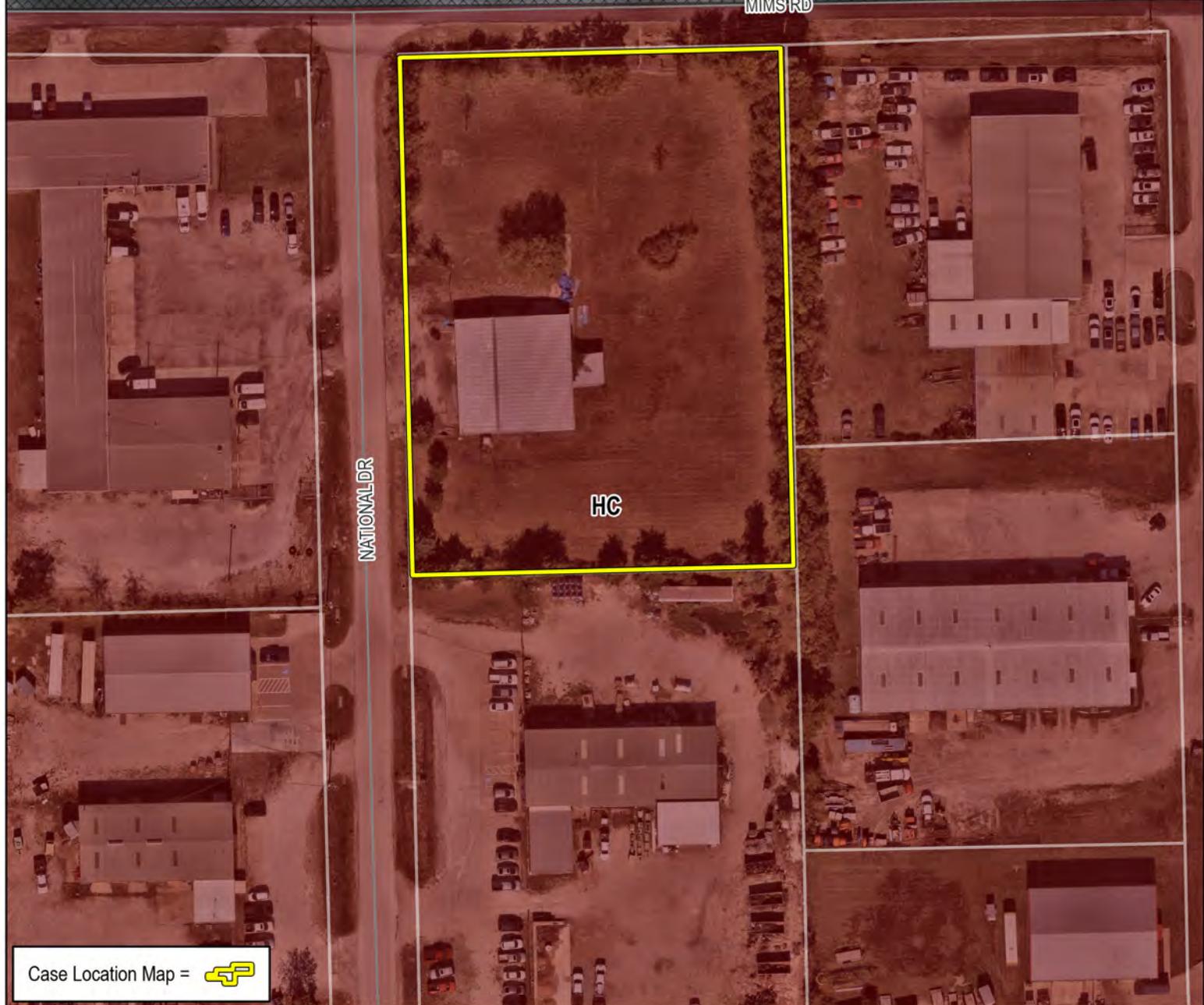
Katrina Fogg  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/22/2024 04:30:53 PM  
Fee: \$33.00  
20240000014752



Jennifer Fogg

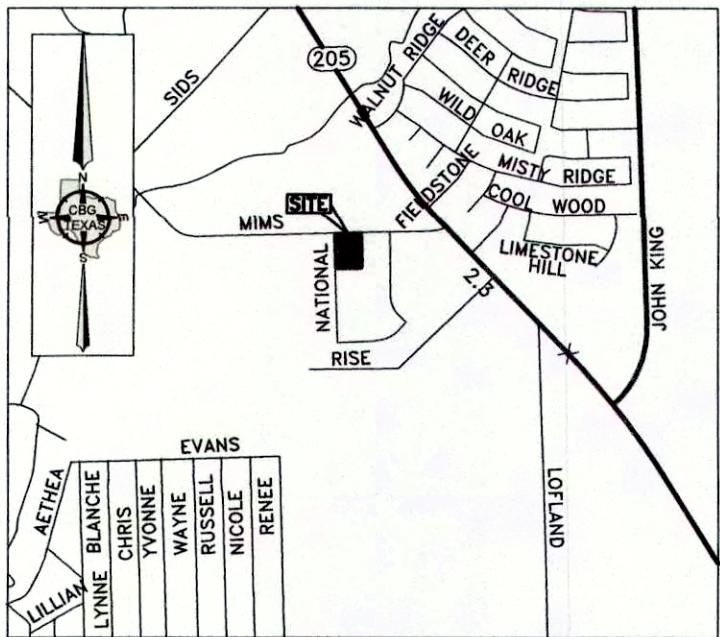


## City of Rockwall

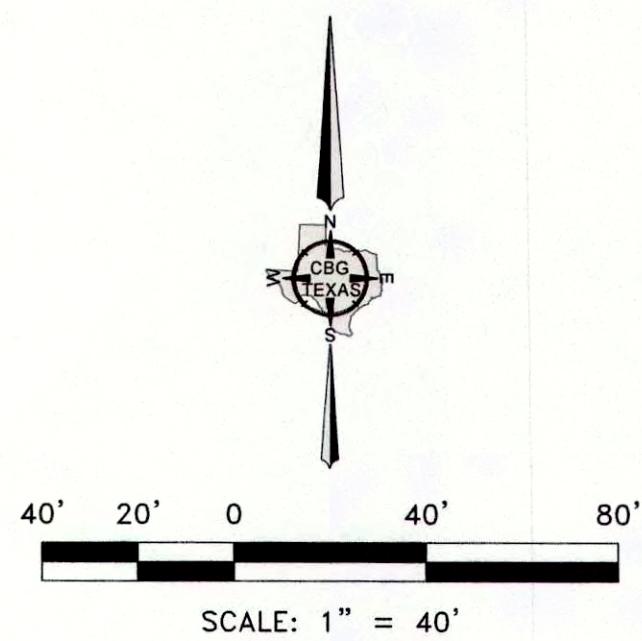
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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





VICINITY MAP  
NOT TO SCALE



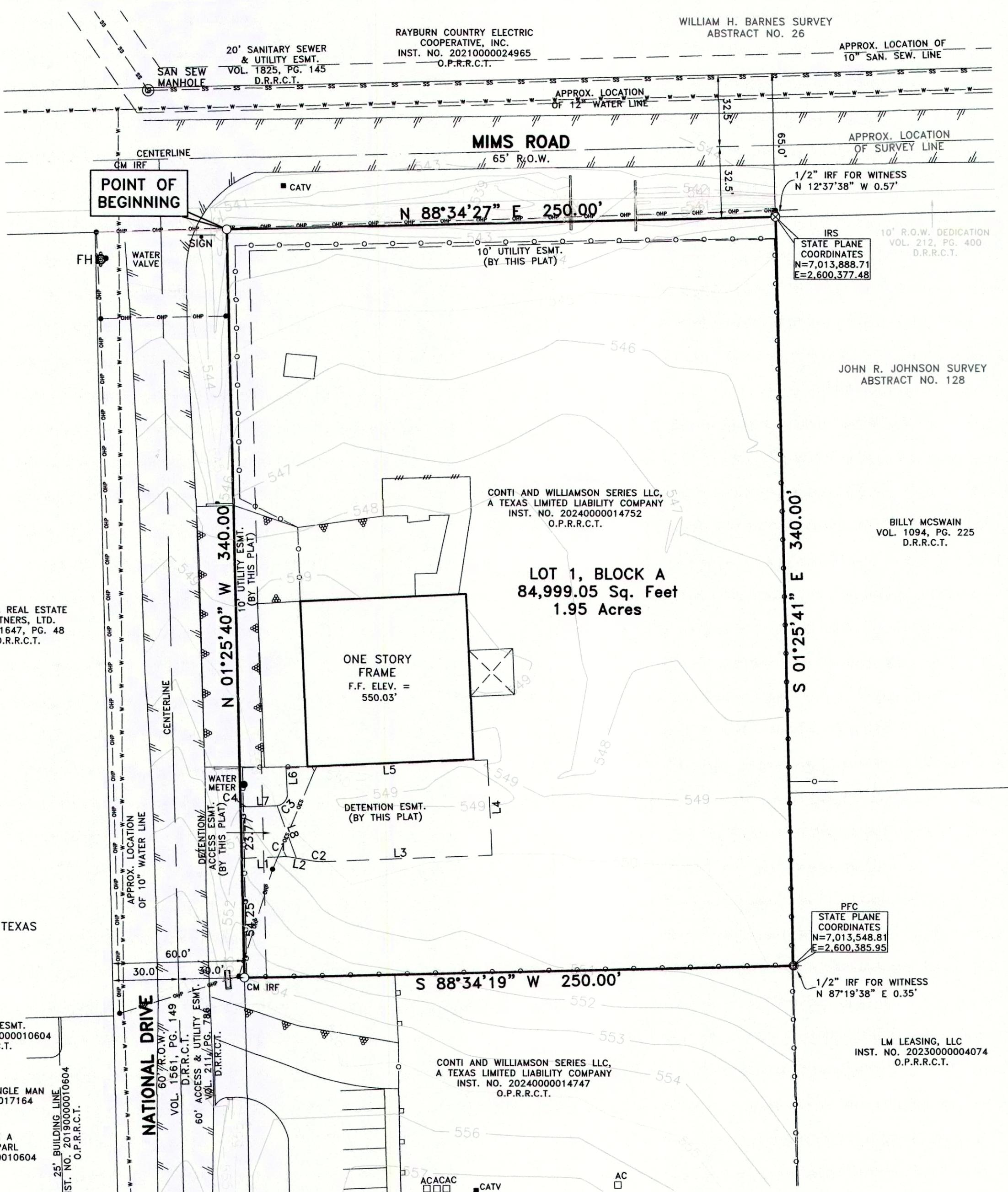
LEGEND:

IRF 1/2 INCH IRON ROD FOUND  
 IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP  
 STAMPED "CBG SURVEYING"  
 PFC POINT FOR CORNER  
 CM CONTROLLING MONUMENT  
 VOL. VOLUME  
 PG. PAGE  
 R.O.W. RIGHT-OF-WAY  
 SQ. FT. SQUARE FEET  
 INST. NO. INSTRUMENT NUMBER  
 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
 M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 F.F. ELEV. FINISH FLOOR ELEVATION  
 SAN. SEW. SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 4.13'      | 20.00' | 11°50'28"   | N 86°44'44" W | 4.13'        |
| C2    | 4.03'      | 19.50' | 11°50'28"   | N 86°44'44" W | 4.02'        |
| C3    | 7.22'      | 5.31'  | 77°53'11"   | N 44°25'25" E | 6.68'        |
| C4    | 4.82'      | 20.00' | 13°48'32"   | S 85°45'42" E | 4.81'        |

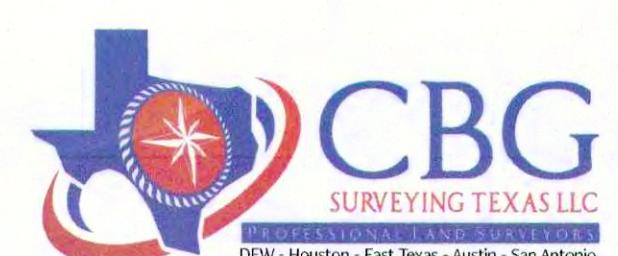
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°20'02" W | 18.37'   |
| L2   | N 80°49'30" W | 10.47'   |
| L3   | S 87°42'18" W | 77.20'   |
| L4   | S 02°39'58" E | 43.50'   |
| L5   | S 87°30'34" W | 91.83'   |
| L6   | N 02°39'58" W | 12.56'   |
| L7   | N 87°20'02" E | 11.91'   |
| L8   | S 20°12'41" E | 25.28'   |

OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75048  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

(SHEET 1 OF 2)

MINOR PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)

SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2024000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 seconds East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2024000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (2024000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

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

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

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

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

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

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

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

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

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

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

By: \_\_\_\_\_  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: 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.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RELEASED FOR REVIEW 11/12/2025 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.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**(SHEET 2 OF 2)**

**MINOR PLAT**  
**LOT 1, BLOCK A**  
**NATIONAL ADDITION**  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxllc.com](http://www.cbgtxllc.com)

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: [ZACH@FLANDSCAPES.COM](mailto:ZACH@FLANDSCAPES.COM)

Page 72 of 186

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 7013882.478 | 2600127.554 | N 88°34'27" E | 250.000  |
| 7013888.698 | 2600377.477 | S 01°25'41" E | 339.990  |
| 7013548.814 | 2600385.950 | S 88°34'19" W | 250.002  |
| 7013542.583 | 2600136.025 | N 01°25'40" W | 340.000  |
| 7013882.478 | 2600127.554 |               |          |

Closure Error Distance> 0.00000

Total Distance> 1179.992

Polyline Area: 84999.046 sq ft, 1.951 acres

A handwritten signature in black ink that reads "Bryan Combs". The signature is fluid and cursive, with "Bryan" on the top line and "Combs" on the bottom line, both ending in a flourish.



# 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:** February 2, 2026

**APPLICANT:** Keaton Mai; *Dimension Group*

**CASE NUMBER:** P2026-004; *Replat for Lots 19-21, Block A, Creekside Commons Addition*

---

### SUMMARY

Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

### PLAT INFORMATION

- Purpose.* The applicant is requesting approval of a *Replat* for three (3) existing parcels of land on 13.286-acres (i.e. *Lots 15-18, Block A, Creekside Commons Addition*) in order to establish three (3) new lots (i.e. *Lots 19-21, Block A, Creekside Commons Addition*). The purpose of the *Replat* is to dedicate new easements and adjust the lot lines of the three (3) existing lots in order to facilitate the future development of the subject property.
- Background.* The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [Case No. A1986-005]. On March 4, 2013, the City Council approved a zoning case [Case No. Z2013-002] that rezoned the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [Case No. P2021-027] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022. On November 7, 2022, the City Council approved a final plat [Case No. P2022-052] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On February 4, 2024, the City Council approved a replat that established the subject property as Lots 15-18, Block A, Creekside Commons Addition. On October 14, 2025, the Planning and Zoning Commission approved a site plan [Case No. SP2025-039] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In* on a portion of 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 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 19-21, Block A, Creekside Commons 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 January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioners Conway and Brock absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup> (\$565.72)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |                                  |  |  |
|------------------|----------------------------------|--|--|
| ADDRESS          | NWC of Hwy 205 and Future FM 549 |  |  |
| SUBDIVISION      | Creekside Commons                |  |  |
| GENERAL LOCATION | LOT 15,16 & 18 BLOCK A           |  |  |

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

|                 |                |                 |                             |
|-----------------|----------------|-----------------|-----------------------------|
| CURRENT ZONING  | Commercial (C) | CURRENT USE     | Undeveloped                 |
| PROPOSED ZONING | Commercial (C) | PROPOSED USE    | Restaurant w/ drive-through |
| ACREAGE         | 13.286         | LOTS [CURRENT]  | 15,16 & 18                  |
|                 |                | LOTS [PROPOSED] | 19,20 & 21                  |

**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]

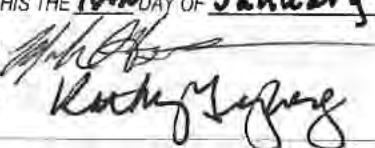
|                                |                               |   |                     |
|--------------------------------|-------------------------------|---|---------------------|
| <input type="checkbox"/> OWNER | Creekside Commons Crossing LP | <input checked="" type="checkbox"/> APPLICANT | The Dimension Group |
| CONTACT PERSON                 | Michael Hampton               | CONTACT PERSON                                | Keaton Mai          |
| ADDRESS                        |                               |   |                     |
| CITY, STATE & ZIP              |                               |   |                     |
| PHONE                          |                               |   |                     |
| E-MAIL                         |                               |   |                     |

## NOTARY VERIFICATION [REQUIRED]

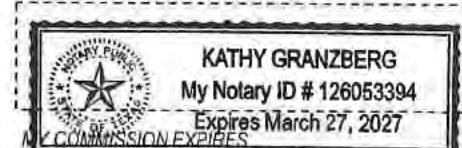
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

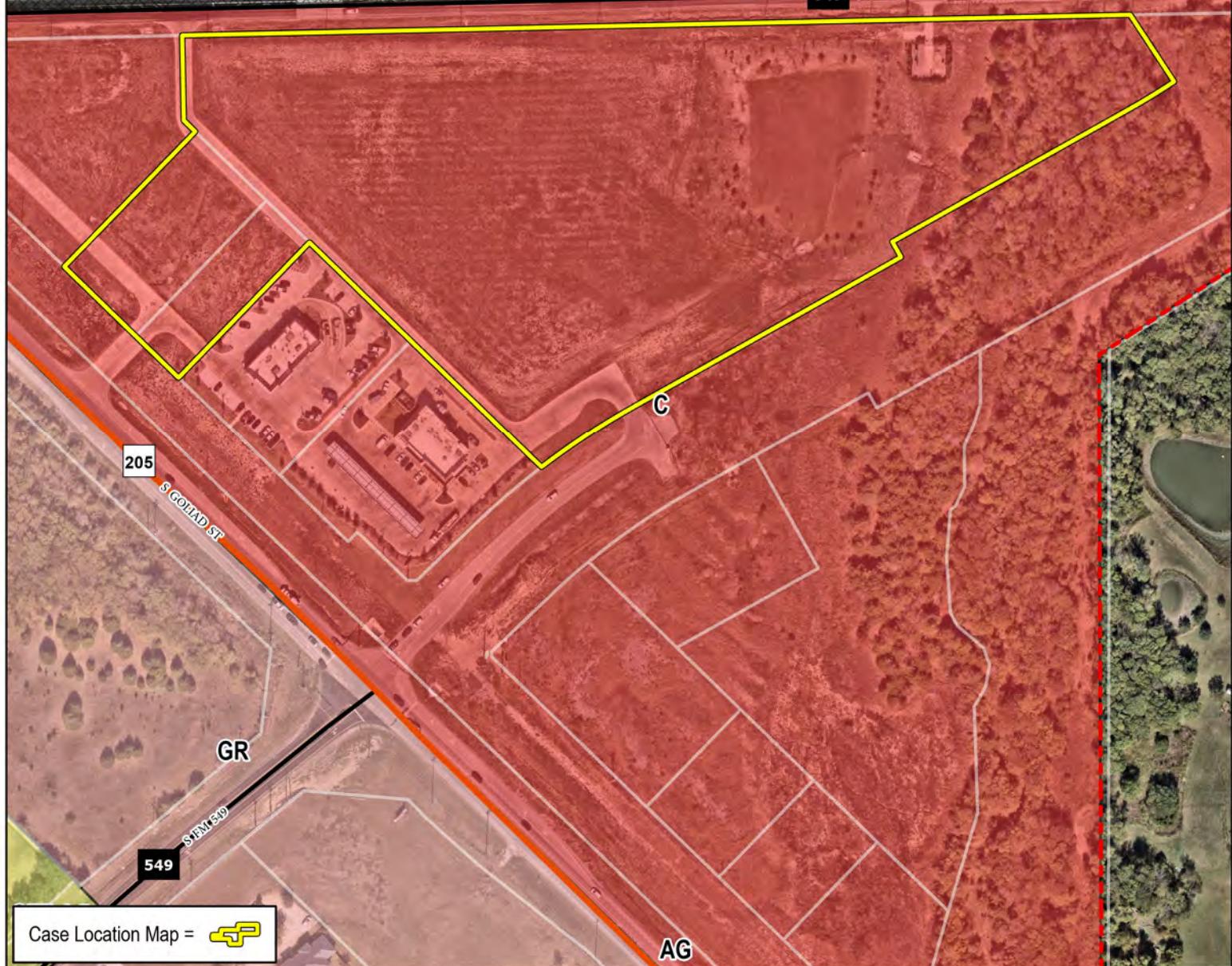
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 565.72, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026. BY SIGNING THIS APPLICATION, 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 16th DAY OF January, 2026

OWNER'S SIGNATURE: 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

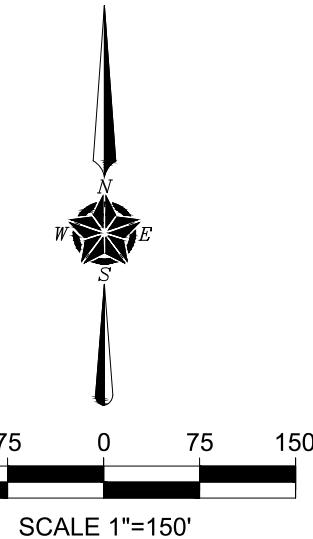
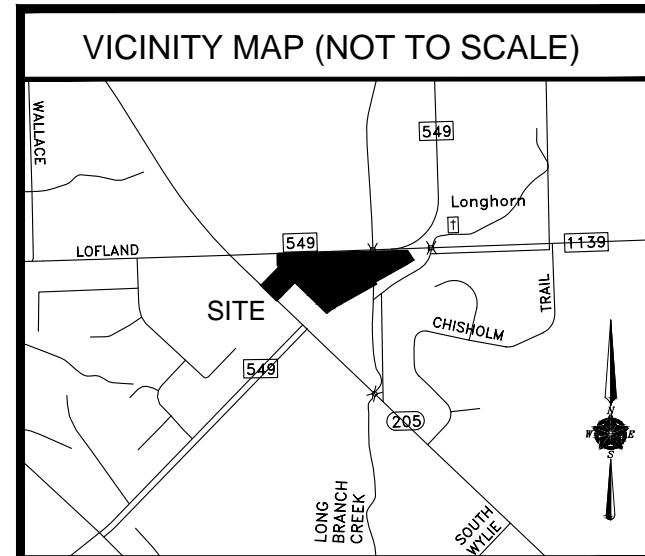
## City of Rockwall



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

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





| PARCEL CURVE TABLE |         |          |           |                      |
|--------------------|---------|----------|-----------|----------------------|
| CURVE #            | LENGTH  | RADIUS   | DELTA     | CHORD                |
| C1                 | 81.75'  | 1155.00' | 4°03'19"  | S58° 43' 21"W 81.73' |
| C2                 | 160.34' | 1110.00' | 8°16'36"  | S56° 38' 44"W 160.20 |
| C3                 | 28.00'  | 36.00'   | 44°33'46" | S66° 35' 16"W 27.30' |

| CURVE # | LENGTH  | RADIUS   | DELTA     | CHORD                |
|---------|---------|----------|-----------|----------------------|
| C1      | 81.75'  | 1155.00' | 4°03'19"  | S58° 43' 21"W 81.73' |
| C2      | 160.34' | 1110.00' | 8°16'36"  | S56° 38' 44"W 160.20 |
| C3      | 28.00'  | 36.00'   | 44°33'46" | S66° 35' 16"W 27.30' |

## PARCEL LINE TABLE

| LINE # | LENGTH  | DIRECTION   |
|--------|---------|-------------|
| L1     | 114.68' | S33°19'17"E |
| L2     | 25.09'  | S29°29'58"E |
| L3     | 269.61' | S44°06'48"W |
| L4     | 228.23' | N45°52'18"W |
| L5     | 269.64' | N44°08'20"E |
| L6     | 22.85'  | N45°51'55"W |
| L7     | 121.80' | N1°07'51"W  |
| L8     | 217.17' | S1°14'47"E  |
| L9     | 45.15'  | S88°52'09"W |
| L10    | 21.83'  | S44°43'37"W |
| L11    | 169.64' | N45°51'55"W |
| L12    | 81.31'  | S45°51'55"E |

IRF  
PC "TXDO"  
YC "TXHS"  
IRS  
<CM>  
D.R.R.C.T.  
M.R.R.C.T.  
O.P.R.R.C.  
INST. NO.  
VOL., PG.

IRON ROD FOUND  
IRON ROD FOUND WITH PINK CAP STAMPED "TXD"  
IRON ROD FOUND WITH YELLOW CAP STAMPED "  
IRON ROD SET WITH YELLOW CAP STAMPED "TXD"  
CONTROLLING MONUMENT  
DEED RECORDS, ROCKWALL COUNTY, TEXAS  
MAP RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY  
INSTRUMENT NUMBER  
VOLUME, PAGE

STATE OF TEXAS ✓  
INST. NO. 2018000002150  
O.P.R.R.C.T.

STATE OF TEXAS ✓  
INST. NO. 2021000001706  
OPR RCT

BLOCK 1  
SOMERSET PARK  
INST. NO. 2018000001707  
O.P.R.R.C.T.

LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | H.O.A. LOT 25

JANPARK DRIVE  
3' RIGHT-OF-WAY

STATE HIGHWAY 549  
POINT OF  
VARIABLE WIDTH RIGHT-OF-WAY

LOT 2

CENTERLINE

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.

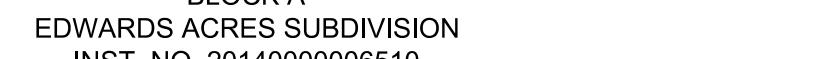
LOT 2

LOT 1

SHWAY 549

RIGHT-OF-WAY

5/8" IRF  
PC "TXDOT"



8.95' (VARIABLE WIDTH RIGHT-OF-WAY)

1153.92'

WILLIAM W. FORD SURVEY,  
ABSTRACT NO. 80

CREEKSIDE COMM  
CROSSING, LF  
INST. NO. 202200000  
O.P.R.R.C.T.

CREEKSIDE COMMONS  
ADDITION  
BLOCK A

578,731 SQ. FT.  
13.286 ACRES

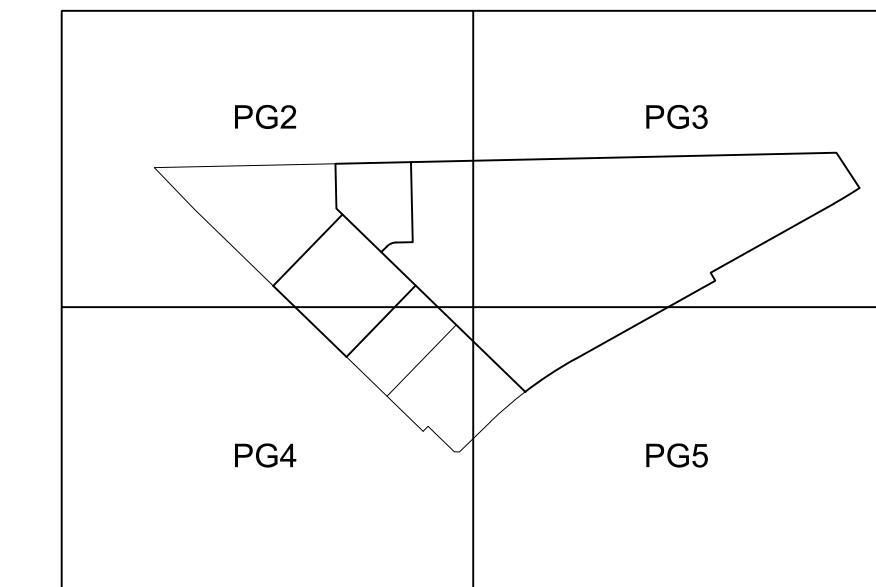
1/2" IRF  
YC "TXHS" L2

1/2" IRF  
YC "TXHS"

S 60°45'08" W  
437.07' STATE HIGHWAY 549  
(VARIABLE WIDTH RIGHT-OF-WAY)

"X" FND.

## SHEET LAYOUT



FINAL PLAT  
LOTS 19-21, BLOCK A  
**CREEKSIDE COMMONS ADDITION**

SURVEYOR

SURVEYOR



ENGINEER  
THE DIMENSION GROUP  
10755 SANDILL ROAD  
DALLAS, TEXAS 75238  
attn: KEATON MAI

OWNER  
CREEKSIDER COMMONS CROSSING  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
[txheritage.com](http://txheritage.com)  
Firm No. 10169300

CASE # PAGE 1 OF 6  
DATE: 1/12/2026 / JCP: # 2551670-1 (SCALE: 1" = 150') DRAWN: 1/12/26

| PARCEL CURVE TABLE |        |        |            |                    |
|--------------------|--------|--------|------------|--------------------|
| CURVE #            | LENGTH | RADIUS | DELTA      | CHORD              |
| C4                 | 28.00' | 36.00' | 44°33'46"  | S66°35'16"W 27.30' |
| C5                 | 5.02'  | 25.00' | 11°30'57"  | N5°51'30"W 5.02'   |
| C6                 | 39.77' | 25.00' | 91°09'19"  | S45°40'41"E 35.71' |
| C7                 | 39.22' | 25.00' | 89°53'04"  | S43°48'41"W 35.32' |
| C8                 | 47.03' | 20.00' | 134°44'04" | S21°30'07"W 36.92' |
| C9                 | 28.32' | 20.00' | 81°08'24"  | S86°26'06"E 26.02' |
| C10                | 21.46' | 49.00' | 25°05'14"  | N65°32'19"E 21.28' |
| C11                | 9.22'  | 49.00' | 10°47'12"  | N83°28'33"E 9.21'  |

| PARCEL LINE TABLE |         |             |
|-------------------|---------|-------------|
| LINE #            | LENGTH  | DIRECTION   |
| L16               | 15.00'  | N44°07'42"E |
| L17               | 52.07'  | N45°52'18"W |
| L18               | 20.00'  | N45°54'27"W |
| L19               | 51.04'  | N43°59'07"E |
| L20               | 22.38'  | N1°00'53"W  |
| L21               | 153.66' | N43°59'07"E |
| L22               | 11.87'  | N45°30'22"W |
| L23               | 19.90'  | N44°29'38"E |
| L24               | 11.70'  | S46°00'53"E |
| L25               | 31.45'  | N43°59'07"E |

| PARCEL LINE TABLE |         |             |
|-------------------|---------|-------------|
| LINE #            | LENGTH  | DIRECTION   |
| L26               | 35.20'  | N46°00'53"W |
| L27               | 20.00'  | N44°08'05"E |
| L28               | 35.15'  | S45°51'55"E |
| L29               | 12.34'  | N43°59'07"E |
| L30               | 35.29'  | N88°52'09"E |
| L31               | 5.01'   | N1°06'12"W  |
| L32               | 20.00'  | N88°52'09"E |
| L33               | 5.00'   | S1°06'12"E  |
| L34               | 453.33' | N88°52'09"E |
| L35               | 301.80' | S54°13'54"E |

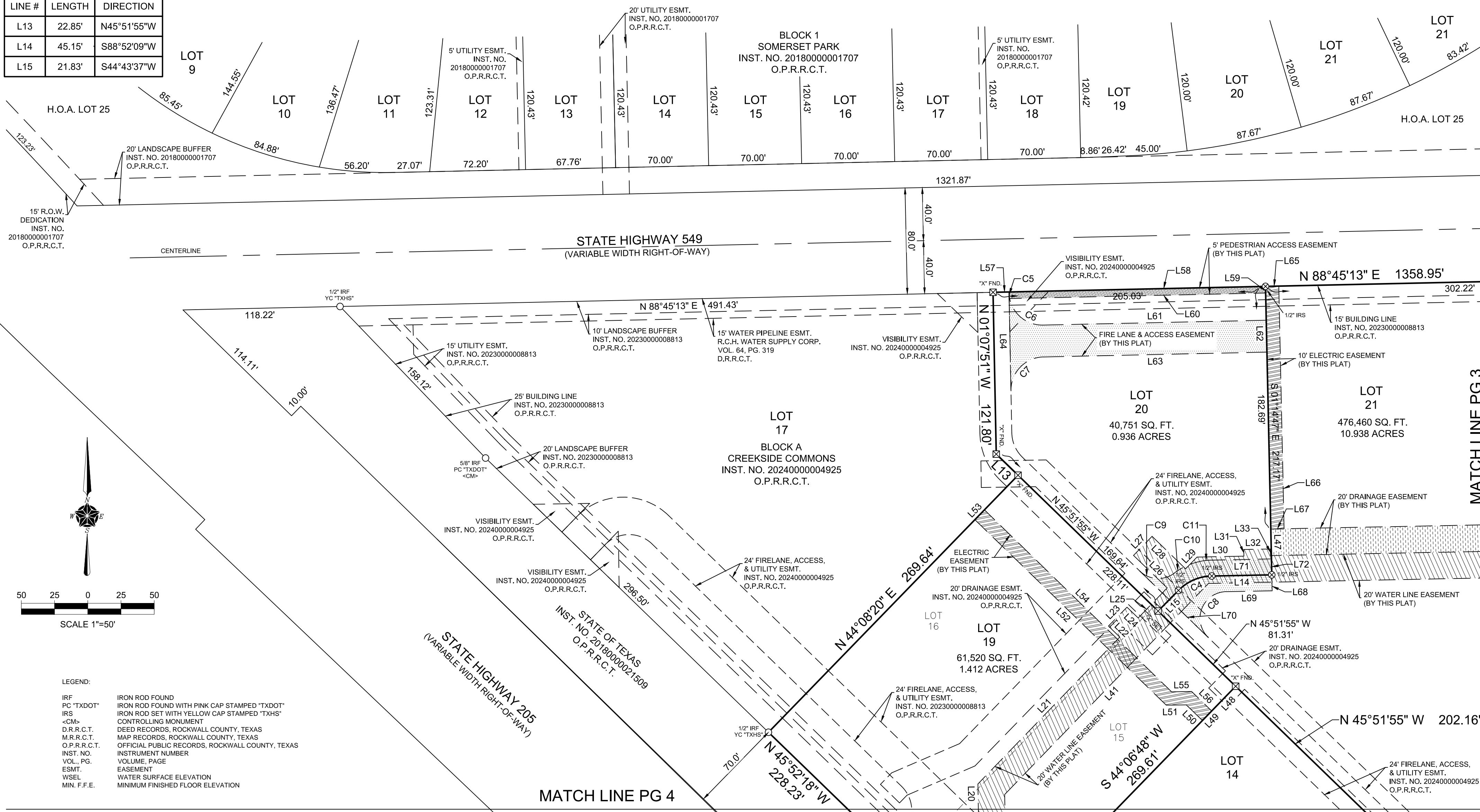
| PARCEL LINE TABLE |         |             |
|-------------------|---------|-------------|
| LINE #            | LENGTH  | DIRECTION   |
| L36               | 18.16'  | S29°14'52"E |
| L37               | 20.00'  | S60°45'12"W |
| L38               | 13.73'  | S29°14'52"E |
| L39               | 290.70' | N54°13'54"W |
| L40               | 493.69' | S88°52'09"W |
| L41               | 220.81' | S43°59'07"W |
| L42               | 22.38'  | S1°00'53"E  |
| L43               | 59.36'  | S43°59'07"W |
| L44               | 134.56' | N88°52'09"E |
| L45               | 20.01'  | N2°38'25"W  |

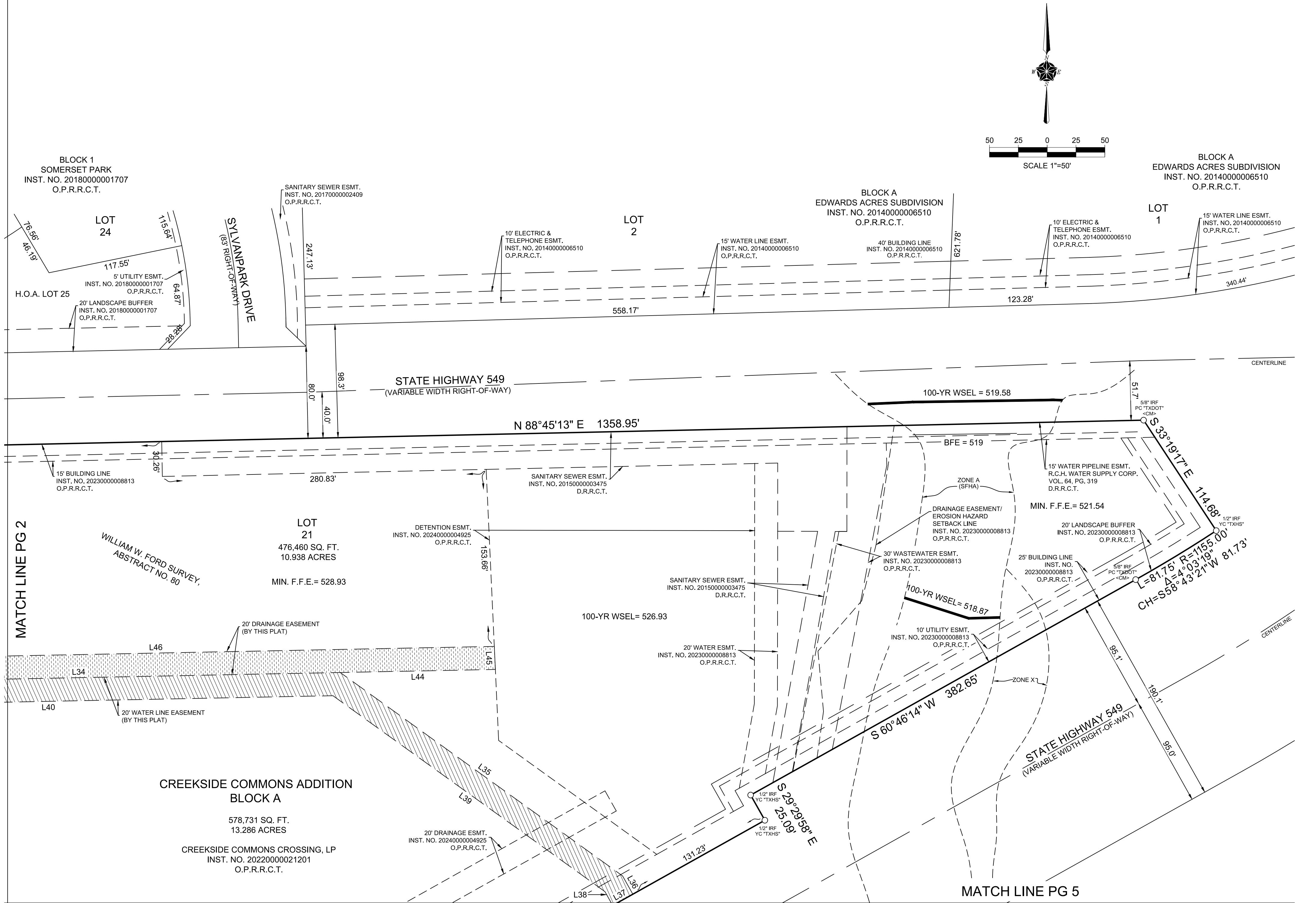
| PARCEL LINE TABLE |         |             |
|-------------------|---------|-------------|
| LINE #            | LENGTH  | DIRECTION   |
| L46               | 586.72' | S88°52'09"W |
| L47               | 20.00'  | S1°13'55"E  |
| L48               | 25.89'  | S44°06'48"W |
| L49               | 10.00'  | S44°06'48"W |
| L50               | 16.89'  | N45°53'12"W |
| L51               | 15.09'  | S89°06'48"W |
| L52               | 200.57' | N45°53'12"W |
| L53               | 10.32'  | N44°08'20"E |
| L54               | 196.43' | S45°47'38"E |
| L55               | 15.09'  | N89°06'48"E |

| PARCEL LINE TABLE |         |             |
|-------------------|---------|-------------|
| LINE #            | LENGTH  | DIRECTION   |
| L56               | 21.03'  | S45°53'12"E |
| L57               | 12.00'  | N88°45'13"E |
| L58               | 193.03' | N88°45'13"E |
| L59               | 5.00'   | S1°14'47"E  |
| L60               | 192.63' | S88°45'13"E |
| L61               | 168.03' | N88°45'13"E |
| L62               | 24.00'  | S1°14'47"E  |
| L63               | 168.18' | S88°45'13"E |
| L64               | 74.45'  | N1°07'51"W  |
| L65               | 10.00'  | N88°45'13"E |

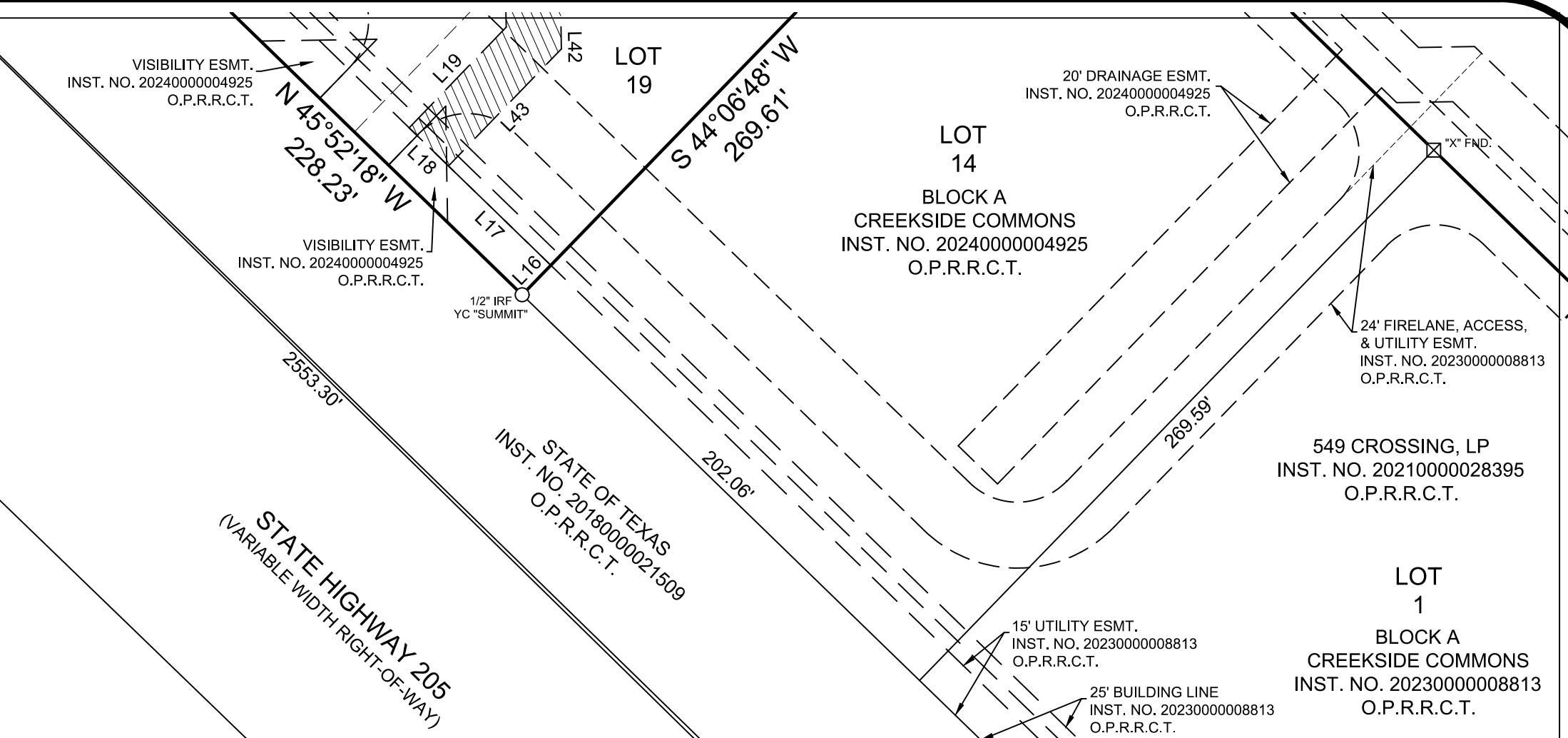
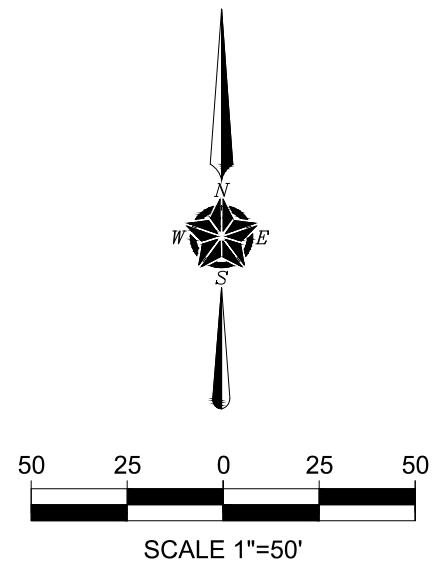
| PARCEL LINE TABLE |         |             |
|-------------------|---------|-------------|
| LINE #            | LENGTH  | DIRECTION   |
| L66               | 182.71' | S1°14'47"E  |
| L67               | 9.99'   | S88°52'09"W |
| L68               | 12.02'  | S1°14'47"E  |
| L69               | 34.64'  | S88°52'09"W |
| L70               | 71.67'  | N45°51'55"W |
| L71               | 44.60'  | N88°52'09"E |
| L72               | 11.98'  | S1°14'47"E  |

| PARCEL LINE TABLE |        |             |
|-------------------|--------|-------------|
| LINE #            | LENGTH | DIRECTION   |
| L13               | 22.85' | N45°51'55"W |
| L14               | 45.15' | S88°52'09"W |
| L15               | 21.83' | S44°43'37"W |





MATCH LINE PG 2



GENERAL NOTES:

1) Subdivider's Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2) Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing 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).

6) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

7) The purpose of this replat is to create easements and change lot boundary lines.

8) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive  $\pm$  1 foot north of curb line in center of curve.

N= 7,018,063.113; E= 2,609,533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet  $\pm$  180 feet east intersection of Discovery/Corporate.

N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

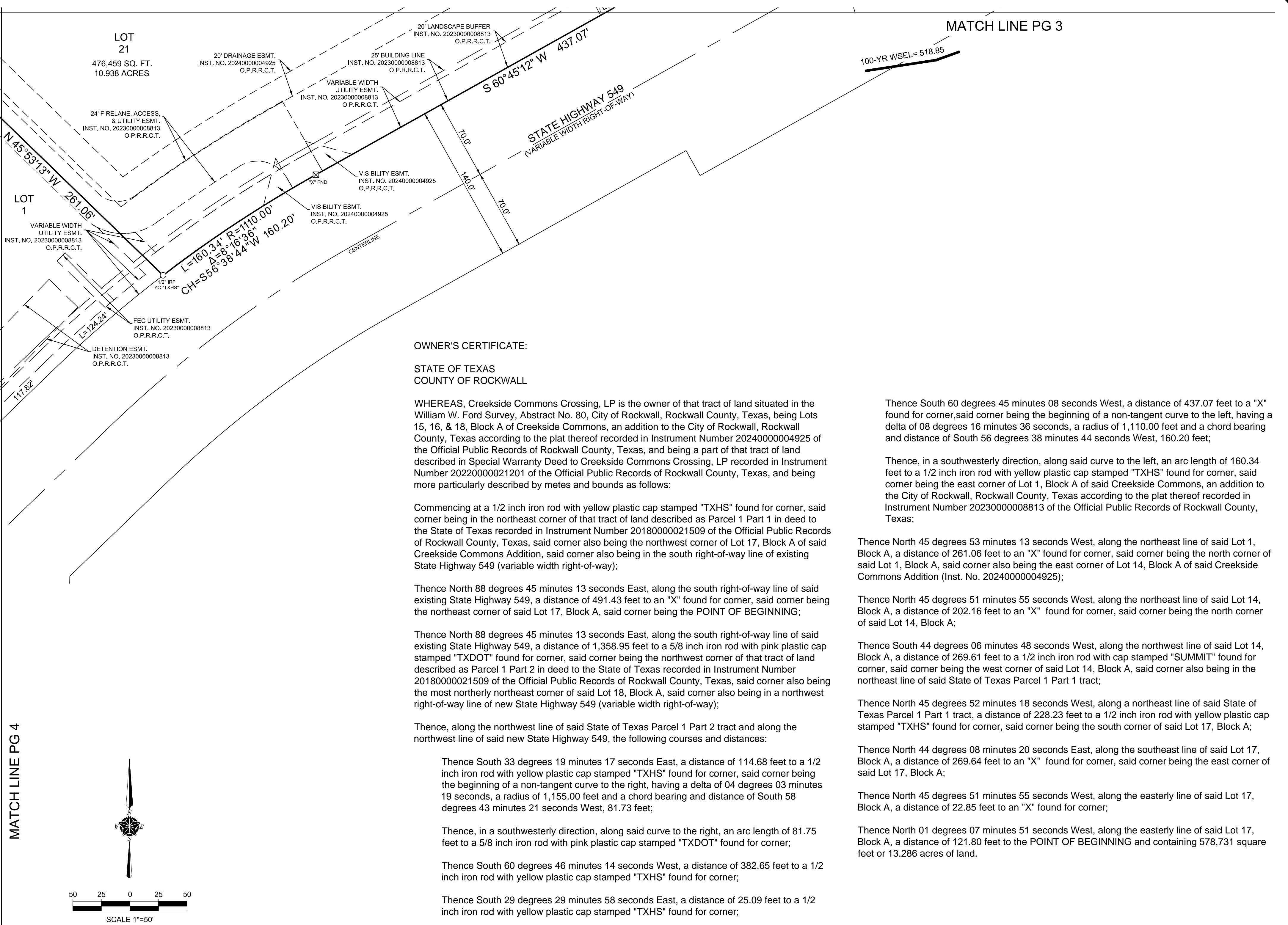
9) Zoning: Commercial (C) District

10) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

11) All Visibility Easements are 30'x30' unless otherwise noted.

12) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5



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 CREEKSIDER COMMONS 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 CREEKSIDER COMMONS 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.

Creekside Commons Crossing, LP

Jassem Setayesh  
President/CEO

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, 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.

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

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

ENGINEER  
THE DIMENSION GROUP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
attn: KEATON MAI

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



**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

SURVEYOR

FINAL PLAT  
LOTS 19-21, BLOCK A  
**CREEKSIDE COMMONS ADDITION**  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,731 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE #  
PAGE 6 OF 6  
DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB



# 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:** February 2, 2026

**APPLICANT:** Michael G. Tresp; *HH Architects*

**CASE NUMBER:** Z2025-075; *Zoning Change from Single-Family 7 (SF-7) District, Single Family 10 (SF-10) District and General Retail (GR) District to a Planned Development (PD) District for General Retail (GR) District Land Uses*

### SUMMARY

Hold a public hearing to discuss and consider a request by Michael G. Tresp of *HH Architects* on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a *Zoning Change* from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

### BACKGROUND

Historical maps, including the 1934 Sanborn Maps, indicate that the property was annexed prior to 1934. According to the City's *Historic Zoning Maps*, the property was zoned Single-Family 3 (SF-3) District, Single-Family 2 (SF-2) District, and General Retail (GR) District as of January 3, 1972. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD), the subject property is developed with a 1,624 SF metal building constructed in 1978, a 14,600 SF *Church/House of Worship* constructed in 1983, an 11,200 SF *Church/House of Worship* constructed in 1983, a 12,000 SF educational building constructed in 1992, and a 27,503 SF *Church/House of Worship* constructed in 1999. On June 4, 1990, the City Council approved a Conditional Use Permit (CUP) [Case No. PZ1990-011-01], Site Plan [Case No. PZ1990-011-02] and Final Plat [Case No. PZ1990-011-03] for an existing *Chruch/House of Worship*.

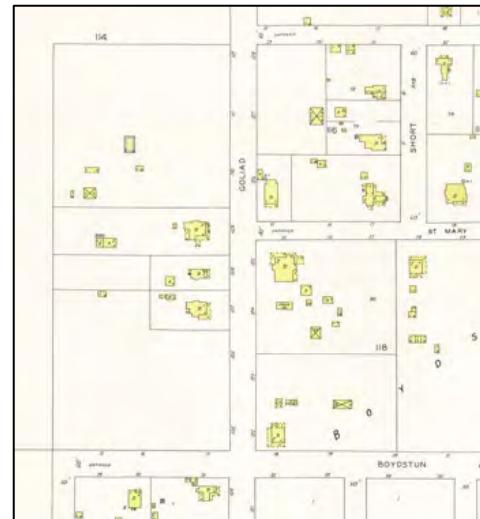


FIGURE 1: 1934 SANBORN MAPS

### PURPOSE

On December 12, 2025, the applicant -- *Michael G. Tresp of HH Architects* -- submitted an application requesting to change the zoning of the subject property from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive. The land uses adjacent to the subject property are as follows:

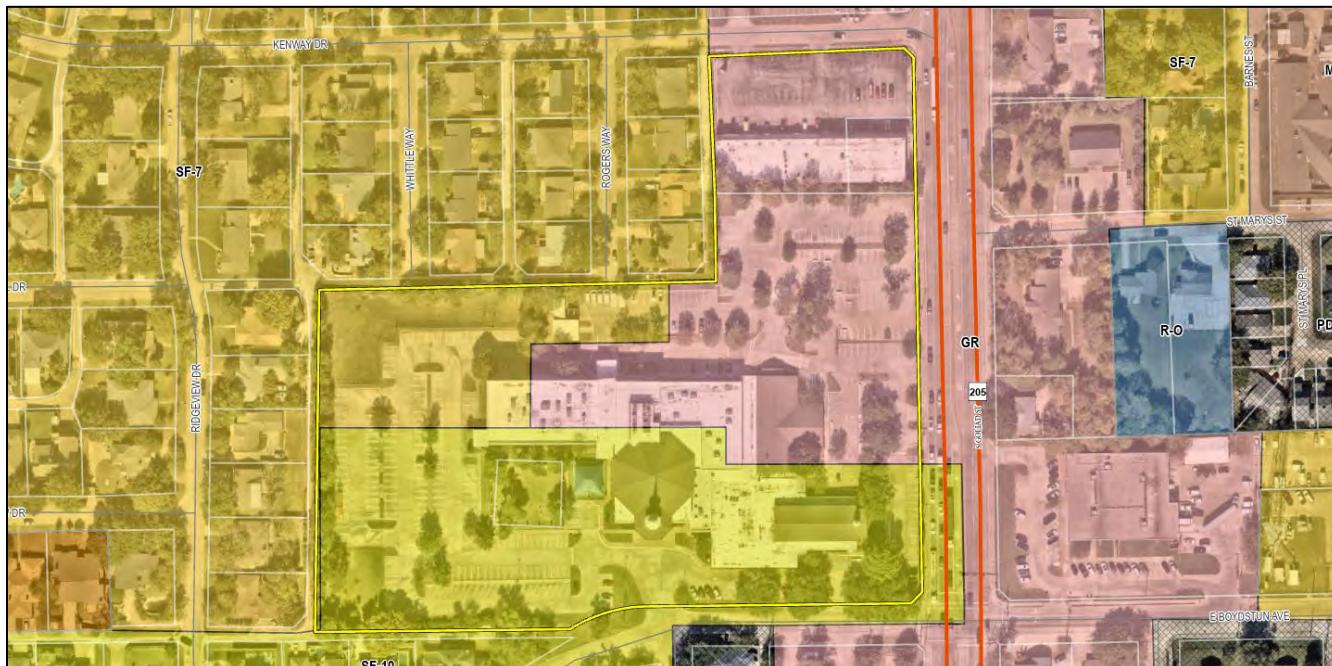
North: Directly north of the subject property is Kenway Drive, which is identified as a R2 (i.e. *residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.8161-acre parcel of land (i.e. *Lot 1, Block A, Kenway Addition*) developed with a commercial/retail shopping center and zoned General Retail (GR) District. Beyond that is a 0.69-acre parcel of land (i.e. *a lot within the Roca Villa Subdivision*), which is developed with a *Private Club* (i.e. *Rockwall Rotary Club*) and zoned Downtown (DT) District. Beyond this is a Lake Meadows Drive, which is identified as a R2 (i.e. *residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Boydston Avenue, which is identified as a R2 (i.e. *residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.92-acre parcel of land (i.e. *Lot 2, Block 1, Goliad Place Addition*) which is developed with a *Church/House of Worship* and zoned General Retail (GR) District. Beyond that is W. Ross Street, which is identified as a R2 (i.e. *residential, two (2) Lane, undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.153-acre parcel of land (i.e. *Lot 1, Block A, Rockwall Main Post Office*) developed with a *Local Post Office* and zoned General Retail (GR) District. Beyond that is a 0.732-acre parcel of land (i.e. *Lot 1, Block A, Central Fire Station*) developed with a *Government Facility* and zoned Single-Family 7 (SF-7) District. Beyond this is S Fannin Street which is identified as a R2 (i.e. *residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ridgeview Subdivision which consists of 58 residential lots. This subdivision was incorporated in 1964 and zoned Single-Family 7 (SF-7) District. Beyond this is the Stonebridge Meadows Phase 3 Subdivision which consists of 13 residential lots. This subdivision was incorporated in 1977 and is zoned Single Family 7 (SF-7) District. Beyond that is the Stonebridge Meadows Phase 5 Subdivision which consists of 72 residential lots. This subdivision was incorporated in 1978 and is zoned Single Family 10 (SF-10). Beyond this is a large parcel of land owned by the City of Rockwall zoned Agricultural (AG) District developed with a Public Park (i.e. *SH-66 Boat Ramp*). Beyond that is Lake Ray Hubbard and the corporate limits of the City of Rockwall.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## CONFORMANCE TO CITY'S CODES

The proposed zoning change to a Planned Development (PD) District establishes a customized regulatory framework that is intended to govern the continued development and expansion of an existing *Church/House of Worship* campus while maintaining compatibility with the surrounding land uses. The submitted concept plan and conceptual building elevations illustrate the proposed demolition of the Kenway Retail Center located on the northern portion of the Planned Development District area. The Kenway Retail Center is a legally nonconforming shopping center. Within the Planned Development District, the applicant proposes construction of a parking garage at this location. In addition, the applicant proposes an expansion of the existing sanctuary building to accommodate adult education classrooms. This portion of the expansion would be four (4) stories in height and is intended to support the operational needs of the existing *Church/House of Worship* campus.

According to Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Church/House of Worship* is defined as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." In this case, the applicant's proposed use falls under this classification. Staff should point out that there is currently an existing *Church/House of Worship* already located on the subject property constructed in 1978.

The subject property is currently zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District. According to the *Land Use Schedule* within the Unified Development Code (UDC), the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in the Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. Given this, the applicant is requesting to change the zoning from Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses, where a *Church/House of Worship* and its accessory uses are permitted *by-right*.

The draft Planned Development ordinance limits permitted *by-right* land uses to a narrowly defined set, including *Cemetery*, *Church/House of Worship*, *Commercial Parking Garage*, and a small-scale *restaurant use without drive-through or drive-in*. Additional accessory and institutional uses, such as *daycare facilities* and *storage buildings*, would remain subject to approval through the Specific Use Permit (SUP) process, consistent with the Unified Development Code's (UDC's) discretionary review framework. This approach ensures that land uses remain compatible with adjacent residential neighborhoods while allowing flexibility for the operational needs of the church campus.

Parking for the existing and proposed facilities has been evaluated in accordance with the applicable parking ratios located in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). The existing sanctuary requires one (1) parking space per four (4) seats, which results in a requirement of approximately 242 parking spaces based on a total of 965 seats. The existing children's building is required to provide one (1) parking space per 300 square feet of floor area, which equates to approximately 120 parking spaces based on an estimated 36,000 square feet. The proposed adult education expansion is subject to a parking requirement of one (1) space per five (5) seats, based on the 474 seats this will result in a parking requirement of approximately 95 parking spaces. Collectively, these uses generate an overall parking demand of approximately 457 spaces. The proposed site plan depicts a total of 990 parking spaces upon full buildout of the site, which exceeds the minimum parking required. This will be further evaluated for compliance at the time of site plan or amended site plan review. Of the 990 parking spaces shown on the proposed site plan at full buildout, 331 spaces are proposed to be accommodated within a structured parking garage. Pursuant to the Downtown District standards, parking garages adjacent to a public street are required to be setback a minimum of 50-feet from the property line adjacent to the public right-of-way in accordance with Subsection 04.07, *Parking Garages*, of Article 05 of the *Unified Development Code (UDC)*. While the applicant was unable to meet the full 50-foot setback requirement, a 20-foot setback has been provided along both S. Goliad Street and Kenway Drive. To help mitigate this reduction in setback, staff recommended that the applicant enhance the parking garage to maintain architectural consistency with the existing facility and help conceal the visibility of the parking garage from S. Goliad Street [SH-205]. The applicant has incorporated these design modifications and has given the parking garage the appearance of an office building in accordance with staff's suggestion.

With respect to dimensional and development standards, the ordinance establishes a clear set of density, setback, height, lot coverage, and landscaping requirements that either mirror or modify the underlying General Retail (GR) District standards as

permitted by the UDC. Notably, the ordinance allows a maximum building height of 65-feet, with the existing steeple permitted to extend up to 120 feet by-right as depicted in *Exhibit 'C'* of the draft ordinance and any additional height beyond 65-feet will require approval of a Specific Use Permit (SUP). These provisions are intended to acknowledge the architectural and symbolic characteristics of religious structures while retaining City oversight for future vertical expansion. A summary of the proposed density and dimensional requirements is as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

|  |          |
|--|----------|
| MINIMUM LOT WIDTH  | 60'      |
| MINIMUM LOT DEPTH  | 100'     |
| MINIMUM LOT AREA   | 6,000 SF |
| MINIMUM FRONT YARD SETBACK <sup>(1)</sup>                | 50'      |
| MINIMUM SIDE YARD SETBACK                                | 10'      |
| MINIMUM REAR OR SIDE YARD SETBACK (ADJACENT TO A STREET) | 20'      |
| MINIMUM REAR YARD SETBACK <sup>(2)</sup>                 | 20'      |
| MINIMUM DISTANCE BETWEEN BUILDINGS <sup>(3)</sup>        | 20'      |
| MAXIMUM BUILDING HEIGHT <sup>(4)</sup>                   | 65'      |
| MAXIMUM LOT COVERAGE                                     | 40%      |
| MINIMUM REQUIRED LANDSCAPING                             | 20%      |

GENERAL NOTES:

1. THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.
2. THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
3. ZERO (0) FEET WITH A FIRE-RATED WALL.
4. BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN *EXHIBIT 'C'* OF THIS ORDINANCE.

The ordinance further incorporates residential adjacency standards, architectural review requirements, and enhanced landscape buffer provisions that exceed the minimum standards established by the Unified Development Code (UDC), particularly along Kenway Drive and S. Goliad Street (SH-205). These requirements are intended to mitigate visual and operational impacts on adjacent residential areas and public rights-of-way and will be reviewed at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission to ensure compliance with the City's adopted design and development criteria. In summary, the proposed Planned Development District is structured to conform with the Unified Development Code (UDC) by establishing site-specific standards that regulate land use, building form, height, landscaping, and compatibility while allowing for the continued function and expansion of the existing *Church/House of Worship* campus. With all that being said, a zoning change is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Downtown District. The Downtown District is "...the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's." Currently, the subject property is designated for Quasi-Public and Commercial/Retail land uses. The Quasi-Public land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public. The Commercial/Retail land use category is characterized by single to multi-tenant commercial centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service land uses adjacent residential subdivisions. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a Commercial/Retail land use designation to a Quasi-Public land use for uniformity. This has been added to the *Conditions of Approval* for this case.

## **STAFF ANALYSIS**

The proposed Planned Development District is intended to consolidate zoning regulations across a long-established *Church/House of Worship* campus and provide regulatory clarity for future development while maintaining compatibility with adjacent residential and commercial uses. The existing zoning framework, which includes multiple underlying zoning districts, does not fully reflect the established institutional use of the property. The Planned Development District formally recognizes the *Church/House of Worship* as a permitted land use and establishes site-specific standards governing land use, building height, setbacks, landscaping, and architectural design. Permitted uses are limited primarily to institutional functions, with ancillary uses either restricted in scale or subject to discretionary review through the Specific Use Permit (SUP) process.

The ordinance includes development standards intended to mitigate potential impacts on surrounding neighborhoods, including enhanced landscaping, residential buffering, and architectural requirements. Building height provisions allow flexibility for religious architecture while maintaining City oversight for future vertical expansion. All new development and expansions will remain subject to *Site Plan* review, and recommendations by the Architectural Review Board (ARB), with approval by the Planning and Zoning Commission required to ensure consistency with the existing campus and surrounding land uses.

Overall, the proposed zoning change establishes a Planned Development District that provides a structured and predictable regulatory framework for an existing institutional use. While the request appears to generally conform to the Unified Development Code (UDC) and Comprehensive Plan, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On December 17, 2025, staff mailed 222 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos, Highridge Estates, and Stonebridge Meadows Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the applicants request, and one (1) notice in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request to rezone the subject property from a Single-Family 7 (SF-7) District, Single Family 10 (SF-10) District and General Retail (GR) District to a Planned Development (PD) District for General Retail (GR) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided to the applicant must be addressed prior to the submittal of engineering plans;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial/Retail designation to a Quasi-Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Conway and Brock absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]  
CITY ENGINEER: [REDACTED]

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

**PROPERTY INFORMATION** [PLEASE PRINT]

|                  |  |     |   |
|------------------|--|-----|---|
| ADDRESS          | 610 S. Goliad Street Rockwall, Texas 75087 |     |   |
| SUBDIVISION      | First Baptist Church Rockwall addition     | LOT | 1 |
| GENERAL LOCATION | 610 S. Goliad Street Rockwall, Texas 75087 |     |   |
| BLOCK            | A  |     |   |

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

|                 |                   |                 |                                  |
|-----------------|-------------------|-----------------|----------------------------------|
| CURRENT ZONING  | SF7, SF10, and GR | CURRENT USE     | CHURCH, CEMETERY, GENERAL RETAIL |
| PROPOSED ZONING | PD                | PROPOSED USE    | SEE ATTACHED LETTER              |
| ACREAGE         | 11.155            | LOTS [CURRENT]  | 4                                |
|                 |                   | 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]

|   |                               |   |                     |
|---|-------------------------------|---|---------------------|
| <input checked="" type="checkbox"/> OWNER | First Baptist Church Rockwall | <input checked="" type="checkbox"/> APPLICANT | HH Architects       |
| CONTACT PERSON                            | Kyle Cavin                    | CONTACT PERSON                                | Michael G. Tresp    |
| ADDRESS                                   | 610 Goliad Street             | ADDRESS                                       | 2221 Lakeside Blvd. |
| CITY, STATE & ZIP                         | [REDACTED]                    | CITY, STATE & ZIP                             | [REDACTED]          |
| PHONE                                     | [REDACTED]                    | PHONE   | [REDACTED]          |
| E-MAIL                                    | [REDACTED]                    | E-MAIL  | [REDACTED]          |

**NOTARY VERIFICATION** [REQUIRED]

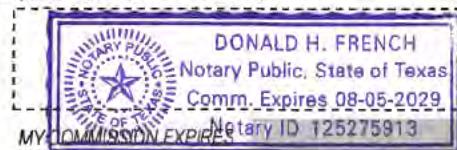
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Cavin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

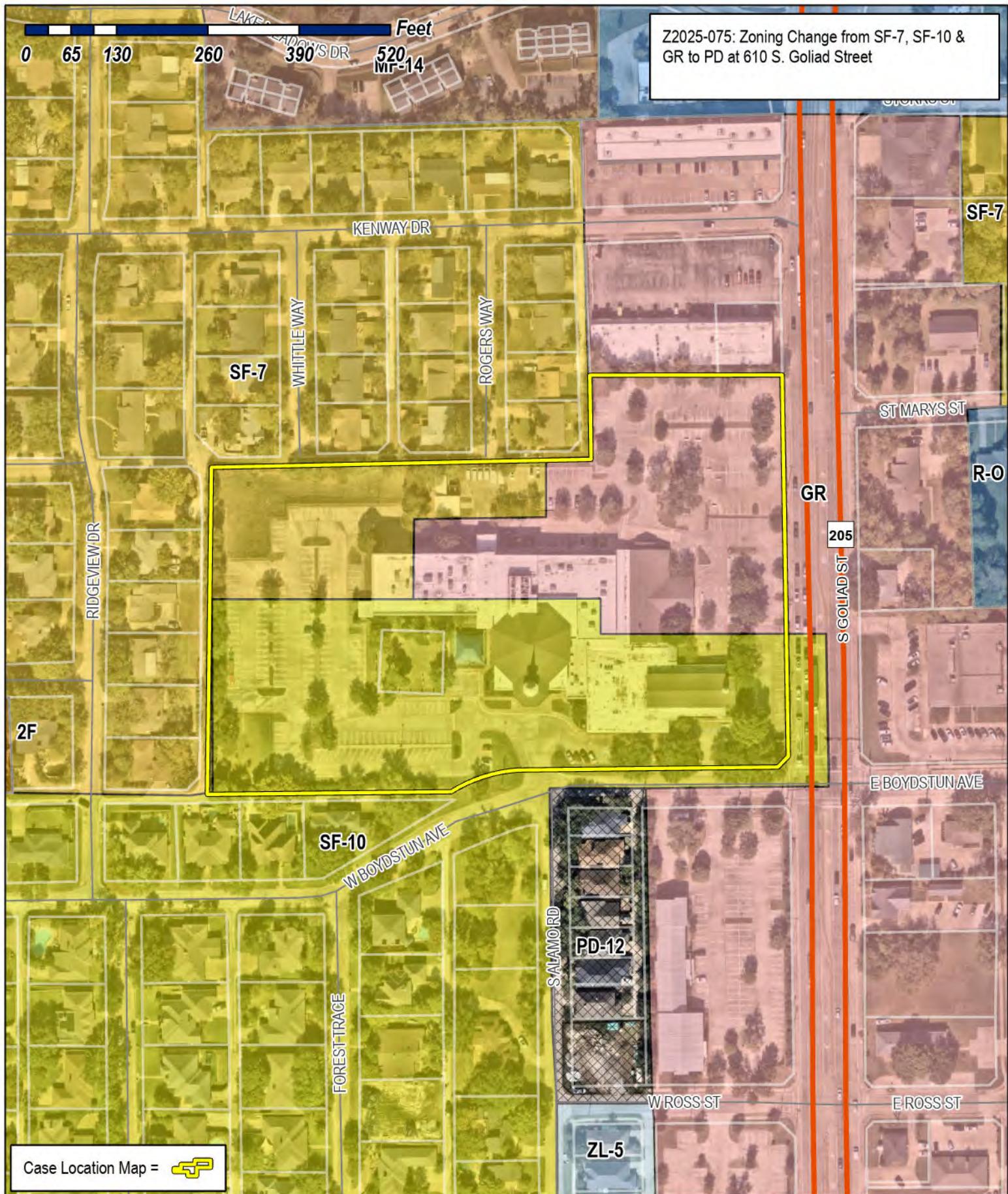
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ [REDACTED] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE [REDACTED] DAY OF [REDACTED] 20[REDACTED]. 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 3<sup>rd</sup> DAY OF December 20<sup>25</sup>

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





## City of Rockwall

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

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

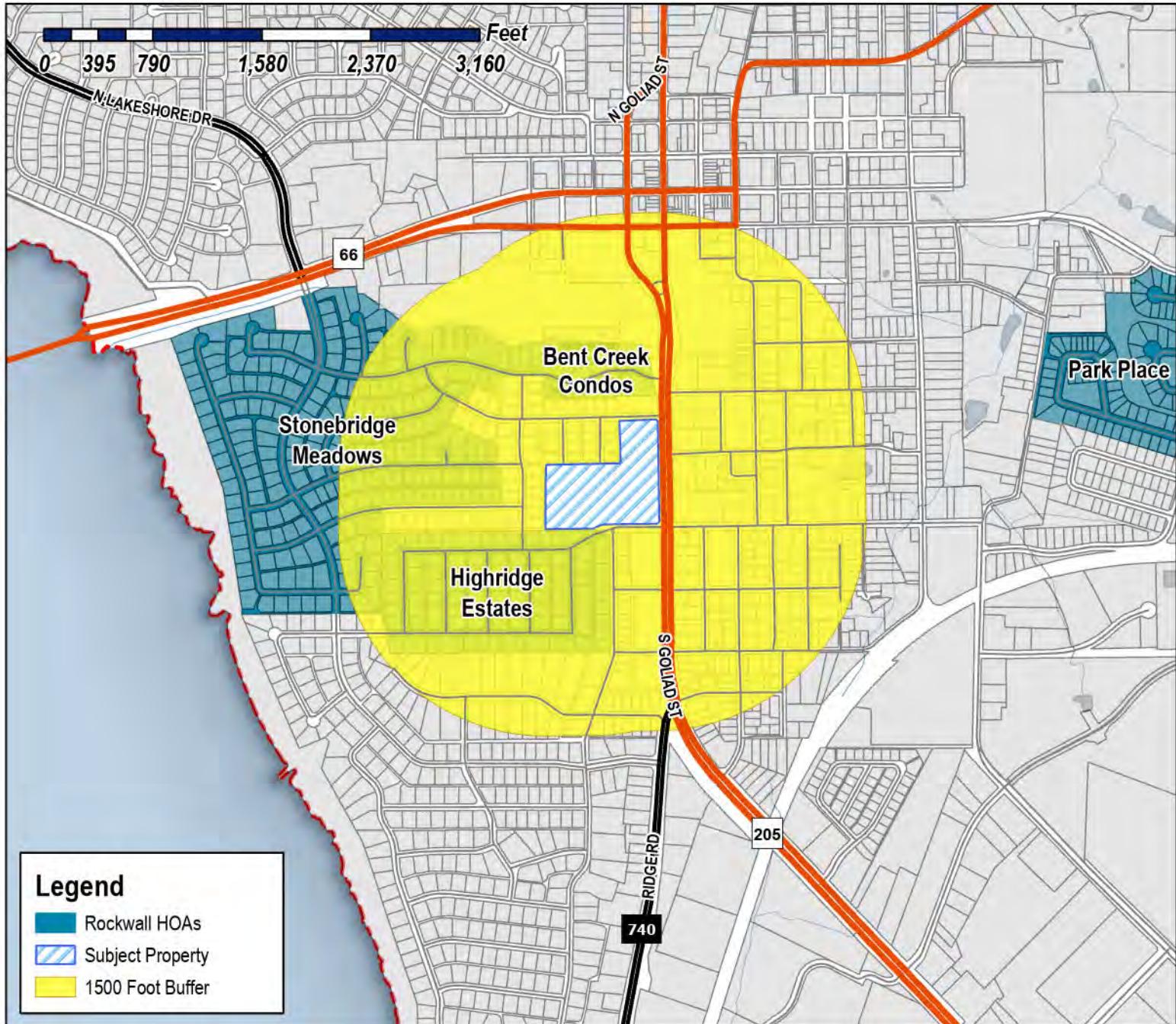




# City of Rockwall

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385 S. Goliad Street  
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**Case Number:** Z2025-075  
**Case Name:** Zoning Change from SF-7, SF-10 & GR to PD  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District  
**Case Address:** 610 S. Goliad Street  
**Date Saved:** 12/16/2025  
For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-075]  
**Date:** Wednesday, December 17, 2025 1:20:26 PM  
**Attachments:** [Public Notice \(12.16.2025\).pdf](#)  
[HOA Map \(12.16.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, December 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, January 13, 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 20, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept.| City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

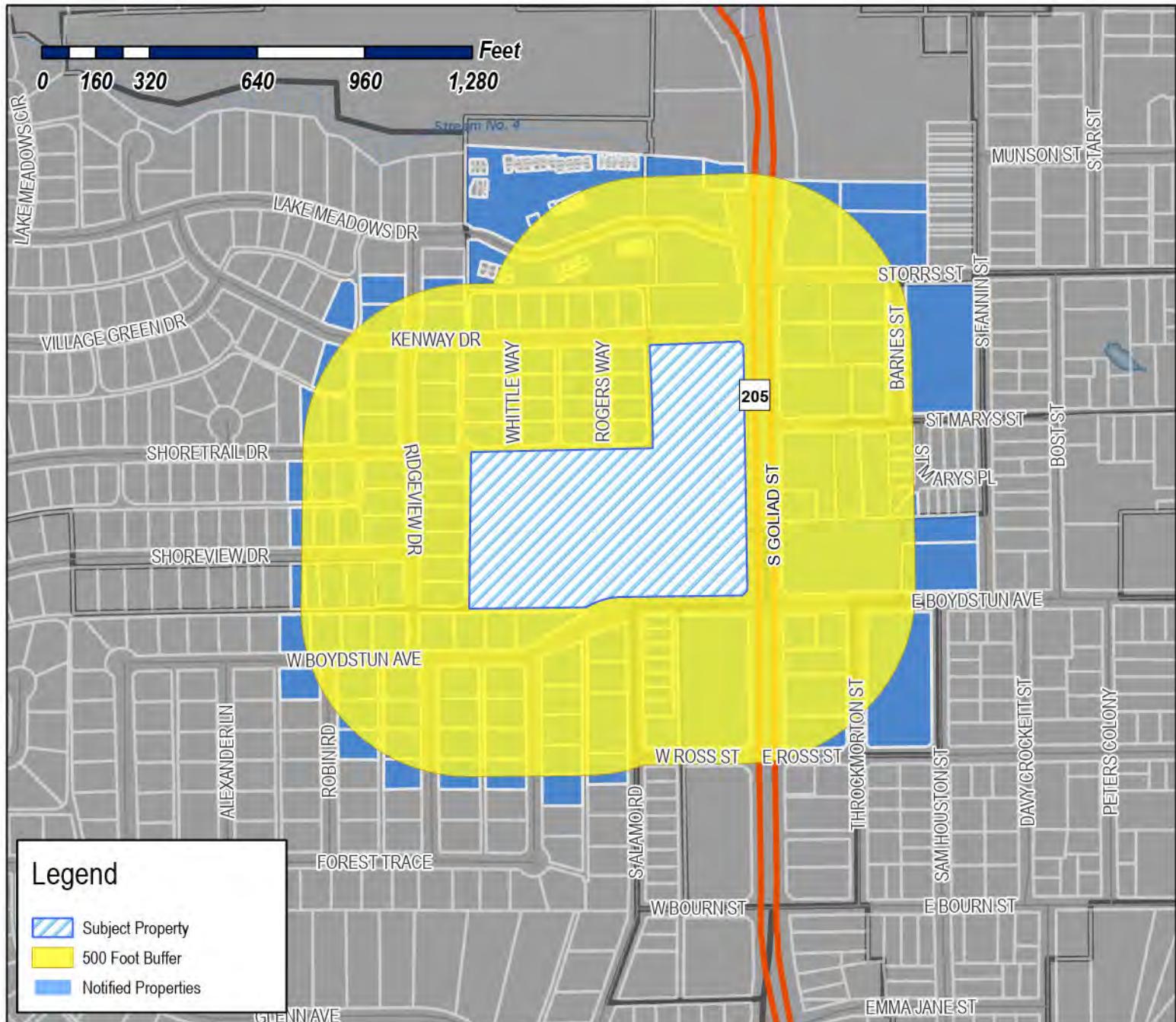
972-771-7745 Ext. 6568



# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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For Questions on this Case Call: (972) 771-7745



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

RESIDENT  
100 LAKE MEADOWS  
ROCKWALL, TX 75087

RESIDENT  
101 LAKE MEADOWS DR  
ROCKWALL, TX 75087

MORGENSTERN REVOCABLE LIVING TRUST  
1018 HUNTERS CREEK DR  
ROCKWALL, TX 75087

RESIDENT  
102 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
103 KENWAY DR  
ROCKWALL, TX 75087

RESIDENT  
103 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
104 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
104 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
105 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
105 ST MARYS  
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC  
105 SAINT MARY ST #100  
ROCKWALL, TX 75087

RESIDENT  
106 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
106 ST MARY  
ROCKWALL, TX 75087

RESIDENT  
107 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
108 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
108 ST MARY  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
108 W ROSS ST  
ROCKWALL, TX 75087

EGAN ASHLEY LINDLEY  
109 SAINT MARY ST  
ROCKWALL, TX 75087

EGAN ASHLEY  
109 ST MARYS STREET  
ROCKWALL, TX 75087

RESIDENT  
111 LAKE MEADOWS DR  
ROCKWALL, TX 75087

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

RESIDENT  
112 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
113 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
114 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
115 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
116 LAKE MEADOWS DR  
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH  
116 KENWAY ST  
ROCKWALL, TX 75087

RESIDENT  
117 KENWAY DR  
ROCKWALL, TX 75087

RESIDENT  
117 LAKE MEADOWS DR  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
13416 COUNTY ROAD 763  
NEVADA, TX 75173

CAMPOS BENJAMIN & TRACY  
139 WAGON TRAIL  
ROCKWALL, TX 75032

ILE HOLDINGS LLC  
14800 QUORUM DR STE 510  
DALLAS, TX 75254

OTTO IRIS  
1502 S 1st St Ste 3  
Garland, TX 75040

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

MOORE ADAM  
2008 GALLAGHER ST  
DALLAS, TX 75212

RESIDENT  
201 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
201 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
202 LAKE MEADOWS DR  
ROCKWALL, TX 75087

BARNHILL BARNEY M  
202 DARTBROOK  
ROCKWALL, TX 75087

RICKARDS NATALIE  
202 ST MARY'S PL  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

LEOM LLC  
2022 LONDONDERRY DR  
ALLEN, TX 75013

MOORE GLEN & JACKIE  
2026 SUNNY CIR  
ROCKWALL, TX 75032

RESIDENT  
203 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
204 KENWAY DR  
ROCKWALL, TX 75087

RESIDENT  
204 LAKE MEADOWS DR  
ROCKWALL, TX 75087

FALONE MARY ELLEN  
204 ST MARYS PL  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

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

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

RESIDENT  
205 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
205 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
206 LAKE MEADOWS DR  
ROCKWALL, TX 75087

ALBRIGHT DYLAN & CAROLINE ALBRIGHT  
206 Kenway St  
Rockwall, TX 75087

MORKEN PETER & GAY ANDERSON  
GILMA L MORKEN LIFE ESTATE  
206 SAINT MARYS PL  
ROCKWALL, TX 75087

PREDDY REX M AND PATTI S  
206 W BOYDSTUN AVE  
ROCKWALL, TX 75087

REX AND PATTI PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
207 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
208 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
208 ST MARYS PL  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

