



# AGENDA

## ROCKWALL CITY COUNCIL MEETING

Monday, March 16, 2026 - 5:30 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)

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Pastor David Spiegel (Lakes Assembly)**

**VI. Proclamations / Awards / Recognitions**

1. Surveyors Week Proclamation
2. American Red Cross Month Proclamation

**VII. Appointment Items**

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

**VIII. Open Forum**

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

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

## X. Consent Agenda

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

1. Consider approval of the minutes from the March 2, 2026, city council meeting, and take any action necessary.
2. **Z2026-002** - Consider a request by Alex Flores for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary **(2nd Reading)**.
3. Consider authorizing the City Manager to execute purchase orders and/or contracts for The Harbor dock repairs and new wave attenuator installation project awarded to All-In Marine in the amount of \$2,881,905 and an additional \$278,095 in contingency funding - both to be funded by TIF bonds - and take any action necessary.
4. Consider the approval of an **ordinance** amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees, and take any action necessary. **(1st reading)**
5. Consider authorizing the City Manager to execute a contract for professional services with MESA for the "North Goliad Street Reimagining Project" in the amount of \$1,999,825 to be paid for by Rockwall County Road Bonds with an additional \$20,000 of contingency funding to be paid from City General Fund Reserves, and take any action necessary.

## XI. Public Hearing Items

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

1. **Z2026-004** - Hold a public hearing to discuss and consider a request by Peter Drake for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary **(1st Reading)**.
2. **Z2026-006** - Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of an **ordinance** for a Specific Use Permit (SUP), superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary **(1st Reading)**.

3. **Z2026-007** - Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary **(1st Reading)**.
4. **Z2026-008** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary **(1st Reading)**.
5. - - **REMOVED FROM AGENDA on 03/11/26** - - ~~**Z2026-009** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Major Auto Repair Garage* on a 0.90 acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary **(1st Reading)**.~~
6. **Z2026-010** - Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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 presentation by Pattillo, Brown & Hill, LLP of the city's Annual Comprehensive Financial Report for Fiscal Year 2025, and take any action necessary.
2. Discuss and consider a request by David English on behalf of Ridge Pointe Founders, LTD for the abandonment of the undeveloped right-of-way for S. First Street between 401 W. Rusk Street and 365 W. Rusk Street, and being bounded by W. Rusk Street to the north and W. Washington Street to the south, and take any action necessary.
3. **A2026-001** - Discuss and consider approval of a **resolution** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a ~268.220-acre tract of land identified as a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149, Rockwall County, Texas, generally located adjacent to FM-548, and take any action necessary **(1st Reading)**.

### **XIII. Adjournment**

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of March, 2026, at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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

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Date Removed

# Rockwall, Texas Proclamation

*Whereas*, for more than a quarter millennium, surveyors have played a central role in the epic saga of America, her people, and the land they love; and

*Whereas*, perhaps the most famous land surveyors in U.S. History were Meriwether Lewis and William Clark, two explorers at the turn of the nineteenth century who embarked on an expedition through the uncharted territory purchased from France, sowing seeds of “Manifest Destiny” and a sense of purpose that would shape the trajectory of our people for years to come; and

*Whereas*, the promise of land ownership beckoned pioneers from each corner of the globe, and in the era of westward expansion, many settlers journeyed to the Lone Star State to build a better life; and

*Whereas*, to inspire continued immigration from the United States, Stephen F. Austin, the Father of Texas, published the first commercially-produced map of the region in 1830 and updated it in 1840 to reflect Texas’ newfound status as a sovereign nation; and

*Whereas*, although surveyors paved the way for many glories of the past, their present influence is as significant as ever – whether construction, transportation, conservation, industry or disaster recovery, much of modern life depends on land surveyors; and

*Whereas*, the field of land surveying is a sophisticated science that involves advanced data collection methods and precise geographic information systems; and

*Whereas*, from land ownership to infrastructure development, surveyors make a meaningful, tangible difference in our city, state and nation, with these professionals possessing a great deal of both technical expertise and advanced analytical abilities.

*Now, Therefore*, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **MARCH 15–21, 2026** as

## **SURVEYORS WEEK**

in the City of Rockwall and encourage all citizens to acknowledge and applaud these hardworking professionals for the important work they do, which is of great benefit to us all.

*In Witness Whereof*, I hereunto set my hand and official seal this 16<sup>th</sup> day of March, 2026.

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Tim McCallum, Mayor



## Proclamation

*Whereas*, in 1943, President Franklin D. Roosevelt issued a proclamation, recognizing and celebrating the compassion of people across the nation who care for others in times of crisis; and

*Whereas*, each day, more than 65 dedicated Rockwall residents put on their Red Cross vest, offering hope to neighbors in need; and

*Whereas*, the Red Cross carries out disaster relief operations serving the Rockwall community, delivering shelter, food, and comfort to neighbors facing unexpected emergencies; and

*Whereas*, the Red Cross holds blood drives in Rockwall to collect blood, ensuring lifesaving care for new mothers, cancer patients, and accident victims; and

*Whereas*, the Red Cross proudly provides critical services to Rockwall military members and their families, helping them navigate the challenges of service; and

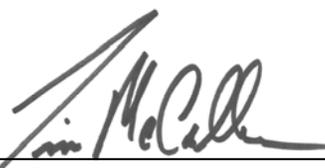
*Whereas*, Rockwall residents enroll in Red Cross first aid, CPR, and AED training courses, making this community more prepared and resilient in emergencies.

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

### **AMERICAN RED CROSS MONTH**

in the City of Rockwall and encourage all citizens to support the humanitarian efforts of this organization, applauding it and its volunteers for the many services they provide to countless communities and individuals in need across our great nation.

*In Witness Whereof*, I hereunto set my hand and official seal of the City on this 16<sup>th</sup> day of March, 2026.

  
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Tim McCallum, Mayor



# MINUTES

## ROCKWALL CITY COUNCIL MEETING

Monday, March 2, 2026 - 5:00 PM

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

### I. Call Public Meeting to Order

Mayor Pro Tem Moeller called the meeting to order at 5:00 p.m. Present were Mayor Pro Tem Mark Moeller and Councilmembers Sedric Thomas, 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 Tim McCallum was absent from the meeting.

Mayor Pro Tem Moeller read the below-listed discussion items in the public record before recessing the meeting to go into Executive Session.

### 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 the disincorporation of land within the City's Extraterritorial Jurisdiction (ETJ), pursuant to Section §551.071 (Consultation with Attorney).
3. **ACTION ITEM 4.** Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

### III. Adjourn Executive Session

Council adjourned from Executive Session at 5:50 p.m.

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

Mayor Pro Tem Moeller reconvened the meeting at 6:00 p.m.

### V. Invocation and Pledge of Allegiance - Cheryl Remchuk (Hope Global Methodist Church)

**Cheryl came forth and delivered the invocation and led the Pledges.**

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

1. Theater in our Schools Month Proclamation

**Mayor Pro Tem Moeller, Councilmember Anna Campbell (teacher at Rockwall High School), along with various high school theater students came forth. Mayor Pro Tem Moeller read the proclamation. One of the students briefly spoke, expressing gratitude for being able to participate in her local high school theater program and mentioning several skills she has developed through being in the theater program.**

#### **VII. Appointment Items**

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

**John Hagaman of the city's Planning & Zoning Commission briefed Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following his briefing.**

#### **VIII. Open Forum**

**Mayor Pro Tem Moeller asked if anyone would like to speak during Open Forum. There being no one indicating such, he then closed Open Forum.**

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

**Council took no action as a result of Executive Session.**

#### **X. Consent Agenda**

1. Consider approval of the minutes from the February 17, 2026 city council meeting, and take any action necessary.
2. **Z2026-001** - Consider the approval of an **ordinance** for *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary **(2nd Reading)**.
3. Consider authorizing the City Manager to execute a Joint Elections Agreement & Contract for Election Services with the Rockwall County Elections Administrator for conducting the May 2, 2026 General Election (for city councilmembers) and Special Election (for Charter Amendments), and take any action necessary.
4. Consider authorizing the City Manager to execute purchase orders and/or contracts for Chandler Park soccer field renovation project awarded to United Turf and Track for an amount not to exceed \$175,000 and take any action necessary.
5. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of \$168,858 to be funded by the Parks Operations Budget, and take any action necessary.

6. **P2026-006** - Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

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

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion then passed by a vote of 6 ayes with 1 absence (McCallum).

**XI. Public Hearing Items**

1. **Z2026-002** - Hold a public hearing to discuss and consider a request by Alex Flores for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained the applicant would like to construct a 1,539 square foot single-family, one-story, two-car garaged, residential, bricked home at this location. He went on to explain that the Council is being asked to consider size, location and architecture (when compared to other, nearby existing homes). Staff sent out 163 notices to owners and occupants located within 500 feet, and no HOA notices were sent since no HOAs are located nearby. So far, staff has not received any notices back, neither in support nor in opposition. Also, the Planning & Zoning Commission has recommended approval of this SUP by a vote of 7 to 0.

Mayor Pro Tem Moeller opened the public hearing, but no one indicated a desire to speak. So he then closed the public hearing.

Mr. Miller reminded Council that they do have discretion, based on a recently set policy, to either table this case until a later date when the applicant can be present, or deny it without prejudice.

Councilmember Lewis moved to approve Z2026-002. He commented that he is willing to make an exception at this time related to the applicant not actually being present this evening. He pointed out that the applicant was present at other, prior meetings, and he has complied with what's been asked of him. Councilmember Campbell seconded the motion and generally reiterated Councilmember Lewis' comments. She expressed that, although the Council does not like for an applicant to be absent when their case is being heard, in this instance, he did attend all prior meetings, and she does not see a reason to not go ahead and approve this case and not have to revisit it at a later date. Following additional, brief comments, the ordinance caption was read as follows:

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 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 6 ayes with 1 absence (McCallum).

**XII. Action Items**

1. **MIS2026-003** - Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Special Request to reduce the front yard building setback on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

Planning Director, Ryan Miller provided background information on this case. He shared that the Council previously approved an SUP for allow for the construction of a 2,120 sq. foot single-family home at this location, and the applicant did apply for a building permit. On the building permit was included a covered front porch, and it was discovered that the building permit was issued in error since allowing that covered front porch was not part of the previously approved SUP that Council granted back in September of 2025. He went on to explain that the applicant's desire to build the front porch would result in encroaching over the twenty-foot build line adjacent to Lamar Street. The applicant also submitted a building permit request to construct a living room; however, that permit was never issued, but construction on the living room commenced anyway. The applicant was then notified he would need to seek special approval from Council regarding the encroachment the living room will result in (which will result in the building line on the east side of the structure being reduced from twenty-feet down to

ten feet). He pointed out that this is a corner lot, and there are other nearby corner lots that also have only a 10 foot building setback from structure to property line. Also, he pointed out, Lamar Street dead ends into the southern property line of this property. Mr. Miller went on to share that the City's Planning & Zoning Commission has reviewed and recommended approval of this case by a vote of 7 ayes to 0 nays. The applicant is not present tonight, and this is a discretionary decision on the part of Council this evening.

Councilmember Henson moved to approve MIS2026-003. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

2. Discuss and consider a project proposal presented by the Chair of the City's ART Commission related to the "Farm to Market Tractor" project, and take any action necessary.

Chair of the Commission, David Rohlf, came forth and expressed gratitude to the artist, to Mayor Pro Tem Moeller (who he indicated helped conduct some research related to the project, and to staff member, David Sweet. He mentioned the artist is present this evening, and this project is one that the ART Commission has been working on for about the last year or so.

He explained the proposal, suggesting the commissioning Rockwall County artist, Barbara Dybala, to create a mosaic tractor for the City of Rockwall, which will be placed near the museum at Harry Myers Park and will be unveiled at the May 2026 Founder's Day Festival event. He explained that the project aims to enhance the city's visual appeal and draw visitors, reflecting our commitment to integrating art into the community. Ms. Dybala's Farm to Market themed mosaic tractor is designed to foster community interaction and has been successfully implemented in other venues, demonstrating its potential as a cultural landmark. After reviewing Ms. Dybala's extensive portfolio and visiting her Hidden Mosaic Studio, we are confident in her ability to deliver an outstanding piece on schedule and within budget. He also explained that the base of the tractor will be a Farmall H, which is a medium-sized, two-pow, row crop tractor produced by International Harvester under the Farmall brand from 1939 to 1954. Several methods of fabrications will be used due to the three dimensionalities of the base tractor. The mosaic work will be created in the artist's studio on either fiberglass mesh backing, or double-indirect with an acrylic film face mounting. A majority of the work will be a direct mount to the tractor. Regarding cost - \$59,600 includes tractor, design, materials, mosaic. The ART Commission has worked closely with the city's Parks & Rec Department, which has provided an estimate for the delivery, pad, and installation. With the addition of security lighting, no more than \$5,000 is anticipated for the installation, for an overall total of \$64,600. Mr. Rohlf introduced Mary Jo Marvin, indicating that she is the liaison representing the artist. Ms. Marvin shared additional details concerning the proposed project as well as the artist. She pointed out that the artists' in-home studio is opened up 'as a gift' to the community each Mother's Day, and she encouraged visitors to take advantage of that opportunity that happens once per year.

Following Ms. Marvin's comments, Councilmember Campbell thanked the ART Commission and the Rockwall County Historical Foundation. She expressed excitement about this project and is especially thankful it will be made by a local artist. She asked the artist a couple of questions. Answers given by Ms. Marvin were generally that the construction adhesive that will be used has an estimated lifespan of twenty years or so. The materials utilized will be durable. Also, it's not expected that any sharp edges or anything that would cause safety concerns will be present. It can be climbed on and played on, and some do install a sign nearby that states "climb at your own risk." It will be a really good 'photo op' piece that will also serve as a beautiful art piece.

Councilmember Lewis thanked the ART Commission, city staff members and the artist for all the work done on this project. He went on to make a motion to approve the proposal, as presented and appropriate the \$65,000 for the project. Councilmember Jeffus enthusiastically thanked the ART Commission and provided high compliments about the project. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

3. Discuss and consider a request from John Rose representing HEB seeking approval of a variance to the city's sign height and size requirements for a property located at 1600 East Interstate 30, and take any action necessary.