SHARP MYRA  
208 KENWAY  
ROCKWALL, TX 75087

RESIDENT  
210 KENWAY DR  
ROCKWALL, TX 75087

RESIDENT  
210 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
211 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
212 KENWAY DR  
ROCKWALL, TX 75087

RESIDENT  
212 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
212 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
213 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
214 KENWAY DR  
ROCKWALL, TX 75087

RESIDENT  
214 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
215 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
216 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
217 LAKE MEADOWS DR  
ROCKWALL, TX 75087

BURKETT MARY REBECCA EASON  
277 TERRY LN  
HEATH, TX 75032

HORN PARTNERS LLC  
2829 AUBURN DR  
MIDLAND, TX 79705

AMANDA WAY BUCHTA IRREVOCABLE TRUST  
AMANDA WAY BUCHTA - TRUSTEE  
2832 BEVERLY DR  
ROCKWALL, TX 75032

RESIDENT  
301 LAKE MEADOWS DR  
ROCKWALL, TX 75087

CAVANESS PATRICK  
301 SHOREVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
302 LAKE MEADOWS DR  
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA  
302 W Boydston Ave  
Rockwall, TX 75087

ZYLKA PROPERTIES LLC  
3021 RIDGE ROAD A66  
ROCKWALL, TX 75032

RESIDENT  
303 & 305 SHOREVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
303 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
304 LAKE MEADOWS DR  
ROCKWALL, TX 75087

SMITH MARTHA  
304 SHORETRAIL  
ROCKWALL, TX 75087

MCCUTCHEON M  
304 SHOREVIEW DR  
ROCKWALL, TX 75087

HUGHES MICHAEL R AND VALERIE J  
304 W BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
305 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYNES CHARLES  
305 SHORETAIL DRIVE  
ROCKWALL, TX 75087

EVANS JUDITH JEAN  
306 SHORETRAIL DR  
ROCKWALL, TX 75087

WIBBERT BOBBIE & DARRYL  
306 SHOREVIEW DRIVE  
ROCKWALL, TX 75087

HOWARTH ROBERT J AND SUSAN M  
306 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HOWARTH ROBERT J & SUSAN  
306 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
307 & 309 SHOREVIEW DR  
ROCKWALL, TX 75087

NELMS CHRISTOPHER B & PAULA M  
307 SHORETRAIL DR  
ROCKWALL, TX 75087

BOYDSTON CEMETERY  
C/O JOHN R HANEY  
308 S FANNIN ST  
ROCKWALL, TX 75087

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

TWO REGULAR FELLAS, LLC  
3125 RIDGE RD  
ROCKWALL, TX 75032

CLARK ALLAN JR  
313 NAKOMA DRIVE  
ROCKWALL, TX 75087

RESIDENT  
314 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
315 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
316 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
317 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
401 SHOREVIEW DR  
ROCKWALL, TX 75087

KINSER TONI JEANNE  
401 KENWAY ST  
ROCKWALL, TX 75087

RESIDENT  
402 KENWAY DR  
ROCKWALL, TX 75087

DAVIS LISA M  
402 S GOLIAD ST  
ROCKWALL, TX 75087

FISCHER DEEANNA AND  
JOSHUA EGE  
402 SHOREVIEW DRIVE  
ROCKWALL, TX 75087

REEVES SUSAN IRENE  
402 W BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 SHOREVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
407 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
408 S GOLIAD  
ROCKWALL, TX 75087

MAYHEW CARLA AND ROBERT  
409 RIDGEVIEW DR  
ROCKWALL, TX 75087

LAMBOURNE BENJAMIN M  
410 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

HAPTONSTALL MARIAN  
411 RIDGEVIEW DR  
ROCKWALL, TX 75087

HARVEY MARK P  
412 RIDGEVIEW DR  
ROCKWALL, TX 75087

HEGAR RANDY & STEPHANIE  
4513 LAKEPOINTE AVE  
ROWLETT, TX 75088

RESIDENT  
501 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
501 ROGERS WAY  
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD  
501 S GOLIAD  
ROCKWALL, TX 75087

BACON ROY  
501 WHITTLE WAY  
ROCKWALL, TX 75087

RESIDENT  
502 ROGERS WAY  
ROCKWALL, TX 75087

WILSON LINDA S  
502 Ridgeview Dr  
Rockwall, TX 75087

SPANN BROOKE LAUREN  
502 WHITTLE WAY  
ROCKWALL, TX 75087

RESIDENT  
503 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
503 ROGERS WAY  
ROCKWALL, TX 75087

GLATZER JASON ROBERT ERIC  
503 SHOREVIEW DR  
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC  
503 SOUTH GOLIAD  
ROCKWALL, TX 75087

WHETSTONE AMANDA J  
503 WHITTLE WAY  
ROCKWALL, TX 75087

MERRITT CRAIG  
504 BARNES ST  
ROCKWALL, TX 75087

FERGUSON WILLIAM G & JANIS C  
504 RIDGEVIEW DR  
ROCKWALL, TX 75087

MAY SARA LU  
504 ROGERS WAY  
ROCKWALL, TX 75087

YNIGUEZ MANDY  
504 Whittle Way  
Rockwall, TX 75087

SHELLITO MARYE COLLEEN  
505 RIDGEVIEW DR  
ROCKWALL, TX 0

TREJO MARICELA MANRIQUEZ  
505 ROGERS WAY  
ROCKWALL, TX 75087

LYONS GEOFFREY C  
505 WHITTLE WAY  
ROCKWALL, TX 75087

RESIDENT  
506 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
506 ROGERS WAY  
ROCKWALL, TX 75087

RESIDENT  
506 WHITTLE WAY  
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE  
506 BARNES STREET  
ROCKWALL, TX 75087

RESIDENT  
507 WHITTLE WAY  
ROCKWALL, TX 75087

MOORE ANTHONY J & NANCY P  
507 RIDGEVIEW DR  
ROCKWALL, TX 75087

HUETTER DAVID AND DONNA  
507 ROGERS WAY  
ROCKWALL, TX 75087

RESIDENT  
508 ROGERS WAY  
ROCKWALL, TX 75087

RESIDENT  
508 WHITTLE WAY  
ROCKWALL, TX 75087

MANNING LISA BLYTHE  
508 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
509 RIDGEVIEW DR  
ROCKWALL, TX 75087

MENDEZ RICHARD STEVEN  
510 RIDGEVIEW DR  
ROCKWALL, TX 75087

TURNER JUDY A  
511 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

HOGUE NEVA MAE  
513 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
515 RIDGEVIEW DR  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

PARKS TODD & DENISE  
5214 Berget Dr  
Amarillo, TX 79106

TABOR VENTURES, LLC  
525 SHOREVIEW DR  
ROCKWALL, TX 75087

PHILLIPS SHEILA NEVENE  
560 LUCAS LN  
LAVON, TX 75166

STAR BORROWER SFR4 LP  
591 W PUTNAM AVE  
GREENWICH, CT 6830

RESIDENT  
602 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
602 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
603 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
607 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
609 S GOLIAD  
ROCKWALL, TX 75087

NEWSOM VENTURES, LLC  
609 S GOLIAD STREET UNIT 1663  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC  
6444 N Ridgeway Ave  
Lincolnwood, IL 60712

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

HONEA ADAM AND LAURIE  
670 COUNTY ROAD 3417  
LEESBURG, TX 75451

HONEA ADAM AND LAURIE  
670 COUNTY ROAD 3417  
LEESBURG, TX 75451

2025 D REED REVOCABLE TRUST  
DARLENE PIERSON REED - TRUSTEE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO RD  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

BARTON HEIDI C  
703 Robin Dr  
Rockwall, TX 75087

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
703 S GOLIAD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

UPTON RHONDA DIANE & CHUCK LYNN  
704 ROBIN DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS  
705 ROBIN RD  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 S GOLIAD  
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI  
705 SOUTH GOLIAD STREET  
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

FLOWERS DONALD  
707 ROBIN DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO RD  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR  
708 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
710 RIDGEVIEW DR  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

MILLER FRANK R  
711 S GOLIAD ST  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC  
C/O DARWIN GERMAN  
745 JOHNS WELL COURT  
ARGYLE, TX 76226

U S HOUSING AUTHORITY  
802 N GOLIAD ST  
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC  
9901 Valley Ranch Pkwy E Ste 1050  
Irving, TX 75063

506 ROGERS WAY, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

HOUSING AUTHORITY OF CITY  
OF ROCKWALL  
, 0

WALDROP BUFORD D & KATHERINE A  
P. O. BOX 324  
ROCKWALL, TX 75087

FYR SFR BORROWER, LLC  
P.O. BOX 4090  
SCOTTSDALE, AZ 85261

ALLEN DENNY  
P.O. BOX 801161  
BALCH SPRINGS, TX 75180

SLAUGHTER RICHARD E JR  
PO BOX 1717  
ROCKWALL, TX 75087

CONFIDENTIAL  
PO BOX 1816  
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION  
PO BOX 446  
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES  
PO BOX 667160  
DALLAS, TX 75266

BRAVATA ROBERT J & WANDA V  
512 RIDGEVIEW DR  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 13 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

**PLEASE RETURN THE BELOW FORM**

Case No. Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Please place a check mark on the appropriate line below:

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

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

Name: \_\_\_\_\_

**Address:**

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

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

# PUBLIC NOTICE



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

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

## Case No. Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Please place a check mark on the appropriate line below:

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

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

My neighborhood is already has problems with traffic, drivers use our neighborhood as a pass through to come off Hwy 66 & drive straight to get to 740. This all due to our city picking money over mandatory Rockwall as a family town on the lake

Name: Michelle McCutcheon  
Address: 304 Shoreview

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

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-075

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Shawn Blankenship

ADDRESS 711 S Alamo

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

As a neighbor five doors down from their worship center, and NOT being an attendee or member, I can confidently affirm their desire to build the proposed parking garage and additional building. They are a good neighbor and attentive to their neighbors. Though costly, I believe allowing them the parking garage, actually, enhances their impression in the community as opposed to additional parking "lots" and additional cars utilizing street parking. 100% in favor of their request.

PLEASE CHECK ALL THAT APPLY.

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

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

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



December 3, 2025

**Letter of Intent for PD**

Please consider this letter of intent for the proposed Planned Development at First Baptist Church of Rockwall.

We anticipate the uses to be Church/House of Worship, Bible studies, childcare during onsite events, serving food kitchen, coffee shop, cemetery and parking garage.

Thanks for your consideration.

Donald H. French

Business Administrator



ARCHITECTURAL SITE PLAN - PHASE 1 AND 2

As indicated

**PARKING TABULATION**

| PARKING SPACE TABULATION              |     |
|---------------------------------------|-----|
| EXISTING OFF CAMPUS PARKING           | 269 |
| EXISTING MAIN CAMPUS PARKING SPACES   | 452 |
| EXISTING ADA PARKING SPACES           | 12  |
| EXISTING RETAIL PARKING SPACES        | 70  |
| TOTAL EXISTING PARKING SPACES         | 803 |
| DEMOLITION MAIN CAMPUS PARKING        | 104 |
| DEMOLITION ADA PARKING SPACES         | 5   |
| DEMOLITION RETAIL PARKING SPACES      | 70  |
| DEMOLITION OFF CAMPUS PARKING         | 0   |
| PHASE 2 MAIN CAMPUS PARKING           | 377 |
| PHASE 2 NORTH PARKING GARAGE (16 ADA) | 331 |
| PHASE 2 OFF CAMPUS PARKING            | 269 |
| PHASE 2 PARALLEL PARKING              | 6   |
| PHASE 2 ADA PARKING                   | 7   |
| TOTAL PARKING BY PHASE 2              | 990 |

**EXISTING SANCTUARY**

964 SEATS

**ADULT EDUCATION BUILDING**

|              |           |               |
|--------------|-----------|---------------|
| LEVEL ONE    | 6,278 SF  | 114 OCCUPANCY |
| LEVEL TWO    | 6,165 SF  | 161 OCCUPANCY |
| LEVEL THREE  | 6,165 SF  | 167 OCCUPANCY |
| LEVEL FOURTH | 6,165 SF  | 167 OCCUPANCY |
| TOTAL SF     | 25,526 SF | 609 OCCUPANCY |

**NORTH PARKING GARAGE**

|             |            |                    |
|-------------|------------|--------------------|
| LOWER LEVEL | 46,172 SF  | 114 PARKING SPACES |
| LEVEL ONE   | 46,172 SF  | 112 PARKING SPACES |
| LEVEL TWO   | 46,172 SF  | 118 PARKING SPACES |
| TOTAL SF    | 138,516 SF | 344 PARKING SPACES |



OVERALL ARCHITECTURAL SITE PLAN PHASE 4

As indicated

**PARKING TABULATION**

| PARKING SPACE TABULATION              |            |
|---------------------------------------|------------|
| EXISTING OFF CAMPUS PARKING           | 269        |
| EXISTING MAIN CAMPUS PARKING SPACES   | 452        |
| EXISTING ADA PARKING SPACES           | 12         |
| EXISTING RETAIL PARKING SPACES        | 70         |
| <b>TOTAL EXISTING PARKING SPACES</b>  | <b>803</b> |
| DEMOLITION MAIN CAMPUS PARKING        | 104        |
| DEMOLITION ADA PARKING SPACES         | 5          |
| DEMOLITION RETAIL PARKING SPACES      | 70         |
| DEMOLITION OFF CAMPUS PARKING         | 0          |
| <b>PHASE 2 MAIN CAMPUS PARKING</b>    | <b>377</b> |
| PHASE 2 NORTH PARKING GARAGE (16 ADA) | 331        |
| PHASE 2 OFF CAMPUS PARKING            | 269        |
| PHASE 2 PARALLEL PARKING              | 6          |
| PHASE 2 ADA PARKING                   | 7          |
| <b>TOTAL PARKING BY PHASE 2</b>       | <b>990</b> |

**EXISTING SANCTUARY**

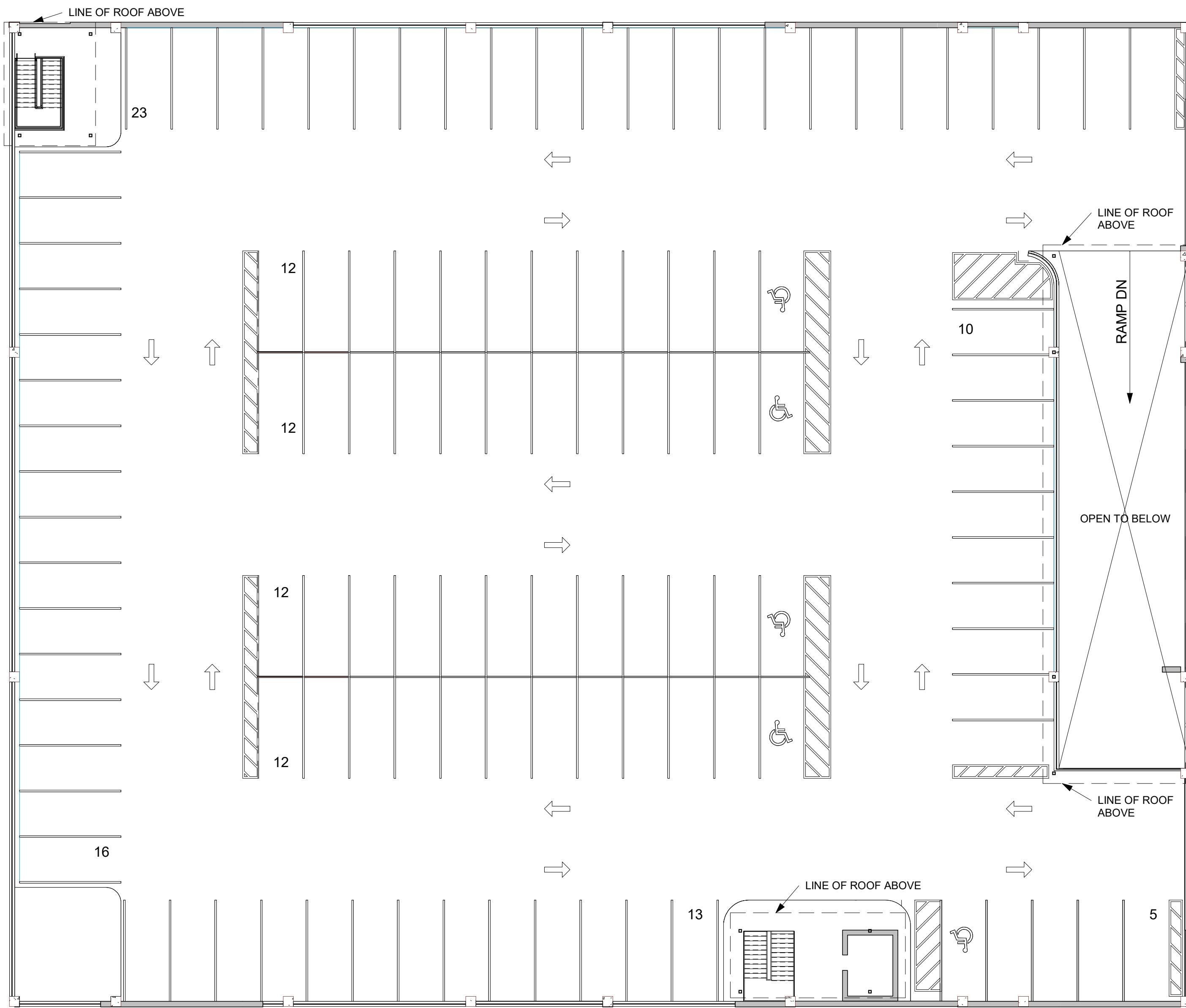
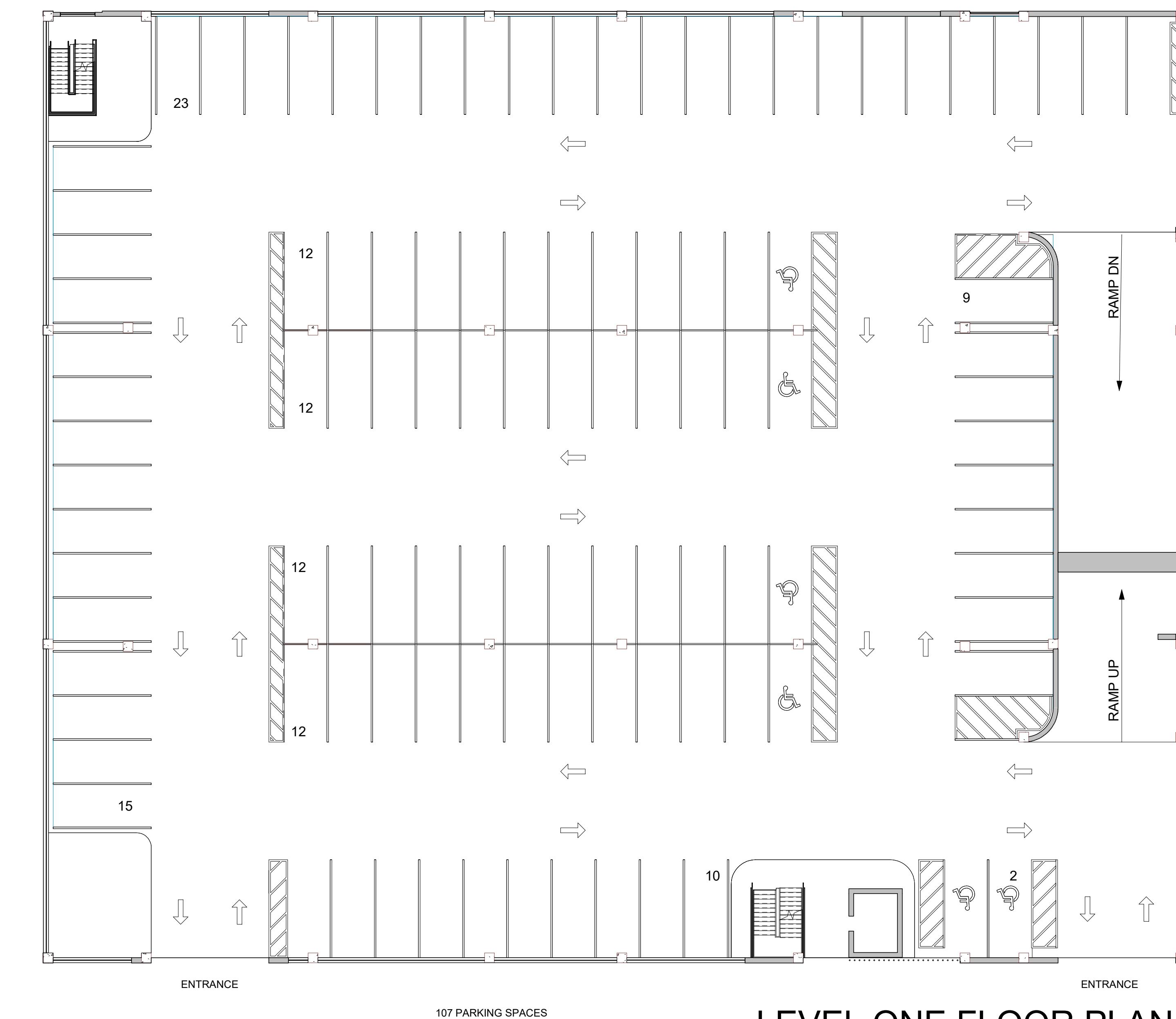
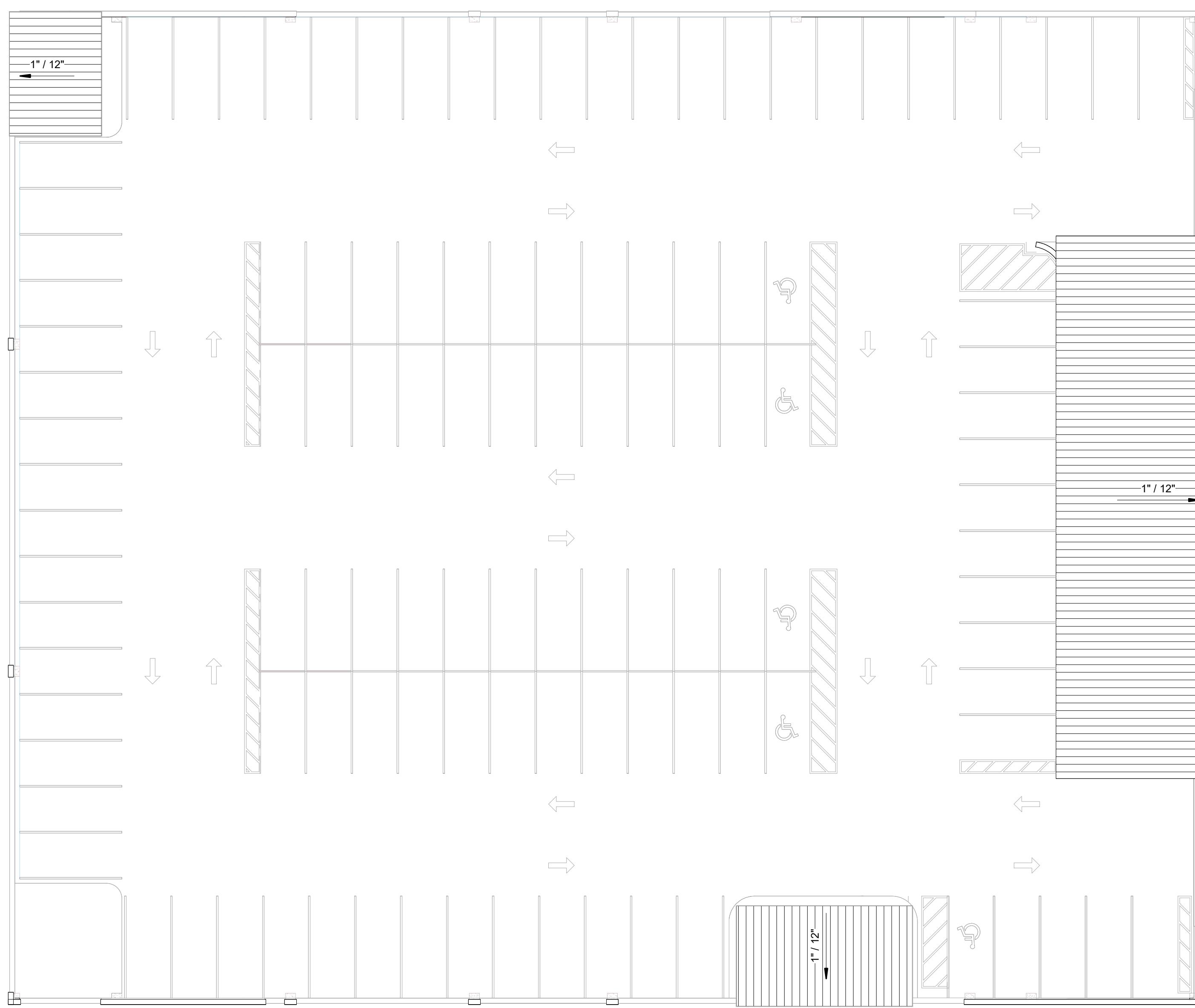
964 SEATS

**ADULT EDUCATION BUILDING**

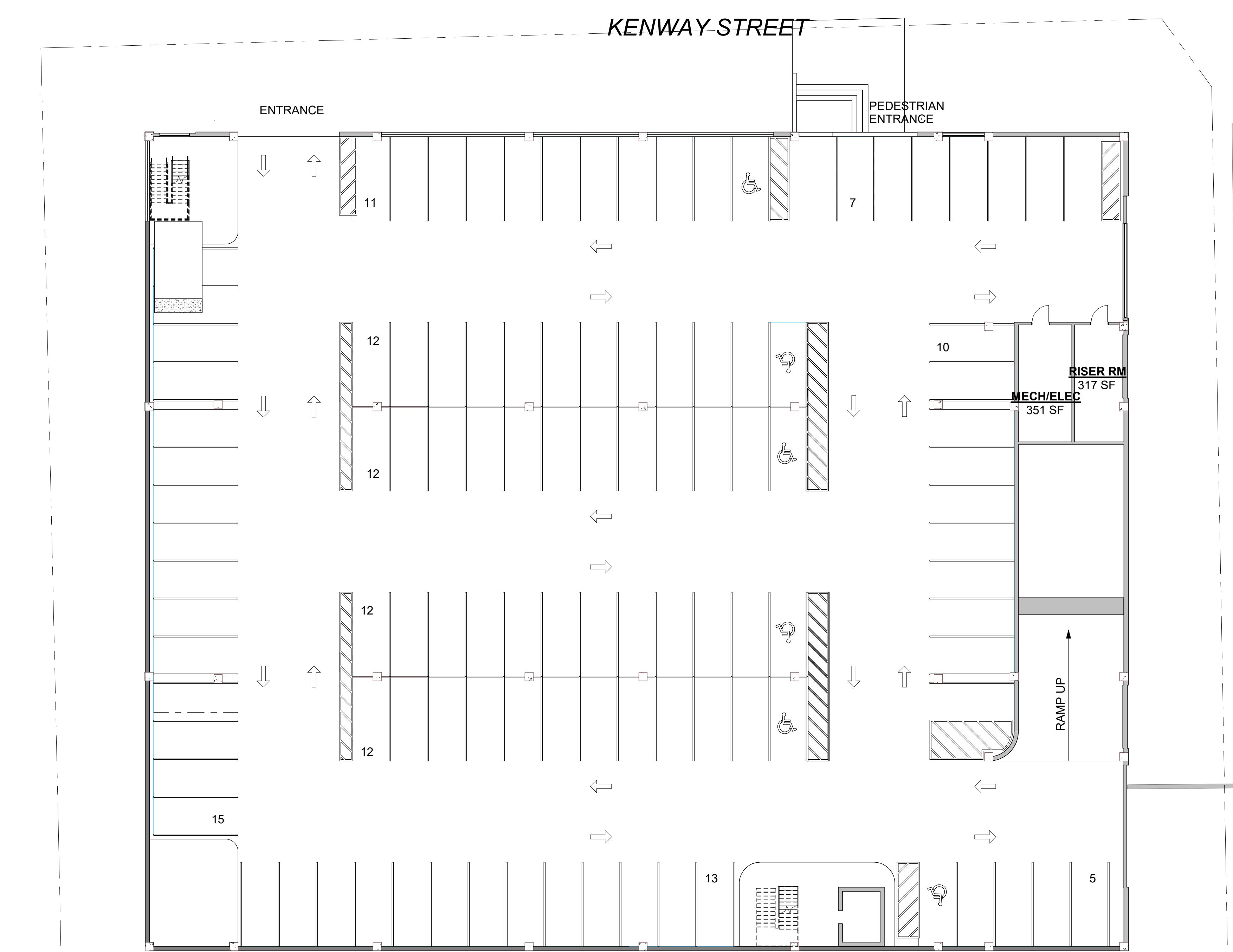
|                 |                  |                      |
|-----------------|------------------|----------------------|
| LEVEL ONE       | 6,278 SF         | 114 OCCUPANCY        |
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| LEVEL THREE     | 6,165 SF         | 167 OCCUPANCY        |
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| <b>TOTAL SF</b> | <b>25,526 SF</b> | <b>609 OCCUPANCY</b> |

**NORTH PARKING GARAGE**

|                 |                   |                           |
|-----------------|-------------------|---------------------------|
| LOWER LEVEL     | 46,172 SF         | 114 PARKING SPACES        |
| LEVEL ONE       | 46,172 SF         | 112 PARKING SPACES        |
| LEVEL TWO       | 46,172 SF         | 118 PARKING SPACES        |
| <b>TOTAL SF</b> | <b>136,516 SF</b> | <b>344 PARKING SPACES</b> |



Scale:





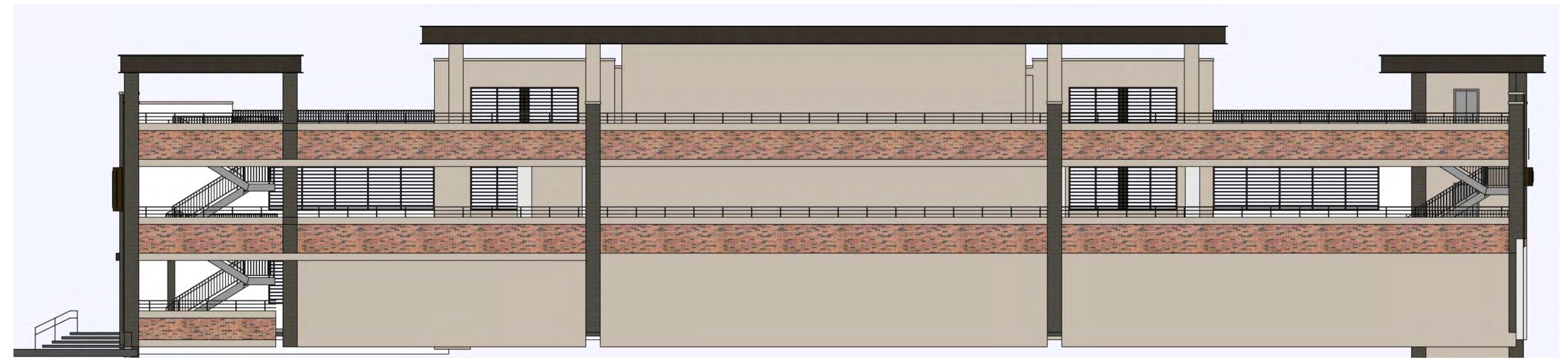
## NORTH PARKING GARAGE RENDERINGS

Scale:

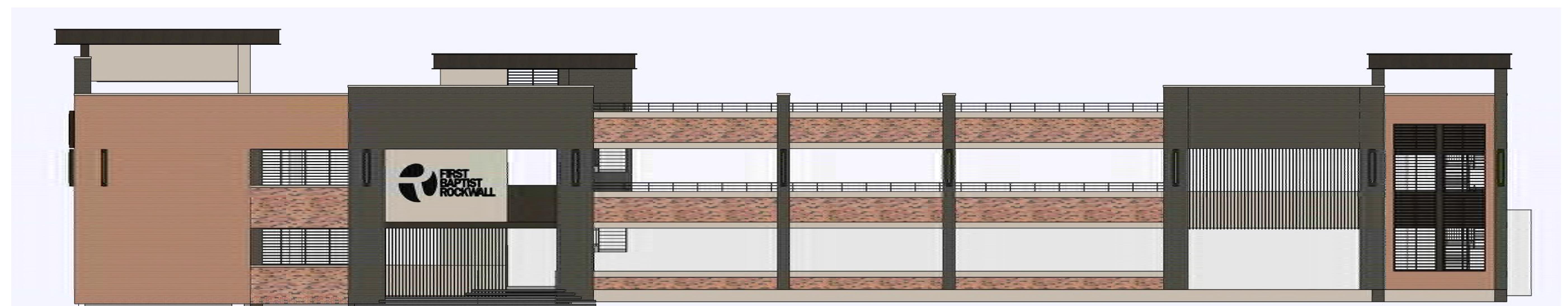


## NORTH PARKING GARAGE RENDERINGS

Scale:



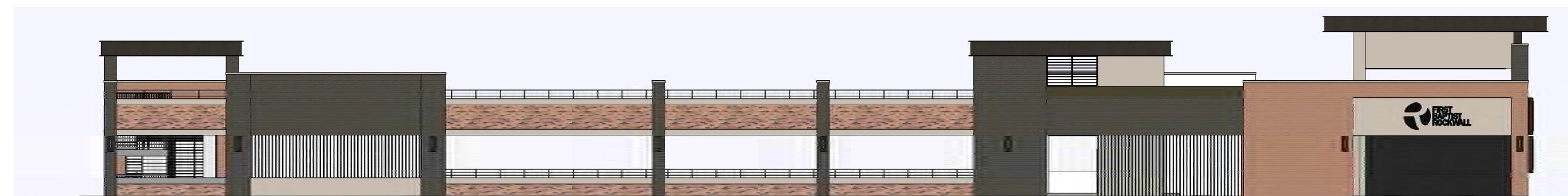
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

3 LEVEL THREE FLOOR PLAN

SCALE: 1/8" = 1'-0"



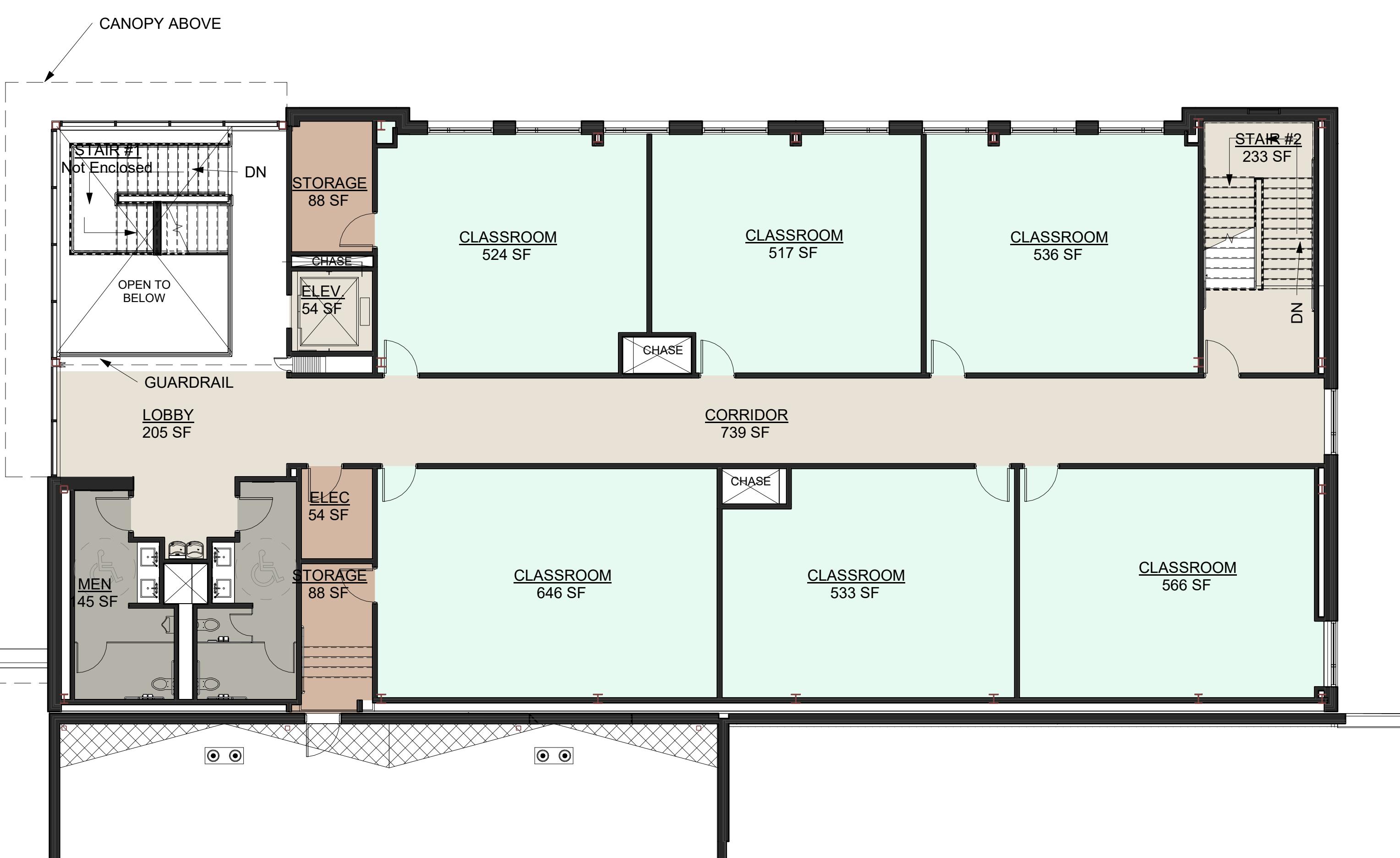
4 LEVEL FOUR FLOOR PLAN

SCALE: 1/8" = 1'-0"



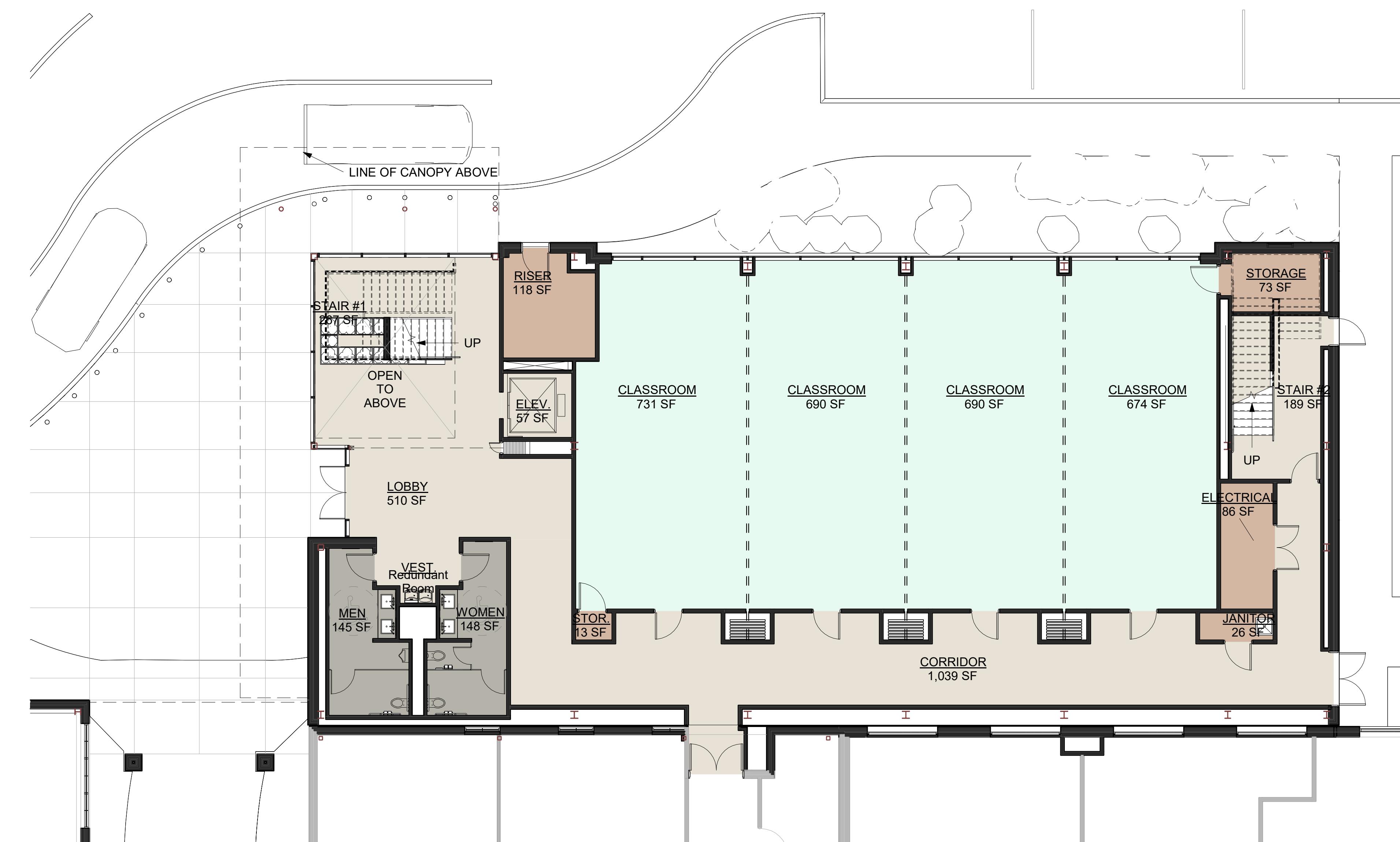
2 LEVEL TWO FLOOR PLAN

SCALE: 1/8" = 1'-0"