Building Official, Jeffrey Widmer, briefed the Council on this request. He explained that at the time of construction, HEB erected two pole signs on their property – one being 40' in height and 198 square feet in size. They are now seeking approval to replace that existing pole sign and instead erect an 85' tall sign that is 658 square feet in size. The City's sign ordinance does allow Council to grant variances for a sign's height and size if Council determines that compliance with the established size restrictions would create a hardship for the applicant. Mr. Rose, on behalf of HEB, has submitted a letter requesting this variance and explaining the hardship.

Mr. Widmer went on to explain that the currently adopted sign ordinance allows for a maximum height of 40' for a sign associated with a general business – which includes gas, food, or lodging – along IH-30. Mayor Pro Tem Moeller wonders how tall flagpoles are allowed to be. Mr. Miller shared that the height depends on the zoning district; however, much of the IH-30 corridor would allow for flagpoles to be a maximum of 60' in height.

Mr. Rose then came forth and shared that this is the 3<sup>rd</sup> time in twenty-five years he's been in front of City Council representing different grocery stores. He went on to explain that his company desires to bring folks in from all areas, including cities like Greenville and Sulphur Springs. They'd like to increase the sign height in order to be more visible and allow drivers to have ample decision-making time to exit and visit the HEB store. He made some comments regarding topography, the nearby airport, safety, and other factors that led to them deciding to request an 85' tall sign (658 sq. feet in size).

Councilmember Campbell generally expressed concern that what is being asked is just a very, very large – significantly larger – sign than what's there now. She wonders if something lower could suffice. Mr. Rose shared that they could make a 75' tall sign work, but the square footage is really needed at the dimensions currently being requested. She doesn't consider that the sign height poses a safety concern, believing that those who miss the exit would just go one more exit down, turn around, and go back.

Councilmember Jeffus asked what the tallest sign is along IH-30. Mr. Widmer initially shared that the tallest signs are 60' in height other than the Travel Centers of America. Eventually, Mr. Miller shared that the QuickTrip location received an SUP that allowed for a sign that is 75' high. Councilmember Henson indicated agreement to a 75' sign for the HEB. Councilmember Campbell expressed concern about the square footage of the sign, even if the height is 75'. Wendy Allgood with FSG Signs (accompanying Mr. Rose) spoke, providing various reasons why the height and size were chosen, including a site study they performed in order to select the height they're asking for.

Discussion ensued pertaining to the square footage (overall) that's being proposed, which includes the main HEB sign and other, supplementary signs below (i.e. BBQ, Curbside, Pharmacy, etc. signs).

Councilmember Henson asked how tall the previously approved sign is for the IKEA that is coming. After

a few minutes, Mr. Miller shared that the sign height for the future IKEA was approved at 120' high with 700 square feet of sign space.

After further discussion, Councilmember Lewis moved to approve the variance to allow for a 75' tall sign and increase the size of the signs (collectively, overall) to 524 square feet. Councilmember Thomas seconded the motion. After further, positive comments from Councilmember Thomas and Mayor Pro Tem Moeller, the motion passed by a vote of 6 ayes with 1 absence (McCallum).

4. Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

Mr. Garza, City Attorney, indicated that when a municipality is attempting to purchase property, it must make an offer. A broker was previously utilized by the city in order to make an offer on and attempt to purchase this property for a much-needed fire station; however, the offer was not accepted. He went on to provide options to the Council. So, what the city is doing with this item is to begin the process under property code chapter twenty one. And, what this requires, it requires the city to in good faith, make an offer, an initial offer, uh, and it has to provide the property owner with an appraisal with a clear description of the property looking to be acquired, for what purpose it's being acquired for, and a bill of rights that the legislature has prepared that every property owner should receive when a governmental body is trying to buy property. It authorizes city to begin the negotiations and to complete the negotiations - if they're not successful - with a possible eminent domain. He explained that the Council has the option to adopt a resolution, giving full authority for staff and the city attorney to begin negotiations to attempt to acquire the property but not to go so far as to file suite for condemnation or eminent domain proceedings. It would require the city to make an initial offer, give the property owner 30 days. Then, if the initial offer is not successful, the city would be required to give a final offer under state law. That final offer would represent the final amount the city is willing to pay for the property. They would then have fourteen days to respond to the final offer. If not successful, then if Council did not want to proceed with condemnation, staff would have to come back to Council, give a status report and discuss options. The first option is to adopt the resolution that was included in the packet (up to and including condemnation and eminent domain authorization). Or, an alternative resolution could be adopted, which stops short of the condemnation / eminent domain authorization and steps.

Councilmember Thomas made a motion to instruct the staff and city attorney to move forward with making a good faith offer initially, followed by a second offer before possibly taking additional steps.

Councilmember Thomas withdrew his motion, and Councilmember Lewis then made a motion as follows: a motion to proceed in adopting the resolution making the finding of a public use and necessity and determining that acquisition of fee simple title to approximately 2.048 acres near E. Boydston and S. Clark Street is necessary for the purpose of constructing, operating and maintaining a fire station and taking all necessary steps to negotiate in good faith to acquire the property; but staff and the city attorney are not authorized to proceed with eminent domain without first obtaining City Council approval. Mayor Pro Tem Moeller sought and received clarification, questioning the 1.04 acres stated in the agenda caption. Councilmember Lewis clarified that it is actually 2.048 acres of land. Councilmember

Thomas then seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

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

Mrs. Smith, City Manager, shared that sales tax for January was up 3.3%, which was under the 6% that had been budgeted. This is representative of Christmas sales, and hopefully the numbers will turn around in the next couple of months. She explained she has had conversations with each department director to discuss how the budgets are going to have to change in order to be sure we don't go over budget. The Parks Director, Travis, has stepped up today and made some changes in the maintenance cycles, which will save a significant amount of money, but will likely not account for everything needed. She encouraged everyone to shop local and spend their money in Rockwall. Mayor Pro Tem Moeller commented that he almost exclusively shops local in Rockwall, and Councilmember Thomas commented that he had previously stated that 6% was going to be tough.

**XIV. Adjournment**

The meeting was adjourned at 7:13 p.m.

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

---

**Tim McCallum, Mayor**

**ATTEST:**

---

**Kristy Teague, City Secretary**

CITY OF ROCKWALL

ORDINANCE NO. 26-07

SPECIFIC USE PERMIT NO. S-391

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 846-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 214 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16<sup>TH</sup> DAY OF MARCH, 2026.**

---

Tim McCallum, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, City Attorney