3 LEVEL THREE FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 LEVEL ONE FLOOR PLAN

SCALE: 1/8" = 1'-0"

## FLOOR PLANS

1/8" = 1'-0"



EXTERIOR RENDERING

Scale:



WEST ENTRANCE ELEVATION



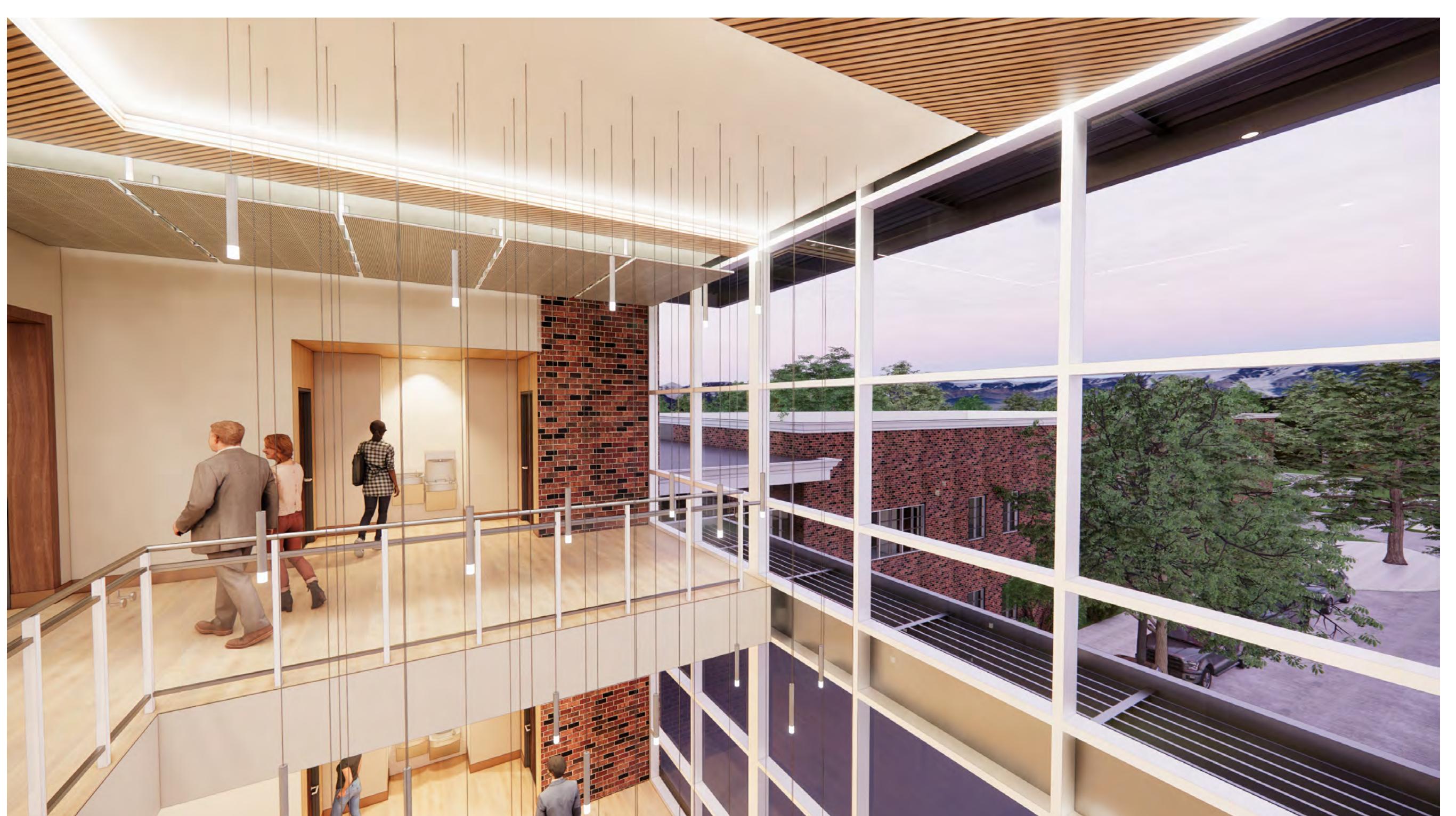
LOBBY LEVEL ONE



CORRIDOR LEVEL ONE



LOBBY LEVEL STAIR LANDING



WEST ENTRANCE ELEVATION



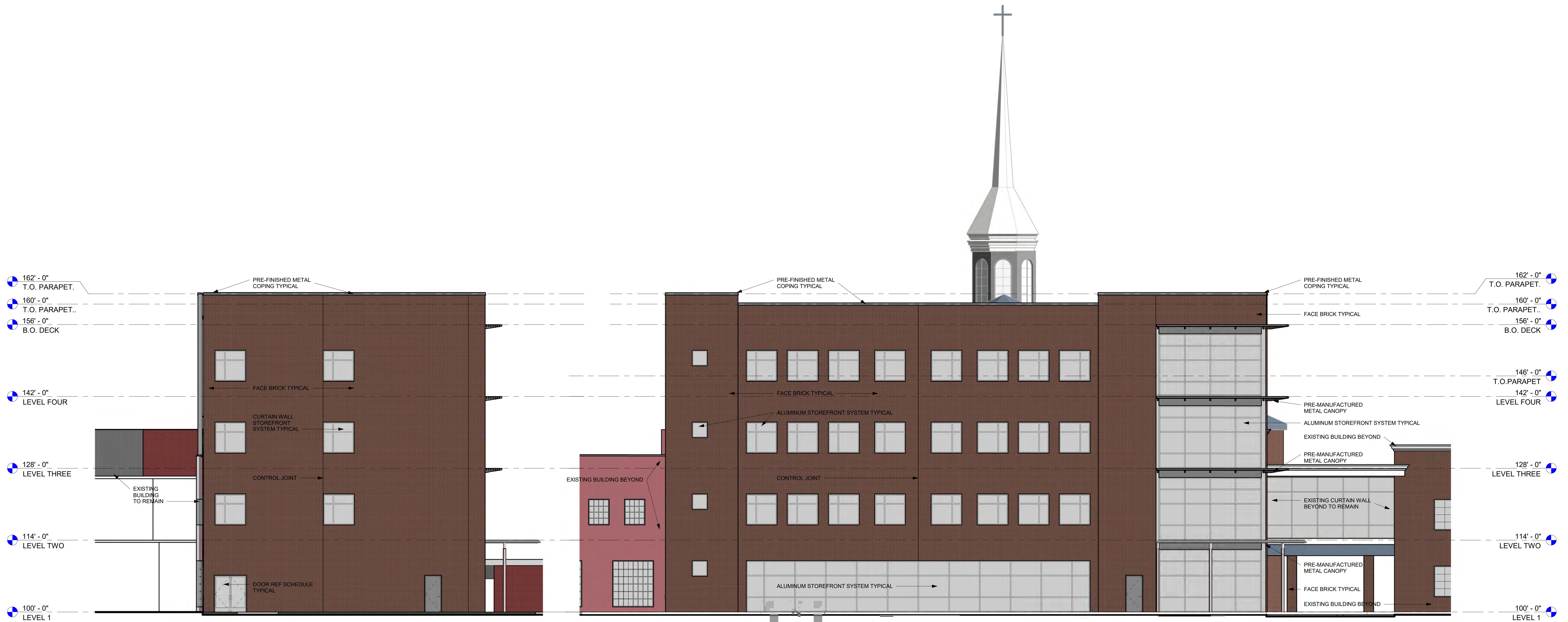
LOBBY LEVEL FOUR

## EXTERIOR AND INTERIOR RENDERINGS

## FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

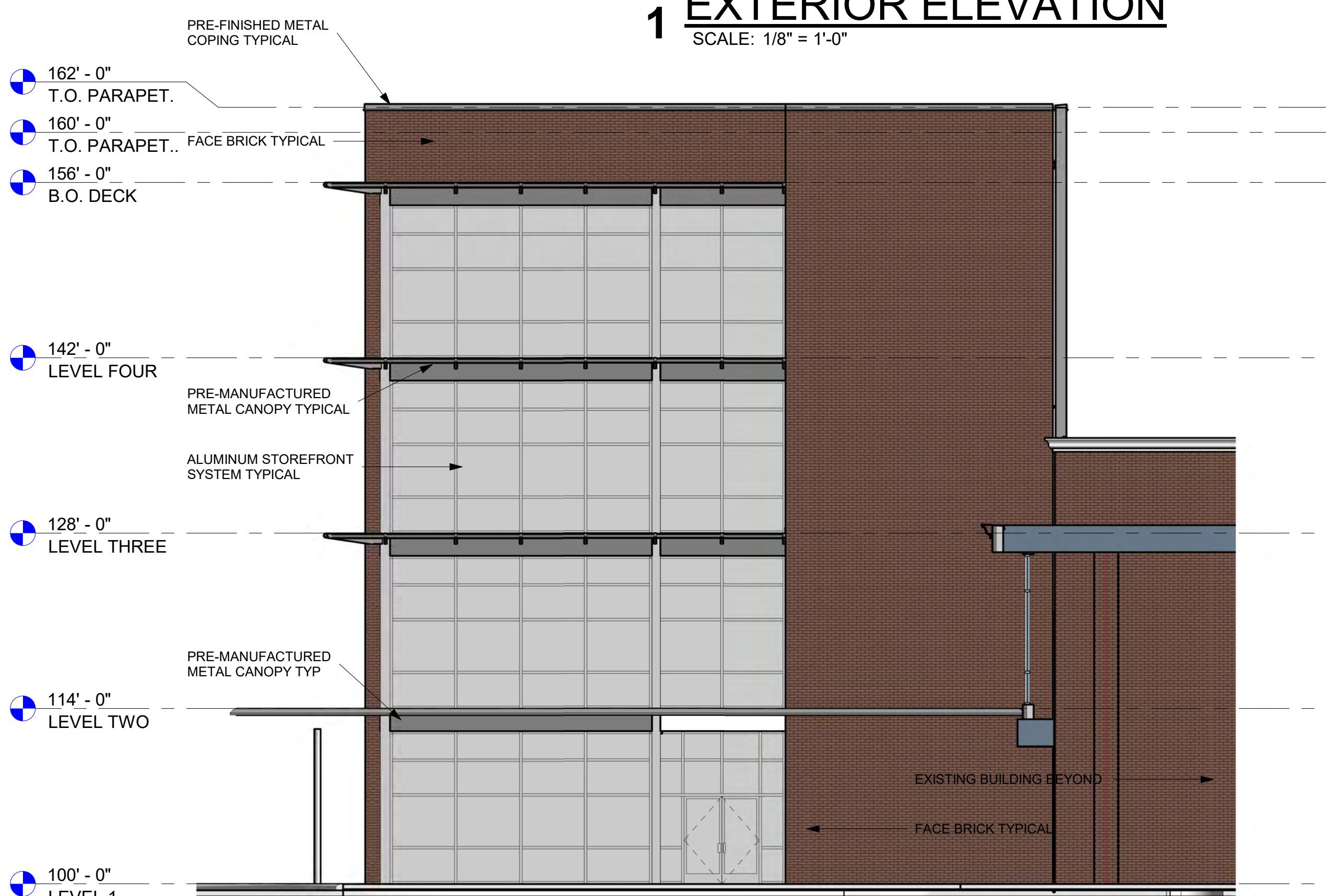
THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E. WOODY, REGISTRATION NUMBER 1419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

OWNER: FBC ROCKWALL



1 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



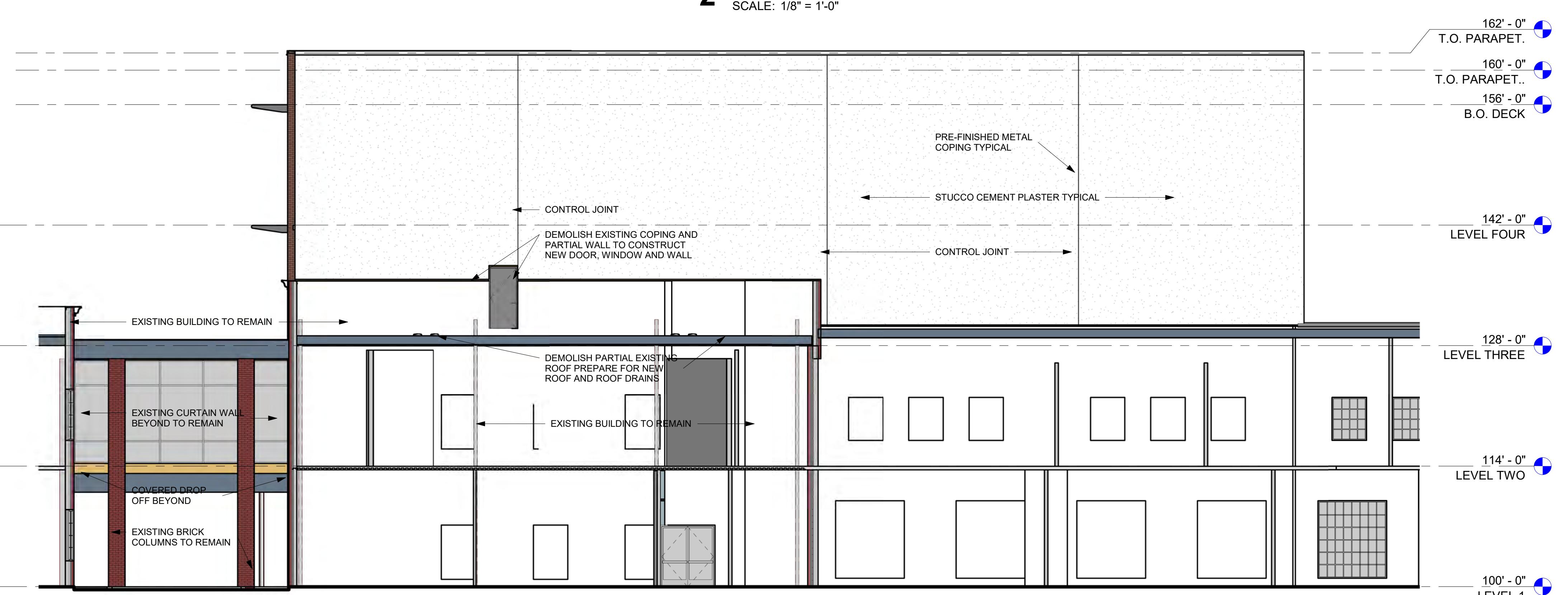
## EXTERIOR ELEVATIONS

3 BUILDING SECTION

Scale: 1/8" = 1'-0"

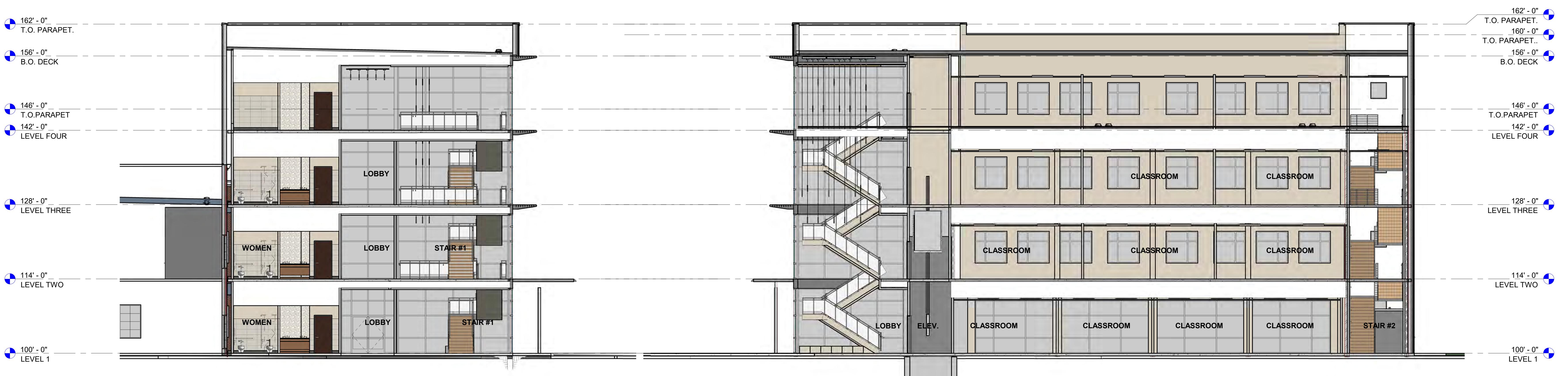
2 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION/BUILDING SECTION

SCALE: 1/8" = 1'-0"



1 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

2 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

## BUILDING SECTIONS

Scale: 1/8" = 1'-0"

| LEGEND: |  |
|---------|--|
|         | Land Use <u>NOT</u> Permitted                |
| P       | Land Use Permitted <i>By-Right</i>           |
| P       | Land Use Permitted with Conditions           |
| S       | Land Use Permitted Specific Use Permit (SUP) |
| X       | Land Use Prohibited by Overlay District      |
| A       | Land Use Permitted as an Accessory Use       |

# PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

| LAND USE SCHEDULE   | LAND USE DEFINITION<br>REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE<br>REFERENCE<br>Reference <a href="#">[Article 04, Permissible Uses]</a> | GENERAL RETAIL (GR) DISTRICT |
|---|--|--|------------------------------|
| AGRICULTURAL AND ANIMAL RELATED LAND USES                           | 2.02(A)  | 2.03(A)  |                              |
| Agricultural Uses on Unplatted Land                                 | <a href="#">(1)</a>  |  | P                            |
| Animal Boarding/Kennel without Outside Pens                         | <a href="#">(2)</a>  | <a href="#">(2)</a>  | S                            |
| Animal Clinic for Small Animals without Outdoor Pens                | <a href="#">(3)</a>  | <a href="#">(3)</a>  | P                            |
| Animal Hospital or Clinic   | <a href="#">(4)</a>  |  | S                            |
| Community Garden  | <a href="#">(11)</a>   | <a href="#">(7)</a>  | S                            |
| Urban Farm  | <a href="#">(12)</a>   | <a href="#">(8)</a>  | S                            |
| RESIDENTIAL AND LODGING LAND USES                                   | 2.02(B)  | 2.03(B)  |                              |
| Caretakers Quarters/Domestic or Security Unit                       | <a href="#">(3)</a>  |  | P                            |
| Convent, Monastery, or Temple                                       | <a href="#">(4)</a>  |  | P                            |
| Commercial Parking Garage   | <a href="#">(6)</a>  |  | A                            |
| Limited-Service Hotel   | <a href="#">(10)</a>   |  | S                            |
| Full-Service Hotel  | <a href="#">(11)</a>   | <a href="#">(8)</a>  | S                            |
| Residence Hotel   | <a href="#">(12)</a>   |  | S                            |
| Motel   | <a href="#">(13)</a>   |  | S                            |
| Private Sports Court with Standalone or Dedicated Lighting          | <a href="#">(22)</a>   | <a href="#">(18)</a>   | P                            |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES                       | 2.02(C)  | 2.03(C)  |                              |
| Assisted Living Facility  | <a href="#">(1)</a>  | <a href="#">(1)</a>  | S                            |
| Blood Plasma Donor Center   | <a href="#">(2)</a>  |  | P                            |
| Cemetery/Mausoleum  | <a href="#">(3)</a>  |  | P                            |
| Church/House of Worship   | <a href="#">(4)</a>  | <a href="#">(2)</a>  | S                            |
| Convalescent Care Facility/Nursing Home                             | <a href="#">(6)</a>  |  | P                            |
| Congregate Care Facility/Elderly Housing                            | <a href="#">(7)</a>  | <a href="#">(3)</a>  | S                            |
| Daycare with Seven (7) or More Children                             | <a href="#">(9)</a>  | <a href="#">(4)</a>  | P                            |
| Emergency Ground Ambulance Services                                 | <a href="#">(10)</a>   |  | P                            |
| Group or Community Home   | <a href="#">(11)</a>   | <a href="#">(5)</a>  | P                            |
| Government Facility   | <a href="#">(12)</a>   |  | P                            |
| Hospice   | <a href="#">(14)</a>   |  | P                            |
| Hospital  | <a href="#">(15)</a>   |  | P                            |
| Public Library, Art Gallery or Museum                               | <a href="#">(16)</a>   |  | P                            |
| Mortuary or Funeral Chapel  | <a href="#">(17)</a>   |  | P                            |
| Local Post Office   | <a href="#">(18)</a>   |  | P                            |
| Public or Private Primary School                                    | <a href="#">(21)</a>   | <a href="#">(7)</a>  | P                            |
| Public or Private Secondary School                                  | <a href="#">(22)</a>   | <a href="#">(8)</a>  | P                            |
| Temporary Education Building for a Public or Private School         | <a href="#">(23)</a>   | <a href="#">(9)</a>  | S                            |
| Trade School  | <a href="#">(24)</a>   |  | S                            |
| Social Service Provider (Except Rescue Mission or Homeless Shelter) | <a href="#">(26)</a>   |  | S                            |
| OFFICE AND PROFESSIONAL LAND USES                                   | 2.02(D)  | 2.03(D)  |                              |
| Financial Institution with Drive-Through                            | <a href="#">(1)</a>  | <a href="#">(1)</a>  | P                            |
| Financial Institution without Drive-Through                         | <a href="#">(1)</a>  |  | P                            |

| LEGEND:   |  | PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT                                 |   |
|---|--|---|---|
|   |  | LAND USE DEFINITION REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE REFERENCE<br>Reference <a href="#">[Article 04, Permissible Uses]</a> |
|   | Land Use <u>NOT</u> Permitted                |   |   |
| P   | Land Use Permitted <i>By-Right</i>           |   |   |
| P   | Land Use Permitted with Conditions           |   |   |
| S   | Land Use Permitted Specific Use Permit (SUP) |   |   |
| X   | Land Use Prohibited by Overlay District      |   |   |
| A   | Land Use Permitted as an Accessory Use       |   |   |
| LAND USE SCHEDULE   |  | LAND USE DEFINITION REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE REFERENCE<br>Reference <a href="#">[Article 04, Permissible Uses]</a> |
| Office or Medical Office Building less than 5,000 SF                            |  | <a href="#">(2)</a> & <a href="#">(3)</a>   | P   |
| Office or Medical Office Building 5,000 SF or Greater                           |  | <a href="#">(2)</a> & <a href="#">(3)</a>   | P   |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES                               | 2.02(E)                                      | 2.03(E)   |   |
| Temporary Carnival, Circus, or Amusement Ride                                   | <a href="#">(1)</a>                          | <a href="#">(1)</a>   | P   |
| Indoor Commercial Amusement/Recreation  | <a href="#">(2)</a>                          | <a href="#">(2)</a>   | S   |
| Outdoor Commercial Amusement/Recreation   | <a href="#">(3)</a>                          | <a href="#">(3)</a>   | S   |
| Public or Private Community or Recreation Club as an Accessory Use              | <a href="#">(4)</a>                          |   | P   |
| Private Country Club  | <a href="#">(5)</a>                          |   | S   |
| Golf Driving Range  | <a href="#">(6)</a>                          |   | S   |
| Temporary Fundraising Events by Non-Profit                                      | <a href="#">(7)</a>                          | <a href="#">(4)</a>   | P   |
| Indoor Gun Club with Skeet or Target Range                                      | <a href="#">(8)</a>                          | <a href="#">(5)</a>   | S   |
| Health Club or Gym  | <a href="#">(9)</a>                          |   | P   |
| Private Club, Lodge or Fraternal Organization                                   | <a href="#">(10)</a>                         | <a href="#">(6)</a>   | S   |
| Public Park or Playground   | <a href="#">(12)</a>                         |   | P   |
| Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> ) | <a href="#">(14)</a>                         |   | S   |
| Theater   | <a href="#">(15)</a>                         |   | S   |
| RETAIL AND PERSONAL SERVICES LAND USES  | 2.02(F)                                      | 2.03(F)   |   |
| Alcoholic Beverage Package Sales  | <a href="#">(1)</a>                          | <a href="#">(1)</a>   | P   |
| Antique/Collectible Store   | <a href="#">(3)</a>                          |   | P   |
| Astrologer, Hypnotist, or Psychic   | <a href="#">(4)</a>                          |   | P   |
| Banquet Facility/Event Hall   | <a href="#">(5)</a>                          |   | P   |
| Portable Beverage Service Facility  | <a href="#">(6)</a>                          | <a href="#">(3)</a>   | S   |
| Brew Pub  | <a href="#">(7)</a>                          |   | P   |
| Business School   | <a href="#">(8)</a>                          |   | P   |
| Catering Service  | <a href="#">(9)</a>                          |   | P   |
| Temporary Christmas Tree Sales Lot and/or Similar Uses                          | <a href="#">(10)</a>                         | <a href="#">(4)</a>   | P   |
| Copy Center   | <a href="#">(11)</a>                         |   | P   |
| Craft/Micro Brewery, Distillery and/or Winery                                   | <a href="#">(12)</a>                         | <a href="#">(5)</a>   | S   |
| Incidental Display  | <a href="#">(13)</a>                         | <a href="#">(6)</a>   | P   |
| Food Trucks/Trailers  | <a href="#">(14)</a>                         | <a href="#">(7)</a>   | P   |
| Garden Supply/Plant Nursery   | <a href="#">(15)</a>                         |   | P   |
| General Personal Service  | <a href="#">(16)</a>                         | <a href="#">(8)</a>   | P   |
| General Retail Store  | <a href="#">(17)</a>                         |   | P   |
| Hair Salon and/or Manicurist  | <a href="#">(18)</a>                         |   | P   |
| Laundromat with Dropoff/Pickup Services   | <a href="#">(19)</a>                         |   | P   |
| Self Service Laundromat   | <a href="#">(20)</a>                         |   | P   |
| Massage Therapist   | <a href="#">(21)</a>                         |   | P   |
| Private Museum or Art Gallery   | <a href="#">(22)</a>                         |   | P   |
| Night Club, Discotheque, or Dance Hall  | <a href="#">(23)</a>                         |   | S   |
| Permanent Cosmetics   | <a href="#">(25)</a>                         | <a href="#">(9)</a>   | A   |

| LEGEND:   |  | PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT                                 |   |
|---|--|---|---|
|   |  | LAND USE DEFINITION REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE REFERENCE<br>Reference <a href="#">[Article 04, Permissible Uses]</a> |
|   | Land Use <u>NOT</u> Permitted                |   |   |
| P   | Land Use Permitted <i>By-Right</i>           |   |   |
| P   | Land Use Permitted with Conditions           |   |   |
| S   | Land Use Permitted Specific Use Permit (SUP) |   |   |
| X   | Land Use Prohibited by Overlay District      |   |   |
| A   | Land Use Permitted as an Accessory Use       |   |   |
| LAND USE SCHEDULE   |  | LAND USE DEFINITION REFERENCE<br>[Reference <a href="#">Article 13, Definitions</a> ] | CONDITIONAL USE REFERENCE<br>Reference <a href="#">[Article 04, Permissible Uses]</a> |
| Pet Shop  | (26)   |   | P   |
| Temporary Real Estate Sales Office  | (27)   |   | P   |
| Rental Store without Outside Storage and/or Display   | (28)   | (10)  | S   |
| Restaurant with less than 2,000 SF with Drive-Through or Drive-In   | (29)   | (11)  | S   |
| Restaurant with less than 2,000 SF without Drive-Through or Drive-In  | (30)   |   | P   |
| Restaurant with 2,000 SF or more with Drive-Through or Drive-In   | (29)   | (12)  | S   |
| Restaurant with 2,000 SF or more without Drive-Through or Drive-In  | (30)   |   | P   |
| Retail Store with Gasoline Sales that has Two (2) or less Dispensers ( <i>i.e. a Maximum of Four (4) Vehicles</i> )                                       | (31)   | (13)  | P   |
| Retail Store with Gasoline Sales that has more than Two (2) Dispensers  | (32)   | (13)  | S   |
| Secondhand Dealer   | (33)   |   | P   |
| Art, Photography, or Music Studio   | (33)   |   | P   |
| Tailor, Clothing, and/or Apparel Shop   | (34)   |   | P   |
| COMMERCIAL AND BUSINESS SERVICES LAND USES  | 2.02(G)                                      | 2.03(G)   |   |
| Electrical, Watch, Clock, Jewelry and/or Similar Repair   | (6)  |   | P   |
| Locksmith   | (11)   |   | P   |
| Shoe and Boot Repair and Sales  | (16)   |   | P   |
| Temporary On-Site Construction Office   | (18)   | (6)   | P   |
| AUTO AND MARINE RELATED LAND USES   | 2.02(H)                                      | 2.03(H)   |   |
| Minor Auto Repair Garage  | (2)  | (2)   | S   |
| Full Service Car Wash and Auto Detail   | (5)  | (4)   | S   |
| Self Service Car Wash   | (5)  | (4)   | S   |
| Non-Commercial Parking Lot  | (9)  |   | P   |
| Service Station   | (11)   | (8)   | P   |
| INDUSTRIAL AND MANUFACTURING LAND USES  | 2.02(I)                                      | 2.03(I)   |   |
| Temporary Asphalt or Concrete Batch Plant   | (2)  | (2)   | P   |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)  | (12)   | (5)   | S   |
| UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES  | 2.02(K)                                      | 2.03(K)   |   |
| Antenna for an Amateur Radio  | (3)  | (2)   | A   |
| Antenna Dish  | (4)  | (3)   | A   |
| Freestanding Commercial Antenna ( <i>i.e. Monopole or a Similar Structure</i> )   | (5)  | (4)   | P   |
| Mounted or Attached Commercial Antenna  | (6)  | (5)   | P   |
| Helipad   | (9)  |   | S   |
| Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment              | (10)   |   | S   |
| Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> ) | (11)   |   | P   |
| Private Streets   | (12)   |   | S   |
| Radio Broadcasting  | (13)   |   | P   |
| Railroad Yard or Shop   | (14)   |   | S   |
| Recording Studio  | (15)   |   | S   |

| LEGEND: |  |
|---------|--|
|         | Land Use <u>NOT</u> Permitted                |
| P       | Land Use Permitted <i>By-Right</i>           |
| P       | Land Use Permitted with Conditions           |
| S       | Land Use Permitted Specific Use Permit (SUP) |
| X       | Land Use Prohibited by Overlay District      |
| A       | Land Use Permitted as an Accessory Use       |

## PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

| LAND USE SCHEDULE                                       | LAND USE DEFINITION<br>REFERENCE<br>[Reference <a href="#">Article 13,<br/>Definitions</a> ] | CONDITIONAL USE<br>REFERENCE<br>Reference <a href="#">[Article 04,<br/>Permissible Uses]</a> | GENERAL RETAIL (GR) DISTRICT |
|---|--|--|------------------------------|
| Satellite Dish  | <a href="#">(16)</a>   |  | A                            |
| Solar Energy Collector Panels and Systems               | <a href="#">(17)</a>   | <a href="#">(7)</a>  | A                            |
| Transit Passenger Facility                              | <a href="#">(18)</a>   |  | S                            |
| TV Broadcasting and Other Communication Service         | <a href="#">(20)</a>   |  | S                            |
| Utilities Holding a Franchise from the City of Rockwall | <a href="#">(21)</a>   |  | S                            |
| Utility Installation Other than Listed                  | <a href="#">(22)</a>   |  | S                            |
| Utility/Transmission Lines                              | <a href="#">(23)</a>   |  | S                            |

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.

#### DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- ② Secondary Land Uses: Institutional/Civic Land Uses
- ③ Zoning Districts: Downtown (DT) District

#### EXISTING LAND USE EXAMPLES

- ① Downtown Square and Surrounding Areas



#### ● SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

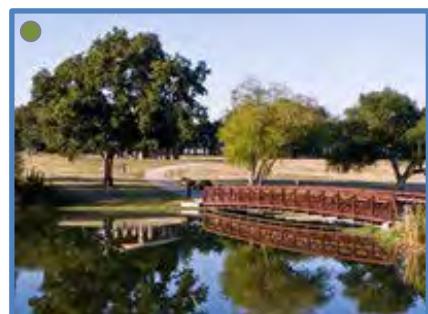
#### DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
- ② Secondary Land Uses: Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
- ③ Zoning Districts: Commercial (C) District and Planned Development (PD) District

#### EXISTING LAND USE EXAMPLES

- ① IH-30 Corridor

### PUBLIC LAND AND OPEN SPACE



#### ● PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.

#### DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Floodplain, Open Space, Parks, and Trails Land Uses
- ② Secondary Land Uses: N/A
- ③ Zoning Districts: N/A

#### EXISTING LAND USE EXAMPLES

- ① Harry Myers Park



#### ● PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

#### DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
- ② Secondary Land Uses: Open Space, Parks, and Trails Land Uses
- ③ Zoning Districts: N/A

#### EXISTING LAND USE EXAMPLES

- ① City Place
- ② County Courthouse
- ③ Municipal Courts Building



The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

#### DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
- ② Secondary Land Uses: N/A
- ③ Zoning Districts: N/A



#### EXISTING LAND USE EXAMPLES

- ① Presbyterian Hospital of Rockwall
- ② First Baptist Church
- ③ Lake Pointe Church
- ④ YMCA



## 02 DOWNTOWN DISTRICT

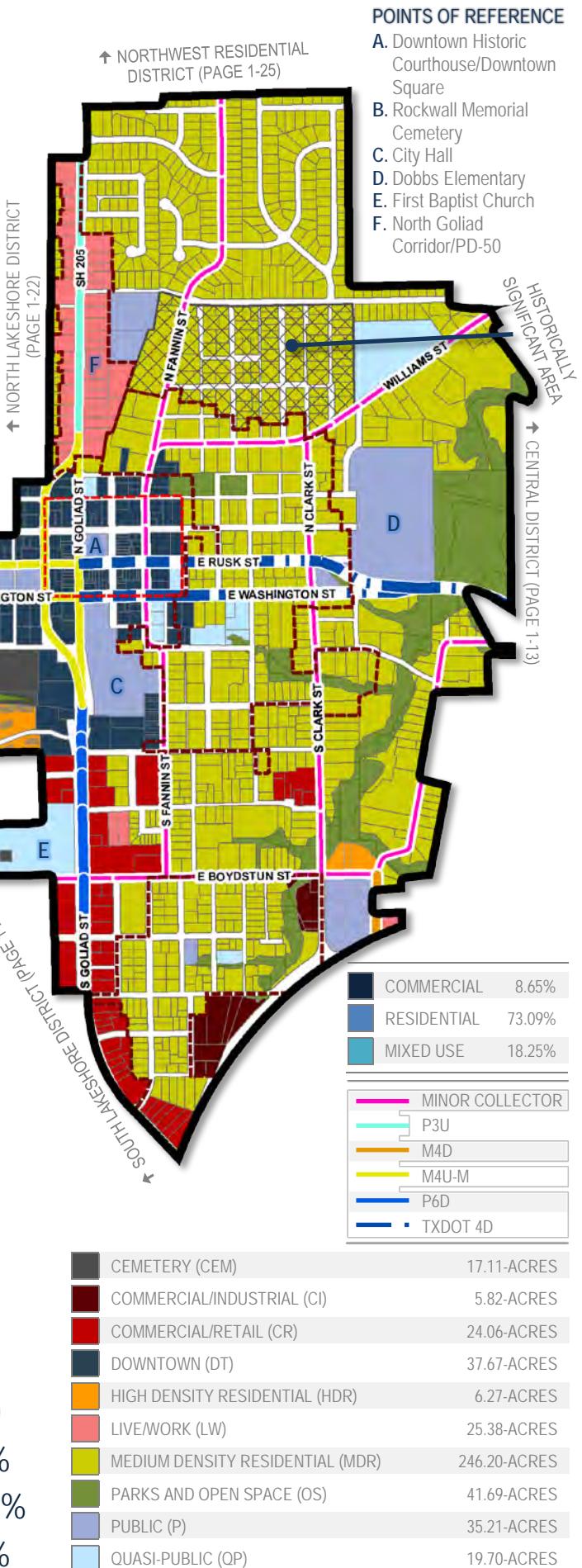
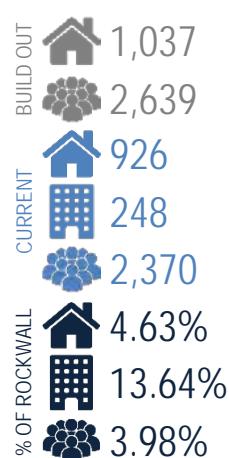
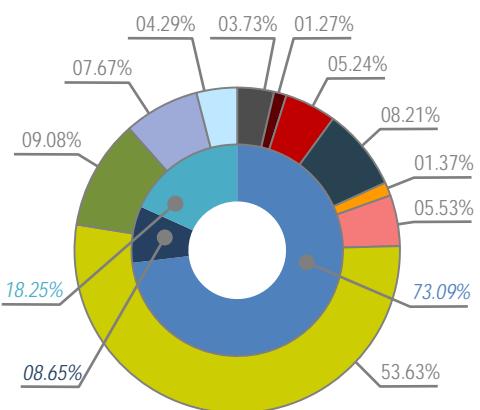
### DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor* -- also identified by its zoning classification (i.e. PD-50) -- is a unique *Live/Work* corridor that supports a range of small boutiques (with a SUP) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the *Downtown* area with the small town atmosphere that makes Rockwall unique to its residents.

### DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

- 1 **Downtown Square.** The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
- 2 **Historic District and North Goliad Corridor.** The *Historic Preservation Advisory Board* (HPAB) should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (i.e. PD-50). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The *Historic District* is indicated by the dark red dashed line (---).
- 3 **Historically Significant Areas.** The *Historically Significant Areas* -- indicated in the crosshatched area --- are areas that are not within the City's *Historic District*, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
- 4 **Live/Work.** The flexibility provided by the *Live/Work* designation -- also allowed in the *Downtown (DT)* zoning district -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for *Downtown (DT)* District land uses and in the areas designated for *Live/Work* land uses (i.e. adjacent to *W. Rusk Street* and *North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the *Downtown* area.



**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT, SINGLE-FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT **XXX (PD-XXX)** FOR GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 11.155-ACRE TRACT OF LAND IDENTIFIED AS BLOCK A & 129 OF THE B. F. BOYDSTON ADDITION AND LOT 1, BLOCK A, FIRST BAPTIST CHURCH ADDITION, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for a change in zoning from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses for an 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD) for First Baptist Church Rockwall Ordinance No. 26-XX; PD-**XXX**

amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Renderings*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 7.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>TH</sup> DAY OF FEBRUARY 2026.**

---

Tim McCallum, Mayor

**ATTEST:**

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

Frank J. Garza, *City Attorney*

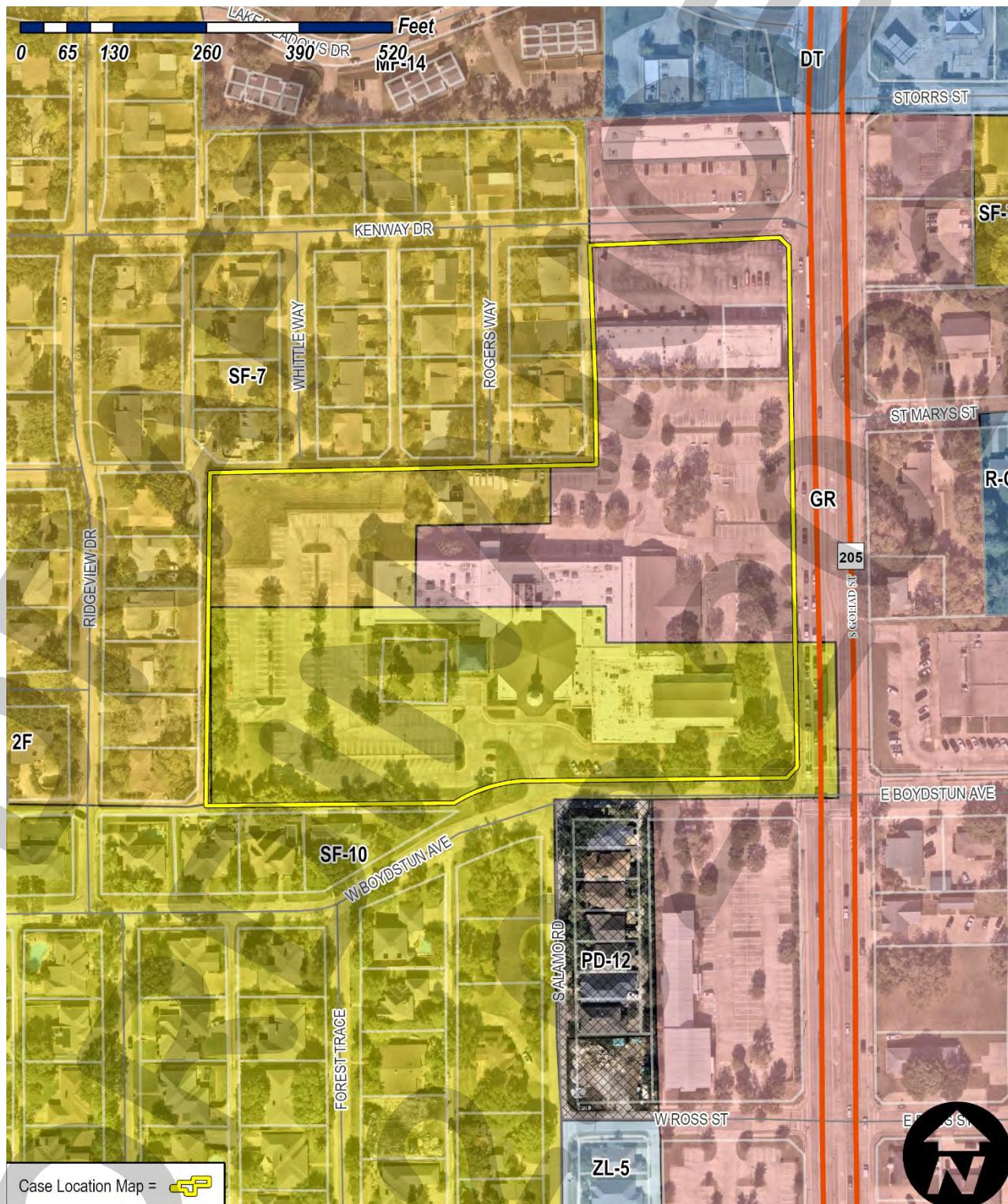
1<sup>st</sup> Reading: February 2, 2026

2<sup>nd</sup> Reading: February 17, 2026

DRAFT  
ORDINANCE  
2026  
02.02.2026  
2026-02-02  
2026-02-17

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

Address: 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive  
Legal Description: Lot 1, Block A, First Baptist Church Addition, Phase 3



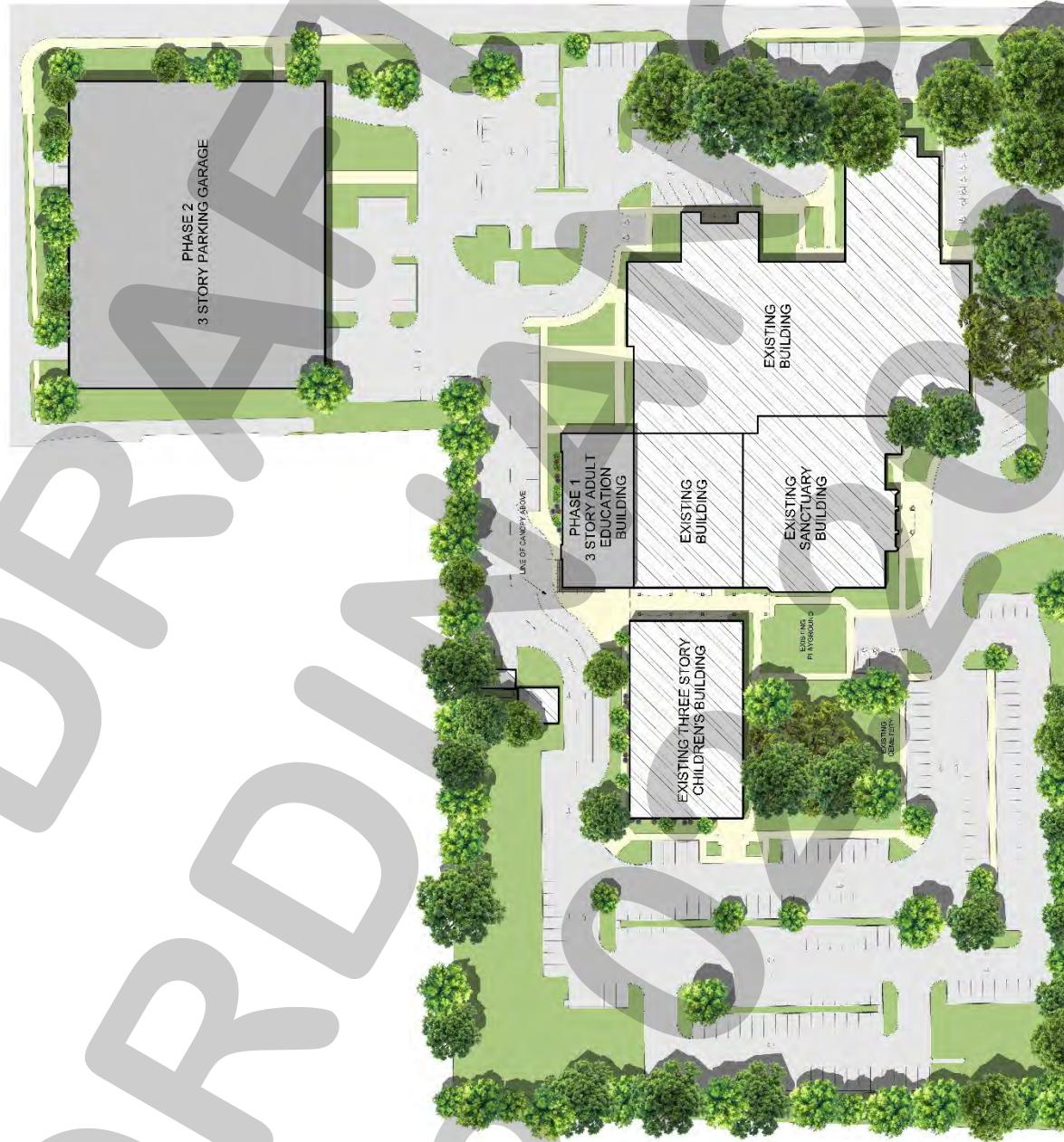
## **Exhibit 'B':** *Concept Plan*

**PARKING TABULATION**

## EXISTING SANCTUARY

ADULT EDUCATION BILL DING

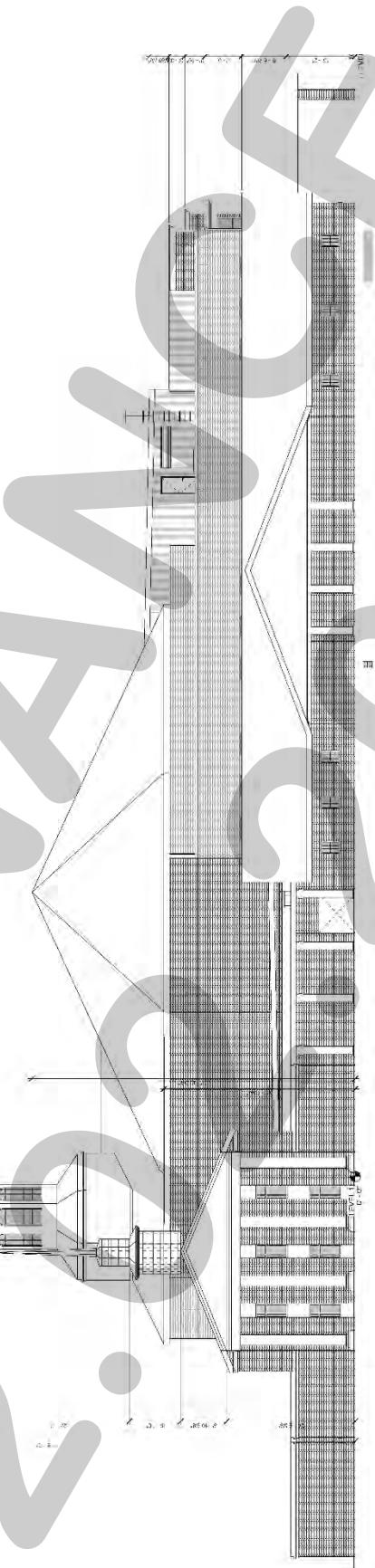
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## ARCHITECTURAL SITE PLAN - PHASE 1 AND 2

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

DRAFT  
ORDINANCE  
Z2026



## **Exhibit 'C':** *Conceptual Building Elevations*

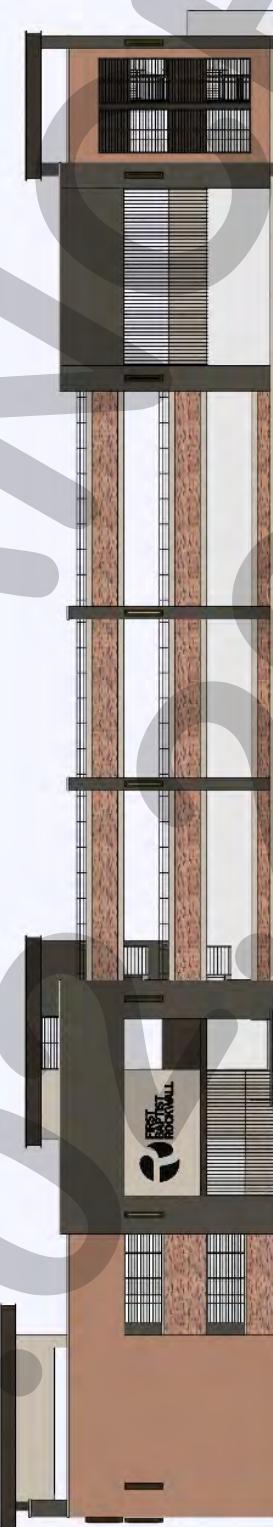
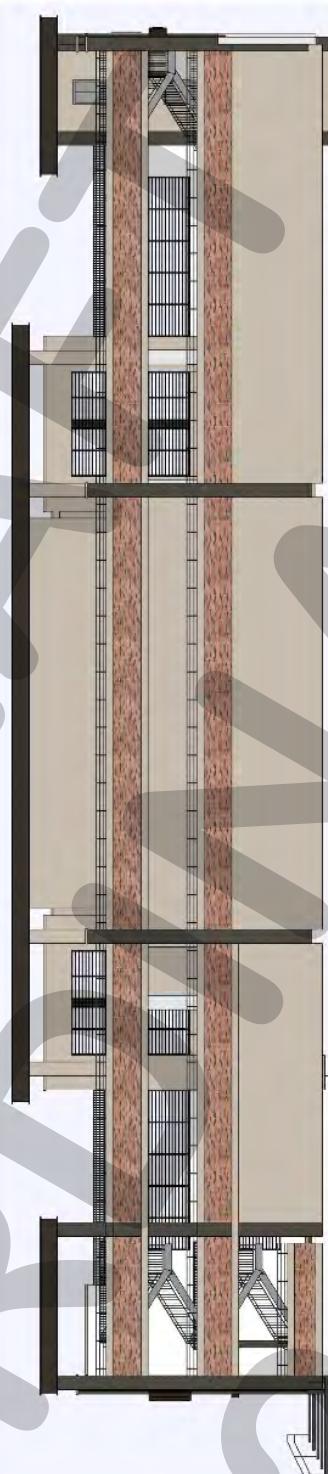


Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD) Page  
for First Baptist Church Rockwall  
Ordinance No. 26-**XX**; PD-**XXX**

Page 7

## City of Rockwall, Texas

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



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



**Exhibit 'D':**  
*Conceptual Building Renderings*



**Exhibit 'D':**  
*Conceptual Building Renderings*



NORTH PARKING GARAGE RENDERINGS  
Scale:

**Exhibit 'E':**  
*Development Standards*

**E.1 PURPOSE.**

The purpose of this Planned Development District is to provide provisions that control the development and expansion of an existing *Church/House of Worship* with special conditions and requirements for ancillary land uses.

**E.2 LAND USE AND DEVELOPMENT STANDARDS.**

(1) **Permitted Uses.** Unless specifically provided by this Planned Development District Ordinance only those land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in the Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are permitted on the *Subject Property*; however, the following shall apply to the *Subject Property*:

(a) The only Land Uses Permitted By-Right on the *Subject Property* shall be as follows:

- CEMETERY
- CHURCH/HOUSE OF WORSHIP <sup>(1)</sup>
- COMMERCIAL PARKING GARAGE
- RESTAURANT, WITH 2,000 SF OR LESS, WITHOUT A DRIVE-THROUGH OR DRIVE-IN

(b) Land Uses Permitted by Specific Use Permit (SUP):

- ACCESSORY BUILDING FOR STORAGE <sup>(2)</sup>
- DAYCARE WITH SEVEN (7) OR MORE CHILDREN

**NOTES:**

(1): ALL ANCILLARY LAND USES TYPICALLY ASSOCIATED WITH THE DEVELOPMENT OF A CHURCH/HOUSE OF WORSHIP -- AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING OR HIS/HER DESIGNEE -- SHALL BE PERMITTED ON THE SUBJECT PROPERTY AND BE SUBJECT TO APPROVAL THROUGH A SITE PLAN OR AMENDED SITE PLAN BY THE PLANNING AND ZONING COMMISSION.

(2): THIS DOES NOT INCLUDE ANY EXISTING ACCESSORY BUILDINGS DEPICTED IN EXHIBIT 'B', CONCEPT PLAN, OF THIS ORDINANCE.

(2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*; however, all development shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS**

|   |          |
|---|----------|
| MINIMUM LOT WIDTH                                 | 60'      |
| MINIMUM LOT DEPTH                                 | 100'     |
| MINIMUM LOT AREA                                  | 6,000 SF |
| MINIMUM FRONT YARD SETBACK <sup>(1)</sup>         | 50'      |
| MINIMUM SIDE YARD SETBACK                         | 10'      |
| MINIMUM REAR YARD SETBACK <sup>(2)</sup>          | 20'      |
| MINIMUM DISTANCE BETWEEN BUILDINGS <sup>(3)</sup> | 20'      |
| MAXIMUM BUILDING HEIGHT <sup>(4)</sup>            | 65'      |
| MAXIMUM LOT COVERAGE                              | 40%      |

**Exhibit 'E':**  
*Development Standards*

| MINIMUM REQUIRED LANDSCAPING   | 20% |
|--|-----|
| <b>GENERAL NOTES:</b>  |     |
| 1: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.  |     |
| 2: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.   |     |
| 3: ZERO (0) FEET WITH A FIRE RATED WALL.   |     |
| 4: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN <i>EXHIBIT 'C'</i> OF THIS ORDINANCE.   |     |
| <p>(3) <b><u>Building Size.</u></b> There shall be no limit of the size of a building, as long as, the lot coverage requirement remains below 50.00%.</p>  |     |
| <p>(4) <b><u>Residential Adjacency Standards.</u></b> Unless specifically provided by this Planned Development District ordinance, any area adjacent to a residentially zoned or used property will require a 20-foot landscape buffer with three (3) tiered screening [<i>i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs</i>] along the entire adjacency.</p>                            |     |
| <p>(5) <b><u>Architectural and Building Standards.</u></b> The design of any expansion to the proposed <i>Church or House of Worship</i> or proposed parking garage shall adhere to the following requirements:</p>  |     |
| <p>(a) <b><u>Expansions to the Existing House of Worship.</u></b> Any expansion to the existing <i>Church or House of Worship</i> shall generally match the materials and design of the existing building/campus. This shall be determined by the Architectural Review Board (ARB) at the time of <i>Site Plan</i> approval.</p>   |     |
| <p>(b) <b><u>Parking Garage.</u></b> The proposed parking garage shall adhere to <i>Exhibits 'B', 'C', &amp; 'D'</i> of this ordinance. This shall be reviewed by the Architectural Review Board (ARB) for compliance at the time of <i>Site Plan</i> approval.</p>  |     |
| <p>(6) <b><u>Landscaping and Hardscape Standards.</u></b> Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, <i>District Development Standards</i>, and Article 08, <i>Landscape and Fence Standards</i>, of the Unified Development Code (UDC) shall be applicable to any development of the Subject Property; however, the following standards shall also apply:</p> |     |
| <p>(a) <b><u>Landscape Buffer Adjacent to Kenway Drive.</u></b> A minimum of a ten (10) foot landscape buffer -- <i>outside of any required easements and right-of-way dedication</i> -- shall be established adjacent to Kenway Drive, and shall include one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet of frontage.</p>   |     |
| <p>(b) <b><u>Landscape Buffer Adjacent to S. Goliad Street [SH-205].</u></b> A minimum of a 20-foot landscape buffer -- <i>outside of any required easements and right-of-way dedication</i> -- shall be established adjacent to the proposed parking garage along S. Goliad Street [SH-205], and shall incorporate ground cover, a <i>built-up</i> berm and shrubbery along the entire length of the frontage. Berms shall have a</p>                           |     |

**Exhibit 'E':**  
*Development Standards*

minimum height of 24-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 50-linear feet of frontage.

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





**City of Rockwall**  
*The New Horizon*

## MEMORANDUM

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**TO:** Honorable Mayor and Council  
**FROM:** Jeffrey Widmer, Director / Building Official  
**DATE:** February 2, 2026  
**SUBJECT:** Sign Variance request for 702 S. Clark to allow alternate materials and size

---

Holly Kaufman has requested to appear before City Council to seek a variance to the City's sign materials requirement, to allow signage painted directly on her building façade located at 702 S. Clark in the southwest corner of S. Clark St. and E. Boydston Ave.

Mrs. Kaufman has been in the process of remodeling the building with the intention of opening a new pilates studio. Mrs. Kaufman hired a contractor to install wall signage on her building. The contractor failed to apply for the required sign permit and painted Mrs. Kaufman's signage directly on her building façade, in violation of our adopted sign standards. Our Sign Ordinance Sec. 32-204. - Wall signs states the following: Wall signs may be painted on a window or door, but no other building surface. All other wall signs shall be attached to and not painted onto any building.

Mrs. Kaufman was notified by our Building Inspections Dept. of her need to seek a building permit for her signage. When Mrs. Kaufman contacted the City to do just that, she was informed that her signage did not conform to the City's sign ordinance standards and that a permit could not be issued for the signage. Staff informed Mrs. Kaufman that she does have the ability to seek a variance to the City's sign ordinance standards, including a variance to the materials used for permitted signs when a variance would be appropriate for the construction of a sign to be consistent with the theme or style of an individual development.

In addition to her request for the materials variance, Mrs. Kaufman is requesting a variance to allow a sign that exceeds the allowable sign area. The sign that was painted on the north façade, is approximately 107 square feet in area and the allowable area per our ordinance is a maximum of 60 square feet.

Mrs. Kaufman has provided a letter explaining her situation and her request for such a variance.

Staff is providing a map highlighting the location of the property, as well as pictures of the building and signage that was installed.

To Whom it may concern,

I'm writing this letter to request a variance on Rockwall's "no painted sign" rule for my pilates studio at 702 S Clark Street. My name is Holly Kaufmann - you may know me from Joe Willy's - which I took over after my father passed away. I have grown up in Rockwall and love this community more than anything. I had the opportunity to develop my father in law's space near downtown Rockwall into a boutique Pilates studio. It is something I have wanted to do for a long time and it has been so fun starting the process of establishing my own small business from the ground up in Rockwall where my husband and I both grew up!

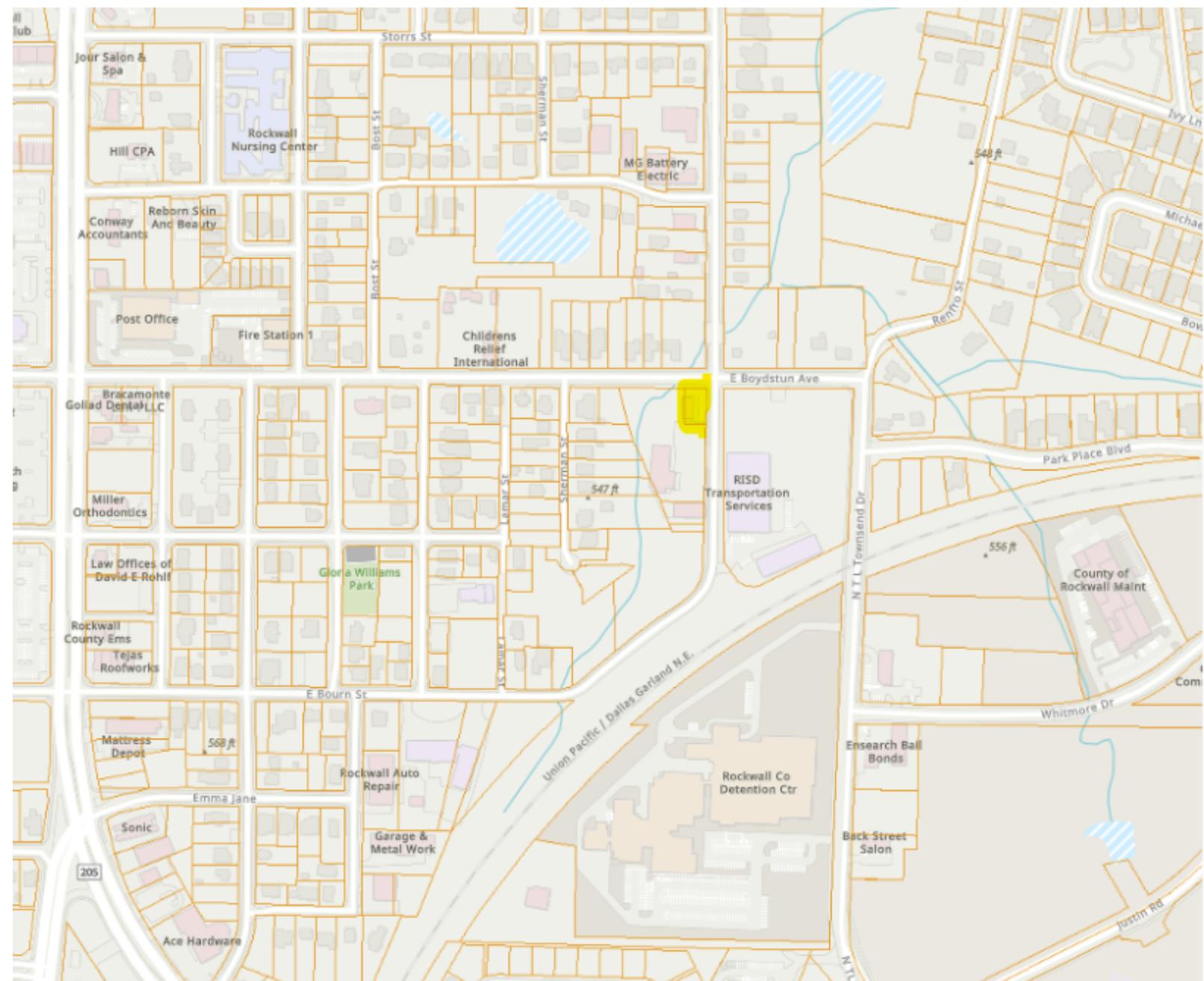
The property is on the intersection of two residential streets - Boydston (behind the post office) and S Clark near the bus barn. Both areas have changed so much over the years and it was extremely important to me that the studio felt like an "upgrade" to the area. Neighbors have of course had concerns and opinions along the construction process and we have always done our best to be sensitive and respectful to their concerns. When it came to planning for the sign I was naively unaware of the "no painted sign" rule - I had seen other painted signs around town and it didn't occur to me there could be an issue. I did not realize we needed a separate sign permit outside of our original permit for all of the other construction. Unfortunately neither the company that painted my sign nor my contractor must have known about this regulation to guide me in a different direction.

I had met with a local sign company to discuss options and because our building is corrugated steel all they could recommend was a neon led channel letter sign with a large backplate. I did not want to do the traditional led signage that you would see on a busy commercial street or the commercial strips. I did not want to use signage that would make neighbors feel like their neighborhood "vibe" had changed for the worse and I think we did a wonderful job creating something that looks extremely polished and professional, but doesn't stick out like a sore thumb in this beautiful quiet area. I wanted the studio to blend into this mostly residential area and be tactful in our design choices (which I feel we accomplished).

The choice to paint the sign was not to save money or a quick fix, but rather because we thought it was the best design choice for the space given the location. The total price paid for the sign was \$6,278.50 (not including the lift rental and materials). I thought the simple metal letter signs were nice as well, but unfortunately they were not an option because of how many screws would have to be drilled through the metal on our building.

Thank you for taking the time to read this letter and for your consideration. Please let me know if you have any questions.

Kind regards,  
Holly Kaufmann









**City of Rockwall**  
*The New Horizon*

**MEMORANDUM**

---

**TO:** **Mayor and Council Members**  
**FROM:** **Mary Smith, City Manager**  
**DATE:** **January 30, 2026**  
**SUBJECT:** **December 2025 Quarterly Report**

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The following analysis is offered for the period ended December 31, 2025 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 25%. The below categories exceed the threshold but most are not unusual for this time of year. The annual maintenance agreements and insurance coverage is paid during October for the year so the percentages are skewed and work out over the budget year. December included a third pay period so that also affects percentages. City employees are paid bi-weekly for a total of 26 pay periods.

General Fund Revenues

- All revenues are coming in at or above expected levels with a few exceptions. Overall revenues are at 22.92% of budget due to the timing of property tax payments early in the year. Property taxes are due in January so most are not paid until then.
- Sales tax – we budgeted a slight increase in sales tax revenue but we've experienced both increases and decreases over the prior year. That along with a large negative audit adjustment by the Comptroller causes us to be overall flat for the first quarter. We will closely monitor the coming months and may need to adjust budgets to reflect what we are experiencing.

General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 32.43% for first quarter of the budget year.

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

Water / Sewer Revenues

- Water sales – sales are on pace with other fall and early winter seasons. Annually the majority of our revenue is from July – September consumption. The majority of sales to wholesale customers also takes place June – September and will benefit from the summer weather but that bump is tempered by the contract maximum provisions. The rate increases approved for January 1<sup>st</sup> will be seen on the next quarter's report.
- Impact fees – are up due to the increased building permit activity as the fees are paid as the permit is issued.

#### Water / Sewer Expenditures

- Generally, these accounts are within normal ranges for this period. NTMWD requires payments in advance for the various services they provide so those categories can seem ahead of budget projections and that will not resolve itself when we pay the 12<sup>th</sup> invoice in August. Overall expenditures are at 24.59% of budget.

**CITY OF ROCKWALL**  
**REPORT OF REVENUES**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**  
**WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**GENERAL FUND**

|                                   | Fiscal Year 2025  |                   |                | Fiscal Year 2026  |                  |               |
|-----------------------------------|-------------------|-------------------|----------------|-------------------|------------------|---------------|
|                                   | Amended           | Actual            | Percentage     | Amended           | Actual           | Percentage    |
| <b>00 REVENUES</b>                |                   |                   |                |                   |                  |               |
| 311 - PROPERTY TAXES              |                   |                   |                |                   |                  |               |
| 4100 - CURRENT PROPERTY TAXES     | 15,500,000        | 15,590,740        | 100.59%        | 16,204,300        | 1,826,960        | 11.27%        |
| 4105 - DELINQUENT PROPERTY TAX    | 80,000            | 79,512            | 99.39%         | 80,000            | 33,377           | 41.72%        |
| 4110 - PENALTY AND INTEREST       | 60,000            | 64,112            | 106.85%        | 60,000            | 12,907           | 21.51%        |
| <b>311 - PROPERTY TAXES Total</b> | <b>15,640,000</b> | <b>15,734,364</b> | <b>100.60%</b> | <b>16,344,300</b> | <b>1,873,243</b> | <b>11.46%</b> |
| 313 - SALES TAXES                 |                   |                   |                |                   |                  |               |
| 4150 - CITY SALES TAX             | 26,820,000        | 28,248,084        | 105.32%        | 29,976,000        | 9,071,177        | 30.26%        |
| 4155 - BEVERAGE TAXES             | 250,000           | 399,327           | 159.73%        | 455,000           | 114,199          | 25.10%        |
| <b>313 - SALES TAXES Total</b>    | <b>27,070,000</b> | <b>28,647,411</b> | <b>105.83%</b> | <b>30,431,000</b> | <b>9,185,376</b> | <b>30.18%</b> |
| 315 - FRANCHISE FEES              |                   |                   |                |                   |                  |               |
| 4201 - ELECTRIC FRANCHISE FEES    | 2,400,000         | 2,240,741         | 93.36%         | 2,400,000         | 624,892          | 26.04%        |
| 4203 - TELEPHONE FRANCHISE FEES   | 50,000            | 51,958            | 103.92%        | 50,000            | 20,198           | 40.40%        |
| 4205 - GAS FRANCHISE FEES         | 872,000           | 872,113           | 100.01%        | 850,000           | 374              | 0.04%         |
| 4207 - CABLE TV FRANCHISE FEE     | 220,000           | 201,318           | 91.51%         | 210,000           | 40,864           | 19.46%        |
| 4209 - GARBAGE FRANCHISE FEE      | 465,000           | 482,128           | 103.68%        | 525,000           | 126,822          | 24.16%        |
| <b>315 - FRANCHISE FEES Total</b> | <b>4,007,000</b>  | <b>3,848,259</b>  | <b>96.04%</b>  | <b>4,035,000</b>  | <b>813,150</b>   | <b>20.15%</b> |
| 318 - FEES                        |                   |                   |                |                   |                  |               |
| 4250 - PARK & RECREATION FEES     | 30,000            | 31,031            | 103.44%        | 35,000            | 8,205            | 23.44%        |
| 4251 - MUNICIPAL POOL FEES        | 15,000            | 7,299             | 48.66%         | 10,000            | -                | 0.00%         |
| 4253 - CENTER RENTALS-7%          | 15,000            | 10,128            | 67.52%         | 15,000            | 730              | 4.87%         |
| 4255 - HARBOR RENTALS             | 1,000             | -                 | -              | 1,000             | -                | 0.00%         |
| 4270 - CODE ENFORCEMENT FEES      | 20,000            | 14,044            | 70.22%         | 20,000            | 6,881            | 34.40%        |
| 4280 - PLANNING AND ZONING FEES   | 90,000            | 107,280           | 119.20%        | 60,000            | 23,785           | 39.64%        |
| 4283 - CONSTRUCTION INSPECTION    | 725,000           | 1,387,559         | 191.39%        | 660,000           | 78,172           | 11.84%        |
| 4288 - MIXED BEVERAGE PERMIT FEE  | 15,000            | 21,635            | 144.23%        | -                 | 2,850            | -             |
| 4295 - FIRE-PLAN REVIEW FEES      | 4,500             | 5,250             | 116.67%        | 6,000             | -                | 0.00%         |
| <b>318 - FEES Total</b>           | <b>915,500</b>    | <b>1,584,226</b>  | <b>173.04%</b> | <b>807,000</b>    | <b>120,623</b>   | <b>14.95%</b> |
| 321 - PERMITS                     |                   |                   |                |                   |                  |               |
| 4300 - BUILDING PERMITS           | 1,575,000         | 1,823,484         | 115.78%        | 1,600,000         | 324,745          | 20.30%        |
| 4302 - FENCE PERMITS              | 20,000            | 30,375            | 151.88%        | 25,000            | 9,250            | 37.00%        |
| 4304 - ELECTRICAL PERMITS         | 40,000            | 35,738            | 89.34%         | 40,000            | 6,233            | 15.58%        |
| 4306 - PLUMBING PERMITS           | 60,000            | 80,775            | 134.63%        | 70,000            | 21,900           | 31.29%        |
| 4308 - MECHANICAL PERMITS         | 35,000            | 29,875            | 85.36%         | 35,000            | 6,275            | 17.93%        |
| 4310 - DAY CARE CENTER PERMITS    | 5,500             | 5,630             | 102.36%        | -                 | 1,040            | -             |
| 4312 - HEALTH PERMITS             | 128,000           | 128,736           | 100.57%        | 145,000           | 65,516           | 45.18%        |
| 4314 - SIGN PERMITS               | 20,000            | 21,050            | 105.25%        | 25,000            | 5,350            | 21.40%        |
| 4320 - MISC. PERMITS              | 100,000           | 81,376            | 81.38%         | 100,000           | 18,357           | 18.36%        |
| 4418 - SHORT TERM RENTAL PERMITS  | 7,000             | 8,000             | 114.29%        | 5,000             | 500              | 10.00%        |
| <b>321 - PERMITS Total</b>        | <b>1,990,500</b>  | <b>2,245,038</b>  | <b>112.79%</b> | <b>2,045,000</b>  | <b>459,167</b>   | <b>22.45%</b> |

**322 - MUNICIPAL COURT**

|                                    |               |               |               |                |                |               |
|------------------------------------|---------------|---------------|---------------|----------------|----------------|---------------|
| 4400 - COURT FINES                 | 295,000       | 351,503       | 119.15%       | 360,000        | 81,264         | 22.57%        |
| 4402 - COURT FEES                  | 85,000        | 93,002        | 109.41%       | 100,000        | 22,132         | 22.13%        |
| 4404 - WARRANT FEES                | 30,000        | 29,287        | 97.62%        | 30,000         | 7,756          | 25.85%        |
| 4406 - COURT DEFERRAL FEES         | 130,000       | 151,913       | 116.86%       | 150,000        | 32,321         | 21.55%        |
| 4408 - ANIMAL REGISTRATION FEE     | 5,000         | 4,160         | 83.20%        | 5,000          | 810            | 16.20%        |
| 4414 - ALARM FEES AND FINES        | 55,000        | 53,336        | 96.97%        | 55,000         | 8,630          | 15.69%        |
| <b>322 - MUNICIPAL COURT Total</b> | <b>55,000</b> | <b>53,336</b> | <b>96.97%</b> | <b>700,000</b> | <b>152,913</b> | <b>21.84%</b> |

**323 - MISCELLANEOUS REVENUE**

|  |                  |                  |                |                  |                |               |
|--|------------------|------------------|----------------|------------------|----------------|---------------|
| 4001 - INTEREST EARNINGS                 | 1,250,000        | 1,463,873        | 117.11%        | 1,000,000        | 112,259        | 11.23%        |
| 4007 - SALE OF SUPPLIES                  | 500              | -                | 0.00%          | 500              | 240            | 48.00%        |
| 4010 - AUCTION /SCRAP PROCEEDS           | 20,000           | 2,353            | 11.77%         | 10,000           | -              | 0.00%         |
| 4019 - MISCELLANEOUS REVENUE             | 100,000          | 52,338           | 52.34%         | 100,000          | 58,350         | 58.35%        |
| <b>323 - MISCELLANEOUS REVENUE Total</b> | <b>1,370,500</b> | <b>1,518,564</b> | <b>110.80%</b> | <b>1,110,500</b> | <b>170,849</b> | <b>15.38%</b> |

**330 - INTERGOVERNMENTAL REVENUES**

|   |                  |                  |                |                  |                |               |
|---|------------------|------------------|----------------|------------------|----------------|---------------|
| 4500 - GRANT PROCEEDS                         | 1,626,900        | 1,762,674        | 108.35%        | 1,237,000        | 229,377        | 18.54%        |
| 4510 - SCHOOL PATROLS                         | 1,178,600        | 1,178,133        | 99.96%         | 1,278,600        | 426,196        | 33.33%        |
| 4520 - COUNTY CONTRACTS                       | 1,000            | 1,689            | 168.90%        | 1,000            | 160            | 16.00%        |
| 4530 - CITY CONTRACTS                         | 395,000          | 412,982          | 104.55%        | 447,500          | 103,245        | 23.07%        |
| <b>330 - INTERGOVERNMENTAL REVENUES Total</b> | <b>3,201,500</b> | <b>3,355,478</b> | <b>104.81%</b> | <b>2,964,100</b> | <b>758,978</b> | <b>25.61%</b> |

## 391 - OPERATING TRANSFERS

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

**NON - NON-OPERATING REVENUES**

|   |                |                |                |                |              |              |
|---|----------------|----------------|----------------|----------------|--------------|--------------|
| 4480 - TOWER LEASES                       | 25,000         | 26,114         | 104.46%        | 29,000         | 9,354        | 32.26%       |
| 4460 - OFFICE LEASE                       | 44,600         | 56,458         | -              | 63,600         | -            | 0.00%        |
| 4680 - DEVELOPER CONTRIBUTIONS            | 57,500         | 57,500         | 100.00%        | 57,500         | -            | 0.00%        |
| <b>NON - NON-OPERATING REVENUES Total</b> | <b>127,100</b> | <b>140,072</b> | <b>110.21%</b> | <b>150,100</b> | <b>9,354</b> | <b>6.23%</b> |

|                          |                   |                   |                |                   |                   |               |
|--------------------------|-------------------|-------------------|----------------|-------------------|-------------------|---------------|
| <b>00 REVENUES Total</b> | <b>54,887,100</b> | <b>57,674,747</b> | <b>105.08%</b> | <b>59,097,000</b> | <b>13,543,652</b> | <b>22.92%</b> |
|--------------------------|-------------------|-------------------|----------------|-------------------|-------------------|---------------|

**CITY OF ROCKWALL**  
**REPORT OF EXPENDITURES**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**  
**WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**GENERAL FUND**

|   | Fiscal Calendar 2025 |                  |                | Fiscal Calendar 2026 |                  |               |
|---|----------------------|------------------|----------------|----------------------|------------------|---------------|
|   | Amended Budget       | Actual           | Percentage     | Amended Budget       | Actual           | Percentage    |
| <b>01 MAYOR/COUNCIL</b>                 |                      |                  |                |                      |                  |               |
| 10 - PERSONNEL SERVICES                 | 24,250               | 24,221           | 99.88%         | 24,250               | 6,055            | 24.97%        |
| 20 - CONTRACTUAL                        | 73,400               | 71,688           | 97.67%         | 74,600               | 72,092           | 96.64%        |
| 30 - SUPPLIES                           | 2,250                | 2,872            | 127.65%        | 1,250                | 222              | 17.76%        |
| 40 - OPERATIONS                         | 62,000               | 73,467           | 118.50%        | 61,500               | 15,481           | 25.17%        |
| <b>01 MAYOR/COUNCIL Total</b>           | <b>161,900</b>       | <b>172,248</b>   | <b>106.39%</b> | <b>161,600</b>       | <b>93,850</b>    | <b>58.08%</b> |
| <b>05 ADMINISTRATION</b>                |                      |                  |                |                      |                  |               |
| 10 - PERSONNEL SERVICES                 | 1,337,700            | 1,346,287        | 100.64%        | 1,378,000            | 393,208          | 28.53%        |
| 20 - CONTRACTUAL                        | 1,150,300            | 1,156,681        | 100.55%        | 1,030,650            | 370,090          | 35.91%        |
| 30 - SUPPLIES                           | 28,500               | 28,181           | 98.88%         | 33,500               | 7,918            | 23.63%        |
| 391 - OPERATING TRANSFERS               | 4,869,550            | 4,869,550        | 100.00%        | 4,665,000            | 3,850,000        | 82.53%        |
| 40 - OPERATIONS                         | 54,000               | 62,905           | 116.49%        | 55,000               | 7,886            | 14.34%        |
| 50 - UTILITIES                          | 7,500                | 6,973            | 92.97%         | 7,500                | 1,862            | 24.83%        |
| <b>05 ADMINISTRATION Total</b>          | <b>7,447,550</b>     | <b>7,470,577</b> | <b>100.31%</b> | <b>7,169,650</b>     | <b>4,630,963</b> | <b>64.59%</b> |
| <b>06 ADMINISTRATIVE SERVICES</b>       |                      |                  |                |                      |                  |               |
| 10 - PERSONNEL SERVICES                 | 474,950              | 463,459          | 97.58%         | 464,950              | 461,746          | 99.31%        |
| 20 - CONTRACTUAL                        | 8,200                | 8,920            | 108.78%        | 8,200                | 8,920            | 108.78%       |
| 30 - SUPPLIES                           | 1,500                | 983              | 65.52%         | 1,500                | 982              | 65.47%        |
| 40 - OPERATIONS                         | 40,500               | 24,787           | 61.20%         | 40,500               | 24,487           | 60.46%        |
| 50 - UTILITIES                          | 2,500                | 2,325            | 93.00%         | 2,500                | 2,325            | 93.00%        |
| <b>06 ADMINISTRATIVE SERVICES Total</b> | <b>527,650</b>       | <b>500,473</b>   | <b>94.85%</b>  | <b>517,650</b>       | <b>498,460</b>   | <b>96.29%</b> |
| <b>07 INFORMATION TECHNOLOGY</b>        |                      |                  |                |                      |                  |               |
| 10 - PERSONNEL SERVICES                 | 593,700              | 572,140          | 96.37%         | 634,150              | 174,748          | 27.56%        |
| 20 - CONTRACTUAL                        | 560,700              | 521,261          | 92.97%         | 552,700              | 194,097          | 35.12%        |
| 30 - SUPPLIES                           | 20,200               | 10,410           | 51.53%         | 20,200               | 3,447            | 17.06%        |
| 40 - OPERATIONS                         | 10,000               | 2,132            | 21.32%         | 6,000                | 750              | 12.50%        |
| 50 - UTILITIES                          | 6,150                | 4,148            | 67.44%         | 4,750                | 2,024            | 42.61%        |
| <b>07 INFORMATION TECHNOLOGY Total</b>  | <b>1,190,750</b>     | <b>1,110,090</b> | <b>93.23%</b>  | <b>1,217,800</b>     | <b>375,065</b>   | <b>30.80%</b> |
| <b>09 INTERNAL OPERATIONS</b>           |                      |                  |                |                      |                  |               |
| 10 - PERSONNEL SERVICES                 | 821,350              | 852,498          | 103.79%        | 799,950              | 232,292          | 29.04%        |
| 20 - CONTRACTUAL                        | 1,324,750            | 1,227,262        | 92.64%         | 1,211,600            | 457,718          | 37.78%        |
| 30 - SUPPLIES                           | 97,500               | 84,092           | 86.25%         | 90,500               | 17,746           | 19.61%        |
| 40 - OPERATIONS                         | 2,000                | 1,465            | 73.26%         | 1,000                | 83               | 8.25%         |
| 50 - UTILITIES                          | 377,200              | 408,618          | 108.33%        | 377,200              | 104,257          | 27.64%        |
| 60 - CAPITAL                            | 38,000               | 37,980           | 99.95%         | -                    | -                | 0.00%         |
| <b>09 INTERNAL OPERATIONS Total</b>     | <b>2,660,800</b>     | <b>2,611,915</b> | <b>98.16%</b>  | <b>2,480,250</b>     | <b>812,096</b>   | <b>32.74%</b> |
| <b>15 FINANCE</b>                       |                      |                  |                |                      |                  |               |
| <b>11 FINANCE</b>                       |                      |                  |                |                      |                  |               |
| 10 - PERSONNEL SERVICES                 | 597,600              | 420,140          | 70.30%         | 613,400              | 122,128          | 19.91%        |
| 20 - CONTRACTUAL                        | 555,000              | 567,672          | 102.28%        | 631,700              | 428,233          | 67.79%        |
| 30 - SUPPLIES                           | 67,250               | 56,563           | 84.11%         | 70,250               | 41,232           | 58.69%        |
| 40 - OPERATIONS                         | 7,250                | 14,111           | 194.64%        | 9,750                | 536              | 5.50%         |
| 50 - UTILITIES                          | 1,250                | 1,210            | 96.76%         | 1,250                | 329              | 26.32%        |
| <b>11 FINANCE Total</b>                 | <b>1,228,350</b>     | <b>1,059,696</b> | <b>86.27%</b>  | <b>1,326,350</b>     | <b>592,459</b>   | <b>44.67%</b> |