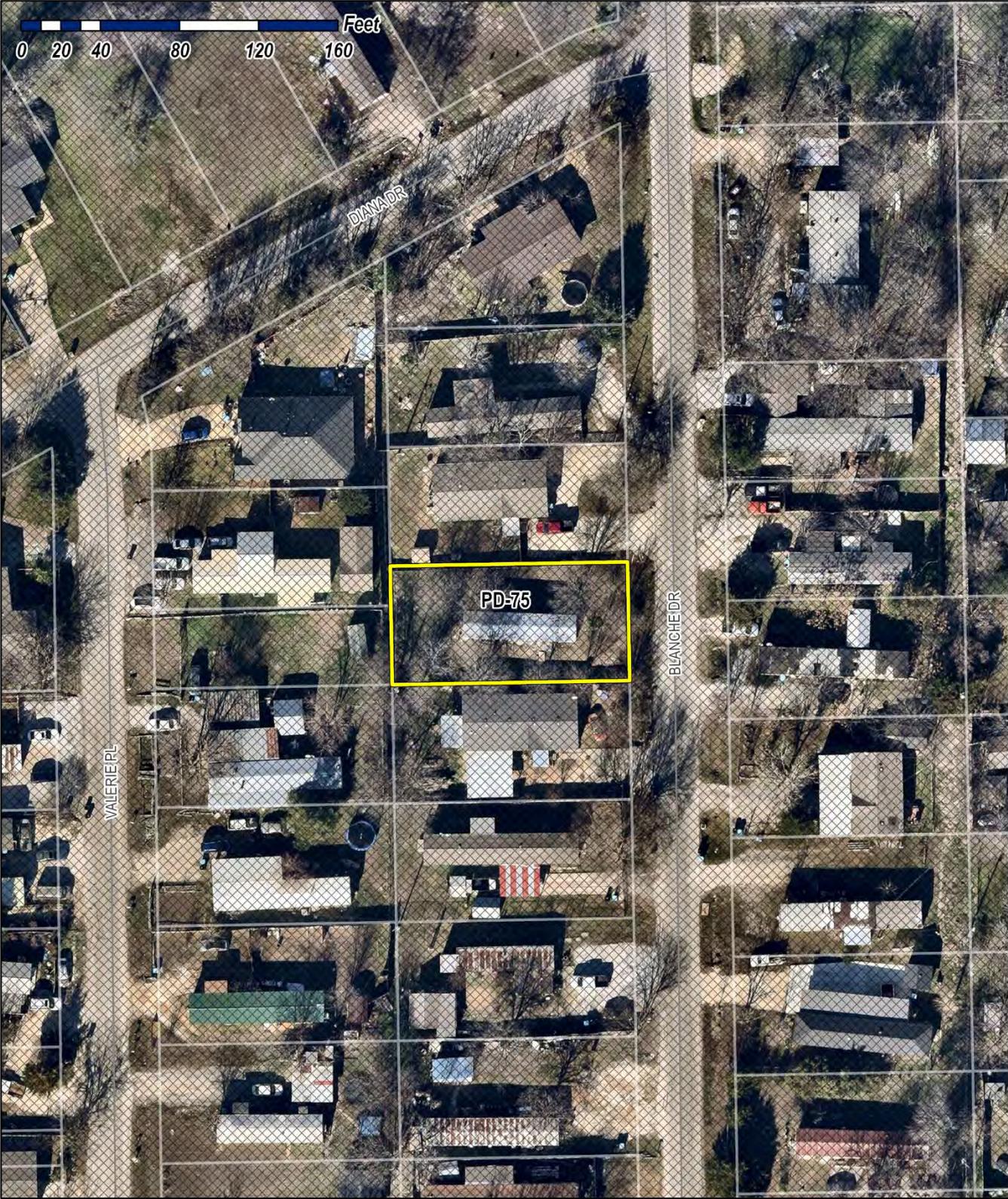
1<sup>st</sup> Reading: March 2, 2026

2<sup>nd</sup> Reading: March 16, 2026

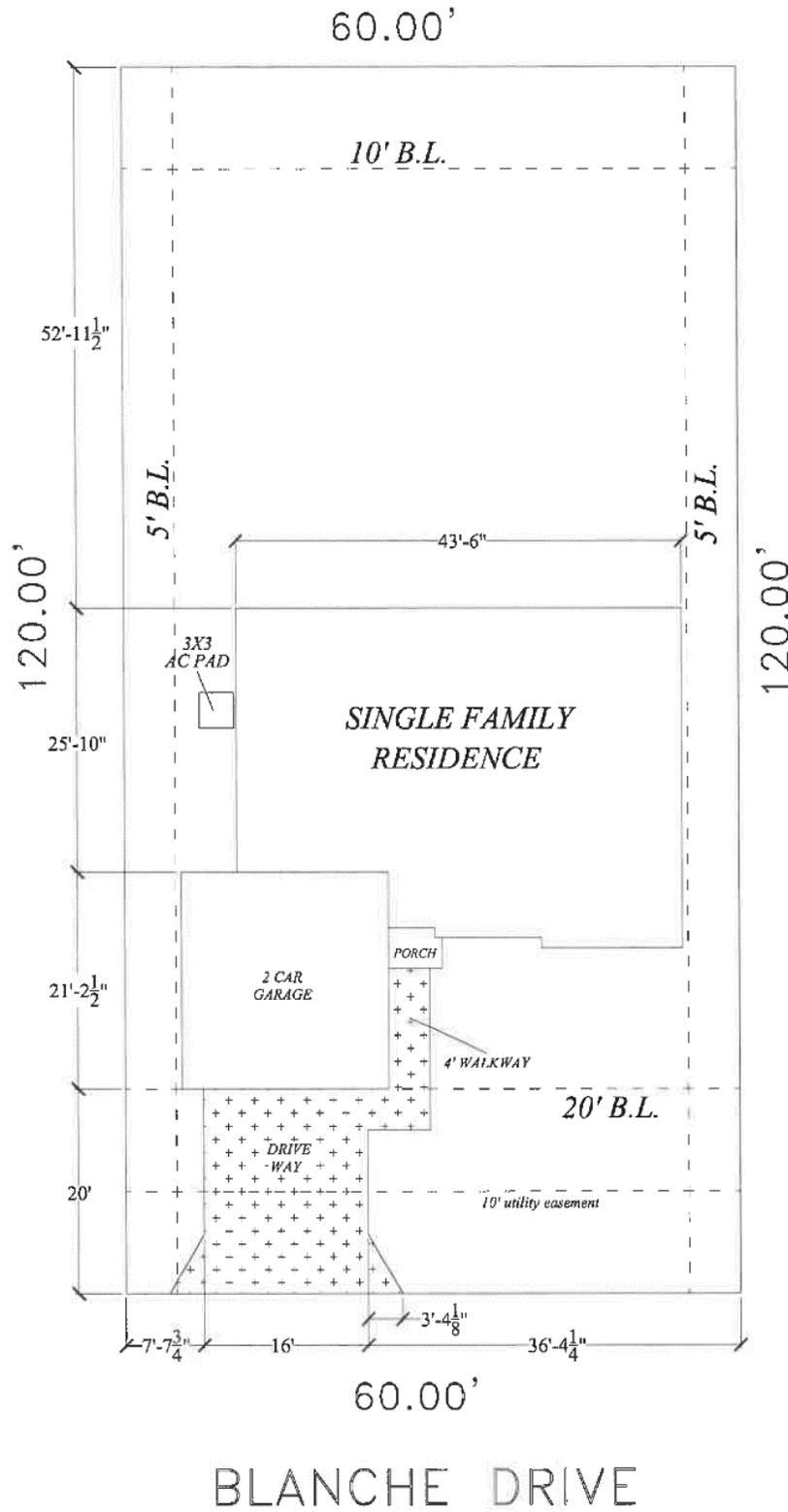
**Exhibit 'A':  
Location Map**

Address: 214 Blanche Drive

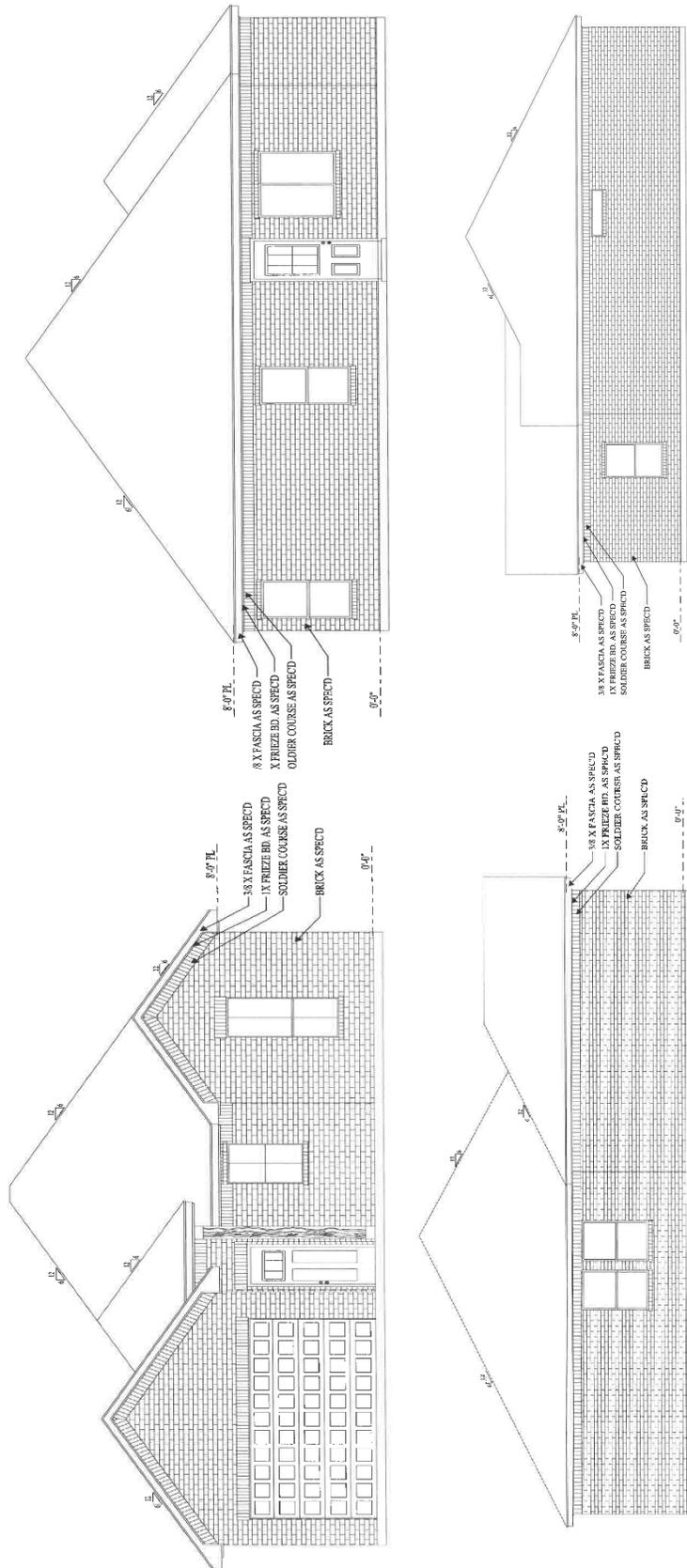
Legal Description: Lot 846-A of the Rockwall Lake Estates #2 Addition



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



**Exhibit 'C':  
Building Elevations**





## CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

**DATE:** March 2, 2026

**SUBJECT:** Harbor Dock Repair and Wave Attenuator Installation – Contract Award

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This project is for the complete replacement of a destroyed existing outer dock and the installation of a new wave attenuator beyond the existing docks to provide additional wind and wave protection. The project is included in the approved FY 2025–2026 budget.

The City of Dallas is aware of the project, and All-In Marine is one of their pre-qualified vendors authorized to work on Lake Ray Hubbard. The project will work simultaneously with City of Dallas and City of Rockwall for approvals and appears at this time the Army Corp of Engineers will not have to be part of the project.

All-in Marine projects an installation timeline of 3–4 weeks for the new wave attenuator, which will be installed first to provide protection during dock repairs. Dock repairs are projected to take approximately 6–8 weeks, contingent upon product and material availability.

Four companies attended the mandatory pre-proposal meeting. Sealed proposals were opened on February 4, 2026, at 3:00 p.m., and the City has met all formal procurement requirements for this project. One responsive proposal and one non-responsive proposal were received.

The successful best-value proposal was submitted by All-In Marine in the amount of \$2,881,905. Staff recommends a total project authorization of \$3,160,000.00 to allow for unforeseen contingencies.

For Council consideration staff recommends Council award the Harbor dock replacement and wave attenuator installation project to All-In Marine in an amount not to exceed \$3,160,000.00 and authorize the City Manager to execute the necessary purchase orders and/or contracts to complete the project.



**CITY OF ROCKWALL**  
**CITY COUNCIL MEMORANDUM**

PARKS AND RECREATION DEPARTMENT  
 385 S. GOLIAD STREET • ROCKWALL, TX 75087  
 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Mayor and City Council  
**FROM:** Travis Sales, *Director of Parks and Recreation*  
**CC:** Mary Smith, *City Manager*  
 Joey Boyd, *Assistant City Manager*  
 Ryan Miller, *Director of Planning and Zoning*  
**DATE:** March 16, 2026  
**SUBJECT:** *Pro-Rata Equipment Fees and Cash-in-Lieu of Land Fee Updates*

Each year the City of Rockwall adopts an ordinance that establishes the average per acre price of vacant land in the City and the equipment fees necessary to provide the required land and amenities for a public park. In 2025, the adopted costs were \$75,000 per vacant acre of land and \$680,000.00 for all equipment necessary to establish a neighborhood park. Recently, the City's consultant -- *Clint Hurley of Hurley Valuation Group* -- completed the annual market study concluding that the average per acre price of land for 2026 is \$77,500.00 or an increase of \$2,500.00 from last year (*see attached*). In addition, staff has updated the equipment costs associated with providing a fully amenitized, 11.00-acre public park. Staff did this in conformance with the methodology approved by the City Council with the adoption of the *Subdivision Ordinance* in 2023. This methodology assumes the estimated costs for a neighborhood park that consists of one (1) acre public parking, four (4) acres of fully developed amenities, and six (6) acres of natural open space. The four (4) acres of fully developed amenities consists of the following:

ITEMS	NOTES	REFERENCE	QUOTE	CHANGE FROM 2025
AUTOMATIC IRRIGATION SYSTEM	IRRIGATION SYSTEM AND CONTROLLER	PHILIPS LAWN SPRINKLER	\$120,750.00	+\$15,750.00
TURF INSTALLATION	TIF-TUF SPECIES	TRI-TEX GRASS	\$112,500.00	-\$2,500.00
LANDSCAPE AND TREE INSTALLATION	LANDSCAPING PER ORDINANCE	COVINGTON'S NURSERY	\$50,000.00	NO CHANGE
TRAIL INSTALLATION	~1,500-FEET OF EIGHT (8) FOOT TRAIL	B&B CONCRETE	\$98,000.00	-\$22,000.00
PICNIC PAVILION	30-FOOT BY 30-FOOT PAVILION WITH STONE COLUMNS, CONCRETE FOUNDATION AND ARCHITECTURAL SHINGLES	DEAN CONSTRUCTION	\$95,000.00	+\$5,000.00
PLAYGROUND	STANDARD PLAYGROUND WITH FIBAR	CHILD'S PLAY INC.	\$200,000.00	+\$25,000.00
MISCELLANEOUS AMENITIES	TRASH CANS, TABLES AND BENCHES	SITESCAPES	\$25,000.00	NO CHANGE
TOTAL:			\$701,250.00	+\$21,250.00

Based on the above information staff is requesting that the City Council consider adopting: [1] the *Pro-Rata Equipment Fee* of \$701,250.00 for a fully developed neighborhood park, and [2] an increase in the cost per acre of parkland from \$75,000.00 to \$77,500.00 (*total cost of an 11.00-acre neighborhood park would be \$852,500.00*). If adopted, the total cost of a Neighborhood Park in 2026 would be \$1,553,750.00. In the attached packet is a draft ordinance making the necessary changes to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and an updated Parks District Map. On March 2, 2026, the Parks and Recreation Board reviewed the proposed fee updates and made a recommendation to recommend approval by a vote of 6-0 with Board Member Mike McEwen\_ absent. Should the City Council have any questions concerning the proposed fee update, staff will be available at the March 16, 2026 City Council meeting.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II, *PARK LAND DEDICATION*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL FOR THE PURPOSE OF UPDATING TABLE 1 WITH THE REVISED *ANNUAL PRICE PER ACRE OF LAND* AND THE *TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK*; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rockwall desires to provide a park system that includes adequately sized and appropriately equipped *Neighborhood Parks*, and

**WHEREAS**, the City Council of the City of Rockwall has adopted a *Parks and Recreation Master Plan* designed to facilitate the development of a *Park System* for the benefit of the citizens of the City of Rockwall, and

**WHEREAS**, Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall has adopted *Mandatory Neighborhood Park Land Dedication* fees, designed to facilitate participation by developers -- *on a pro-rata basis* -- in acquisition and development of *Neighborhood Parks*, and

**WHEREAS**, the provisions contained in Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances provide that the City Council shall annually adopt a resolution establishing an *Annual Price Per Acre of Land* and a *Total Equipment Cost* to be used in calculation of a development's pro-rata share contribution for *Neighborhood Park Land* and *Neighborhood Park Equipment Fees*.

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

**SECTION 1.** Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$852,500.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

**SECTION 2.** Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$701,250.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

**SECTION 3.** That *Table 1. Land and Equipment Costs* of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of updating the *Annual Price Per Acre of Land* and the *Total Equipment Cost for a Neighborhood Park* in the City of Rockwall, and that this table shall be as specifically described and depicted in *Exhibit 'A'* of this ordinance;

**SECTION 4.** 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 5.** 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 16<sup>TH</sup> DAY OF MARCH 2026.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

**Exhibit 'A'**  
*Article II, Park Land Dedication,  
 Chapter 38, Subdivisions,  
 Municipal Code of Ordinances*

TABLE 1. LAND AND EQUIPMENT COSTS

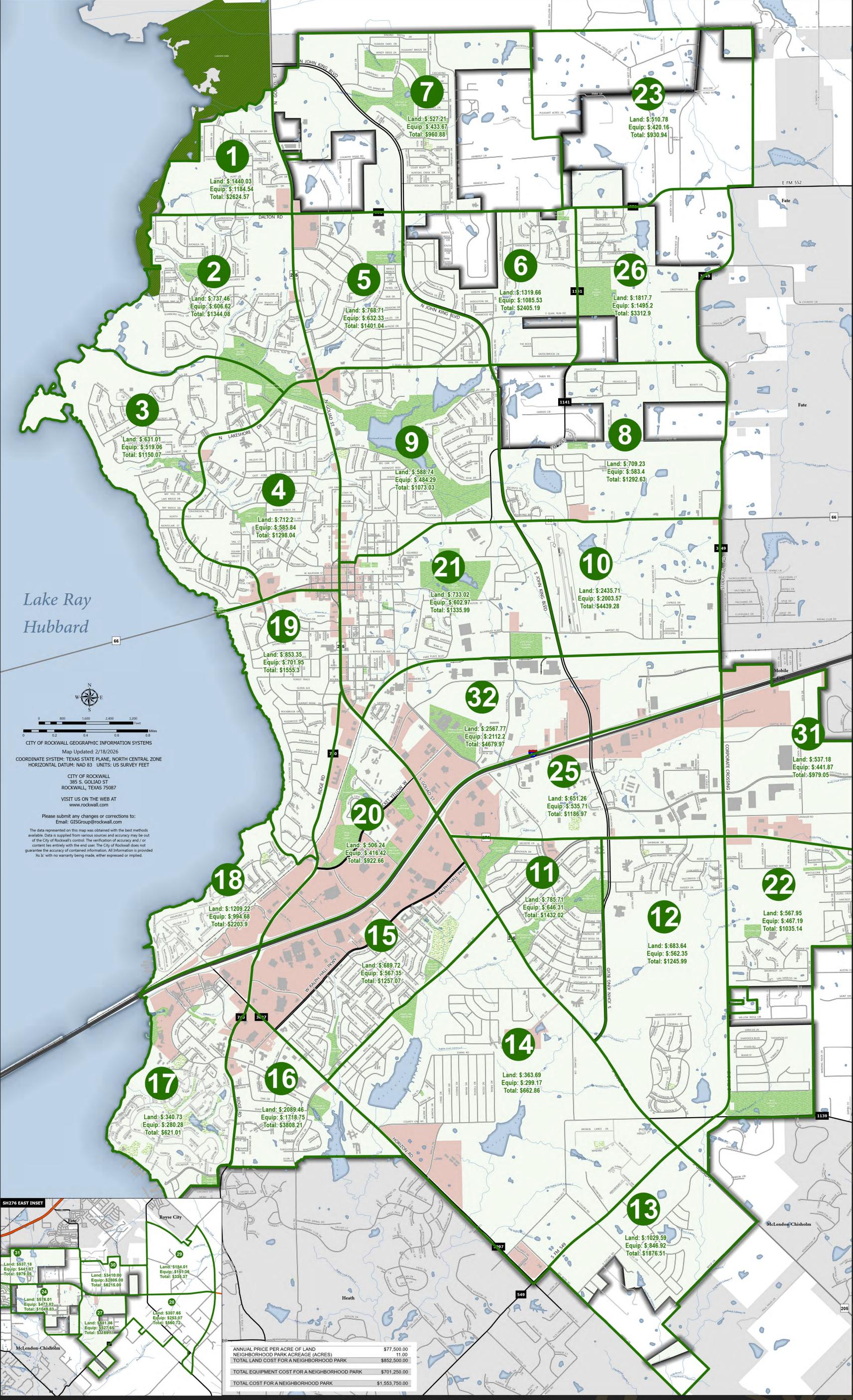
ANNUAL PRICE PER ACRE OF LAND	\$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
<b>TOTAL LAND COST FOR A NEIGHBORHOOD PARK</b>	<b>\$852,500.00</b>
<b>TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK</b>	<b>\$701,250.00</b>
<b>TOTAL COST FOR A NEIGHBORHOOD PARK</b>	<b>\$1,553,750.00</b>