**15 MUNICIPAL COURT**

|                                 |                |                |                |                |                |               |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| 10 - PERSONNEL SERVICES         | 374,100        | 371,071        | 99.19%         | 394,150        | 107,351        | 27.24%        |
| 20 - CONTRACTUAL                | 175,600        | 184,755        | 105.21%        | 175,600        | 37,410         | 21.30%        |
| 30 - SUPPLIES                   | 4,750          | 6,623          | 139.43%        | 5,000          | (1,427)        | -28.54%       |
| 40 - OPERATIONS                 | 6,000          | 4,373          | 72.88%         | 6,000          | 779            | 12.98%        |
| <b>15 MUNICIPAL COURT Total</b> | <b>560,450</b> | <b>566,822</b> | <b>101.14%</b> | <b>580,750</b> | <b>144,113</b> | <b>24.81%</b> |

**20 FIRE****25 OPERATIONS**

|                            |                  |                  |                |                  |                  |               |
|----------------------------|------------------|------------------|----------------|------------------|------------------|---------------|
| 10 - PERSONNEL SERVICES    | 8,310,750        | 8,520,829        | 102.53%        | 8,736,900        | 2,431,397        | 27.83%        |
| 20 - CONTRACTUAL           | 309,850          | 314,899          | 101.63%        | 359,400          | 109,276          | 30.41%        |
| 30 - SUPPLIES              | 132,500          | 113,141          | 85.39%         | 128,050          | 17,912           | 13.99%        |
| 40 - OPERATIONS            | 50,850           | 58,095           | 114.25%        | 56,200           | 5,430            | 9.66%         |
| 50 - UTILITIES             | 4,300            | 4,044            | 94.05%         | 4,300            | 1,117            | 25.97%        |
| 60 - CAPITAL               | 10,750           | 10,733           | 99.84%         | -                | -                | -             |
| <b>25 OPERATIONS Total</b> | <b>8,819,000</b> | <b>9,021,741</b> | <b>102.30%</b> | <b>9,284,850</b> | <b>2,565,132</b> | <b>27.63%</b> |

**29 FIRE MARSHAL**

|                              |                |                |               |                |                |               |
|------------------------------|----------------|----------------|---------------|----------------|----------------|---------------|
| 10 - PERSONNEL SERVICES      | 699,250        | 707,566        | 101.19%       | 731,000        | 208,589        | 28.53%        |
| 20 - CONTRACTUAL             | 31,500         | 24,300         | 77.14%        | 30,500         | 20,773         | 68.11%        |
| 30 - SUPPLIES                | 65,500         | 53,642         | 81.90%        | 65,200         | 6,335          | 9.72%         |
| 40 - OPERATIONS              | 25,500         | 20,270         | 79.49%        | 25,500         | 2,875          | 11.28%        |
| 50 - UTILITIES               | 5,000          | 4,797          | 95.95%        | 5,000          | 1,316          | 26.32%        |
| <b>29 FIRE MARSHAL Total</b> | <b>826,750</b> | <b>810,575</b> | <b>98.04%</b> | <b>857,200</b> | <b>239,889</b> | <b>27.99%</b> |

**30 POLICE****31 POLICE ADMINISTRATION**

|                                       |                  |                  |               |                  |                |               |
|---------------------------------------|------------------|------------------|---------------|------------------|----------------|---------------|
| 10 - PERSONNEL SERVICES               | 1,637,800        | 1,642,331        | 100.28%       | 1,809,300        | 511,236        | 28.26%        |
| 20 - CONTRACTUAL                      | 105,150          | 103,178          | 98.12%        | 115,250          | 77,210         | 66.99%        |
| 30 - SUPPLIES                         | 18,500           | 16,360           | 88.43%        | 15,500           | 1,092          | 7.04%         |
| 40 - OPERATIONS                       | 67,500           | 66,357           | 98.31%        | 67,500           | 17,497         | 25.92%        |
| 50 - UTILITIES                        | 8,300            | 7,975            | 96.08%        | 8,300            | 2,453          | 29.55%        |
| <b>31 POLICE ADMINISTRATION Total</b> | <b>1,838,650</b> | <b>1,836,201</b> | <b>99.87%</b> | <b>2,015,850</b> | <b>609,488</b> | <b>30.23%</b> |

**32 COMMUNICATIONS**

|                                |                  |                  |               |                  |                |               |
|--------------------------------|------------------|------------------|---------------|------------------|----------------|---------------|
| 10 - PERSONNEL SERVICES        | 1,437,500        | 1,430,089        | 99.48%        | 1,406,850        | 393,494        | 27.97%        |
| 20 - CONTRACTUAL               | 400,200          | 403,569          | 100.84%       | 395,000          | 345,590        | 87.49%        |
| 30 - SUPPLIES                  | 4,200            | 4,505            | 107.26%       | 4,200            | 44             | 1.05%         |
| 40 - OPERATIONS                | 9,000            | 3,928            | 43.65%        | 9,000            | 348            | 3.87%         |
| 50 - UTILITIES                 | 4,000            | 4,099            | 102.47%       | 4,000            | 1,446          | 36.15%        |
| <b>32 COMMUNICATIONS Total</b> | <b>1,854,900</b> | <b>1,846,190</b> | <b>99.53%</b> | <b>1,819,050</b> | <b>740,922</b> | <b>40.73%</b> |

**33 PATROL**

|                         |                  |                  |                |                  |                  |               |
|-------------------------|------------------|------------------|----------------|------------------|------------------|---------------|
| 10 - PERSONNEL SERVICES | 7,706,850        | 8,013,578        | 103.98%        | 7,755,400        | 2,394,901        | 30.88%        |
| 20 - CONTRACTUAL        | 185,500          | 314,560          | 169.57%        | 159,500          | 46,539           | 29.18%        |
| 30 - SUPPLIES           | 492,050          | 494,365          | 100.47%        | 512,050          | 35,176           | 6.87%         |
| 40 - OPERATIONS         | 106,000          | 100,507          | 94.82%         | 76,000           | 18,106           | 23.82%        |
| 50 - UTILITIES          | 16,950           | 17,628           | 104.00%        | 16,950           | 4,208            | 24.83%        |
| 60 - CAPITAL            | 894,750          | 832,961          | 93.09%         | 959,600          | 223,527          | 23.29%        |
| <b>33 PATROL Total</b>  | <b>9,402,100</b> | <b>9,773,600</b> | <b>103.95%</b> | <b>9,479,500</b> | <b>2,722,457</b> | <b>28.72%</b> |

**34 CRIMINAL INVESTIGATIONS**

|                         |           |           |         |           |         |        |
|-------------------------|-----------|-----------|---------|-----------|---------|--------|
| 10 - PERSONNEL SERVICES | 2,440,500 | 2,484,252 | 101.79% | 2,492,600 | 702,252 | 28.17% |
| 20 - CONTRACTUAL        | 156,950   | 163,512   | 104.18% | 167,900   | 75,577  | 45.01% |
| 30 - SUPPLIES           | 56,500    | 39,436    | 69.80%  | 41,000    | 2,830   | 6.90%  |
| 40 - OPERATIONS         | 17,500    | 16,865    | 96.37%  | 17,500    | 1,737   | 9.92%  |
| 50 - UTILITIES          | 12,350    | 14,631    | 118.47% | 12,350    | 3,806   | 30.82% |

**34 CRIMINAL INVESTIGATIONS Total****2,683,800** **2,718,697** **101.30%** **2,731,350** **786,202** **28.78%****35 COMMUNITY SERVICES**

|                         |           |           |         |           |         |        |
|-------------------------|-----------|-----------|---------|-----------|---------|--------|
| 10 - PERSONNEL SERVICES | 2,540,250 | 2,528,564 | 99.54%  | 2,685,100 | 780,434 | 29.07% |
| 20 - CONTRACTUAL        | 66,500    | 72,928    | 109.67% | 21,500    | 12,475  | 58.03% |
| 30 - SUPPLIES           | 83,050    | 74,191    | 89.33%  | 83,050    | 8,725   | 10.51% |
| 40 - OPERATIONS         | 4,000     | 4,964     | 124.11% | 4,000     | 673     | 16.83% |
| 50 - UTILITIES          | 9,400     | 9,719     | 103.40% | 9,400     | 2,155   | 22.92% |

**35 COMMUNITY SERVICES Total****2,703,200** **2,690,366** **99.53%** **2,803,050** **804,462** **28.70%****36 WARRANTS**

|                         |         |         |         |         |        |        |
|-------------------------|---------|---------|---------|---------|--------|--------|
| 10 - PERSONNEL SERVICES | 232,450 | 224,231 | 96.46%  | 234,200 | 59,506 | 25.41% |
| 20 - CONTRACTUAL        | 2,600   | 2,881   | 110.80% | 2,600   | -      | 0.00%  |
| 30 - SUPPLIES           | 2,650   | 2,852   | 107.62% | 2,450   | 302    | 12.31% |

**36 WARRANTS Total****237,700** **229,964** **96.75%** **239,250** **59,807** **25.00%****37 POLICE RECORDS**

|                                |                |                |                |                |                |               |
|--------------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| 10 - PERSONNEL SERVICES        | 376,050        | 384,199        | 102.17%        | 384,400        | 111,466        | 29.00%        |
| 20 - CONTRACTUAL               | 5,300          | 2,564          | 48.37%         | 29,500         | 14,154         | 47.98%        |
| 30 - SUPPLIES                  | 2,950          | 2,497          | 84.65%         | 2,750          | 455            | 16.54%        |
| 40 - OPERATIONS                | 100            | 371            | 371.00%        | 100            | -              | 0.00%         |
| <b>37 POLICE RECORDS Total</b> | <b>384,400</b> | <b>389,631</b> | <b>101.36%</b> | <b>416,750</b> | <b>126,074</b> | <b>30.25%</b> |

**40 COMMUNITY DEVELOPMENT****41 PLANNING**

|                         |         |         |         |         |         |        |
|-------------------------|---------|---------|---------|---------|---------|--------|
| 10 - PERSONNEL SERVICES | 906,500 | 913,457 | 100.77% | 930,800 | 248,950 | 26.75% |
| 20 - CONTRACTUAL        | 104,050 | 100,201 | 96.30%  | 97,350  | 47,095  | 48.38% |
| 30 - SUPPLIES           | 4,400   | 4,570   | 103.87% | 4,600   | 160     | 3.49%  |
| 40 - OPERATIONS         | 33,300  | 26,329  | 79.07%  | 21,500  | 2,737   | 12.73% |
| 50 - UTILITIES          | 1,300   | 1,175   | 90.38%  | 1,300   | 329     | 25.31% |

**41 PLANNING Total****1,049,550** **1,045,732** **99.64%** **1,055,550** **299,272** **28.35%****42 NEIGHBORHOOD IMPROVEMENT**

|                         |         |         |         |         |         |        |
|-------------------------|---------|---------|---------|---------|---------|--------|
| 10 - PERSONNEL SERVICES | 404,700 | 405,026 | 100.08% | 426,350 | 117,318 | 27.52% |
| 20 - CONTRACTUAL        | 144,750 | 149,691 | 103.41% | 141,750 | 33,225  | 23.44% |
| 30 - SUPPLIES           | 17,500  | 11,360  | 64.91%  | 15,000  | 793     | 5.29%  |
| 40 - OPERATIONS         | 8,450   | 5,513   | 65.24%  | 8,450   | 627     | 7.42%  |
| 50 - UTILITIES          | 2,500   | 2,933   | 117.32% | 2,500   | 667     | 26.69% |

**42 NEIGHBORHOOD IMPROVEMENT Total****577,900** **574,523** **99.42%** **594,050** **152,630** **25.69%****43 BUILDING INSPECTIONS**

|                         |         |         |         |         |         |        |
|-------------------------|---------|---------|---------|---------|---------|--------|
| 10 - PERSONNEL SERVICES | 814,700 | 821,033 | 100.78% | 865,450 | 231,710 | 26.77% |
| 20 - CONTRACTUAL        | 109,000 | 75,973  | 69.70%  | 111,000 | (1,472) | -1.33% |
| 30 - SUPPLIES           | 14,350  | 9,782   | 68.16%  | 13,350  | 836     | 6.26%  |
| 40 - OPERATIONS         | 7,800   | 10,774  | 138.13% | 11,300  | 329     | 2.91%  |
| 50 - UTILITIES          | 5,700   | 6,478   | 113.66% | 5,700   | 1,700   | 29.82% |
|                         | 9,000   | 8,659   | 96.21%  | -       | -       | 0.00%  |

**43 BUILDING INSPECTIONS Total****960,550** **932,699** **97.10%** **1,006,800** **233,102** **23.15%**

**45 PARKS AND RECREATION****45 PARKS**

|                         |                  |                  |               |                  |                |               |
|-------------------------|------------------|------------------|---------------|------------------|----------------|---------------|
| 10 - PERSONNEL SERVICES | 1,727,200        | 1,733,422        | 100.36%       | 1,795,050        | 515,134        | 28.70%        |
| 20 - CONTRACTUAL        | 1,056,200        | 1,039,682        | 98.44%        | 1,054,550        | 173,356        | 16.44%        |
| 30 - SUPPLIES           | 700,000          | 612,694          | 87.53%        | 658,000          | 89,902         | 13.66%        |
| 40 - OPERATIONS         | 11,000           | 6,001            | 54.56%        | 10,500           | 1,013          | 9.65%         |
| 50 - UTILITIES          | 296,500          | 327,680          | 110.52%       | 296,500          | 106,849        | 36.04%        |
| 60 - CAPITAL            | 77,000           | 67,281           | 87.38%        | -                | 12,314         | 0.00%         |
| <b>45 PARKS Total</b>   | <b>3,867,900</b> | <b>3,786,760</b> | <b>97.90%</b> | <b>3,814,600</b> | <b>898,568</b> | <b>23.56%</b> |

**46 HARBOR O & M**

|                                  |                |                |               |                |                |               |
|----------------------------------|----------------|----------------|---------------|----------------|----------------|---------------|
| 10 - PERSONNEL SERVICES          | 273,500        | 277,020        | 101.29%       | 280,200        | 82,209         | 29.34%        |
| 20 - CONTRACTUAL                 | 316,800        | 300,730        | 94.93%        | 254,800        | 75,049         | 29.45%        |
| 30 - SUPPLIES                    | 100,000        | 69,805         | 69.81%        | 119,000        | 11,828         | 9.94%         |
| 40 - OPERATIONS                  | 1,050          | -              | 0.00%         | 1,050          | -              | 0.00%         |
| 50 - UTILITIES                   | 138,600        | 153,265        | 110.58%       | 163,600        | 46,230         | 28.26%        |
| <b>46 HARBOR O &amp; M Total</b> | <b>829,950</b> | <b>800,820</b> | <b>96.49%</b> | <b>818,650</b> | <b>215,316</b> | <b>26.30%</b> |

**47 RECREATION**

|                            |                  |                  |               |                  |                |               |
|----------------------------|------------------|------------------|---------------|------------------|----------------|---------------|
| 10 - PERSONNEL SERVICES    | 930,100          | 917,414          | 98.64%        | 963,350          | 227,573        | 23.62%        |
| 20 - CONTRACTUAL           | 42,500           | 36,922           | 86.88%        | 43,000           | 1,287          | 2.99%         |
| 30 - SUPPLIES              | 60,250           | 40,861           | 67.82%        | 58,950           | 2,509          | 4.26%         |
| 40 - OPERATIONS            | 108,500          | 99,642           | 91.84%        | 104,500          | 44,247         | 42.34%        |
| 50 - UTILITIES             | 120,000          | 131,633          | 109.69%       | 110,000          | 32,352         | 29.41%        |
| <b>47 RECREATION Total</b> | <b>1,261,350</b> | <b>1,230,729</b> | <b>97.57%</b> | <b>1,279,800</b> | <b>307,967</b> | <b>24.06%</b> |

**48 ANIMAL SERVICES**

|                                 |                |                |               |                |                |               |
|---------------------------------|----------------|----------------|---------------|----------------|----------------|---------------|
| 10 - PERSONNEL SERVICES         | 230,100        | 232,642        | 101.10%       | 238,350        | 69,952         | 29.35%        |
| 20 - CONTRACTUAL                | 495,000        | 490,318        | 99.05%        | 501,000        | 147,784        | 29.50%        |
| 30 - SUPPLIES                   | 16,250         | 10,474         | 64.46%        | 15,250         | 2,245          | 14.72%        |
| 40 - OPERATIONS                 | 4,000          | 2,419          | 60.48%        | 4,050          | 764            | 18.87%        |
| 50 - UTILITIES                  | 3,000          | 3,387          | 112.89%       | 3,000          | 859            | 28.62%        |
| 60 - CAPITAL                    | -              | 4,256          | 0.00%         | -              | -              | -             |
| <b>48 ANIMAL SERVICES Total</b> | <b>748,350</b> | <b>743,496</b> | <b>99.35%</b> | <b>761,650</b> | <b>221,604</b> | <b>29.10%</b> |

**50 PUBLIC WORKS****53 ENGINEERING**

|                             |                  |                  |               |                  |                |               |
|-----------------------------|------------------|------------------|---------------|------------------|----------------|---------------|
| 10 - PERSONNEL SERVICES     | 1,052,950        | 1,072,464        | 101.85%       | 1,122,450        | 306,768        | 27.33%        |
| 20 - CONTRACTUAL            | 191,600          | 148,816          | 77.67%        | 168,100          | 28,902         | 17.19%        |
| 30 - SUPPLIES               | 27,850           | 18,076           | 64.91%        | 27,850           | 2,077          | 7.46%         |
| 40 - OPERATIONS             | 17,000           | 13,689           | 80.53%        | 14,200           | 6,072          | 42.76%        |
| 50 - UTILITIES              | 8,450            | 8,287            | 98.07%        | 8,450            | 2,325          | 27.51%        |
| <b>53 ENGINEERING Total</b> | <b>1,297,850</b> | <b>1,261,332</b> | <b>97.19%</b> | <b>1,341,050</b> | <b>346,143</b> | <b>25.81%</b> |

**59 STREETS**

|                         |                  |                  |               |                  |                |               |
|-------------------------|------------------|------------------|---------------|------------------|----------------|---------------|
| 10 - PERSONNEL SERVICES | 945,650          | 908,817          | 96.11%        | 1,076,050        | 266,455        | 24.76%        |
| 20 - CONTRACTUAL        | 266,350          | 226,969          | 85.21%        | 282,500          | 53,941         | 19.09%        |
| 30 - SUPPLIES           | 3,210,600        | 3,121,367        | 97.22%        | 3,220,600        | 184,683        | 5.73%         |
| 40 - OPERATIONS         | 6,400            | 3,446            | 53.84%        | 6,400            | 559            | 8.73%         |
| 50 - UTILITIES          | 651,000          | 675,521          | 103.77%       | 661,000          | 155,692        | 23.55%        |
| 60 - CAPITAL            | 130,000          | 125,801          | 96.77%        | -                | -              | 0.00%         |
| <b>59 STREETS Total</b> | <b>5,210,000</b> | <b>5,061,921</b> | <b>97.16%</b> | <b>5,246,550</b> | <b>661,328</b> | <b>12.61%</b> |

**Grand Total**

|                    |                   |                   |               |                   |                   |               |
|--------------------|-------------------|-------------------|---------------|-------------------|-------------------|---------------|
| <b>Grand Total</b> | <b>58,331,350</b> | <b>58,246,797</b> | <b>99.86%</b> | <b>59,019,600</b> | <b>19,137,370</b> | <b>32.43%</b> |
|--------------------|-------------------|-------------------|---------------|-------------------|-------------------|---------------|

**CITY OF ROCKWALL**  
**REPORT OF REVENUES**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**  
**WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**WATER & SEWER**

|  | Fiscal Year 2025  |                   |                | Fiscal Year 2026  |                   |               |
|--|-------------------|-------------------|----------------|-------------------|-------------------|---------------|
|  | Amended Budget    | Actual            | Percentage     | Amended Budget    | Actual            | Percentage    |
| <b>00 REVENUES</b>                       |                   |                   |                |                   |                   |               |
| <b>323 - MISCELLANEOUS REVENUE</b>       |                   |                   |                |                   |                   |               |
| 4001 - INTEREST EARNINGS                 | 475,000           | 685,653           | 144.35%        | 300,000           | 48,477            | 16.16%        |
| 4050 - LAND SALES                        | -                 | -                 | -              | -                 | -                 | -             |
| 4010 - AUCTION /SCRAP PROCEEDS           | 15,000            | 19,051            | 127.01%        | 15,000            | 7,145             | 47.63%        |
| 4019 - MISCELLANEOUS REVENUE             | 100,000           | 156,626           | 156.63%        | 100,000           | 25,900            | 25.90%        |
| <b>323 - MISCELLANEOUS REVENUE Total</b> | <b>590,000</b>    | <b>861,330</b>    | <b>145.99%</b> | <b>415,000</b>    | <b>81,522</b>     | <b>19.64%</b> |
| <b>340 - UTILITY SALES</b>               |                   |                   |                |                   |                   |               |
| 4601 - RETAIL WATER SALES                | 20,200,000        | 19,395,070        | 96.02%         | 22,220,000        | 5,246,672         | 23.61%        |
| 4603 - SEWER CHARGES                     | 11,400,000        | 10,336,229        | 90.67%         | 12,500,000        | 2,659,070         | 21.27%        |
| 4605 - PRETREATMENT CHARGES              | 120,400           | 112,759           | 93.65%         | 136,900           | 32,455            | 23.71%        |
| 4609 - HOUSE HAZARDOUS WASTE FEE         | 225,000           | 214,757           | 95.45%         | 176,000           | 55,223            | 31.38%        |
| 4610 - PENALTIES                         | 335,000           | 373,296           | 111.43%        | 250,000           | 122,936           | 49.17%        |
| 4611 - PORTABLE METER WATER SALES        | 175,000           | 157,377           | 89.93%         | 150,000           | 41,239            | 27.49%        |
| <b>340 - UTILITY SALES Total</b>         | <b>32,455,400</b> | <b>30,589,487</b> | <b>94.25%</b>  | <b>35,432,900</b> | <b>8,157,594</b>  | <b>23.02%</b> |
| <b>CONT - TOTAL CONTRACT SALES</b>       |                   |                   |                |                   |                   |               |
| 4622 - RCH WATER CORP-WATER SALE         | 1,960,000         | 1,979,576         | 101.00%        | 1,500,000         | 723,430           | 48.23%        |
| 4632 - BLACKLAND-WATER SALES             | 1,235,000         | 1,080,695         | 87.51%         | 1,500,000         | 220,437           | 14.70%        |
| 4640 - MCLENDON CHISHOLM SEWER CHARG     | 583,000           | 653,985           | 112.18%        | 725,000           | 142,182           | 19.61%        |
| 4650 - CITY OF HEATH-WATER SALES         | 4,208,000         | 3,933,908         | 93.49%         | 4,635,100         | 1,043,058         | 22.50%        |
| <b>TOTAL CONTRACT SALES Total</b>        | <b>7,986,000</b>  | <b>7,648,163</b>  | <b>95.77%</b>  | <b>8,360,100</b>  | <b>2,129,107</b>  | <b>25.47%</b> |
| <b>NON - NON-OPERATING REVENUES</b>      |                   |                   |                |                   |                   |               |
| 4480 - TOWER LEASES                      | 325,000           | 324,390           | 99.81%         | 325,000           | 66,037            | 20.32%        |
| 4670 - WATER IMPACT FEES                 | 1,225,000         | 1,377,781         | 112.47%        | 700,000           | 210,656           | 30.09%        |
| 4672 - SEWER IMPACT FEES                 | 1,500,000         | 1,679,184         | 111.95%        | 600,000           | 276,759           | 46.13%        |
| 4678 - SEWER PRO RATA                    | -                 | 127,155           | 0.00%          | -                 | -                 | -             |
| <b>NON-OPERATING REVENUES Total</b>      | <b>3,050,000</b>  | <b>3,508,510</b>  | <b>115.03%</b> | <b>1,625,000</b>  | <b>553,452</b>    | <b>34.06%</b> |
| <b>OTHE - TOTAL OTHER RECEIPTS</b>       |                   |                   |                |                   |                   |               |
| 4660 - WATER TAPS                        | 165,000           | 189,002           | 114.55%        | 130,000           | 21,550            | 16.58%        |
| 4662 - SEWER TAPS                        | 29,000            | 41,046            | 141.54%        | 25,000            | 5,831             | 23.32%        |
| 4665 - METER RENTAL FEES                 | 67,000            | 79,210            | 118.22%        | 52,000            | 18,265            | 35.13%        |
| <b>OTHER RECEIPTS Total</b>              | <b>261,000</b>    | <b>309,258</b>    | <b>118.49%</b> | <b>207,000</b>    | <b>45,646</b>     | <b>22.05%</b> |
| <b>00 REVENUES Total</b>                 | <b>44,342,400</b> | <b>42,916,749</b> | <b>96.78%</b>  | <b>46,040,000</b> | <b>10,967,321</b> | <b>23.82%</b> |

**CITY OF ROCKWALL**  
**REPORT OF EXPENDITURES**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**  
**WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**WATER & SEWER FUND**

|                                  | Fiscal Calendar 2025 |                   |                | Fiscal Calendar 2026 |                   |               |
|----------------------------------|----------------------|-------------------|----------------|----------------------|-------------------|---------------|
|                                  | Amended Budget       | Actual            | Percentage     | Amended Budget       | Actual            | Percentage    |
| <b>10 GENERAL GOVERNMENT</b>     |                      |                   |                |                      |                   |               |
| <b>05 ADMINISTRATION</b>         |                      |                   |                |                      |                   |               |
| 391 - OPERATING TRANSFERS        | 1,603,750            | 1,603,750         | 100.00%        | 1,603,750            | 575,000           | 35.85%        |
| <b>05 ADMINISTRATION Total</b>   | <b>1,603,750</b>     | <b>1,603,750</b>  | <b>100.00%</b> | <b>1,603,750</b>     | <b>575,000</b>    | <b>35.85%</b> |
| <b>60 UTILITY SERVICES</b>       |                      |                   |                |                      |                   |               |
| <b>61 BILLING SERVICES</b>       |                      |                   |                |                      |                   |               |
| 10 - PERSONNEL SERVICES          | 708,900              | 725,881           | 102.40%        | 709,550              | 210,016           | 29.60%        |
| 20 - CONTRACTUAL                 | 661,350              | 678,392           | 102.58%        | 730,850              | 260,722           | 35.67%        |
| 30 - SUPPLIES                    | 125,000              | 153,051           | 122.44%        | 148,000              | 45,086            | 30.46%        |
| 40 - OPERATIONS                  | 244,300              | 266,586           | 109.12%        | 234,300              | 36,029            | 15.38%        |
| <b>61 BILLING SERVICES Total</b> | <b>1,739,550</b>     | <b>1,823,910</b>  | <b>104.85%</b> | <b>1,822,700</b>     | <b>551,854</b>    | <b>30.28%</b> |
| <b>62 DEBT SERVICE</b>           |                      |                   |                |                      |                   |               |
| 70 - DEBT SERVICE                | 4,460,950            | 4,380,776         | 98.20%         | 4,511,950            | 83,650            | 1.85%         |
| <b>62 DEBT SERVICE Total</b>     | <b>4,460,950</b>     | <b>4,380,776</b>  | <b>98.20%</b>  | <b>4,511,950</b>     | <b>83,650</b>     | <b>1.85%</b>  |
| <b>63 WATER OPERATIONS</b>       |                      |                   |                |                      |                   |               |
| 10 - PERSONNEL SERVICES          | 1,632,050            | 1,712,917         | 104.95%        | 1,425,950            | 460,011           | 32.26%        |
| 20 - CONTRACTUAL                 | 19,721,900           | 19,766,225        | 100.22%        | 21,934,050           | 5,355,937         | 24.42%        |
| 30 - SUPPLIES                    | 943,200              | 1,066,351         | 113.06%        | 926,550              | 218,159           | 23.55%        |
| 40 - OPERATIONS                  | 23,250               | 14,956            | 64.32%         | 23,250               | 2,389             | 10.28%        |
| 50 - UTILITIES                   | 413,000              | 480,886           | 116.44%        | 341,500              | 116,052           | 33.98%        |
| 60 - CAPITAL                     | 1,579,650            | 528,307           | 33.44%         | 227,400              | 87,511            | 38.48%        |
| <b>63 WATER OPERATIONS Total</b> | <b>24,313,050</b>    | <b>23,569,641</b> | <b>96.94%</b>  | <b>24,878,700</b>    | <b>6,240,059</b>  | <b>25.08%</b> |
| <b>67 SEWER OPERATIONS</b>       |                      |                   |                |                      |                   |               |
| 10 - PERSONNEL SERVICES          | 1,511,600            | 1,523,224         | 100.77%        | 1,390,700            | 452,129           | 32.51%        |
| 20 - CONTRACTUAL                 | 11,449,900           | 11,302,394        | 98.71%         | 13,360,300           | 3,779,038         | 28.29%        |
| 30 - SUPPLIES                    | 274,450              | 251,622           | 91.68%         | 271,450              | 64,355            | 23.71%        |
| 40 - OPERATIONS                  | 17,700               | 17,534            | 99.06%         | 17,700               | 3,058             | 17.28%        |
| 50 - UTILITIES                   | 134,500              | 178,977           | 133.07%        | 160,750              | 45,266            | 28.16%        |
| 60 - CAPITAL                     | 254,500              | 254,307           | 99.92%         | 19,000               | 16,641            | 87.59%        |
| <b>67 SEWER OPERATIONS Total</b> | <b>13,642,650</b>    | <b>13,528,058</b> | <b>99.16%</b>  | <b>15,219,900</b>    | <b>4,360,488</b>  | <b>28.65%</b> |
| <b>Grand Total</b>               | <b>45,759,950</b>    | <b>44,906,135</b> | <b>98.13%</b>  | <b>48,037,000</b>    | <b>11,811,050</b> | <b>24.59%</b> |



City of Rockwall  
*The New Horizon*

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## Building Inspections Department Monthly Report

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December 2025

### Permits

|                              |            |
|------------------------------|------------|
| <b>Total Permits Issued:</b> | <b>251</b> |
| Building Permits:            | 17         |
| Contractor Permits:          | 234        |

|  |                       |
|--|-----------------------|
| <b>Total Commercial Permit Values:</b> | <b>\$5,092,236.22</b> |
| Building Permits:                      | \$4,000,000.00        |
| Contractor Permits:                    | \$1,092,236.22        |

|                              |                     |
|------------------------------|---------------------|
| <b>Total Fees Collected:</b> | <b>\$133,606.80</b> |
| Building Permits:            | \$103,051.26        |
| Contractor Permits:          | \$30,555.54         |

### Board of Adjustment

|                                   |          |
|-----------------------------------|----------|
| <b>Board of Adjustment Cases:</b> | <b>0</b> |
|-----------------------------------|----------|

1/7/2026  
11:42:11AM

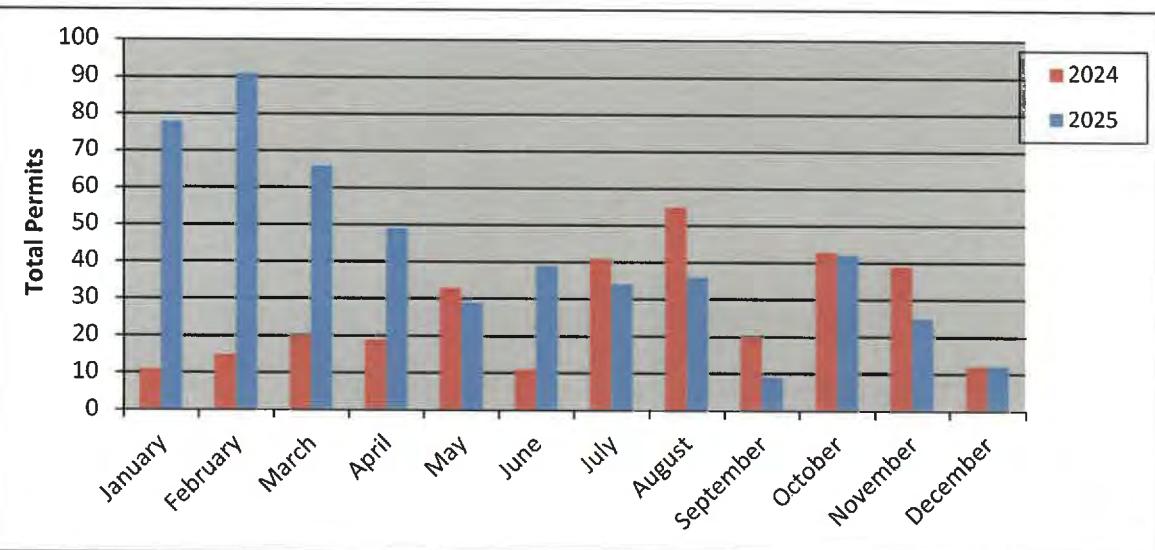
**City of Rockwall**  
**PERMITS ISSUED - Summary by Type and Subtype**  
**For the Period 12/1/2025 to 12/31/2025**

| Type/Subtype                  | # of Permits Issued | Valuation of Work | Fees Charged        |
|-------------------------------|---------------------|-------------------|---------------------|
| Commercial Building Permit    | 29                  | \$5,092,236.22    | \$28,415.62         |
| Backflow Permit               | 2                   | 6,692.22          | \$221.86            |
| Concrete Permit               | 1                   |                   | \$51.00             |
| Electrical Permit             | 4                   | 155,075.00        | \$1,569.01          |
| Fence Permit                  | 1                   | 4,300.00          | \$51.00             |
| Mechanical Permit             | 1                   | 5,000.00          | \$125.21            |
| New Construction              | 1                   | 4,000,000.00      | \$16,720.25         |
| Plumbing Permit               | 5                   | 14,540.00         | \$519.68            |
| Pool                          | 1                   |                   | \$306.00            |
| Remodel                       | 3                   | 847,549.00        | \$6,278.65          |
| Retaining Wall Permit         | 2                   | 27,600.00         | \$507.46            |
| Sign Permit                   | 8                   | 31,480.00         | \$2,065.50          |
| Residential Building Permit   | 222                 |                   | \$105,191.18        |
| Accessory Building Permit     | 4                   |                   | \$338.20            |
| Concrete Permit               | 8                   |                   | \$753.12            |
| Demolition                    | 2                   |                   | \$51.00             |
| Driveway Permit               | 2                   |                   | \$957.78            |
| Electrical Permit             | 9                   |                   | \$1,045.50          |
| Fence Permit                  | 44                  |                   | \$2,244.00          |
| Generator                     | 3                   |                   | \$381.00            |
| Irrigation Permit             | 24                  |                   | \$1,836.00          |
| Mechanical Permit             | 20                  |                   | \$2,496.50          |
| New Single Family Residential | 12                  |                   | \$85,992.81         |
| Patio Cover/Pergola           | 8                   |                   | \$941.38            |
| Plumbing Permit               | 38                  |                   | \$2,958.00          |
| Pool                          | 6                   |                   | \$918.00            |
| Remodel                       | 4                   |                   | \$1,166.06          |
| Retaining Wall Permit         | 6                   |                   | \$306.00            |
| Roofing Permit                | 18                  |                   | \$1,377.00          |
| Solar Panel Permit            | 2                   |                   | \$816.83            |
| Takeline - Play Structure     | 1                   |                   | \$51.00             |
| Window & Door Permit          | 11                  |                   | \$561.00            |
| <b>Totals:</b>                | <b>251</b>          |                   | <b>\$133,606.80</b> |

## New Residential Permits

## Calendar Year

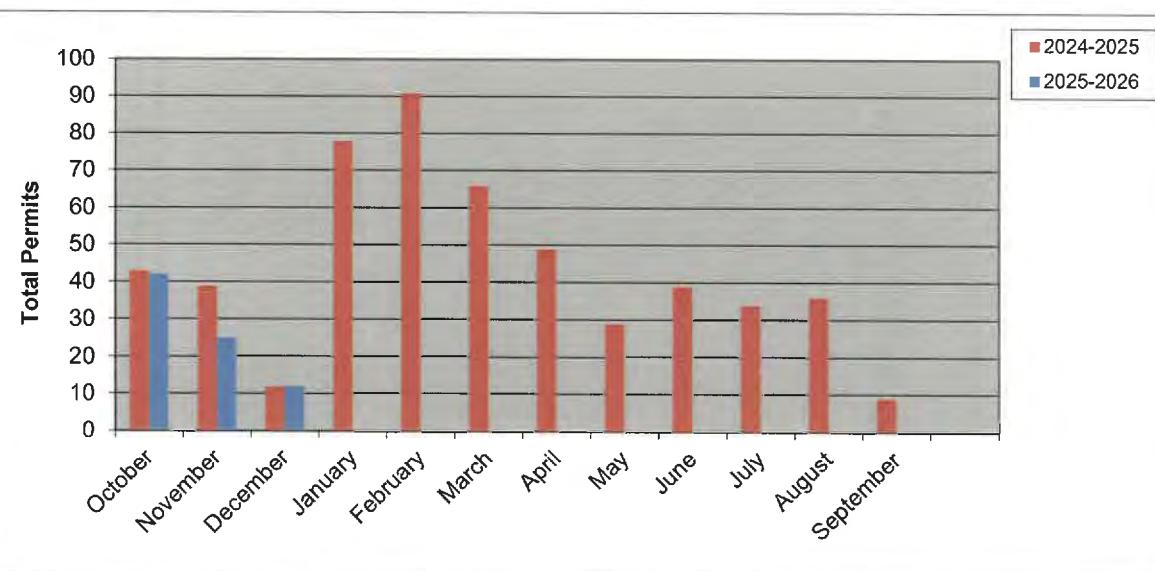
| Year          |            |            |
|---------------|------------|------------|
|               | 2024       | 2025       |
| January       | 11         | 78         |
| February      | 15         | 91         |
| March         | 20         | 66         |
| April         | 19         | 49         |
| May           | 33         | 29         |
| June          | 11         | 39         |
| July          | 41         | 34         |
| August        | 55         | 36         |
| September     | 20         | 9          |
| October       | 43         | 42         |
| November      | 39         | 25         |
| December      | 12         | 12         |
| <b>Totals</b> | <b>319</b> | <b>510</b> |



## New Residential Permits

## Fiscal Year

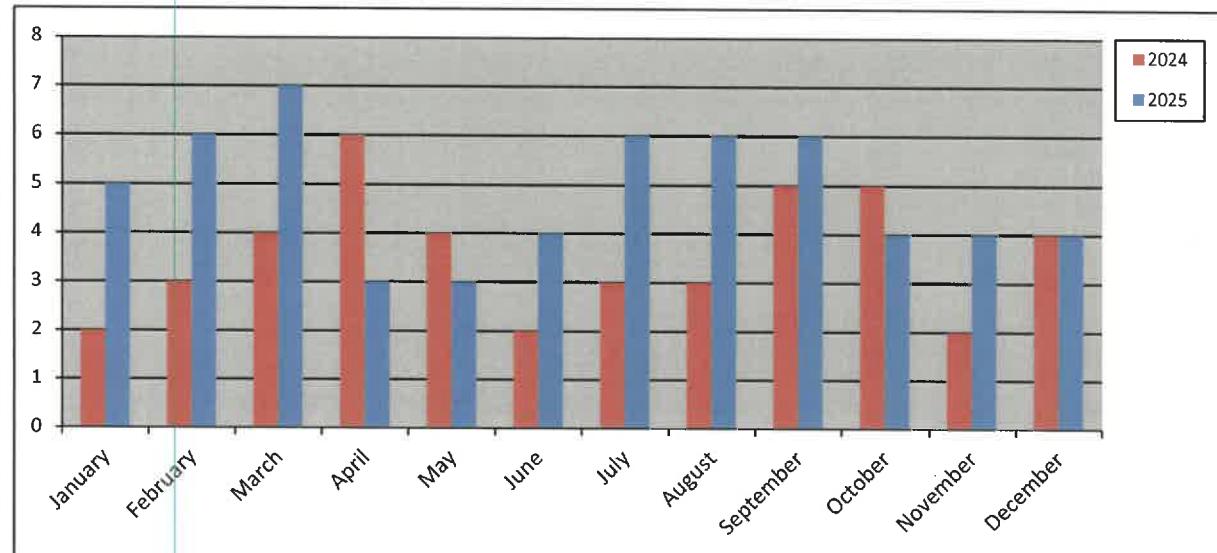
| Year          |            |           |
|---------------|------------|-----------|
|               | 2024-2025  | 2025-2026 |
| October       | 43         | 42        |
| November      | 39         | 25        |
| December      | 12         | 12        |
| January       | 78         |           |
| February      | 91         |           |
| March         | 66         |           |
| April         | 49         |           |
| May           | 29         |           |
| June          | 39         |           |
| July          | 34         |           |
| August        | 36         |           |
| September     | 9          |           |
| <b>Totals</b> | <b>525</b> | <b>79</b> |



## Residential Remodel/Additions Permits

Calendar Year

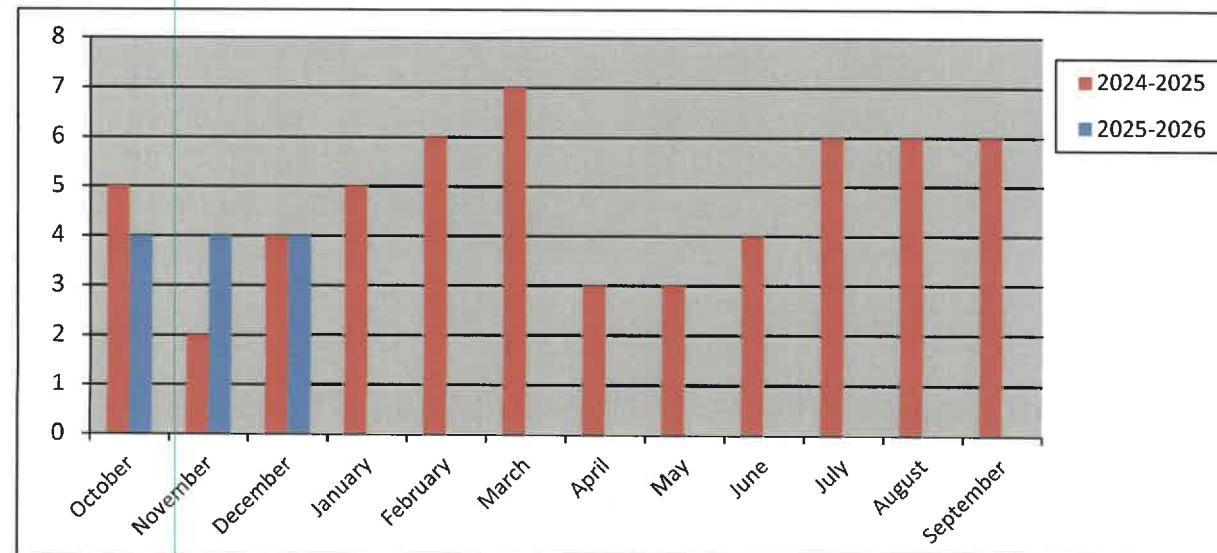
| Year          |           |           |
|---------------|-----------|-----------|
|               | 2024      | 2025      |
| January       | 2         | 5         |
| February      | 3         | 6         |
| March         | 4         | 7         |
| April         | 6         | 3         |
| May           | 4         | 3         |
| June          | 2         | 4         |
| July          | 3         | 6         |
| August        | 3         | 6         |
| September     | 5         | 6         |
| October       | 5         | 4         |
| November      | 2         | 4         |
| December      | 4         | 4         |
| <b>Totals</b> | <b>43</b> | <b>58</b> |



## Residential Remodel/Additions Permits

Fiscal Year

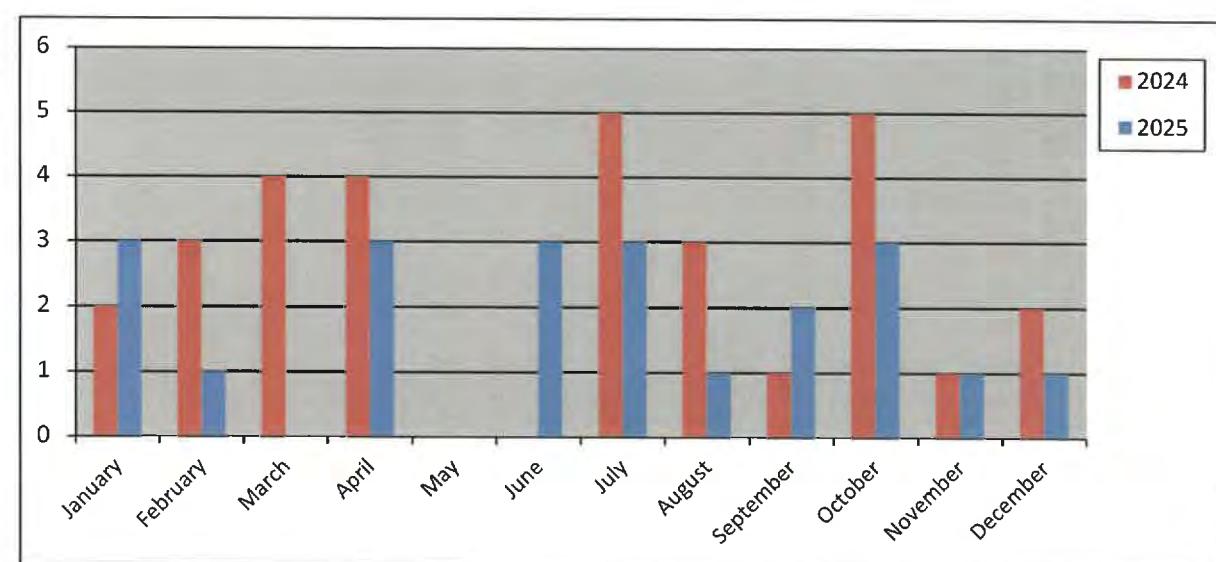
| Year          |           |           |
|---------------|-----------|-----------|
|               | 2024-2025 | 2025-2026 |
| October       | 5         | 4         |
| November      | 2         | 4         |
| December      | 4         | 4         |
| January       | 5         |           |
| February      | 6         |           |
| March         | 7         |           |
| April         | 3         |           |
| May           | 3         |           |
| June          | 4         |           |
| July          | 6         |           |
| August        | 6         |           |
| September     | 6         |           |
| <b>Totals</b> | <b>57</b> | <b>12</b> |



## New Commercial Permits

## Calendar Year

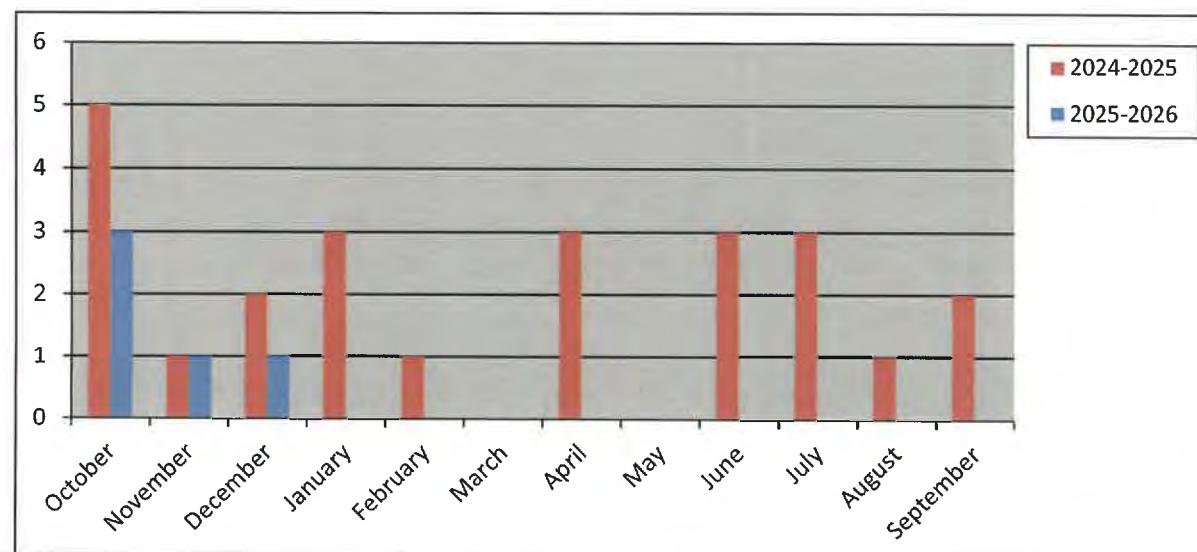
| Year          |           |           |
|---------------|-----------|-----------|
|               | 2024      | 2025      |
| January       | 2         | 3         |
| February      | 3         | 1         |
| March         | 4         | 0         |
| April         | 4         | 3         |
| May           | 0         | 0         |
| June          | 0         | 3         |
| July          | 5         | 3         |
| August        | 3         | 1         |
| September     | 1         | 2         |
| October       | 5         | 3         |
| November      | 1         | 1         |
| December      | 2         | 1         |
| <b>Totals</b> | <b>30</b> | <b>21</b> |



## New Commercial Permits

## Fiscal Year

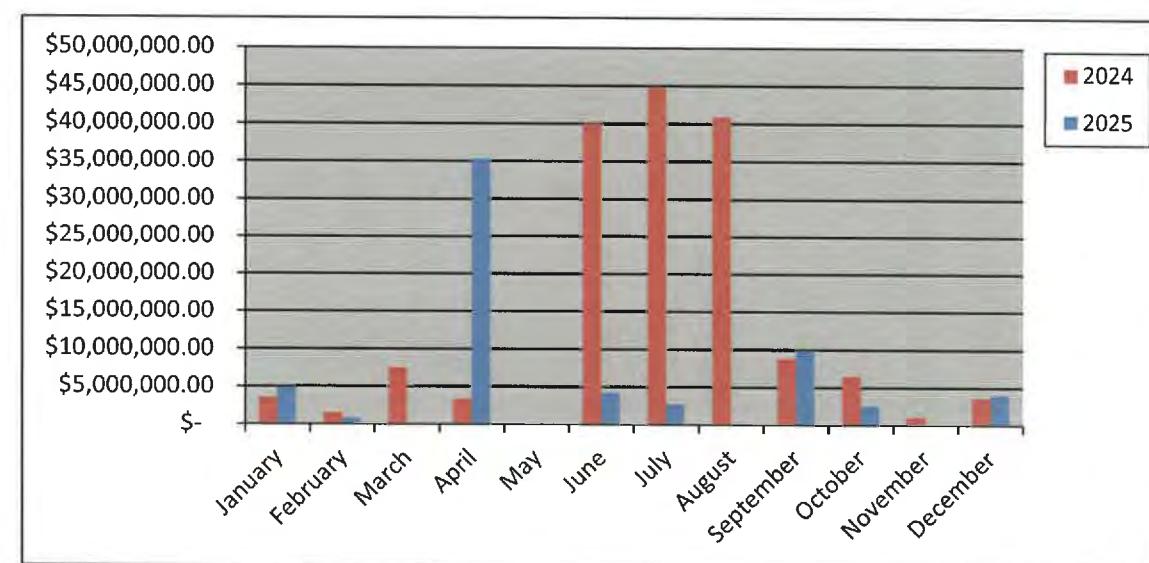
| Year          |           |           |
|---------------|-----------|-----------|
|               | 2024-2025 | 2025-2026 |
| October       | 5         | 3         |
| November      | 1         | 1         |
| December      | 2         | 1         |
| January       | 3         |           |
| February      | 1         |           |
| March         | 0         |           |
| April         | 3         |           |
| May           | 0         |           |
| June          | 3         |           |
| July          | 3         |           |
| August        | 1         |           |
| September     | 2         |           |
| <b>Totals</b> | <b>24</b> | <b>5</b>  |



## New Commercial Value

## Calendar Year

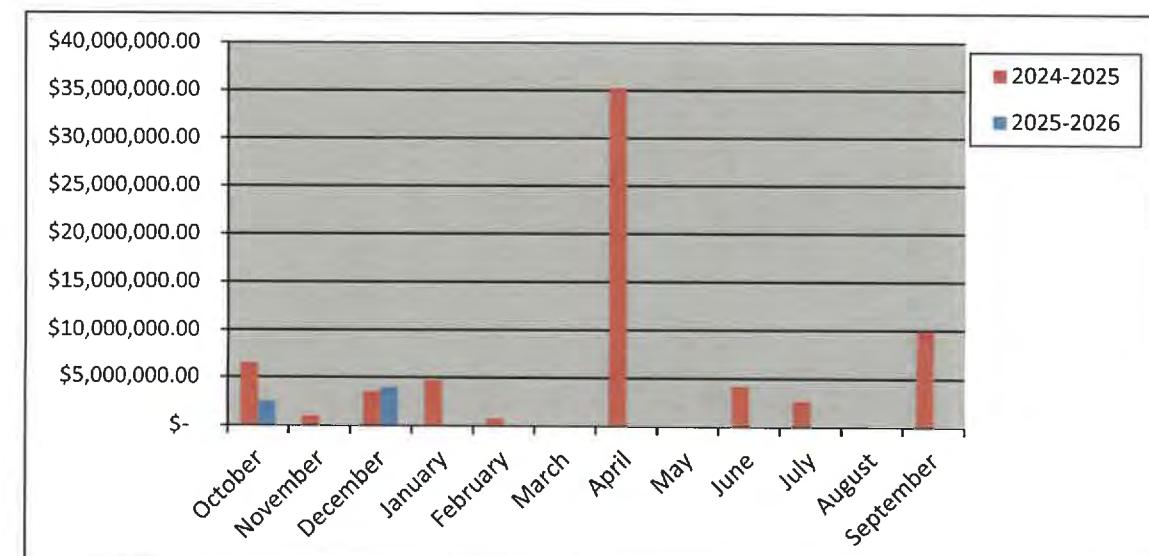
|               | Year                     |                         |
|---------------|--------------------------|-------------------------|
|               | 2024                     | 2025                    |
| January       | \$ 3,628,000.00          | \$ 4,800,000.00         |
| February      | \$ 1,600,000.00          | \$ 850,000.00           |
| March         | \$ 7,573,400.00          | \$ -                    |
| April         | \$ 3,400,000.00          | \$ 35,348,077.00        |
| May           | \$ -                     | \$ -                    |
| June          | \$ 40,015,846.78         | \$ 4,262,000.00         |
| July          | \$ 44,803,145.65         | \$ 2,750,000.00         |
| August        | \$ 41,008,367.00         | \$ 269,844.00           |
| September     | \$ 8,800,000.00          | \$ 9,897,400.00         |
| 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         |
| <b>Totals</b> | <b>\$ 162,054,992.43</b> | <b>\$ 64,849,505.00</b> |



## New Commercial Value

## Fiscal Year

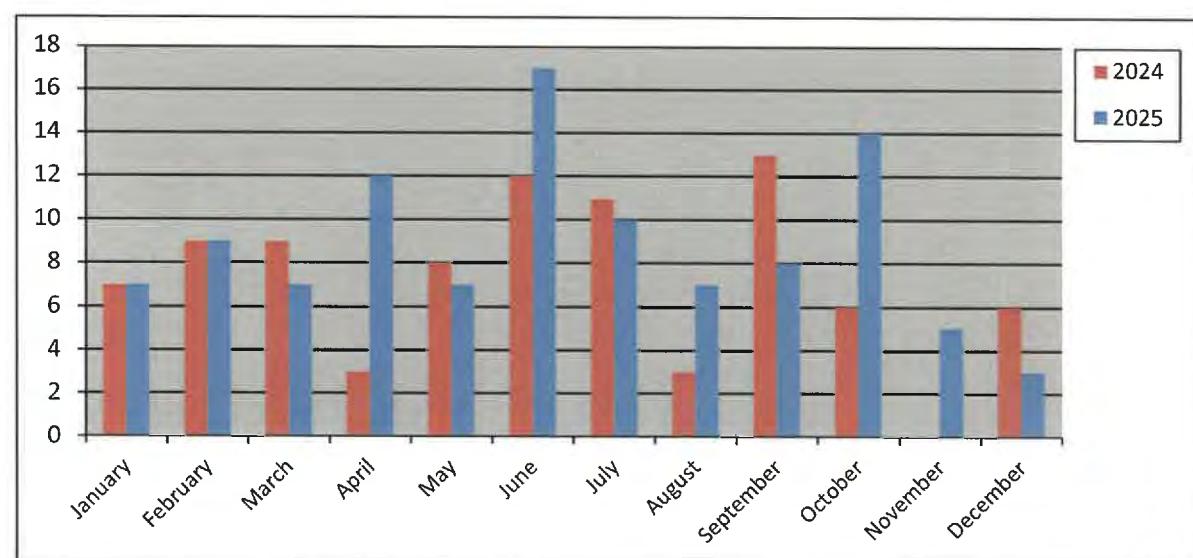
|               | Year                    |                        |
|---------------|-------------------------|------------------------|
|               | 2024-2025               | 2025-2026              |
| October       | \$ 6,526,233.00         | \$ 2,555,184.00        |
| November      | \$ 1,100,000.00         | \$ 117,000.00          |
| December      | \$ 3,600,000.00         | \$ 4,000,000.00        |
| January       | \$ 4,800,000.00         |                        |
| February      | \$ 850,000.00           |                        |
| March         | \$ -                    |                        |
| April         | \$ 35,348,077.00        |                        |
| May           | \$ -                    |                        |
| June          | \$ 4,262,000.00         |                        |
| July          | \$ 2,750,000.00         |                        |
| August        | \$ 269,844.00           |                        |
| September     | \$ 9,897,400.00         |                        |
| <b>Totals</b> | <b>\$ 69,403,554.00</b> | <b>\$ 6,672,184.00</b> |



## Commercial Additions/Remodel Permits

## Calendar Year

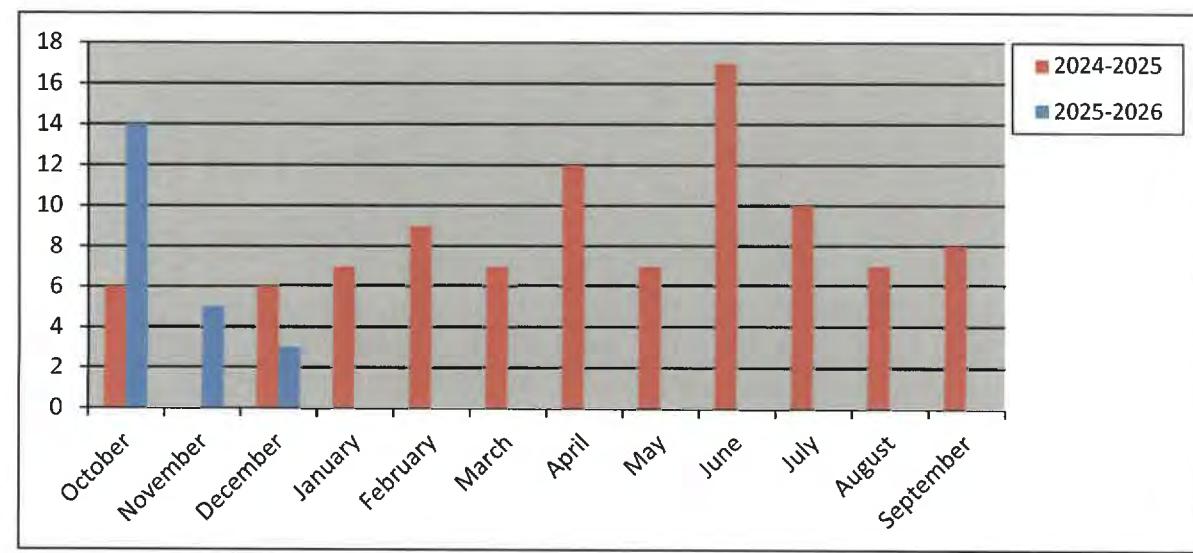
| Year          |           |            |
|---------------|-----------|------------|
|               | 2024      | 2025       |
| January       | 7         | 7          |
| February      | 9         | 9          |
| March         | 9         | 7          |
| April         | 3         | 12         |
| May           | 8         | 7          |
| June          | 12        | 17         |
| July          | 11        | 10         |
| August        | 3         | 7          |
| September     | 13        | 8          |
| October       | 6         | 14         |
| November      | 0         | 5          |
| December      | 6         | 3          |
| <b>Totals</b> | <b>87</b> | <b>106</b> |



## Commercial Additions/Remodel Permits

## Fiscal Year

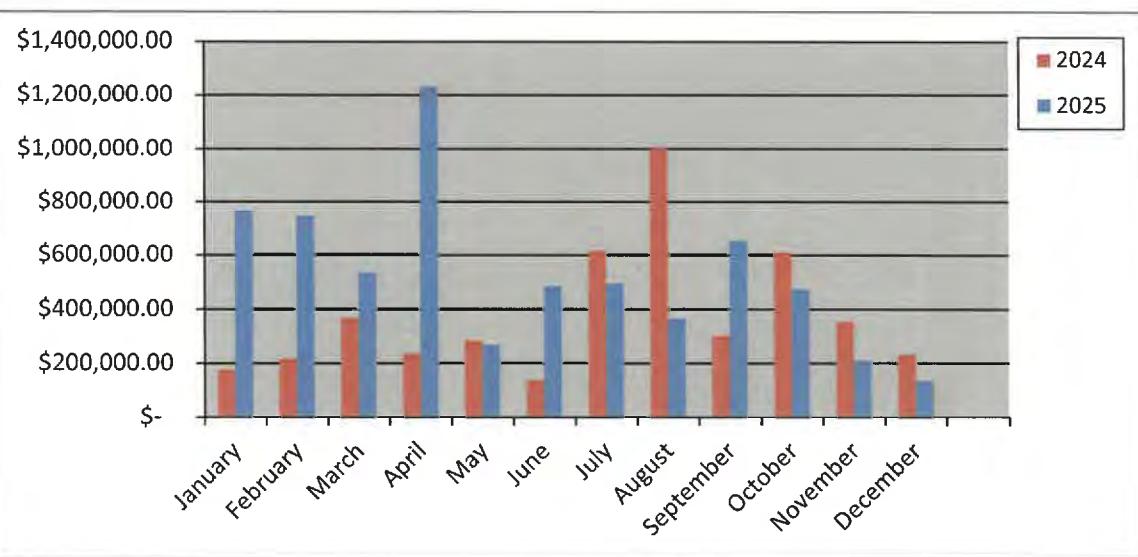
| Year          |           |           |
|---------------|-----------|-----------|
|               | 2024-2025 | 2025-2026 |
| October       | 6         | 14        |
| November      | 0         | 5         |
| December      | 6         | 3         |
| January       | 7         |           |
| February      | 9         |           |
| March         | 7         |           |
| April         | 12        |           |
| May           | 7         |           |
| June          | 17        |           |
| July          | 10        |           |
| August        | 7         |           |
| September     | 8         |           |
| <b>Totals</b> | <b>96</b> | <b>22</b> |



## Total Fees Collected

## Calendar Year

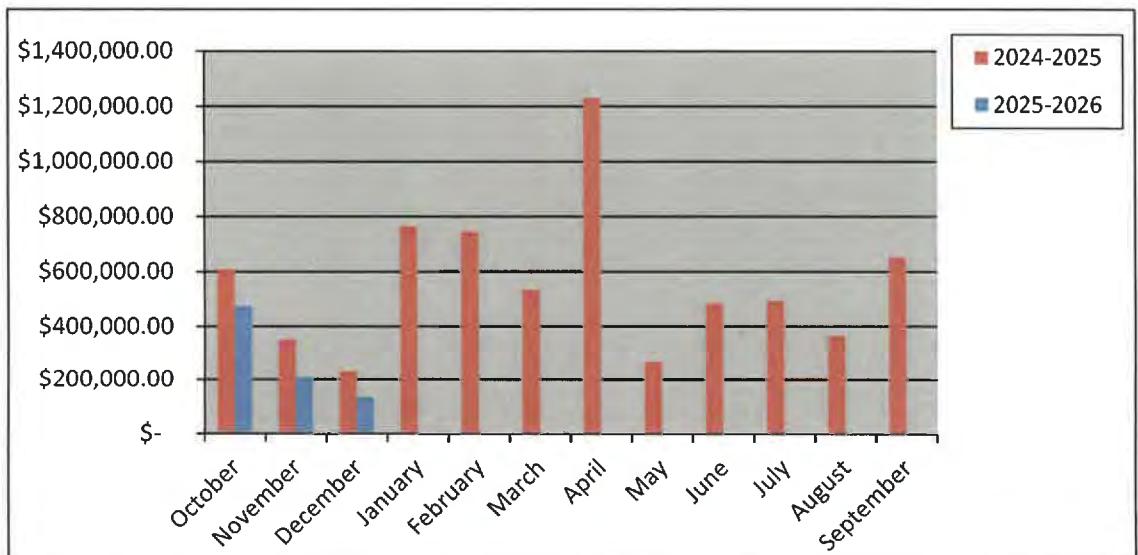
| Year          |                        |                        |
|---------------|------------------------|------------------------|
|               | 2024                   | 2025                   |
| January       | \$ 177,441.82          | \$ 764,930.75          |
| February      | \$ 217,495.76          | \$ 745,613.47          |
| March         | \$ 368,481.32          | \$ 533,967.61          |
| April         | \$ 236,650.24          | \$ 1,230,931.00        |
| May           | \$ 283,718.89          | \$ 268,369.56          |
| June          | \$ 137,783.50          | \$ 485,601.80          |
| July          | \$ 615,851.86          | \$ 493,388.23          |
| August        | \$ 1,007,731.91        | \$ 364,940.33          |
| September     | \$ 300,912.22          | \$ 651,288.27          |
| October       | \$ 610,616.91          | \$ 473,676.37          |
| November      | \$ 353,133.50          | \$ 208,658.89          |
| December      | \$ 232,852.46          | \$ 133,606.80          |
| <b>Totals</b> | <b>\$ 4,542,670.39</b> | <b>\$ 6,354,973.08</b> |



## 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          |                      |
| February      | \$ 745,613.47          |                      |
| March         | \$ 533,967.61          |                      |
| April         | \$ 1,230,931.20        |                      |
| May           | \$ 268,369.56          |                      |
| June          | \$ 485,601.80          |                      |
| July          | \$ 493,388.23          |                      |
| August        | \$ 364,940.33          |                      |
| September     | \$ 651,288.27          |                      |
| <b>Totals</b> | <b>\$ 6,735,634.09</b> | <b>\$ 815,942.06</b> |



## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

| Permit Number      | Permit Type              | Site Address                 | Total Fees |           |       |
|--------------------|--------------------------|------------------------------|------------|-----------|-------|
| Application Date   | Subtype                  | Parcel Number                | Total SQFT | Fees Paid |       |
| Issue Date         | Status of Permit         | Subdivision Name             |            |           |       |
|                    | Business Name            | Plan Number                  | Valuation  |           |       |
| CO2025-139         | Certificate of Occupancy |                              |            |           |       |
| 08/20/2025         |                          | 2075 Summer Lee Drive        | \$76.50    | \$76.50   |       |
| 12/22/2025         | ISSUED                   | Rockwall, TX, 75032          |            |           |       |
|                    | The Brass Tap - Rockwall |                              |            |           |       |
| Contact Type       | Contact Name             | Contact Address              |            |           |       |
| Business Phone     |                          |                              |            |           |       |
| Applicant          | Ridham Bhatt             | 5504 Kent Ct                 | Parker     | TX        | 75002 |
| Business Owner     | Brass Tap Rockwall LLC   | 2075 Summer Lee Drive        | Rockwall   | TX        | 75032 |
| Property Owner     | PA Harbor Retail LLC     | 8222 Douglas Avenue. Ste 390 | Dallas     | TX        | 75225 |
| Inspection Repor   | Ridham Bhatt             | 5504 Kent Ct.                | Parker     | TX        | 75002 |
| Contact            |                          |                              |            |           |       |
| <b>Contractors</b> |                          |                              |            |           |       |
| CO2025-170         | Certificate of Occupancy |                              |            |           |       |
| 10/06/2025         |                          | 2231 Ridge Road #200         | \$76.50    | \$76.50   |       |
| 12/12/2025         | ISSUED                   | Rockwall, TX, 75087          |            |           |       |
|                    | Divinity Hospice         |                              |            |           |       |
| Contact Type       | Contact Name             | Contact Address              |            |           |       |
| Business Phone     |                          |                              |            |           |       |
| Applicant          | Jason Campbell           | 3101 Nasa Pkwy               | Seabrook   | TX        | 77586 |
| Business Owner     | Jason Campbell           | 2231 Ridge Road #200         | Rockwall   | TX        | 75087 |
| Property Owner     | Jason Campbell           | 2231 Ridge Rd STE 200        | Rockwall   | TX        | 75087 |
| Inspection Repor   | Jason Campbell           | 2231 Ridge Rd STE 200        | Rockwall   | TX        | 75087 |
| Contact            |                          |                              |            |           |       |
| <b>Contractors</b> |                          |                              |            |           |       |
| CO2025-183         | Certificate of Occupancy |                              |            |           |       |
| 10/27/2025         |                          | 2504 Ridge Road Suite        | \$76.50    | \$76.50   |       |
| 12/10/2025         | ISSUED                   | 103 Rockwall, TX, 75087      |            |           |       |
|                    | Sozo DZ LLC              |                              |            |           |       |

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

| Permit Number    | Permit Type                                      | Site Address              | Total Fees |            |           |
|------------------|--|---------------------------|------------|------------|-----------|
| Application Date | Subtype  | Parcel Number             | Valuation  | Total SQFT | Fees Paid |
| Issue Date       | Status of Permit                                 | Subdivision Name          |            |            |           |
| Contact Type     | Contact Name<br>Business Phone                   | Contact Address           |            |            |           |
| Applicant        | Grant Fithian                                    | 517 Centenary Lane        | Rockwall   | TX         | 75087-8   |
| Business Owner   | Grant Fithian                                    | 2504 Ridge Road Suite 103 | Rockwall   | TX         | 75087     |
| Property Owner   | Moni Brooks (Lake Pointe Health & Science Center | 2504 Ridge Road Suite 107 | Rockwall   | TX         | 7587      |
| Inspection Repor | GRANT FITHIAN<br>Contact                         | 2504 Ridge Road Suite 103 | Ro         | TX         | 75087     |

## Contractors

|            |                           |                        |  |         |         |
|------------|---------------------------|------------------------|--|---------|---------|
| CO2025-190 | Certificate of Occupancy  |                        |  |         |         |
| 11/11/2025 |                           | 1861 State Highway 276 |  | \$76.50 | \$76.50 |
| 12/23/2025 | ISSUED<br>PLUM PEDIATRICS | Rockwall, TX, 75032    |  |         |         |

| Contact Type     | Contact Name<br>Business Phone | Contact Address        |          |    |       |
|------------------|--------------------------------|------------------------|----------|----|-------|
| Applicant        | ROSHNI PATEL                   | 1861 SH 276            | ROCKWALL | TX | 75032 |
| Business Owner   | Roshni Patel                   | 1861 State Highway 276 | Rockwall | TX | 75032 |
| Contact          | roshni patel                   | 1861 sh 276            | rockwall | TX | 75032 |
| Inspection Repor | SKIP PATEL<br>Contact          | 1861 sh 276            | rockwall | TX | 75032 |
| Property Owner   | PEAK PEDI LLC                  | 3911 US HWY 80 E       | MESQUITE | TX | 75150 |

## Contractors

|            |                                      |                        |  |         |         |
|------------|--------------------------------------|------------------------|--|---------|---------|
| CO2025-192 | Certificate of Occupancy             |                        |  |         |         |
| 11/12/2025 |                                      | 3142 Horizon Road #209 |  | \$76.50 | \$76.50 |
| 12/03/2025 | ISSUED<br>Lake Pointe Woman's Center | Rockwall, TX, 75032    |  |         |         |

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

| 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<br>Business Phone      | Contact Address            |            |            |           |
| Applicant                   | Robin Kelly                         | 4480 Shiloh Rd             | Midlothian | TX         | 76065     |
| Business Owner              | Lake Pointe Woman's<br>409-231-1816 | 3142 Horizon Road #209     | Rockwall   | TX         | 75032     |
| Property Owner              | Remedy Medical<br>Properties        | 800 W Madison St Suite 400 | Chicago    | IL         | 60647     |
| Inspection Repor<br>Contact | Robin Kelly                         | 4480 Shiloh Rd             | Midlothian | TX         | 76065     |
| <b>Contractors</b>          |                                     |                            |            |            |           |

|            |                          |   |                    |         |         |
|------------|--------------------------|---|--------------------|---------|---------|
| CO2025-196 | Certificate of Occupancy |   |                    |         |         |
| 11/19/2025 |                          | 811 East Yellow Jacket                        |                    | \$76.50 | \$76.50 |
| 12/15/2025 | ISSUED                   | Lane, Suite 117,<br>Automatico Driving School | Rockwall, TX 75087 |         |         |

| Contact Type                | Contact Name<br>Business Phone | Contact Address                     |          |    |       |
|-----------------------------|--------------------------------|-------------------------------------|----------|----|-------|
| Applicant                   | Chris Bene                     | 417 Silver Leaf                     | Fate     | TX | 75087 |
| Business Owner              | Chris Bene                     | 811 East Yellowjacket Lane Suite #1 | Rockwall | TX | 75087 |
| Property Owner              | David Lowrey                   | 811 East Yellowjacket Lane Suite    | Rockwall | Tx | 75087 |
| Inspection Repor<br>Contact | Chris Bene                     | 417 Silver Leaf                     | Fate     | TX | 75087 |
| <b>Contractors</b>          |                                |                                     |          |    |       |

|            |                          |                          |  |         |         |
|------------|--------------------------|--------------------------|--|---------|---------|
| CO2025-198 | Certificate of Occupancy |                          |  |         |         |
| 11/20/2025 |                          | 1541 East Interstate Hwy |  | \$76.50 | \$76.50 |
| 12/10/2025 | ISSUED                   | 30 Rockwall, TX, 75087   |  |         |         |
|            | Its Fate Creamery        |                          |  |         |         |

| Contact Type                | Contact Name<br>Business Phone           | Contact Address             |          |    |       |
|-----------------------------|--|-----------------------------|----------|----|-------|
| Applicant                   | Robert Egbert                            | 165 Pleasant Hill Lane      | Fate     | TX | 75189 |
| Business Owner              | Robert Egbert                            | 1541 East Interstate Hwy 30 | Rockwall | TX | 75087 |
| Property Owner              | DYNACORP Holdings<br>LTD - Charlie Smith | 709 W Rusk St STE B         | Rockwall | TX | 75087 |
| Inspection Repor<br>Contact | Robert Egbert                            | 165 Pleasant Hill Lane      | Fate     | TX | 75189 |
| <b>Contractors</b>          |  |                             |          |    |       |

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

| Permit Number      | Permit Type                   | Site Address                 | Total Fees |            |           |
|--------------------|-------------------------------|------------------------------|------------|------------|-----------|
| Application Date   | Subtype                       | Parcel Number                |            | Total SQFT | Fees Paid |
| Issue Date         | Status of Permit              | Subdivision Name             |            |            |           |
|                    | Business Name                 | Plan Number                  | Valuation  |            |           |
| CO2025-203         | Certificate of Occupancy      |                              |            |            |           |
| 12/02/2025         |                               | 550 Vigor Way Suite #102     |            | \$76.50    | \$76.50   |
| 12/19/2025         | ISSUED                        | Rockwall, TX, 75087          |            |            |           |
|                    | One Community, LLC dba OneCo  |                              |            |            |           |
| Contact Type       | Contact Name                  | Contact Address              |            |            |           |
|                    | Business Phone                |                              |            |            |           |
| Applicant          | Clay Spicer                   | 4210 Ridge Road, Suite #201  | Heath      | TX         | 75032     |
| Business Owner     | Clay Spicer<br>(214) 293-7762 | 550 Vigor Way Suite #102     | Rockwall   | TX         | 75087     |
| Property Owner     | Brian Berry                   | 4210 Ridge Road, Suite #201  | Heath      | TX         | 75032     |
| Inspection Repor   | Clay Spicer                   | 4210 Ridge Road, Suite #201  | Heath      | TX         | 75032     |
| Contact            |                               |                              |            |            |           |
| <b>Contractors</b> |                               |                              |            |            |           |
| CO2025-204         | Certificate of Occupancy      |                              |            |            |           |
| 12/05/2025         |                               | 159 East Quail Run Road      |            | \$76.50    | \$76.50   |
| 12/23/2025         | ISSUED                        | #102 Rockwall, TX, 75087     |            |            |           |
|                    | Body20                        |                              |            |            |           |
| Contact Type       | Contact Name                  | Contact Address              |            |            |           |
|                    | Business Phone                |                              |            |            |           |
| Applicant          | Siri Solange                  | 712 Starlight Pass           | Rockwall   | TX         | 75032     |
| Business Owner     | Siri Solange                  | 159 East Quail Run Road #102 | Rockwall   | TX         | 75087     |
| Property Owner     | Siri Solange                  | 712 Starlight Pass           | Rockwall   | TX         | 75032     |
| Inspection Repor   | Siri Solange                  | 712 Starlight Pass           | Rockwall   | TX         | 75032     |
| Contact            |                               |                              |            |            |           |
| <b>Contractors</b> |                               |                              |            |            |           |
| CO2025-205         | Certificate of Occupancy      |                              |            |            |           |
| 12/05/2025         |                               | 302 North San Jacinto        |            | \$76.50    | \$76.50   |
| 12/19/2025         | ISSUED                        | Street, Rockwall, TX,        |            |            |           |
|                    | Manziel Law Offices, PLLC     | 75087                        |            |            |           |

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

| Permit Number      | Permit Type                    | Site Address     | Total Fees |            |           |
|--------------------|--------------------------------|------------------|------------|------------|-----------|
| Application Date   | Subtype                        | Parcel Number    |            | Total SQFT | Fees Paid |
| Issue Date         | Status of Permit               | Subdivision Name |            |            |           |
| Contact Type       | Contact Name<br>Business Phone | Contact Address  | Valuation  |            |           |
| Applicant          | Lisa A Manziel                 | P.O. Box 755     | Rockwall   | Tx         | 75087     |
| Business Owner     | Lisa A Manziel                 | PO Box 755       | Rockwall   | Tx         | 75087     |
| Property Owner     | ALMLAM Real Estate<br>LLC      | P.O. Box 755     | Rockwall   | Tx         | 75087     |
| Inspection Repor   | Lisa A Manziel                 |                  |            |            |           |
| Contact            |                                |                  |            |            |           |
| <b>Contractors</b> |                                |                  |            |            |           |

| CO2025-211         | Certificate of Occupancy       |  |          | \$75.00 | \$0.00 |
|--------------------|--------------------------------|--|----------|---------|--------|
| 12/09/2025         |                                | 381 National Dr,<br>Rockwall, TX 75087 |          |         |        |
| 12/09/2025         | ISSUED                         |  |          |         |        |
|                    | Group 1 Ford of Rockwall       |  |          |         |        |
| Contact Type       | Contact Name<br>Business Phone | Contact Address                        |          |         |        |
| Applicant          | Jeff Hicks                     | 990 E Interstate 30 @ Hwy 205          | Rockwall | TX      | 75087  |
| Business Owner     | Jeff Hicks<br>972-290-2207     | 990 E Interstate 30 @ Hwy 205          | Rockwall | TX      | 75087  |
| Property Owner     | Group 1 Realty Inc             | 800 Gessner Rd, Suite 500              | Houston  | TX      | 77024  |
| Inspection Repor   | Jeff Hicks                     | 990 E Interstate 30 @ Hwy 205          | Rockwall | TX      | 75087  |
| Contact            |                                |  |          |         |        |
| <b>Contractors</b> |                                |  |          |         |        |

| CO2025-213       | Certificate of Occupancy        |                     |          | \$75.00 | \$0.00 |
|------------------|---------------------------------|---------------------|----------|---------|--------|
| 12/16/2025       |                                 | 3125 Ridge Road     |          |         |        |
| 12/16/2025       | ISSUED                          | Rockwall, TX, 75032 |          |         |        |
|                  | LEGACY & CO. REAL ESTATE<br>LLC |                     |          |         |        |
| Contact Type     | Contact Name<br>Business Phone  | Contact Address     |          |         |        |
| Applicant        | Justin Holland                  | 3125 RIDGE ROAD     | Rockwall | TX      | 75032  |
| Business Owner   | JUSTIN HOLLAND<br>214-717-0252  | 3125 Ridge Road     | Rockwall | TX      | 75032  |
| Property Owner   | LANCE A HOLLAND<br>FAMILY TRUST | 3125 RIDGE ROAD     | Rockwall | TX      | 75032  |
| Inspection Repor | MELANEY LOAR                    | 3125 RIDGE ROAD     | Rockwall | TX      | 75032  |
| Contact          |                                 |                     |          |         |        |