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	592	0.0186	\$1,440.03	\$1,184.54	\$2,624.58
2	1,156	0.0095	\$737.46	\$606.62	\$1,344.07
3	1,351	0.0081	\$631.01	\$519.06	\$1,150.07
4	1,197	0.0092	\$712.20	\$585.84	\$1,298.04
5	1,109	0.0099	\$768.71	\$632.33	\$1,401.04
6	646	0.0170	\$1,319.66	\$1,085.53	\$2,405.19
7	1,617	0.0068	\$527.21	\$433.67	\$960.88
8	1,202	0.0092	\$709.23	\$583.40	\$1,292.64
9	1,448	0.0076	\$588.74	\$484.29	\$1,073.03
10	350	0.0314	\$2,435.71	\$2,003.57	\$4,439.29
11	1,085	0.0101	\$785.71	\$646.31	\$1,432.03
12	1,247	0.0088	\$683.64	\$562.35	\$1,245.99
13	828	0.0133	\$1,029.59	\$846.92	\$1,876.51
14	2,344	0.0047	\$363.69	\$299.17	\$662.86
15	1,236	0.0089	\$689.72	\$567.35	\$1,257.08
16	408	0.0270	\$2,089.46	\$1,718.75	\$3,808.21
17	2,502	0.0044	\$340.73	\$280.28	\$621.00
18	705	0.0156	\$1,209.22	\$994.68	\$2,203.90
19	999	0.0110	\$853.35	\$701.95	\$1,555.31
20	1,684	0.0065	\$506.24	\$416.42	\$922.65
21	1,163	0.0095	\$733.02	\$602.97	\$1,335.98
22	1,501	0.0073	\$567.95	\$467.19	\$1,035.14
23	1,669	0.0066	\$510.78	\$420.16	\$930.95
24	1,480	0.0074	\$576.01	\$473.82	\$1,049.83
25	1,309	0.0084	\$651.26	\$535.71	\$1,186.97
26	469	0.0235	\$1,817.70	\$1,495.20	\$3,312.90
27	1,329	0.0083	\$641.46	\$527.65	\$1,169.11
28	2,771	0.0040	\$307.65	\$253.07	\$560.72
29	4,633	0.0024	\$184.01	\$151.36	\$335.37
30	250	0.0440	\$3,410.00	\$2,805.00	\$6,215.00
31	1,587	0.0069	\$537.18	\$441.87	\$979.05
32	332	0.0331	\$2,567.77	\$2,112.20	\$4,679.97



# ROCKWALL



Map Updated: 2/18/2026  
COORDINATE SYSTEM: TEXAS STATE PLANE, NORTH CENTRAL ZONE  
HORIZONTAL DATUM: NAD 83 UNITS: US SURVEY FEET  
CITY OF ROCKWALL  
385 S. GOLIAD ST  
ROCKWALL, TEXAS 75087  
VISIT US ON THE WEB AT  
www.rockwall.com

ANNUAL PRICE PER ACRE OF LAND	\$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$852,500.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$701,250.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,553,750.00

# City of Rockwall Park Land Dedication Fee Map

2026  
www.rockwall.com/gis

**PARKS DISTRICT WORKSHEET**

LAST UPDATED: 01.02.2025

2/18/2026 = FIELDS TO UPDATE ANNUALLY

ANNUAL PRICE PER ACRE OF LAND	\$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$852,500.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$701,250.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,553,750.00

TABLE 2. FEE SCHEDULE

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10	350	0.0314	\$2,435.71	\$2,003.57	\$4,439.29
11	1,085	0.0101	\$785.71	\$646.31	\$1,432.03
12	1,247	0.0088	\$683.64	\$562.35	\$1,245.99
13	828	0.0133	\$1,029.59	\$846.92	\$1,876.51
14	2,344	0.0047	\$363.69	\$299.17	\$662.86
15	1,236	0.0089	\$689.72	\$567.35	\$1,257.08
16	408	0.0270	\$2,089.46	\$1,718.75	\$3,808.21
17	2,502	0.0044	\$340.73	\$280.28	\$621.00
18	705	0.0156	\$1,209.22	\$994.68	\$2,203.90
19	999	0.0110	\$853.35	\$701.95	\$1,555.31
20	1,684	0.0065	\$506.24	\$416.42	\$922.65
21	1,163	0.0095	\$733.02	\$602.97	\$1,335.98
22	1,501	0.0073	\$567.95	\$467.19	\$1,035.14
23	1,669	0.0066	\$510.78	\$420.16	\$930.95
24	1,480	0.0074	\$576.01	\$473.82	\$1,049.83
25	1,309	0.0084	\$651.26	\$535.71	\$1,186.97
26	469	0.0235	\$1,817.70	\$1,495.20	\$3,312.90
27	1,329	0.0083	\$641.46	\$527.65	\$1,169.11
28	2,771	0.0040	\$307.65	\$253.07	\$560.72
29	4,633	0.0024	\$184.01	\$151.36	\$335.37
30	250	0.0440	\$3,410.00	\$2,805.00	\$6,215.00
31	1,587	0.0069	\$537.18	\$441.87	\$979.05
32	332	0.0331	\$2,567.77	\$2,112.20	\$4,679.97
	42,199				



City of Rockwall

## MEMORANDUM

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**TO: Mayor and City Council Members**  
**FROM: David Sweet, Director of Administrative Services**  
**DATE: March 16, 2026**  
**SUBJECT: MESA Contract**

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The County Road Bond projects included advance funding of aspects of the widening of North Goliad from Downtown to John King Boulevard. The County allocated and approved \$2 million to begin this planning effort through an Interlocal Cooperation Agreement in which the City Council approved.

At the January 5, 2026 meeting the City Council authorized the City Manager to negotiate the terms of a contract with MESA to be presented to the council at a later date. Staff request the City Council consider authorizing the City Manager to execute a contract with MESA in the amount of \$1,999,825.00 to be paid from voter approved County Road Bond funds and to approve \$20,000.00 from City of Rockwall Contingency funds to pay for any unforeseen additions to their scope and to cover ancillary cost that might arise.

Staff is available to answer any questions.

### **ATTACHMENTS:**

1. Rockwall Goliad\_MESA-TNP Proposal\_20260309

# Proposal and Contract for Professional Services

March 9, 2026

City of Rockwall  
David Sweet, Administrative Services Director  
385 S. Goliad  
Rockwall, Texas 75087

**Project: North Goliad Street Reimagining Project**  
Rockwall, Texas

Dear Mr. Sweet,

This proposal and contract describes the landscape architectural and engineering services to be provided by MESA Design Group (MESA), Teague Nall & Perkins, Inc. (TNP), and Integrated Environmental Solutions (IES), the costs of these services and general terms and conditions under which these services would be executed for the North Goliad Street Reimagining project. This proposal covers the conceptual design of medians, intersections, parkways, and the associated trail network along an approximately 4-mile segment of North Goliad Street (SH 205), extending from Washington Street (the east bound portion of the couplet routing SH 66 through Rockwall's historic downtown) to North John King Boulevard. The study area will include the proposed TxDOT realignment of the existing intersection between SH 205 and North John King Boulevard (extending 1,400 linear feet both north and east of the existing intersection).

*\*Reference 'Exhibit A' for the Limits of Work Diagram.*

Reimagining this major north-south corridor is critical to Rockwall's future growth, as it serves as a primary gateway for traffic traveling to and from both Lavon and Wylie, Texas. The impact of this effort is significant, as SH 205, SH 66, and North John King Boulevard are all principal arterials that converge within this vital transportation hub serving greater Rockwall County.

We have divided this proposal and scope of services into 2 phases:

**Stage 1: Assessments and Analysis**

Stage 1 will focus on developing impact studies and assessment.

Anticipated outputs to include, but are not limited to:

- Traffic impact studies (projected to the year 2050)
- Surveying
- Subsurface Utility Engineering (SUE)
- Right-of-way acquisition needs determination
- Public and private utility conflict analysis
- Desktop and field surveys to determine potential environmental concerns
- Initial Programming
- Visioning

**Stage 2: Stakeholder & Community Engagement**

- Stakeholder & Community Engagement
  - Public Workshops
  - Stakeholder Groups, including:
    - City of Rockwall Staff
    - Rockwall Elected Officials
    - Affected Property Owners & Business
    - Rockwall ISD
    - TxDOT Dallas
    - TxDOT Area Office (Kaufman-Rockwall County)
    - North Texas Council of Governments (NCTCOG)
    - Franchise Utilities
    - Traveling Public
  - City of Rockwall Staff Input
  - City of Rockwall Staff Guidance Reviews
  - Digital Tools

**Stage 3: Conceptual Design, Visioning & Budgeting**

Stage 3 will focus on developing concept designs that explore a variety of design, phasing, and/or construction budget strategies. The goal at the end of stage 3 will be to have a clear conceptual design, desired construction budget and visioning sign off by the City Council. The design will include the following areas:

- Concept Master Plan
- Preliminary Budget/Pro-Forma
  - To create funding strategies and facilitate potential grant writing processes.
  - To assist the City of Rockwall in securing funding for the environmental, design, and construction phases.
- Final Master Plan/Conceptual Plan
- Implementation Strategy
- Final Budget/Pro-Forma

**The conceptual design will include the following areas:**Traffic Impact

- Typical Cross Sections
- Roadway Alignments
- Truck Turning Movements
- Bicycle and Pedestrian Accommodations

Streetscape Median & Parkways:

- Landscaping
- Decorative hardscape features (including vertical structures - columns, vertical icons, etc.)
- Hardscape treatment of nosings
- Irrigation design
- Landscape lighting

Parkways

- Landscaping
- Decorative hardscape features (including vertical structures - columns, vertical icons, etc.)
- Incorporation of existing flatwork:
  - flatwork redesign on limited basis (areas in need of repair or replacement)
- Irrigation design

- Bridge abutment façade enhancements
- Enhanced railings
- Accent and landscape lighting

#### Intersections

- Landscaping
- Decorative hardscape features (including vertical structures - columns, vertical icons, etc.)
- Hardscape flatwork treatment at/around curb ramps
- Enhanced crosswalks (coordinate into street design by others)
- Irrigation design
- Accent and landscape lighting
- Screening/treatment of infrastructure apparatus (signal boxes, equipment, etc.)

#### Trails Network

- Regional Veloweb
- Pedestrian Sidewalks/Trails
- Bike Paths/Lanes

## **SCOPE OF SERVICES:**

### **STAGE 1: ASSESSMENTS AND ANALYSIS**

#### **TASK 1: DATA COLLECTION AND DOCUMENTATION, PROJECT KICKOFF | MESA & TNP**

MESA will collect from Client and other sources made available by the Client the following graphic materials necessary for preparation of the following described plan documents. MESA has the right to rely on this information and any information provided by others.

These materials include, but are not limited to:

1. Site Survey
2. Roadway proposed design and as-built drawings (for any completed portions)
3. Any previous design/programming documents
4. Existing irrigation as-built plans.
5. Location of existing landscape, utilities, easements, right of ways, and other conditions imposed by plat, deed restriction, or restrictive covenant.
6. Connections to offsite elements
7. Overlay requirements
8. Streetscape guidelines
9. Identification of the geographic limits of the Project Area
10. City and County Thoroughfare plans
11. Any other plans or development initiatives not mentioned above

TNP to conduct field reconnaissance and collect data as necessary to complete the conceptual design. Data to include the following information. Items 1-7 will be obtained from the City/State, if available, while items 8-11 will be obtained from other agencies as required.

1. Available Corridor Major Investment Studies
2. Design data from record drawings of existing and proposed facilities
3. Existing and future design year traffic data
4. Roadway inventory information, including the number of lanes, speed limits, pavement widths and rating, bridge widths and ratings, and ROW widths
5. Aerial photos, planimetric mapping, and digital terrain model (DTM)

6. Subsurface Utility Engineering (SUE)
7. Environmental Data (desktop survey only)
8. Previously prepared drainage studies
9. Adopted land use maps and plans as available
10. Federal Emergency Management Agency (FEMA) Flood Boundary Maps and Flood Insurance Studies and Models
11. Public and private utility information

**Project Kickoff:**

MESA and TNP will meet with the City staff to establish the design intent and program requirements, the budget available for the proposed project, and review anticipated schedules, delivery dates, and any design standards/ordinances that may impact the project.

**Deliverable:** Base information encompassing all the above-mentioned items.

**Meetings:** Included in Task 12.

**TASK 2: CORRIDOR ASSESSMENT | MESA**

MESA will conduct two separate one (1) day site visits to inventory the existing conditions to help us understand the opportunities and constraints the existing conditions of the corridor provides. The purpose of the inventory is to identify the existing natural, and infrastructure features the site has and any sensitive areas the project needs to accommodate in the design. MESA will review any design guidelines or ordinances covering the corridor, any previous design visioning studies, and the proposed street sections to gain an understanding of any existing development/design and regulatory control the streetscape designs will have to follow.

During this site visit, MESA will visually inspect the site and undertake a site analysis identifying the environmental and physical aspects of the site. Development opportunities and constraints including the following elements will be studied:

- **Political sensitivity:** Input gained from the stakeholder engagements identifying concerns with location, adjacent areas, and economic effects the project may bring the adjacent residents.
- **Environmental:** Identifies the existing natural features the site has and any sensitive areas the project needs to accommodate in the design of the corridor improvements. Input gained to identify existing natural features through the utilization of GIS data (provided from publicly available geographic datasets).
- **Physical sensitivity:** Site physical conditions will be identified including topography, slopes, access, setbacks, access, screening/buffering, easements, etc.