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

| Permit Number               | Permit Type                        | Site Address  | Total Fees |            |           |
|-----------------------------|------------------------------------|---|------------|------------|-----------|
| Application Date            | Subtype                            | Parcel Number   | Valuation  | Total SQFT | Fees Paid |
| Issue Date                  | Status of Permit                   | Subdivision Name  |            |            |           |
| <b>Contractors</b>          |                                    |   |            |            |           |
| TCO2025-84                  | Temporary Certificate of Occupancy |   |            |            |           |
| 06/06/2025                  |                                    | 365 Ranch Trail Rockwall,                                     |            | \$300.00   | \$300.00  |
| 12/05/2025                  | ISSUED                             | TX, 75032   |            |            |           |
|                             |                                    | M & J Ranch Trail Holdings dba<br>Snap Insurance Services LLC |            |            |           |
| Contact Type                | Contact Name                       | Contact Address   |            |            |           |
| Business Phone              |                                    |   |            |            |           |
| Applicant                   | ALAN SELDEN                        | 5 SHEPHERDS WAY   | HEATH      | TX         | 75032     |
| Business Owner              | John McKinney<br>214-669-2336      | 365 Ranch Trail   | Rockwall   | TX         | 75032     |
| Property Owner              | John McKinney                      | 632 Rustic Ridge  | Heath      | TX         | 75032     |
| Inspection Repor<br>Contact | ALAN SELDEN                        | 5 SHEPHERDS WAY   | HEATH      | TX         | 75032     |

**Contractors**

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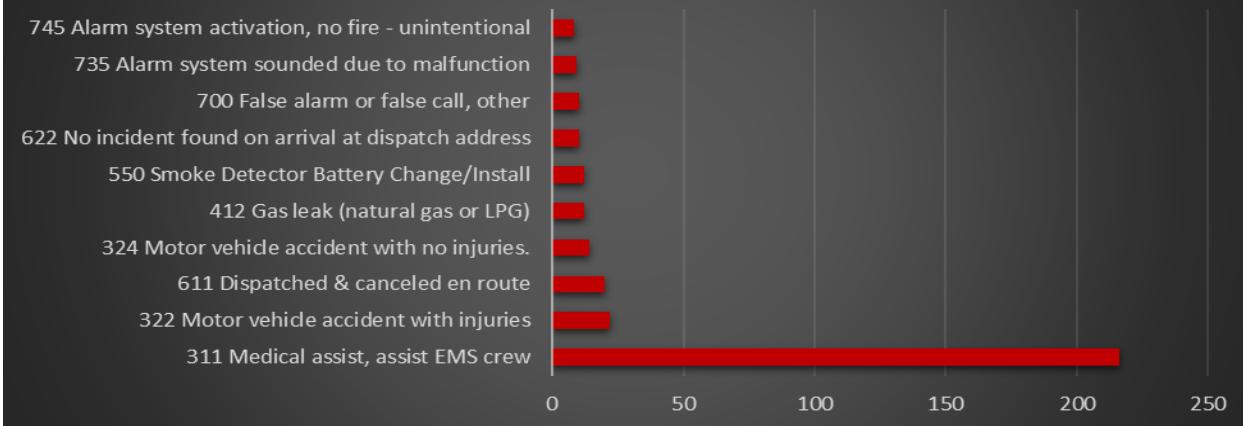
**Total Valuation:**  
**Total Fees: \$1,215.00**  
**Total Fees Paid: \$1,065.00**



December 2025

Monthly Report

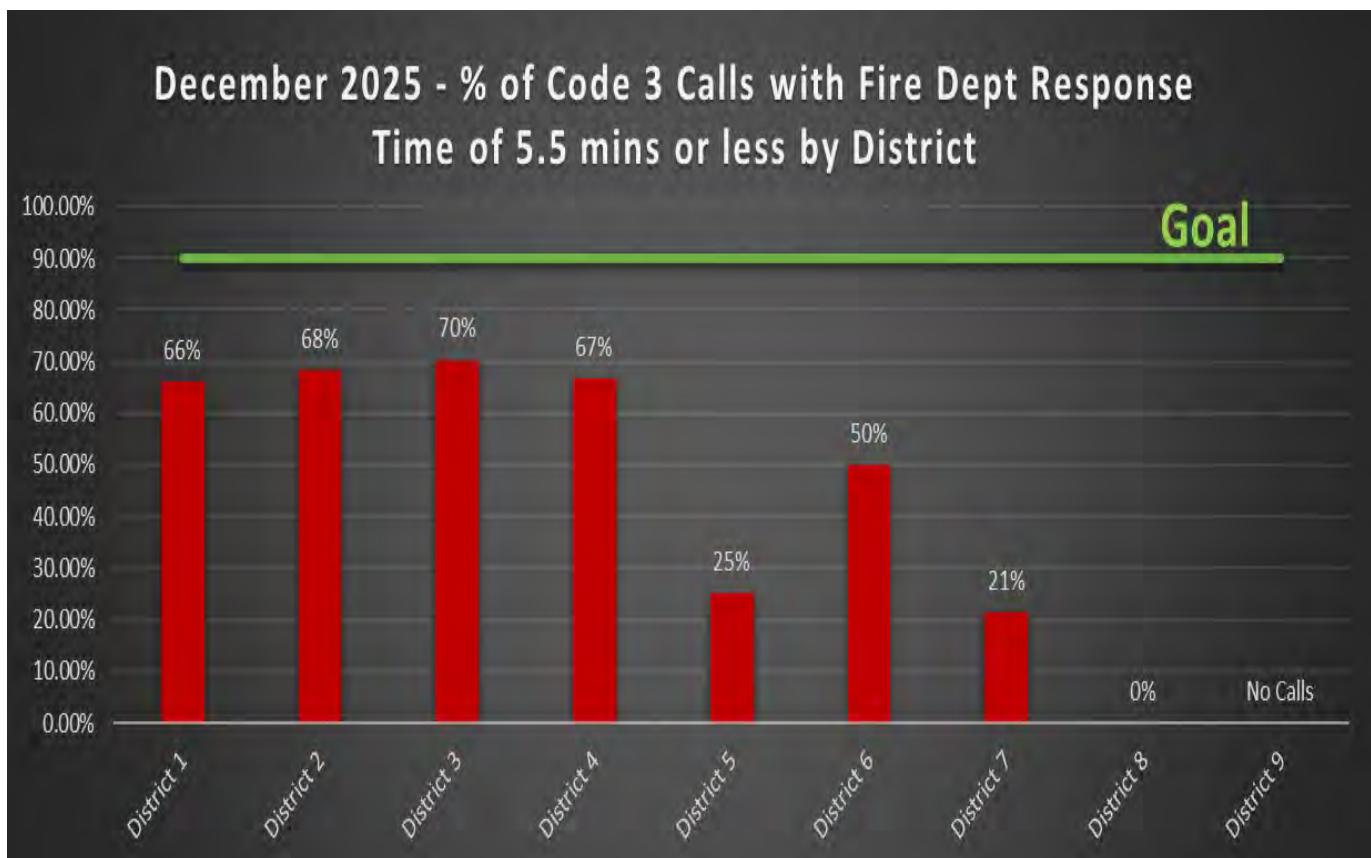
## Top 10 NFIRS Call Types



| All Calls By NFIRS Call Type                           | Incident Count |
|--|----------------|
| 100 Fire, other  | 1              |
| 111 Building fire                                      | 3              |
| 118 Trash or rubbish fire, contained                   | 1              |
| 123 Fire in portable building, fixed location          | 1              |
| 131 Passenger vehicle fire (cars, pickups, SUV's)      | 1              |
| 142 Brush or brush-and-grass mixture fire              | 1              |
| 143 Grass fire   | 1              |
| 150 OTHER Outside rubbish fire                         | 1              |
| 151 Outside rubbish, trash or waste fire               | 1              |
| 300 Rescue, EMS incident, other                        | 1              |
| 311 Medical assist, assist EMS crew                    | 216            |
| 322 Motor vehicle accident with injuries               | 22             |
| 323 Motor vehicle/pedestrian accident (MV Ped)         | 1              |
| 324 Motor vehicle accident with no injuries.           | 14             |
| 331 Lock-in (if lock out , use 511 )                   | 1              |
| 352 Extrication of victim(s) from vehicle              | 1              |
| 353 Removal of victim(s) from stalled elevator         | 2              |
| 411 Gasoline or other flammable liquid spill           | 2              |
| 412 Gas leak (natural gas or LPG)                      | 12             |
| 424 Carbon monoxide incident                           | 1              |
| 440 Electrical wiring/equipment problem, other         | 3              |
| 444 Power line down                                    | 3              |
| 445 Arcing, shorted electrical equipment               | 1              |
| 500 Service Call, other                                | 1              |
| 511 Lock-out   | 2              |
| 520 Water problem, other                               | 1              |
| 522 Water or steam leak                                | 2              |
| 550 Public service assistance, other                   | 7              |
| 550 Smoke Detector Battery Change/Install              | 12             |
| 551 Assist police or other governmental agency         | 1              |
| 552 Police matter                                      | 1              |
| 553 Public service                                     | 3              |
| 555 Defective elevator, no occupants                   | 1              |
| 600 Good intent call, other                            | 1              |
| 611 Dispatched & canceled en route                     | 20             |
| 622 No incident found on arrival at dispatch address   | 10             |
| 631 Authorized controlled burning                      | 1              |
| 651 Smoke scare, odor of smoke                         | 7              |
| 700 False alarm or false call, other                   | 10             |
| 714 Central station, malicious false alarm             | 1              |
| 715 Local alarm system, malicious false alarm          | 1              |
| 730 System malfunction, other                          | 3              |
| 733 Smoke detector activation due to malfunction       | 7              |
| 735 Alarm system sounded due to malfunction            | 9              |
| 740 Unintentional transmission of alarm, other         | 2              |
| 741 Sprinkler activation, no fire - unintentional      | 1              |
| 743 Smoke detector activation, no fire - unintentional | 3              |
| 745 Alarm system activation, no fire - unintentional   | 8              |
| 746 Carbon monoxide detector activation, no CO         | 3              |
| 900 Special type of incident, other                    | 1              |
| <b>Grand Total</b>                                     | <b>410</b>     |

## December 2025 Dispatch to Arrival Analysis

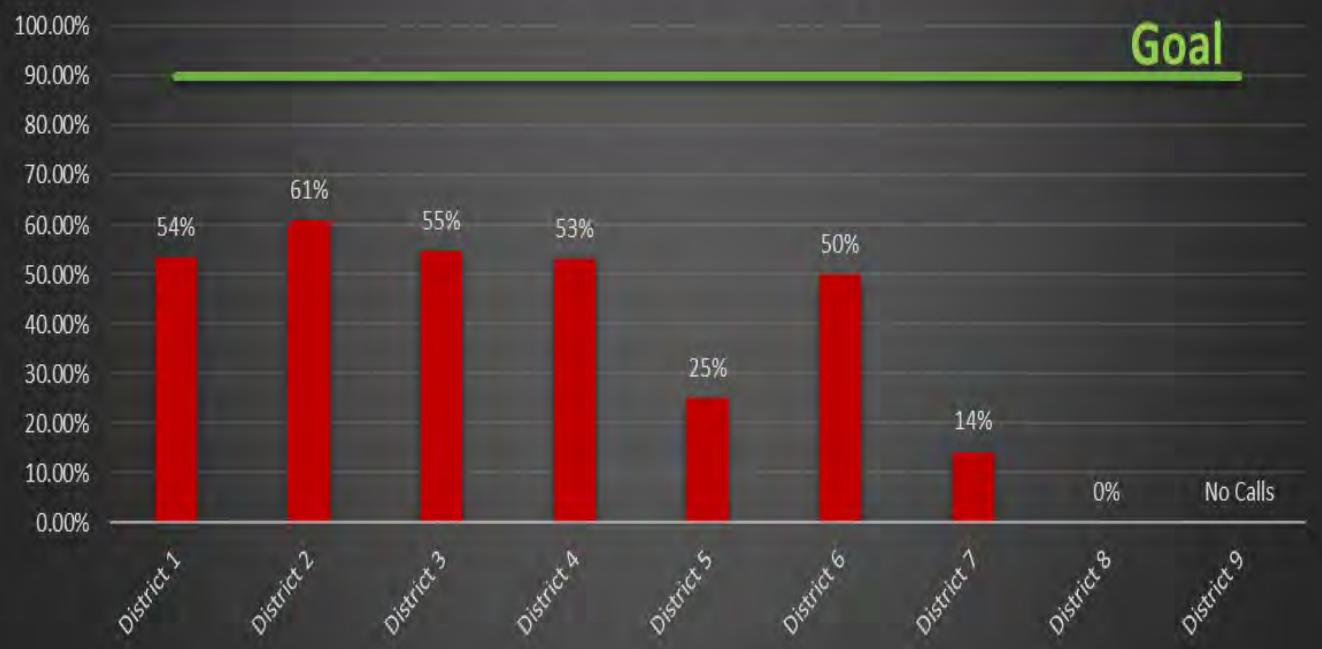
| District   | Total Number of Calls | Percent of Runs per District | Number of Calls in 5.5 mins or Less | Average FD Response Time Minutes | % in 5.5 min or less | Goal of 90% |
|------------|-----------------------|------------------------------|-------------------------------------|----------------------------------|----------------------|-------------|
| District 1 | 71                    | 22%                          | 47                                  | 0:05:20                          | 66%                  | 90%         |
| District 2 | 82                    | 26%                          | 56                                  | 0:06:26                          | 68%                  | 90%         |
| District 3 | 64                    | 20%                          | 45                                  | 0:04:43                          | 70%                  | 90%         |
| District 4 | 66                    | 21%                          | 44                                  | 0:06:29                          | 67%                  | 90%         |
| District 5 | 12                    | 4%                           | 3                                   | 0:06:18                          | 25%                  | 90%         |
| District 6 | 6                     | 2%                           | 3                                   | 0:06:04                          | 50%                  | 90%         |
| District 7 | 14                    | 4%                           | 3                                   | 0:10:03                          | 21%                  | 90%         |
| District 8 | 2                     | 1%                           | 0                                   | 0:09:36                          | 0%                   | 90%         |
| District 9 | 0                     | 0%                           | 0                                   | 0:00:00                          | No Calls             | 90%         |
| Department | 317                   | 100%                         | 201                                 | 0:06:01                          | 63%                  | 90%         |



## December 2025 Travel Times by District

| District   | Total           | Percent of        | Number of          | Average Travel Time Minutes | % in 4 min or less | Goal of 90% |
|------------|-----------------|-------------------|--------------------|-----------------------------|--------------------|-------------|
|            | Number of Calls | Runs per District | Calls in 4 or Less |                             |                    |             |
| District 1 | 71              | 22%               | 38                 | 0:04:30                     | 54%                | 90%         |
| District 2 | 82              | 26%               | 50                 | 0:05:26                     | 61%                | 90%         |
| District 3 | 64              | 20%               | 35                 | 0:03:55                     | 55%                | 90%         |
| District 4 | 66              | 21%               | 35                 | 0:05:41                     | 53%                | 90%         |
| District 5 | 12              | 4%                | 3                  | 0:05:27                     | 25%                | 90%         |
| District 6 | 6               | 2%                | 3                  | 0:04:53                     | 50%                | 90%         |
| District 7 | 14              | 4%                | 2                  | 0:09:16                     | 14%                | 90%         |
| District 8 | 2               | 1%                | 0                  | 0:07:18                     | 0%                 | 90%         |
| District 9 | 0               | 0%                | 0                  | 0:00:00                     | No Calls           | 90%         |
| Department | 317             | 100%              | 166                | 0:05:08                     | 52%                | 90%         |

### December 2025 - % of Code 3 Calls with Travel Time of 4 mins or less by District





# Total Dollar Losses

December 2025



Print Date/Time: 01/08/2026 11:00  
Login ID: rck\dgang  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

Rockwall Fire Department

|   | Current Month | Last Month   | Same Month Last Year | Year To Date    | Last Year To Date |
|---|---------------|--------------|----------------------|-----------------|-------------------|
| <b>Total Property Loss:</b>               | \$0.00        | \$89,000.00  | \$1,000.00           | \$2,008,620.00  | \$145,000.00      |
| <b>Total Content Loss:</b>                | \$0.00        | \$0.00       | \$30,000.00          | \$557,050.00    | \$78,000.00       |
| <b>Total Property Pre-Incident Value:</b> | \$0.00        | \$129,000.00 | \$694,349.00         | \$20,573,256.00 | \$2,327,602.64    |
| <b>Total Contents Pre-Incident Value</b>  | \$0.00        | \$0.00       | \$2,000,000.00       | \$1,121,505.00  | \$2,695,207.78    |
| <b>Total Losses:</b>                      | \$0.00        | \$89,000.00  | \$31,000.00          | \$2,565,670.00  | \$0.00            |
| <b>Total Value:</b>                       | \$0.00        | \$129,000.00 | \$2,694,349.00       | \$21,694,761.00 | \$5,022,810.42    |

# Fire Prevention, Education, & Investigations Division

## Monthly Report

### December 2025





**ROCKWALL PARKS  
& RECREATION**



## **Monthly Report December 2025**

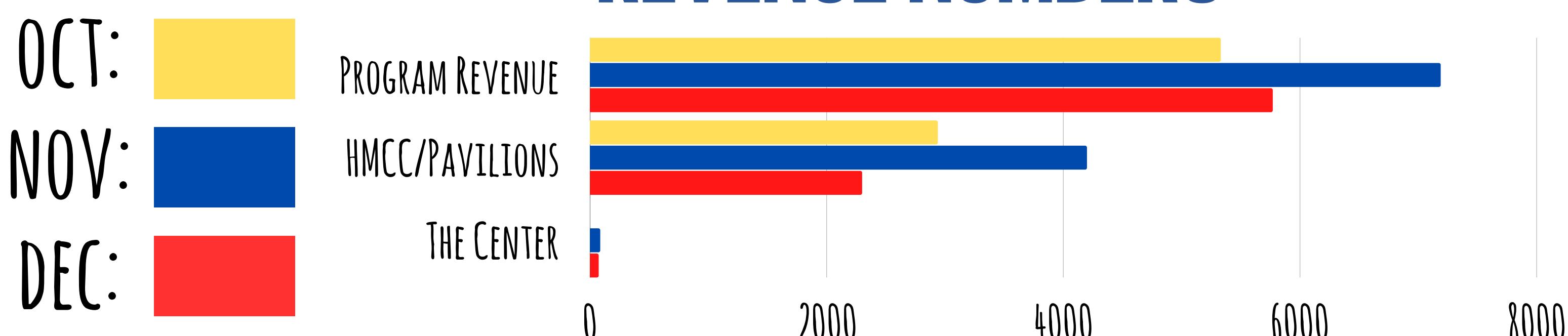


**CHRISTMAS TREE LIGHTING**



**BREAKFAST WITH SANTA**

## **REVENUE NUMBERS**



# PARKS PROJECT UPDATE – DEC 2025



EMERALD BAY (NEW PLAYGROUND)



STIHL CHAINSAW TRAINING



KIDZONE PLAYGROUND UPDATES

Other Projects  
ASSIST WITH EVENTS AND CLEAN UP OF PARKS

# Rockwall Police Department

## Monthly Activity Report

December-2025

| ACTIVITY  | CURRENT MONTH<br>DECEMBER | PREVIOUS MONTH<br>NOVEMBER | YTD<br>2025 | YTD<br>2024 | YTD %<br>CHANGE |
|---|---------------------------|----------------------------|-------------|-------------|-----------------|
| <b>PART 1 OFFENSES</b>  |                           |                            |             |             |                 |
| Homicide / Manslaughter   | 0                         | 0                          | 0           | 1           | -100.00%        |
| Sexual Assault  | 2                         | 2                          | 18          | 12          | 50.00%          |
| Robbery   | 0                         | 1                          | 6           | 8           | -25.00%         |
| Aggravated Assault  | 2                         | 3                          | 36          | 51          | -29.41%         |
| Burglary  | 3                         | 4                          | 31          | 58          | -46.55%         |
| Larceny   | 47                        | 44                         | 505         | 577         | -12.48%         |
| Motor Vehicle Theft   | 2                         | 1                          | 25          | 39          | -35.90%         |
| <b>TOTAL PART I</b>   | <b>56</b>                 | <b>55</b>                  | <b>621</b>  | <b>746</b>  | <b>-16.76%</b>  |
| <b>TOTAL PART II</b>  | <b>149</b>                | <b>124</b>                 | <b>1510</b> | <b>1440</b> | <b>4.86%</b>    |
| <b>TOTAL OFFENSES</b>   | <b>205</b>                | <b>179</b>                 | <b>2131</b> | <b>2186</b> | <b>-2.52%</b>   |
| <b>ADDITIONAL STATISTICS</b>  |                           |                            |             |             |                 |
| FAMILY VIOLENCE   | 21                        | 20                         | 209         | 199         | 5.03%           |
| D.W.I.  | 18                        | 9                          | 175         | 160         | 9.38%           |
| <b>ARRESTS</b>  |                           |                            |             |             |                 |
| FELONY  | 24                        | 24                         | 273         | 261         | 4.60%           |
| MISDEMEANOR   | 84                        | 72                         | 727         | 636         | 14.31%          |
| WARRANT ARREST  | 12                        | 11                         | 103         | 95          | 8.42%           |
| JUVENILE  | 3                         | 4                          | 79          | 69          | 14.49%          |
| <b>TOTAL ARRESTS</b>  | <b>123</b>                | <b>111</b>                 | <b>1182</b> | <b>1061</b> | <b>11.40%</b>   |
| <b>DISPATCH</b>   |                           |                            |             |             |                 |
| CALLS FOR SERVICE   | 1950                      | 1937                       | 24794       | 27247       | -9.00%          |
| <b>ACCIDENTS</b>  |                           |                            |             |             |                 |
| INJURY  | 2                         | 2                          | 22          | 24          | -8.33%          |
| NON-INJURY  | 142                       | 121                        | 1444        | 1425        | 1.33%           |
| FATALITY  | 0                         | 1                          | 2           | 1           | 100.00%         |
| <b>TOTAL</b>  | <b>144</b>                | <b>124</b>                 | <b>1468</b> | <b>1450</b> | <b>1.24%</b>    |
| <b>FALSE ALARMS</b>   |                           |                            |             |             |                 |
| RESIDENT ALARMS   | 53                        | 50                         | 558         | 504         | 10.71%          |
| BUSINESS ALARMS   | 138                       | 103                        | 1427        | 1625        | -12.18%         |
| <b>TOTAL FALSE ALARMS</b>   | <b>191</b>                | <b>153</b>                 | <b>1985</b> | <b>2129</b> | <b>-6.76%</b>   |
| Estimated Lost Hours  | 126.06                    | 100.98                     | 1310.1      | 1405.14     | -6.76%          |
| Estimated Cost  | \$2,998.70                | \$2,402.10                 | \$31,164.50 | \$33,425.30 | -6.76%          |
| <b>ROCKWALL NARCOTICS UNIT</b>  |                           |                            |             |             |                 |
|  | Number of Cases           | 2                          |             |             |                 |
|   | Arrests                   | 3                          |             |             |                 |
|   | Agency Assists            | 2                          |             |             |                 |
|   | Search Warrants           | 2                          |             |             |                 |
|   | <b>Seized</b>             |                            |             |             |                 |
|   | Meth                      | 3g                         |             |             |                 |
|   | Fentanyl                  | 15g                        |             |             |                 |
|   |                           |                            |             |             |                 |
|   |                           |                            |             |             |                 |
|   |                           |                            |             |             |                 |

# Rockwall Police Department

## Dispatch and Response Times

December 2025

### Police Department

#### Average Response Time

##### Priority 1

|                  |         |
|------------------|---------|
| Call to Dispatch | 0:00:40 |
| Call to Arrival  | 0:06:31 |
| % over 7 minutes | 29%     |

Number of Calls **139**

#### Average Response Time

##### Priority 2

|                  |         |
|------------------|---------|
| Call to Dispatch | 0:01:44 |
| Call to Arrival  | 0:09:35 |
| % over 7 minutes | 21%     |

Number of Calls **665**

#### Average Response Time

##### Priority 3

|                  |         |
|------------------|---------|
| Call to Dispatch | 0:02:16 |
| Call to Arrival  | 0:11:17 |
| % over 7 minutes | 34%     |

Number of Calls **38**

#### Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

## JANUARY 2026 ROADWAY PROJECT UPDATE

### CITY CAPITAL IMPROVEMENT PROJECTS:

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

- Final Design:
  - Design on Supplemental Drainage – Continued
  - 90% Design Development – Continued

#### W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
  - Construction started – 9/29/25

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

- Conceptual Design:
  - 95% Design Development - Continued

### CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN DECEMBER:

- Alley Bay Watch and North Hills – 254 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR

FIGURE 3. AFTER (No Picture)

- John King Blvd. – 1,584 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1300 & 1400 Champions – 424 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1500 Champions – 320 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1550 Champions – 268 sy of paving



FIGURE 1. LOCATION MAP

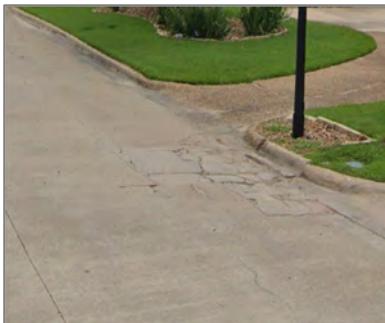


FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- Champions Dr. at Champions Court – 33 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1350 & 1360 Champions Dr.– 108 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- North Lakeshore & Masters – 132 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- North Lakeshore & Petaluma – 21 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- Winter Storm 1-23-26 through 1-29-26



- 438 tons of chat
- 421 tons of chat/deicer mix  
(307 tons of this material were placed  
during a 24-hr. period (Monday through Tuesday))
- 10 tons of straight deicer



Roadways, intersections, steep slopes, and City facilities treated from 1-23-26 to 1-28-26

Bridge on S. Lakeshore at SH66, (2 times)  
Bridge on North Lakeshore between Dickson Ln and SH 205, (3 times)  
Bridge on John King just south of Quail Run, (4 times)  
Bridge on Village Drive, (4 times)  
Bridge on Horizon over I-30, (4 times)  
Bridge on Shores Blvd between Champions and Meandering Way, (3 times)  
Bridge on SH 205 by Ace Hardware, (2 times)  
Henry M. Chandlers Drive from Marina to Ridge Road, (2 times)  
Summer Lee and at the intersections, (3 times)  
White Hills at Ridge Road, (2 times)  
Turtle Cove from RXR crossing to Ridge Road, (3 times)  
Yellow Jacket from FM 740 to SH 205, (2 times)  
Intersection S.H. 66 at S. Lakeshore  
S.H. 66 from Lakeshore to Goliad uphill and downhill  
Washington and Goliad intersection  
SH 276 and John King intersection, (2 times)  
SH 276 and FM 549 intersection and slopes  
SH 276 from FM 549 to SH 205 including all major intersections  
N. Lakeshore from SH 66 to SH 205  
Municipal Court Parking Lot, (2 times)  
City Hall parking lot  
The Center parking lot  
PD North parking lot, (2 times)  
PD South parking lot, (2 times)  
Service Center parking lot  
SH 205 from Rusk to FM 3549 including all major intersections  
SH 205 From Rusk to John King including all major intersections  
W Boydston from Forrest Trace to SH 205, (2 times)  
Forrest Trace from W Boydston to S Lakeshore  
Summit Ridge from S Lakeshore to FM 740, (2 times)  
FM 3097 from FM 549 to I-30 including all intersections  
FM 740 from SH 205 to Henry M Chandler  
John King from SH 205 north of town to SH 205 south of town including all major intersections  
E Boydston from SH 205 to Clark Street  
Fannin from Boydston to Washington  
Ralph Hall from SH 205 to FM 3097 including all major intersections, (2 times)  
Shores Blvd from Eganridge to Dalton, (2 times)  
La Jolla Point from FM 740 to I-30 Service Road  
Laguna Drive from Village Drive to La Jolla Point  
Vigor Way at FM 740  
SH 66/Williams from Washington to first curve  
Ridge Road West at SH 205  
Shores Blvd at Ridge Road West intersection  
Shores Blvd from Masters to Merion slopes  
North Lakeshore at SH 205 all 4 sides of intersection  
FM 1141 at John King intersection all 4 sides  
SH 205 and FM 740 intersection, (2 times)  
North bound SH 205 and Washington intersection, (2 times)  
North bound SH 205 and Rusk intersection, (2 times)  
South bound SH 205 and Rusk intersection, (2 times)  
South bound SH 205 and Washington intersection, (2 times)  
SH 205 and Yellow Jacket intersection, (2 times)  
SH 205 and Old SH 276 intersection, (2 times)  
SH 205 and New SH 276 intersection, (2 times)  
SH 205 and New FM 549 intersection, (2 times)

FM 740 and White Hills intersection, (2 times)  
FM 740 and Horizon intersection, (2 times)  
FM 740 and Summer Lee intersection, (2 times)  
FM 740 and Henry M. Chandler intersection, (2 times)  
FM 552 from SH 205 to FM 1141 entire section, (2 times)  
FM 1141 from FM 552 to John King entire section, (2 times)  
FM 549 from SH 205 to SH 276 entire section, (2 times)  
Damascus Rd.  
Kyle Drive  
Greencrest Blvd.

## **TXDOT/COUNTY CONSORTIUM PROJECTS:**

### **FM 552**

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

### **SH 276 EAST**

- Limits:
  - FM 549 to CR 2472 in Hunt County
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
  - \$128,538,953
- Construction Funding:
  - CAT 7: \$1,500,000
  - TxDot
- 100% Design Plans:
  - September 2023
- Activities:
  - Ready to Let \*\* - June 2026
- Utilities:
  - City of Rockwall has completed relocating utilities
  - Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
  - Blackland Water Supply Corp. and Zayo are pending relocation

## FM 549

- Limits:
  - SH 276 to SH 205
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - \$52,007,369.00
- Construction Funding:
  - CAT 5 funding: \$5,987,882
  - CAT 4 funding: \$46,019,486
- 100% Design Plans:
  - November 2024
- Activities:
  - Ready to Let \*\* - February 2026
  - Construction Start – Summer 2026
  - Construction Completion – Summer 2029
- Utilities:
  - All clear

## SH 205 MIDDLE

- Limits:
  - North SH 205 to South SH 205
- Description:
  - 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:
  - \$67,929,900
- Construction Funding:
  - CAT 2: \$67,929,900
  - Rockwall County 2008 Bond Funds: \$2,000,000
- 95% Design Plans:
  - Under review
- Activities:
  - Ready to Let \*\* - December 2027 – Will be adjusted due to railroad coordination
- Utilities:
  - FEC and Sprint are currently relocating
  - City of Rockwall relocates are pending TXDOT funding approval
  - Atmos and Zayo are pending relocations

## SH 205 SOUTH

- Limits:
  - North of FM 549 to Rockwall County Line (#0451-01-053)
  - Rockwall County Line to US 80 (#0451-02-028)
- Description:
  - Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
  - \$261,113,888
- Construction Funding:
  - CAT 1: \$15,927,757
  - CAT 2: \$44,046,699
  - CAT 4: \$201,139,432
- 100% Design Plans:
  - August 2024

- Activities:
  - Ready to Let \*\*
    - #0451-01-053 January 2028
    - #0451-02-028 No date yet
- Utilities:
  - City of Rockwall is currently relocating utilities (starting)
  - High Point Water Supply Corp., RCH Water Supply Corp., Spectrum, and Suddenlink are pending relocations

#### FM 1141

- Limits:
  - SH 66 to FM 552
- Description:
  - Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:
  - Unknown at this time
- 100% Design Plans:
  - Unknown
- Activities:
  - Negotiations with the design consultant are underway.

#### FM 3097 (HORIZON ROAD)

- Limits:
  - Tubbs to FM 549
- Description:
  - Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
  - \$33,215,809
- Construction Funding:
  - Rockwall County 2008 Bond Funds
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting TRIP-21 bond issuance and Rockwall County Commissioners approval to move forward with plans, specifications, and estimate (PS&E).

#### HORIZON ROAD

- Limits:
  - FM 740 to IH-30
- Description:
  - Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
  - Unknown
- Construction Funding:
  - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting TRIP-21 bond issuance and Rockwall County Commissioners approval to place contract with Bridgefarmer on the Commissioners Court for consideration.

## VILLAGE DRIVE BRIDGE

- Limits:
  - Laguna Drive to Marina Drive
- Description:
  - Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
  - \$15,000,000
- Construction Funding:
  - North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: \$12,000,000
  - 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:
  - Unknown

## FM 549

- Limits:
  - FM 740 to SH 205
- Description:
  - Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
  - Unknown
- Funding:
  - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting TRIP-21 issuance and approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with WSB on Commissioners Court for consideration

*\*\* 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       |           |
|--------|--------------|-----------|-----------|-----------|
|        | Sales Tax    | Sales Tax | Sales Tax | Sales Tax |
| Jan-23 | 2,231,654    |           | 21,134    |           |
| Feb-23 | 2,792,696    |           | 24,982    |           |
| Mar-23 | 1,949,994    |           | 20,438    |           |
| Apr-23 | 1,938,490    |           | 24,487    |           |
| May-23 | 2,631,033    |           | 26,766    |           |
| Jun-23 | 1,859,485    |           | 29,862    |           |
| Jul-23 | 2,169,495    |           | 30,350    |           |
| Aug-23 | 2,483,321    |           | 34,558    |           |
| Sep-23 | 2,149,947    |           | 37,018    |           |
| Oct-23 | 2,260,609    |           | 27,209    |           |
| Nov-23 | 2,407,536    |           | 19,977    |           |
| Dec-23 | 2,054,537    |           | 19,906    |           |
| Jan-24 | 2,300,943    |           | 21,155    |           |
| Feb-24 | 3,243,321    |           | 29,558    |           |
| Mar-24 | 1,559,068    |           | 18,064    |           |
| Apr-24 | 1,544,681    |           | 19,220    |           |
| May-24 | 2,464,214    |           | 29,570    |           |
| Jun-24 | 2,130,506    |           | 28,658    |           |
| Jul-24 | 2,229,321    |           | 36,518    |           |
| Aug-24 | 2,301,556    |           | 40,719    |           |
| Sep-24 | 2,244,383    |           | 47,289    |           |
| Oct-24 | 2,145,450    |           | 35,830    |           |
| Nov-24 | 2,377,426    |           | 31,568    |           |
| Dec-24 | 2,191,341    |           | 31,093    |           |
| Jan-25 | 2,246,159    |           | 31,067    |           |
| Feb-25 | 3,417,323    |           | 35,808    |           |
| Mar-25 | 2,007,065    |           | 25,148    |           |
| Apr-25 | 1,827,247    |           | 29,437    |           |
| May-25 | 2,526,259    |           | 26,913    |           |
| Jun-25 | 2,341,544    |           | 39,078    |           |
| Jul-25 | 2,390,176    |           | 44,119    |           |
| Aug-25 | 2,541,405    |           | 38,709    |           |
| Sep-25 | 2,323,300    |           | 44,095    |           |
| Oct-25 | 2,200,521    |           | 29,801    |           |
| Nov-25 | 2,258,803    |           | 30,734    |           |
| Dec-25 | 2,287,397    |           | 30,500    |           |

**General Fund Sales Tax**

| Month | 2022      | 2023      | 2024      | 2025      |
|-------|-----------|-----------|-----------|-----------|
| JAN   | 2,231,654 | 2,149,947 | 2,300,943 | 2,244,383 |
| FEB   | 2,792,696 | 3,243,321 | 3,417,323 | 2,301,556 |
| MAR   | 1,949,994 | 1,559,068 | 2,007,065 | 1,544,681 |
| APR   | 1,938,490 | 1,544,681 | 1,827,247 | 2,244,383 |
| MAY   | 2,631,033 | 2,464,214 | 2,526,259 | 2,323,300 |
| JUN   | 1,859,485 | 2,130,506 | 2,341,544 | 2,200,521 |
| JUL   | 2,169,495 | 2,229,321 | 2,390,176 | 2,258,803 |
| AUG   | 2,483,321 | 2,301,556 | 2,541,405 | 2,287,397 |
| SEP   | 2,149,947 | 2,244,383 | 2,323,300 |           |
| OCT   | 2,260,609 | 2,191,341 | 2,200,521 |           |
| NOV   | 2,407,536 | 2,377,426 | 2,258,803 |           |
| DEC   | 2,054,537 | 2,191,341 | 2,287,397 |           |

**TIF Sales Tax**

| Month | 2022   | 2023   | 2024   | 2025   |
|-------|--------|--------|--------|--------|
| JAN   | 21,134 | 24,982 | 20,438 | 24,487 |
| FEB   | 27,209 | 32,433 | 26,766 | 29,862 |
| MAR   | 19,977 | 15,591 | 14,537 | 14,481 |
| APR   | 19,906 | 18,064 | 19,220 | 15,446 |
| MAY   | 19,977 | 24,642 | 25,570 | 24,642 |
| JUN   | 22,093 | 21,305 | 22,344 | 21,305 |
| JUL   | 22,093 | 22,293 | 24,642 | 24,642 |
| AUG   | 22,093 | 23,015 | 24,642 | 24,642 |
| SEP   | 22,093 | 22,444 | 24,642 | 24,642 |
| OCT   | 22,093 | 21,913 | 23,015 | 23,015 |
| NOV   | 23,774 | 21,377 | 23,015 | 23,015 |
| DEC   | 20,545 | 21,913 | 23,015 | 23,015 |

### 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

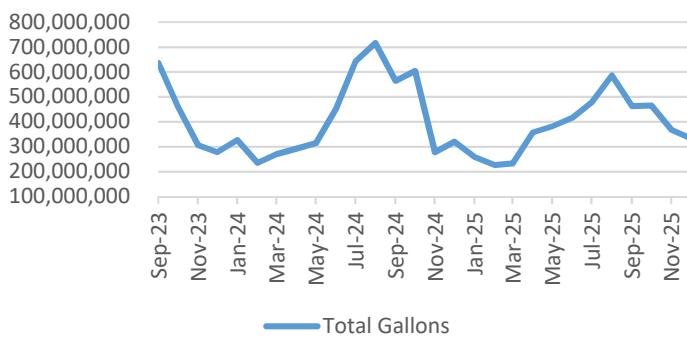
75% of TIF sales tax (city share) is pledged to the TIF

# Monthly Water Consumption - Rolling 27 Months

|        | <u>Total Gallons</u> | <u>Daily Average</u> | <u>Maximum Day</u> |
|--------|----------------------|----------------------|--------------------|
| Sep-23 | 637,062,410          | 21,235,410           | 31,876,280         |
| Oct-23 | 461,067,498          | 14,873,145           | 20,317,822         |
| Nov-23 | 307,169,395          | 10,238,981           | 12,875,885         |
| Dec-23 | 277,770,415          | 8,960,337            | 13,375,678         |
| Jan-24 | 326,749,166          | 10,540,296           | 21,931,696         |
| Feb-24 | 236,310,098          | 8,148,624            | 10,720,500         |
| Mar-24 | 270,997,608          | 8,741,858            | 10,729,160         |
| Apr-24 | 292,285,444          | 9,742,848            | 11,333,764         |
| May-24 | 314,251,314          | 10,137,140           | 13,475,962         |
| Jun-24 | 452,670,816          | 15,089,026           | 22,364,746         |
| Jul-24 | 643,093,680          | 20,744,956           | 25,259,696         |
| Aug-24 | 716,579,590          | 23,115,472           | 25,942,998         |
| Sep-24 | 564,519,530          | 18,817,318           | 22,530,378         |
| Oct-24 | 604,424,870          | 19,497,576           | 23,874,820         |
| Nov-24 | 277,770,415          | 8,960,337            | 13,375,680         |
| Dec-24 | 320,082,056          | 10,325,228           | 12,934,577         |
| Jan-25 | 259,571,102          | 6,444,886            | 11,210,467         |
| Feb-25 | 226,708,713          | 7,313,184            | 9,927,894          |
| Mar-25 | 233,309,701          | 7,526,119            | 10,777,185         |
| Apr-25 | 357,554,071          | 11,918,469           | 16,303,760         |
| May-25 | 382,557,287          | 12,340,558           | 10,806,361         |
| Jun-25 | 416,941,981          | 11,502,961           | 17,747,301         |
| Jul-25 | 478,026,587          | 15,420,212           | 20,034,459         |
| Aug-25 | 586,686,964          | 18,925,386           | 22,717,273         |
| Sep-25 | 463,820,479          | 14,961,951           | 18,812,798         |
| Oct-25 | 465,873,870          | 15,028,189           | 21,009,760         |
| Nov-25 | 368,708,829          | 11,893,833           | 14,120,171         |
| Dec-25 | 333,734,205          | 10,765,620           | 11,711,232         |

Source: SCADA Monthly Reports generated at the Water Pump Stations

Total Gallons per Month



Average and Max Day