The Site Analysis will be a diagrammatic and photo illustration of the existing conditions with a summary of opportunities or constraints for the corridor design.

**Deliverable:** Diagram maps and summary report depicting the suitability of development outlining both opportunities and constraints throughout the North Goliad Street corridor.

**Meetings:** Included in Task 12.

**TASK 3: ROADWAY NETWORK ANALYSIS | TNP**

TNP will perform a Roadway Network Analysis to review roadway network growth in the area and make recommendations for the design of North Goliad Street (SH 205) in Rockwall, TX.

NOTE - Limits of the analysis shall be 1,400 linear feet both north and east of the existing intersection of North Goliad Street and North John King Boulevard to the north, and Washington Street to the south.

### Data Collection:

TNP will obtain peak-hour traffic counts through a subconsultant for the following locations of interest along North Goliad Street, which will be the locations included in the analysis:

- North John King Boulevard
- Dalton Road (FM 552)
- Pecan Valley Drive
- North Lakeshore Drive
- Memorial Drive
- Caruth Lane
- East Fork Road
- Ridge Road West
- Private Driveways
  - Retail at 3045 North Goliad Street North Driveway
  - Rockwall YMCA North Driveway
  - Rockwall YMCA Middle Driveway
  - Rockwall YMCA South Driveway
  - Children's Lighthouse of Rockwall North Driveway
  - Children's Lighthouse of Rockwall South Driveway
- East Heath Street
- West Heath Street
- Olive Street
- Interurban St
- Kaufman St
- Rusk St
- Washington St

TNP will obtain peak-hour traffic counts through desktop search/survey for the following locations of interest along North Goliad Street:

- Windham Drive
- Shenandoah Lane
- Harlan Drive
- Shannon Drive
- Bordeaux Drive
- Bending Oaks Trail
- Featherstone Drive
- Sonoma Drive
- Los Altos Drive
- Darrin Drive
- Live Oak Street
- Cody Place
- Jacob Crossing

### Deliverables:

This effort will include reviewing Traffic Impact Analyses (TIAs) and Traffic Memorandums provided by the City for the nearby residential and commercial developments. It is assumed that all relevant TIA data will be provided by the CITY in a single package. It is understood that the data from the TIAs will utilize different assumptions (such as growth rate). TNP will review local data from TxDOT and NCTCOG, the TIAs provided, and any other traffic growth data provided by the City and select a fixed growth rate and horizon year. Modelling work will begin immediately upon receipt of the TIA data package. It is critical to supply and review all data prior to creating a model. It is further understood that adding new TIAs, additional locations of interest, or other data not originally included in the data package may require reprocessing and rebalancing of the entire network, thus additional packages of data will only be incorporated with additional fee.

**Meetings:** Included in Task 12.

### TASK 4: MODELING AND DRAFT TECHNICAL MEMORANDUM | TNP

TNP will perform analysis using Synchro 12 by Trafficware to determine the traffic loading throughout the corridor and determine the roadway typical section required to serve the traffic. Recommendations for turn

lanes, traffic control devices, and other improvements will be based on the projected traffic loading and resulting analysis.

The memo will recommend improvements to minimize delays based on Level Of Service (LOS). These recommendations will not suffice to warrant the installation of a traffic signal. The intent is to alert the City to future traffic issues which may be correctable by intersection signalization or other measures so that these improvements can be planned and budgeted. A signal warrant analysis must be performed prior to the full installation and operation of a traffic signal.

A draft technical memo will be prepared using the following methodology:

- Compile traffic data from City-supplied TIAs. Grow traffic data using the selected growth rate and horizon year. All traffic data used in the model will scale by this factor for parity, regardless of the growth rate used in the individual TIAs. Calculations will be performed in a Microsoft Excel spreadsheet.
- Evaluate traffic data and determine the higher of the AM and PM peak, which will govern the analysis of the roadway network. Modelling of the lesser period is not included in this scope. TNP will review traffic counts for both periods for the recommendation of turn lanes in case a specific location has higher loading in the lesser period.
- Create a traffic model of the governing peak hour using Synchro 12 software.
- Add traffic signals to the model as needed to obtain an adequate Level of Service (LOS) as defined by the Highway Capacity Manual (HCM). For the purposes of this analysis, it is assumed that City considers LOS "D" an acceptable level of service and LOS "C" or better desirable.
- Run HCM7 reports for all signalized intersections. In two-way stop-controlled applications, use HCM2000 criteria. Tabulate the Control Delay and calculated Level of Service from each report for inclusion in the technical memo.
- Recommend storage lengths for left turn bays based on the estimated queue lengths calculated by Synchro. These recommendations will be provided to the roadway designer and do not need to be detailed in the technical memo.

#### **Deliverables:**

- Create an exhibit consisting of four (4) 11"x17" layouts showing the projected LOS at each intersection approach along the corridor. Screenshots from Synchro 12 shall be acceptable.
- Prepare and submit a draft technical memo showing the projected Level of Service (LOS) for each approach of each location of interest at the selected horizon year. Describe recommendations for traffic signals and the justification for each, which can permit the installation of foundations, ground boxes, and conduits. A signal warrant analysis will need to be performed at each location prior to fully installing a traffic control device. The draft will not be sealed.

**Meetings:** Included in Task 12.

#### **TASK 5: FINAL TECHNICAL MEMORANDUM | TNP**

TNP shall prepare and submit one (1) electronic copy in PDF format of the Technical Memorandum to the City. Final Technical Memorandum will be prepared by following the steps described below:

- Receive comments from the City on the draft technical memorandum.
- Attend one virtual review meeting with the City.
- Incorporate review comments.
- Revise exhibit layouts as-needed for inclusion in the appendix. These are not signed and sealed.

**Deliverables:**

One (1) electronic copy in PDF format of the Final Technical Memorandum, signed and sealed by a Texas Professional Engineer.

**Meetings:** Included in Task 12.

**TASK 6: TRAFFIC SIGNAL WARRANT ANALYSIS | TNP (Optional Services)**

TNP will perform Traffic Signal Warrant Analysis to determine if installation of a traffic control signal is justified at the following intersections of interest: Caruth Lane and North Goliad Street.

The effort will include 24-hour turning movement counts performed by a subconsultant. Analysis will be performed using Warrants 10 by Trafficware. It is assumed that intersection crash history data will be provided by the City, that there will be no coordinated signal system in this suburban area, and that no analysis near a grade crossing is required.

A technical memo will be prepared with results of the Warrant and LOS analysis results and conclusion and submitted in Draft form for review and comment. TNP will attend once (1) comment review meeting.

**Deliverables:** Draft and Final technical memo in PDF format.

**Meetings:** Included in Task 12.

**TASK 7: TOPOGRAPHIC AND DESIGN SURVEY | TNP**

TNP will provide all office and field work necessary to perform a Topographic Design Survey for SH 205 / N. Goliad Street improvements located in Rockwall, Rockwall County, Texas. The survey will include the entire right-of-way for SH 205 and will extend approximately 150 feet beyond the existing right-of-way along each side. The Southern limits will begin at SH 66 and run north approximately 19,200 LF terminating just North of John King Blvd. The survey limits will also extend approximately 150 LF up intersecting streets and 300 LF up Caruth Ln (East), Memorial Dr (East), N. Lakeshore Dr, Ridge Rd (West), Dalton Rd (West), FM 552 (East) for an overall survey total of approximately 25,500 LF.

The Survey will identify topography (one-foot contours), visible features and above ground improvements including buildings within 90' of CL, pavement, curbs, fences, visible utilities, sidewalks, culverts, landscaped areas, and other pertinent features within the project area as necessary for engineering design.

TNP will obtain survey permission and right of entry for all properties adjacent to the existing Right-of-Way where survey data is required.

Field surveys will be conducted to locate property corners and/or right-of-way monuments as necessary for a Registered Professional Land Surveyor to determine existing rights-of-way and property lines within the project corridor. Existing easements identified by corresponding plats and/or deeds can be identified on the survey as well, however, TNP makes no guarantee that all easements have been identified or shown without a Title Commitment or Examiners Report provided by the City of Rockwall.

All survey information provided by TNP will be referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone No. 4202; NAD83(2011) Epoch 2010} as derived locally from Allterra Central's continuously operating reference stations via real time kinematic survey methods. Elevations will be referenced to NAVD88 datum as derived from RTK observations. Orthometric heights will be calculated by applying the Geoid 18 model to ellipsoid heights.

TNP shall perform all surveying services in accordance with the General Rules and Procedures of Practice, and the Professional and Technical Standards established by the Texas Board of Professional Engineers and Land Surveyors.

**Deliverables:** Topographic Design Survey - Base map and surface files provided in ORD format depicting the results of the Topographic Design Survey and Boundary Survey. Conversion of ORD files to AutoCAD C3d will be included as deliverable.

**Meetings:** Included in Task 12.

### **TASK 8: SUBSURFACE UTILITY SURVEY | TNP**

The scope of subsurface utility designating and/or locating services for this project is described below. Survey services to tie utility crossing marks and/or identifiers placed during the subsurface utility designating and/or locating effort will be provided in this contract.

#### **Utility Engineering Investigation**

1. Quality Level 'C' through 'D' Utility Survey – TNP will provide utility information, up to QL-"C," along SH 205/Goliad St from Interurban Street to John King Blvd and all side streets a length of 100'. See attached vicinity map in green. This work includes:
  - a. Requesting utility records on all crossing utilities from the Client, public utilities and private utility companies known to provide service within the project area, as well as other sources, to develop a comprehensive inventory of utility systems likely to be encountered. Record documents may include construction plans, system diagrams, distribution maps, transmission maps, geographic information system data, as well as oral descriptions of the existing systems. The depiction of utilities from records (QL-"C" or "D") will be based on thorough field and office activities and shall be based on the most reliable indication of position available.
  - b. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, TNP will search for detectible indications of the location of anticipated subsurface utilities.
  - c. Marking all locations that can be validated, using paint, flags, or other devices.
  - d. Preparing documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
  - e. Based on ASCE Standard 38-22 standards, a 2d CADD file in the current version of Open Roads and PDF depicting the subsurface utilities designated, signed, and sealed by a professional engineer in the state of Texas.
  - f. A SUE report will be prepared consistent with TxDOT Dallas District best practices manual.
2. Quality Level A Utility Test Hole – TNP will excavate by air-vacuum or other minimally invasive methods up to eight (8) utility test holes. The location of the tests hole will be outside of any paved area at locations to be determined. This work includes:
  - a. Providing all necessary personnel, equipment, supplies, management, and supervision needed for the test hole excavation, backfill and restoration.
  - b. Contacting the appropriate one-call system to request utilities to be marked on-the-ground prior to beginning excavation of test hole.
  - c. Preparing documentation for each test hole attempted. This documentation will include the horizontal and vertical position of the targeted utility or structure, a general description of the target utility, with condition, material and general orientation noted, a generalized

description of the material encountered in the test hole, and any other field observations noted during the excavation.

The following represents the general understanding between the Client and Engineer regarding the basis and/or limitations under which these subsurface utility designating and/or locating services are provided:

1. These services will be conducted and provided in general compliance with CI/ASCE 38-22 (Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data). This standard establishes and defines four quality levels for data collection that are briefly described as:
  - a. Quality Level D (QL-"D") – Generally QL-"D" indicates information collected or derived from research of existing records and/or oral discussions.
  - b. Quality Level C (QL-"C") - Generally QL-"C" indicates information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to QL-"D" information. Incorporates QL-"D" information. (Limited in this scope, this scope is to cover underground utility crossings)
  - c. Quality Level B (QL-"B") – Generally QL-"B," also known as "designating" indicates information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality level B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents. Incorporates QL-"D" & QL-"C" information.
  - d. Quality Level A (QL-"A") - Generally QL-"A," also known as "locating," indicates the precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, at a specific point. Incorporates QL-"D" QL-"C" & QL-"B" information.
2. These services are for the purpose of aiding the design of the subject project by providing information related to subsurface utilities to allow potential utility conflicts to be minimized or eliminated.
3. TNP will provide services that meet the standard of care for existing subsurface utility location and mapping as established in CI/ASCE 38-22 by exercising due diligence with regard to records research and acquisition of utility information, including visually inspecting the work area for evidence of utilities and reviewing the available utility record information from the various utility owners. However, TNP makes no guarantee that all utilities can or will be identified and shown as there still may be utilities within the project area that are undetectable or unknown.
4. Facilities that are discovered through field investigative efforts by TNP, but no plan records or ownership data can be identified will be hereafter referred to as unknown. As part of these services, TNP will provide QL-C information in the project deliverables for all unknown utilities that may be identified in the field investigation of the project. Designating and/or locating unknown utilities will typically not be part of the initial scope of work but depending on the client's needs can be added as additional work to address concerns of the project impacts of "unknown" facilities.
5. Ground penetrating radar will not be used as a part of the field investigation of the project site unless that use has been specifically addressed with the scope of services described herein.
6. Test holes are very limited in size or diameter (typically 12 inches by 12 inches, or approximately 144 square inches). Given this limited size, some subsurface conditions may prevent the completion of test holes, including rock(s), groundwater, large roots, other utilities & structures, etc. Test hole attempts which cannot be completed due to site conditions will be documented and noted on the plans.
7. When test holes are used to locate utilities, the nominal pipe sizes of the targeted utility will be documented and reported by using field measurements of the outside diameter (OD) of the pipe (to the nearest inch). Based upon this field measured OD, the nominal pipe size will be determined using typical pipe wall thickness data and other available data including record information. Pipe

diameters that are too large for measurement, encased or non-encased conduit duct banks and other concrete encased systems which cannot be adequately measured will be reported based upon the best available information.

8. The documented results produced by these services represent a professional opinion and interpretation based upon record information and/or field evidence. These results may be affected by a variety of existing site conditions, including soil content, depth of the utility, density of utility clusters, and electro-magnetic characteristics of the targeted utilities. Also, the lack of and/or poor condition of a trace wire for non-conductive materials such as PVC, HDPE, etc. in most cases will make the successful detection and location of the utility unlikely.
9. TNP will apply professional judgment to determine which utilities require additional field effort and/or methods to properly designate and/or locate, most commonly when record drawings are not available. In such cases, TNP will provide a recommendation or request for additional services to the Client. Among other methods, a detectable duct rodder or other conductor may be introduced into the line to enable the designation of the utility. This method is dependent upon approval by the utility owner, as well as access to, size and condition of the utility.
10. None of these services are intended to and should not be understood to relieve the Client or others from the responsibility to comply with the statutory requirements related to notifying the proper one-call system(s) in advance of all excavation, grading, and/or construction within the project site.

**Deliverable:** SUE CADD file

**Meetings:** Included in Task 12.

## **TASK 9: ENVIRONMENTAL STUDIES | IES**

The following scope of work will be provided by Integrated Environmental Solutions (IES) as a desktop search/survey only to provide the following environmental studies for the North Goliad corridor:

### **1. Regulatory Framework**

- a. Waters of the United States
  - i. Jurisdictional waters of the United States are protected under guidelines outlined in Clean Water Act (CWA) Sections 401 and 404, and in Executive Order (EO) 11990 (Protection of Wetlands). The U.S. Army Corps of Engineers (USACE) has the primary regulatory authority for enforcing Section 404 requirements for waters of the United States, including wetlands.
  - ii. Activities requiring construction (i.e., earthwork, placing fill, excavating, constructing dams, diverting creeks, channelizing creeks, etc.) within waters of the United States generally require a permit from the USACE. The type of permit depends upon the activity and the water resources affected. Typical permits include Nationwide Permits (NWP), Regional General Permits, Letters of Permission, and Individual Permits, ranked from simple to complex, respectively
- b. Protected Species
  - i. The Endangered Species Act (ESA) was enacted to protect, and conserve endangered and threatened species and critical habitat. The U.S. Fish and Wildlife Service (USFWS) in the Department of the Interior and the National Marine Fisheries Service (NMFS) in the National Oceanic and Atmospheric Administration (within the Department of Commerce) share responsibility for administration of the ESA. Section 7 of the ESA requires that Federal agencies consult with the Services to ensure that any projects authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any

- endangered species or threatened species, or result in the destruction or adverse modification of critical habitat of such species. The ESA Section 7 regulations are found at 50 Code of Federal Regulations (CFR) Part 402.
- ii. The State has separate laws governing the listing of animal species as threatened or endangered. Threatened and endangered animal species in Texas are those species so designated according to Chapters 67 and 68 of the Texas Parks and Wildlife Code (TPWC) and Section 65.171-65.184 of Title 31 of the Texas Administrative Code (TAC). Animals that are not currently listed by the federal government may be listed as threatened or endangered by the State.
- c. Antiquities Code of Texas (ACT)
    - i. As the project will transpire within the City of Rockwall right-of-way (ROW), an entity of the State of Texas, the project must comply with the ACT. The ACT, as outlined in the 13 TAC Part II and the Texas Natural Resource Code (TNRC) Title 9 Chapter 191, requires that political subdivisions notify the Texas Historical Commission (THC) at least 30 days in advance prior to any project that may affect potential or designated archeological sites. While advance project review by the THC is required for undertakings with more than 5 acres (ac) or 5,000 cubic yards of ground disturbance, the THC can still request project information and/or an archeological survey in advance of more minor ground disturbances since all publicly sponsored projects must comply with the ACT. If the activity occurs inside a designated historic district, affects a recorded archeological site, or requires on-site investigations, the project will need to be reviewed by the THC, regardless of project size.
  - d. National Historic Preservation Act (NHPA) Section 106
    - i. The NHPA (54 U.S. Code [USC] 306101), specifically Section 106 (54 USC 306108), requires the SHPO, an official appointed in each state or territory, to administer and coordinate historic preservation activities, and to review and comment on all actions licensed by the federal government that will have an effect on properties listed in the National Register of Historic Places (NRHP), or eligible for such listing. Per 36 CFR 800, the federal agency responsible for overseeing the action must make a reasonable and good faith effort to identify cultural resources. Federal actions include, but are not limited to, construction, rehabilitation, repair projects, demolition, licenses, permits, loans, loan guarantees, grants, and federal property transfers. For example, as this project will require federal funding, the project would be subject to NHPA Section 106 requirements.
  - e. National Environmental Policy Act of 1969 (NEPA)
    - i. The City of Rockwall may request funding or a portion of the funding from the Texas Department of Transportation (TxDOT). If funding is approved, the City of Rockwall would have to meet TxDOT standards for design and environmental clearance, including public involvement. Depending upon the level of environmental and man-induced impacts associated with this new section of roadway, there are two levels of environmental documentation that could be used to meet the TxDOT requirements. Which level is used would be determined by the TxDOT Dallas District Environmental Coordinator in conjunction with the TxDOT Environmental staff in Austin. Either level will require a basic set of technical memorandum and forms to be completed to initiate the process. Memorandum to complete the public involvement component would be determined by the District Environmental Coordinator upon the completion of the project initiation forms.

## 2. Environmental Baseline Report

Integrated Environmental Solutions (IES) will provide professional services to develop an Environmental Baseline Report to investigate current conditions of the proposed project area and surroundings.

The following circumstances are evaluated for relevant resources in the potentially affected environment. These areas are evaluated to determine if there is reasonably foreseeable impact to the environment which would warrant concern or mitigation. This information will be included in a standardized report with a constraints map as well as other supporting figures and tables, as necessary. Field surveys for preliminary data collection are included within the fees.

- Listed threatened or endangered species or designated critical habitat or species proposed for Federal listing or Federally proposed critical habitat;
- Important or prime agricultural, forest, or range lands;
- Floodplains, wetlands, or other such sensitive areas;
- Special sources of water, such as sole-source aquifers, wellhead protection areas, municipal watersheds, or other water sources that are vital in a region;
- Areas having formal federal or state designations, such as wilderness areas, parks, or wildlife refuges; wild and scenic rivers; marine sanctuaries; national natural landmarks; inventoried roadless areas; or national recreation areas;
- Sources of hazardous material waste or records of areas with contamination, spills, or non-compliance of material disposal
- Communal areas, facilities, and infrastructure of importance, with determination of potential impact; or
- Property (e.g., sites, buildings, structures, and objects) of historic, archeological, or architectural significance, as designated by Federal, Tribal, State, or local governments, or property eligible for listing on the National Register of Historic Places.

**Meetings:** Included in Task 12.

### TASK 10: PROGRAMMING | MESA

MESA will host a workshop with City Staff to discuss potential programming. The team will review the site assessments to understand any development opportunities and constraints. In addition, the team will review up to three (3) case studies in the region, as selected by the City Staff. The team will discuss relation to adjacent uses, market catalysts (pro forma feasibility), and maintenance requirements to allow all parties to describe any concerns they may have with the programming under consideration as part of the corridor programming/design.

**Deliverable:** Images and development data of project examples/case studies.

**Meetings:** Included in Task 12.

### TASK 11: VISIONING | MESA

The Design Team (MESA) will review the program information including land uses, building/product mix, development objectives, desired amenities, and market study recommendations collected for the Project to establish the hardscape, softscape and public realm amenity program. The Design Team will prepare image boards (24"x36") exhibiting a sampling of the overall character for the following elements:

- Architectural character: depicting landmark element designs, style, character, form etc.
- Hardscape amenity character: depicting exterior plazas, trails, gathering areas, focal elements, entry features etc.
- Softscape amenity character: depicting landscape character typologies within the corridor

- Exterior amenity programming: up to 3 boards depicting the potential exterior amenity program throughout the corridor

These image boards will allow the Client to confirm the desired overall landscape intent, aesthetic look, and overall program prior to conceptual design.

**Deliverable:** Collection of images, diagrams and/or plan sketches depicting landscape/hardscape character, amenities, and open space design.

**Meetings:** Included in Task 12.

**TASK 12: STAGE 1 COORDINATION MEETINGS** (Concurrent with Tasks 1-11)

Anticipated coordination meetings, conference calls, and presentations for Stage 1 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Travel time for meetings will be billed hourly. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:

**Meetings:** Estimated Hourly based on up to Eleven (11), 1 Hour meetings as detailed below:

<b>TASK</b>	<b>DESCRIPTION</b>	<b>MESA</b>	<b>TNP</b>
Task 1:	Kick-off meeting (on-site).	One (1)	One (1)
Task 2:	Site visit - two (2) MESA representatives. Follow-up coordination meeting.	Two (2) One (1)	One (1) One (1)
Task 3:	Presentation/coordination meeting (virtual).	Two (2)	Two (2)
Task 4:	Presentation meeting (virtual).	One (1)	One (1)
Task 5:	Presentation meeting (virtual).	One (1)	One (1)
Task 6:	Presentation meeting (virtual).	One (1)	One (1)
Task 7:	N/A	N/A	N/A
Task 8:	Coordination meeting (virtual).	Two (2)	Two (2)
Task 9:	Presentation meeting (virtual).	One(1)	One (1)
Task 10:	Presentation/coordination meetings (virtual).	Two (2)	N/A
Task 11:	Presentation meeting (virtual).	One (1)	One (1)

**STAGE 2: STAKEHOLDER & COMMUNITY ENGAGEMENT**

**TASK 13: STAKEHOLDER ENGAGEMENT (Task Force/City Staff) | MESA**

The Design Team (MESA and TNP) will conduct/participate in up to two (2) stakeholder meetings with Task Force members and City staff members.

**Meetings:** Included in Task 17.

**TASK 14: COMMUNITY/NEIGHBORHOOD MEETINGS | MESA**

The Design Team (MESA and TNP) will design and conduct up to three (3) community meetings to share the key findings from the existing conditions, collect additional input on community needs and priorities, and discuss preliminary concepts. These community workshops will be interactive and inspire hands-on collaboration. The meetings will take place at key milestones in the project process and will occur at a location convenient to neighborhood residents and stakeholders. Feedback from the meetings will be documented as part of the Final Visioning Presentation Package.

**Deliverable:** Agendas, materials, presentation, handouts, display boards, mailing list, neighborhood mailings and yard signs, public meeting summary documentation.

**Meetings:** Included in Task 17.

**TASK 15: ONLINE SURVEY EXECUTION | MESA**

The Design Team (MESA) will design, launch, and manage an online survey to collect input from a wide audience. Upon closing the survey, the Design Team will analyze the responses and present findings that highlight key themes.

**Deliverable:** Online survey.

**Meetings:** Included in Task 17.

**TASK 16: COMMUNICATIONS COLLATERAL | MESA, TNP, and IES**

The Design Team (MESA, TNP, and IES) will design and develop communication materials to promote the in-person engagement event and an online survey. This includes flyers, social media graphics, and email templates to ensure clear and consistent messaging.

**Deliverable:** Collateral as described above.

**Meetings:** Included in Task 17.

**TASK 17: STAGE 2 COORDINATION MEETINGS** (Concurrent with Tasks 13-16)

Anticipated coordination meetings, conference calls, and presentations for Stage 2 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Travel time for meetings will be billed hourly. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:

**Meetings:** Estimated Hourly based on up to Eleven (11), 1 Hour meetings as detailed below:

<b>TASK</b>	<b>DESCRIPTION</b>	<b>MESA</b>	<b>TNP</b>
Task 13:	Stakeholder meetings (in person).	Two (2)	Two (2)
Task 14:	Presentation/coordination meetings (virtual).	Three (3)	Three (3)
Task 15:	Presentation meeting (virtual).	One (1)	N/A
Task 16:	Coordination meeting (virtual).	One (1)	One (1)

**STAGE 3: VISIONING, CONCEPTUAL DESIGN, & BUDGETING**

**TASK 18: INITIAL COMMUNITY THEMING, BRANDING, AND CONCEPTUAL DESIGN**

**Conceptual Roadway Layout Studies | TNP & MESA**

TNP to prepare an alignment and proposed roadway conceptual layout to include projected traffic volumes and existing and proposed typical sections. TNP to furnish Microsoft Office and OpenRoads computer generated media containing the roadway conceptual layout to the City. All supporting attachments and exhibits to accompany the conceptual layout.

All designs are to be prepared in accordance with the latest version of TxDOT Roadway Design Manual, AASHTO Policy on Geometric Design of Highways and Streets, Texas Manual on Uniform Traffic Control (TMUTCD), and Highway Capacity Manual - Transportation Research Board. The proposed design will include the applicable City of Rockwall Standards of Design and Construction,

The conceptual horizontal layout will adhere to a design scale of 1 in. = 100 ft. The conceptual layout, exhibits, and attachments will be developed in English units. All Microsoft Office and OpenRoads computer graphic files furnished to the City must be submitted in electronic format compatible to the City.

### **Analyze Existing Conditions | TNP**

Using collected data and base maps, TNP to develop an overall analysis of the existing conditions to develop the conceptual design. The analysis must include the following:

- ROW determination
- Horizontal alignment
- Vertical alignment
- Intersection design and analysis
- Sight distance
- Level-of-service
- Locations of critical constraints
- Drainage

### **Alternative Analysis | TNP & MESA**

TNP to identify and analyze conceptual alternatives to minimize potential adverse impacts, major utility conflicts, structural impediments, or exceptions to FHWA design criteria.

TNP to consider the following in the analysis to optimize the design (if applicable):

- Efficient use of the allocated ROW
- Control of Access (COA) and driveway locations
- Roadway and intersection geometry
- Cross Sections
- Bicycle and Pedestrian design
- Drainage and Hydraulic design
- Stopping Sight distance
- Level-of-service
- Traffic and signal operations
- Construction, ROW, easement, and utility costs
- Roadside safety appurtenances
- Environmental mitigation (For example: Noise Walls)
- Utility avoidance (if feasible); List of potential effected utilities

### **General Tasks | TNP**

1. ROW/Property Base Map
  - a. TNP to obtain information on existing ROW and property information from as-built plans, ROW maps, and tax records. TNP to prepare a base map depicting the information.
2. Utility Base Map
  - a. The State to provide information on existing utilities from utility owners and to conduct investigations to identify and evaluate all known existing and proposed public and private utilities. TNP to assist to identify potential conflicts and attempt to minimize the potential

adverse utility impacts in the preparation of the conceptual design. The State to provide a base map depicting the utility locations.

3. Typical Sections
  - a. TNP to develop both existing and proposed typical sections that depict the number and type of lanes, shoulders, median width, curb offsets, cross slope, border width, clear zone widths, and ROW limits.
4. Drainage Study
  - a. Data collection from field visits, as\_built plans, surveys, and FEMA flood studies
  - b. Delineate drainage area boundaries using USGS, LiDAR, or equivalent topographic maps
  - c. Develop hydrologic parameters (conveyance paths, slopes, time of concentration, runoff coefficients/curve numbers)
  - d. Create HEC-HMS models for peak discharge calculations using appropriate methods
  - e. Compare calculated discharges with FEMA Effective flows
  - f. Develop HEC-RAS hydraulic models for FEMA Zone AE locations and propose flood-reducing designs
  - g. Develop hydraulic models for FEMA Zone A and X locations using HEC-RAS or HY-8
  - h. Calculate floodplain cut/fill quantities and conceptual mitigation alternatives
  - i. Identify and locate drainage outfalls
  - j. Delineate roadway drainage areas and hydrologic parameters
  - k. Perform preliminary trunkline sizing using MicroStation ORD-DU
5. ROW Requirements
  - a. TNP to determine the ROW requirements based on the proposed alignment, typical sections, design cross sections, access control, terrain, construction requirements, drainage, clear zone, maintenance, Intelligent Transportation System (ITS), and environmental mitigation requirements.
6. Design Exceptions
  - a. TNP to identify design exceptions and waivers and to document the necessity for each design exception or waiver for approval.
7. Bicycle and Pedestrian Accommodations
  - a. TNP to comply with the federal policy statement on Bicycle and Pedestrian Accommodations Regulations and Recommendations by United States Department of Transportation (USDOT). This policy encourages the incorporation of safe and convenient walking and bicycling facilities into transportation projects. The inclusion of bicycle and pedestrian facilities to be considered when the project is scoped. Public input when applicable, as well as local city and metropolitan planning organization for bicycle and pedestrian plans to be considered.

### **Traffic Impact | TNP**

TNP to develop conceptual design in OpenRoads format to evaluate various methods of handling traffic while providing access in key areas. It is anticipated that a single design alternative that optimizes traffic flow and access to be produced. The conceptual design will be plan view only. Profile work will be done only to the extent necessary to lay out the proper horizontal geometry.

The conceptual designs to contain the following elements:

- Mainlane roadway alignment
- Pavement edges, face of curbs and shoulder lines
- Typical sections of existing and proposed roadways
- Proposed structure locations
- Proposed retaining wall limits and approximate height

- Preliminary ROW requirements and control-of-access locations
- Direction of traffic flow and the number of lanes on all roadways
- Existing and projected traffic volumes

### **Cross-Sections | TNP & MESA**

TNP to use OpenRoads to generate preliminary cross-sections every 100 feet, intersections, and driveways in conjunction with the Conceptual design. TNP to determine earthwork volumes for use in the cost estimate, and to prepare 11"x17" or roll plots of the cross-sections.

### **Community Theming and Branding | MESA**

Based on the site analysis, programming, visioning, and budgeting in the previous tasks, MESA will prepare three (3) initial Conceptual Design alternatives for the corridor. The concept designs will explore various design responses to the landscape & hardscape of the corridor and will include plans, sections, sketches, images and or diagrams displaying the design of the following elements:

- Decorative Paving (flatwork)
- Landscaping
- Street plantings/planters/irrigation
- Street Furniture (i.e. - Benches, trash, bollards, etc.)
- Adjacent land use/building Interface Transitions (building face to building face)
- Integration of Utility Box Structures with Pavement Design Layout
- Integration of Utility Pedestal (above-grade) control boxes into Design Layout
- Enhanced Pedestrian Crosswalk features
- Decorative elements: landmark elements, columns, icons, etc.
- Incorporation of existing signage
- Lighting
- Irrigation

In addition to the concept designs, MESA will prepare one (1) opinion of probable cost for each of the design alternatives. The designs and cost opinions will be presented to the Client for review and discussion of prioritization/implementation of the design.

**Deliverable:** Plans, sketches, elevations, diagrams, and images displaying the overall streetscape character and design concepts.

**Meetings:** Included in Task 29.

### **TASK 19: COMPUTER MODELING (Design Visioning Illustrations) | MESA**

To help portray the corridor design, MESA will prepare three-dimensional illustrative models during the concept design stage. This design detail will serve as a design tool to help portray the design intent and corresponding design concepts integration into the corridor and the surrounding context.

**Concept Design Model:** Massing model depicting the general shapes, scale, and forms of the design elements within the corridor (Reference Exhibit 'B' – LOD 100). This clay, colorless study model will focus on the spatial relationships of the design. This model is intended as a design tool to portray the various concept designs. One (1) model developed to generate five (5) still shots for each of the three (3) concept designs.

**Meetings:** Included in Task 29.

**TASK 20: WORK SESSION WITH CITY STAFF/COUNCIL | MESA**

MESA will meet with City Staff and subsequently with City Staff/Council to brief them on the initial community theming, branding, and conceptual design. This will be an opportunity to gain input from Council on any issues of concern regarding the aesthetic or any construction-related issues that may influence future design studies. Input from the briefings will be documented as input to refine and prioritize development of Task 21.

**Deliverable:** Preparation of materials, as necessary, includes:

- Prepare an agenda with information about the briefing
- Prepare briefing agenda and materials
- Prepare a summary of the input received for record

**Meetings:** Included in Task 29.

**TASK 21: REFINED COMMUNITY THEMING, BRANDING, & CONCEPTUAL DESIGN | MESA**

After presentation of the initial conceptual designs, MESA will prepare one (1) refined conceptual design for the entire corridor based on the Client's preferred concept design incorporating Client comments and finalizing the design intent. The graphics will be refined, and computer rendered. MESA will prepare a refined opinion of probable costs for review with the Client. The schematic design will include a rendered plan of the entire corridor with blow ups of key intersections and prototypes of each median and parkway typology. Additionally, the design will include sketches, diagrams, and/or inspirational images necessary to help convey the intent of the design. Schematic design will address the following areas:

1. Design plan layout (plan)
  - a. Exploration of variable width ROW
2. Design overlay of existing street sections (sections)
3. Design typical roadway sections
4. Pavement surface accent pattern designs (plan)
5. Landscape planting selections (plan, images)
6. Provide coordination for development of the preliminary hardscape color palette; identify finishes and major materials (images).
7. Irrigation improvements (main lines, zoning, and sleeving accommodations.)
8. Retaining Walls/Vertical structures (elevations, sections, and plans)
9. Conceptual lighting (plan, cut sheets)
10. Site furnishings (cut sheets)
11. Opinion of probable costs (outlining MESA scope components pertaining to budget scope)
12. Engineering Summary Report
  - a. TNP to prepare a report to summarize the design criteria, traffic analysis, preliminary cost estimate and basis of estimate, and utility conflict issues.

**Deliverable:** MESA will prepare One (1) rendered conceptual design with opinion of probable cost. Five (5) hard copies and (1) digital copy for the City's record.

**Meetings:** Included in Task 29.

**TASK 22: OPINIONS OF PROBABLE COST | MESA & TNP**

To assist the Client in developing an appropriate pro forma, the Design Team will prepare opinions of probable costs based on the refined conceptual design. Although the design will be in the conceptual stages, the opinions of probable costs will assist the Client in reviewing the overall program, anticipated

costs and identify any important design or construction obstacles, prioritizing/phasing full build-out, and identifying potential funding strategies. The estimate of probable costs will include:

- Site Utilities & Infrastructure
  - City Utility Adjustments
- Site Grading, Drainage & Earthwork
- Site amenities and exterior spaces
  - Streetscape
  - Open Spaces
- ROW Impacts
  - Identify and quantify parcel-level impacts for each alignment alternative.
  - Estimate acquisition costs using market-supported unit rates.
  - Identify impacted improvements and relocation costs (residential, commercial, personal property).
  - Identify and estimate costs for temporary construction easements (TCEs), permanent easements (PEs), and fee acquisitions.

NOTE - Current TxDOT unit bid prices will be used in preparation of the estimate.

Although the detailed design of these elements will not have been completed at the time, the cost projections will be conceptual in nature and based on the preliminary designs and discussions the project team have held to date. The Design Team will present the opinion of probable costs to the Client for review and will prepare one (1) revised exhibit to incorporate Client comments.

**Deliverable:** Up to two (2) opinions of probable costs.

**Meetings:** Included in Task 29.

### **TASK 23: CITY COUNCIL PRESENTATION | MESA & TNP**

MESA will meet with the City Council to present the conceptual design. The design model(s) and design documents generated in the various tasks will be formatted into a presentation document.

**Deliverable:** Presentation of the design to the City Council

**Meetings:** Included in Task 29.

### **TASK 24: JURISDICTIONAL COORDINATION MEETINGS | MESA**

In addition to the presentation/coordination meetings with the Client identified in Task 29, MESA and TNP will attend meetings with TXDOT, FEMA, adjacent landowners or others as needed to assist during the design tasks of the project. Additional meetings other than those included within this task shall be billed as additional services as per the attached hourly rate schedule. The following meetings have been anticipated during development of the conceptual design package and will be attended by at least (1) Principal and/or Associate with additional staff as needed:

- Eight (8) TXDOT coordination meetings.
- Three (3) NCTCOG coordination meetings.
- Three (3) FEMA coordination meetings.
- Two (2) corridor coordination meetings: adjacent landowners, HOA's, etc.

**Deliverable:** Coordination, presentation, or review with jurisdictional entities; as necessary.

**Meetings:** Included in Task 29.

**TASK 25: PERMITTING/ENTITLEMENTS REVIEW | MESA****City Permitting**

MESA will coordinate with the City Staff in submitting the necessary landscape and hardscape design documents for city review and initial permit approval (if required). MESA will format the design plans to conform to the municipality's submittal requirements. City staff will facilitate the permitting review and approval process. MESA will address comments and any necessary design plan revisions.

**Deliverable:** Submittal material as described above.

**Meetings:** Included in Task 29.

**TASK 26: SPECIALTY PROJECTS/CONSULTANTS | MESA (Optional, not included)**

During the design of the project, a variety of specialty projects may arise that are not a part of this contract but require a unique and specific design solution. These specialty projects and/or additional specialty sub-consultants should be considered through the design stage. As the role or scope for these consultants is determined, their selection, proposals, and specific involvement in the project will be approved by the City of Rockwall and added to the consultant team via a contract modification or separate Agreement. Potential specialty projects/consultants include but are not limited to:

1. Environmental Graphics & Signage Design
2. Arborist
3. Jurisdictional Waters Delineation
4. 404 Permitting
5. Easement Documentation
6. Architect (landmark elements, etc.)
7. Lighting Design
8. Irrigation Design
9. Risk Management

**Deliverable:** Consultation expertise and deliverables as needed for specific design roles outside of the basic scope of services.

**Meetings:** As needed, billed hourly according to hourly rate schedule.

**TASK 27: REFINED COMPUTER MODELING (Presentations Graphics) | MESA**

At the conclusion of Refined Conceptual Site Plan development, MESA will prepare computer models of the major site and design elements (based on approved Conceptual Design CAD drawings) to help portray the corridor design, MESA will prepare three-dimensional illustrative models during the concept design stage (Reference Exhibit 'B' – LOD 200). This will serve as a design tool to help portray the design intent and corresponding design concepts integration into the corridor and the surrounding context. This model is intended to showcase the overall design and is appropriate for design review and discussion with the City Council, City Staff, TXDOT and during other coordination meetings.

These models may be used to develop high quality "snapshots" of key elements/views for creation of:

1. Presentation Boards
3. Digitally rendered 3D aerial perspectives
4. Computer generated three dimensional still images

This digital file will be based on the Conceptual Site Plan and include up to eight (8) still images. Media may be rendered and transmitted in additional digital format types as requested by the Client and billed hourly according to hourly rate schedule. Modifications to the digital still images based on design changes, modifications made throughout subsequent project phases/tasks, or additional still images beyond those included in the initial eight (8) will be billed at a rate of \$1,500.00 per still image.

**Deliverable:** Presentation graphics noted above as requested by the Client.

**Meetings:** Included in Task 29.

**TASK 28: COMPUTER MODELING (Animated Graphics) | MESA (Optional, not included)**

At the conclusion of the development of the still images listed as part of Task 27, MESA will prepare animated walk through/fly through videos (Reference Exhibit 'B' – LOD 250). The digital video file will be based on the conceptual design and includes a total of three (3) minutes of video to consist of a montage of short video clips. Digital video files will be transmitted as an .MP4 by default and still images as .jpg files. Media may be rendered and transmitted in additional digital format types as requested by the Client and billed hourly according to hourly rate schedule. Modifications to the digital video based on design changes, modifications made throughout subsequent project phases/tasks, or additional video duration/clips requested beyond those included in the initial three (3) minutes of video will be billed hourly according to hourly rate schedule.

**Deliverable:** Presentation graphics noted above as requested by the Client.

**Meetings:** As needed, billed hourly according to hourly rate schedule.

**TASK 29: STAGE 3 COORDINATION MEETINGS** (Concurrent with Tasks 18-28)

Anticipated coordination meetings, conference calls, and presentations for Stage 3 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Travel time for meetings will be billed hourly. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:

**Meetings:** Estimated Hourly based on up to Thirty-nine (39), 1 Hour meetings as detailed below:

<b>TASK</b>	<b>DESCRIPTION</b>	<b>MESA</b>	<b>TNP</b>
Task 18:	Presentation meetings (virtual).	One (1)	One (1)
Task 19:	Presentation meeting (virtual).	One (1)	One (1)
Task 20:	Work Session with City Staff (in person).	Two (2)	Two (2)
	Work Session with City Council (in person).	One(1)	One (1)
Task 21:	Presentation meeting (virtual).	One (1)	One (1)
Task 22:	Presentation/coordination meetings (virtual).	Two (2)	N/A
Task 23:	Presentation/coordination meeting (virtual).	One (1)	One (1)
Task 24:	Coordination meetings (virtual).	Sixteen (16)	Fourteen (14)
Task 25:	Presentation/coordination meeting (virtual).	One (1)	One (1)
Task 26:	N/A	N/A	N/A
Task 27:	Coordination meetings (virtual).	Two (2)	Two (2)
Task 28:	Coordination meetings (virtual).	One(1)	One (1)

**COST OF SERVICES**

The scope of services below will be billed on a percentage completion basis or hourly not to exceed as applicable (in accordance with the fee schedule specified below) with the total cost of services not to exceed the amount specified for each without a written addendum to this contract. The following tasks shall be billed as follows:

<b>Task</b>	<b>Base Fees</b>
<b>STAGE 1: ASSESSMENTS AND ANALYSIS</b>	
Task 1: Data Collection and Project Kickoff <i>Lump Sum</i>	\$35,675.00
Task 2: Corridor Assessment <i>Lump Sum</i>	\$32,000.00
Task 3: Roadway Network Analysis <i>Lump Sum</i>	\$9,225.00
Task 4: Modeling And Draft Technical Memorandum <i>Lump Sum</i>	\$52,225.00
Task 5: Final Technical Memorandum <i>Lump Sum</i>	\$7,475.00
Task 6: Traffic Signal Warrant Analysis <i>Lump Sum</i>	\$8,625.00
Task 7: Topographic And Design Survey <i>Lump Sum</i>	\$246,000.00
Task 8: Subsurface Utility Survey <i>Lump Sum</i>	\$280,575.00
Task 9: Environmental Studies <i>Lump Sum</i>	\$17,000.00
Task 10: Programming <i>Lump Sum</i>	\$48,000.00
Task 11: Visioning <i>Lump Sum</i>	\$72,000.00
Task 12: Stage 1 Coordination Meetings <i>Lump Sum</i>	\$54,600.00
<b>Sub-Total Cost of Base Services (Task 1-12)</b>	<b>\$863,400.00</b>
<b>STAGE 2: STAKEHOLDER &amp; COMMUNITY ENGAGEMENT</b>	
Task 13: Stakeholder Engagement <i>Lump Sum</i>	\$12,000.00
Task 14: Community/Neighborhood Meetings <i>Lump Sum</i>	\$24,000.00
Task 15: Online Survey Execution <i>Lump Sum</i>	\$16,000.00
Task 16: Communications Collateral <i>Lump Sum</i>	\$20,000.00
Task 17: Stage 2 Coordination Meetings <i>Lump Sum</i>	\$28,350.00
<b>Sub-Total Cost of Base Services (Task 13-17)</b>	<b>\$100,350.00</b>

<b>Task</b>	<b>Base Fees</b>
<b>STAGE 3: VISIONING, CONCEPTUAL DESIGN, &amp; BUDGETING</b>	
Task 18: Initial Conceptual Design <i>Lump Sum</i>	\$628,375.00
Task 19: Computer Modeling   Visioning <i>Lump Sum</i>	\$40,000.00
Task 20: Work Session With City Council <i>Lump Sum</i>	\$16,000.00
Task 21: Refined Conceptual Design <i>Lump Sum</i>	\$63,725.00
Task 22: Opinions Of Probable Cost <i>Lump Sum</i>	\$66,150.00
Task 23: City Council Presentation <i>Lump Sum</i>	\$4,000.00
Task 24: Jurisdictional Coordination Meetings <i>Lump Sum</i>	\$40,000.00
Task 25: Permitting Review <i>Lump Sum</i>	\$44,000.00
Task 26: Specialty Projects/Consultants <i>Lump Sum</i>	N.I.C.
Task 27: 3D Modeling   Presentations Graphics <i>Lump Sum</i>	\$32,000.00
Task 28: 3D Modeling   Animated Graphics <i>Lump Sum</i>	\$24,000.00
Task 29: Stage 3 Coordination Meetings <i>Lump Sum</i>	\$77,825.00
<b>Sub-Total Cost of Base Services (Task 18-29)</b>	<b>\$1,036,075.00</b>
<b>TOTAL COST OF SERVICES (Task 1-29)</b>	<b>\$1,999,825.00</b>

**REIMBURSABLE EXPENSES:**

These fees do not include sub-consultants to be included for the project such as Architect, MEP, Structural, Geotech, Fountain Consultant, Irrigation Design Consultant, Lighting Design Consultant, Agronomist, Arborist, and Public Art Consultant. If needed, these subconsultants will be billed as a reimbursable expense. MESA will submit fees associated with sub-consultants to the Client for review and written approval prior to engagement and subsequent billing as a reimbursable expense.

**ADDITIONAL SERVICES/HOURLY FEE SCHEDULE**

Services requested but not specifically included in the scope of services listed above will be considered additional services. Modifications to drawings, after approval by Owner, because of changes requested by Owner or other consultant will be considered additional services and billed at an hourly rate as follows:

Senior Principal	\$265.00
Principal	\$210.00
Associate Principal	\$195.00
Associate	\$180.00
Senior Project Manager	\$150.00
Marketing/Admin	\$145.00
Project Manager	\$140.00
Visualization Manager	\$135.00
Senior Designer	\$135.00
Designer	\$125.00
Visualization Specialist	\$125.00
Intern	\$ 95.00

**PROPOSAL AND CONTRACT CONDITIONS:**

1. The client will provide the following and MESA has the right to rely on this information and rely on any information provided by others:
  - a. Boundary and general survey locating structures, property lines, utilities that cross the property and interior lobby plans in AutoCAD format.
  - b. Soils Report (if required).
  - c. Budgetary Considerations.
  
2. The scope of work excludes the following services, which are not necessarily limited to those listed below:
  - a. Utilities (water, sewer, storm, electrical, cable, telephone, etc.)
  - b. Sub-consultant design fees
  - c. Civil, Structural, Mechanical, Irrigation and Electrical Engineering if required.
  - d. Architect or lighting design and associated consultant fees.
  - e. Project signage environmental graphics.
  - f. Interior design, IT/networking design
  - g. Irrigation design will be billed as a Reimbursable expense if requested
  - h. Landscape lighting electrical plans.
  - i. Design of any related off-site improvements
  - j. Illustrative plans, models, and drawings not specifically described in Scope of Services.
  - k. Redesign of elements due to site plan changes (i.e., buildings relocate, site grading changes) after initial client approval.
  - l. Public bid procedures
  - m. All meetings requiring travel outside of DFW are not included and will be covered as an additional expense.
  - n. Geotechnical information.
  - o. As Built Drawings
  - p. TDLR Submittal
  - q. Any jurisdictional mitigation plans (including wetland, tree, 404 permit, etc.)

- r. Additional Services not included in the TNP's existing Scope of Services – Client and TNP agree that the following services are beyond the Scope of Services described in the tasks above. However, TNP can provide these services, if needed, upon Client's written request. Any additional amounts paid to TNP because of material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These additional Services include the following:
    - i. Traffic signal timing: Confirm with the City that they will perform the Traffic Signal timing and any progression;
    - ii. Traffic signal interconnection, ITS or other connectivity;
    - iii. Pedestrian lighting, lighting along shared use trails, or any lighting outside the median except for one luminaire on each signal pole;
    - iv. Photometric calculations;
    - v. Coordination with any other agency besides the City of Rockwall.
    - vi. Analysis and incorporation of additional or newer TIAs not originally provided;
    - vii. Memos or exhibits beyond those explicitly listed within this scope.
    - viii. QL-B Designating
    - ix. Securing right of entry on private property
    - x. Permitting
3. MESA Design Associates may subcontract consultants in the performance of any services described in this agreement.
  4. MESA Design Associates does not act as General Contractor in any way or accept responsibility for poor craftsmanship.
  - 5. The above-described compensation for MESA Design Associates does not include the following non-labor costs:**

**Reimbursables:**

- a. Copies
- b. Printing/reprographics
- c. Federal Express, courier, and/or delivery fees
- d. Blue printing, printing, or binding for bid sets
- e. Mileage (percentage allowed by IRS) currently @ .72.5/mi.
- f. Permits and/or registration fees
- g. Travel expenses outside of Dallas such as airfare and lodging
- h. Other products and services requested by the Client and not specifically described herein.
- i. All Jurisdictional Submittal, Permitting or Review Fees.
- j. TDLR Fees and Expenses.
- k. Sub-consultants

There will be a 10% Administrative Fee added to all reimbursable expenses.

6. Should the Client or Owner cancel scheduled meetings with less than 72 hours' notice, MESA reserves the right to invoice the Client or Owner for all related travel and accommodation expenses incurred, if applicable.

7. Either Party may terminate this contract with (7) seven days' written notice to the other party. Upon termination, MESA will be paid for all work performed, including reimbursable expenses, through the date of termination.
8. Should the project go "on hold" for more than sixty (60) days, the Consultant reserves the right to charge a \$600.00 restart fee when the project resumes. MESA's fees for the remaining services and the time schedules shall be equitably adjusted.
9. This agreement is to be governed by the laws of the State of Texas. Compensation for all services shall be paid in Dallas, Dallas County, Texas.
10. In the event disputes are not satisfactorily resolved through informal discussions, the Client and MESA agree that all disputes between them arising out of or relating to this agreement, or the Project shall be submitted to nonbinding mediation. In the event the parties to this agreement are unable to reach a settlement through mediation, then such disputes shall be settled by litigation, in a court of competent jurisdiction.
11. **Invoice Terms: Net thirty (30) days from invoice date.** A finance charge of 1% per month (12% per annum) will be added to accounts over thirty (30) days past due. The client agrees to pay reasonable attorney fees incurred by MESA to collect on unpaid invoices. MESA reserves the right to file a property lien if invoices go over sixty (60) days past due.
12. If the client fails to make payments to MESA in accordance with this agreement, such failure shall be considered substantial non-performance and cause for termination or, at MESA's option, cause for suspension of performance of service under this agreement. If MESA elects to suspend service, MESA shall give seven (7) days written notice to the Client. In the event of a suspension of services, MESA shall have no liability to the Client for delay or damage caused to the Client because of such suspension of services. Client agrees to hold MESA harmless and completely indemnify MESA from and against all damages, costs, attorney's fees, and/or other expenses which MESA may incur because of any claim by any person or entity arising out of such suspension of work. Before resuming services, MESA shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of MESA's services. MESA's fees for the remaining services and the time schedules shall be equitably adjusted.
13. The hourly rates and multiples for services of the Consultant and Consultant's sub consultants as set forth in this Agreement shall be adjusted in accordance with their normal salary review practices annually or as agreed upon between the Client and Consultant. MESA reserves the right to adjust hourly-based contracts and additional service fees to compensate for inflation increases annually.
14. The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas. Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337; tele: 512.305.9000; fax: 512.305.9005; e-mail: [www.tbae.state.tx.us](http://www.tbae.state.tx.us).
15. **LIMITATION OF LIABILITY: to the maximum extent permitted by law, the Client agrees to limit MESA's liability for the Client's damages to two times the fees indicated in this proposal. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.**

16. By making visits to the site, MESA is not assuming the responsibilities of the builder, Construction Manager, Construction Superintendent or any of their agents or subcontractors.
17. Plans, drawings and specifications or other writings or documents prepared or provided by MESA hereunder are prepared for this Project only but may be used by MESA for purposes of illustrating the scope and nature of project involvement. MESA shall provide the Client with a reproducible set of drawings and specifications for its records. No "live" files will be released. These drawings shall not be used by Client for other projects or extensions to the project without the express written permission of MESA.
- 18. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MESA from any damages, liabilities, or costs, including reasonable attorneys' fees and costs of defense, arising out of the use or modification by the Client to any reports, plans, specifications or other construction documents, including electronic files, prepared by MESA if such use or modification has not been explicitly approved in writing by MESA and its sub consultants. This indemnification provision shall survive the termination of this Agreement.**
19. It is expressly understood and agreed that MESA shall not have control of, or charge of, or be responsible for construction, means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the Project or for the acts or omissions of any contractor, subcontractor or other persons performing work for the Project and Client shall indemnify MESA and hold MESA harmless from and against any and all claims, demands, losses, costs, third party beneficiaries, liabilities and damages including, without limitation, reasonable attorney's fees and expenses, incurred by MESA and arising out of or related to any of the aforesaid.
20. Notwithstanding any other provision of this Agreement, MESA and MESA's sub consultants shall have no responsibility for the discovery, presence, handling, removal, disposal, or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, mold, polychlorinated biphenyl (PCB), or other toxic substances.
21. The Client agrees to waive consequential damages for claims, disputes or other matters in question arising out of or relating to this agreement.
22. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either MESA or the Client. MESA's services under this agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against MESA because of this agreement or the performance or nonperformance of services hereunder.
- 23. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MESA, its officers, directors, employees and sub consultants (collectively, MESA) against all damages, liabilities or costs, including reasonable attorney's fees and costs, to the extent caused by the Clients negligent acts or breach of this agreement, and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable. Neither the Client nor MESA shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.**

- 24. This document supersedes all previous discussions and documents, if any, and may only be amended by written agreement between the parties.
- 25. If any term of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.
- 26. In providing services under this Agreement, MESA shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. MESA makes no warranty, express or implied, as to its professional services rendered under this Agreement.
- 27. MESA shall retain ownership of all reports, drawings, plans, specifications, electronic files, videos, field data, notes and other documents and instruments prepared by MESA as instruments of service. MESA shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto.
- 28. Force Majeure. Any delay in or failure of performance by either party under this Agreement will not be considered a breach of this Agreement and will be excused to the extent caused by any occurrence beyond the reasonable control of such party including, but not limited to, pandemics, disease, acts of God such as fires, hurricanes, floods, or tornadoes.

Respectfully submitted,  
MESA Design Associates, Inc.

Acceptance of Proposal and Contract Terms and Conditions:  
City of Rockwall



Stan R. Cowan, ASLA  
Senior Principal

By: \_\_\_\_\_  
Authorized Representative



Joseph D. Steffes, ASLA  
Principal

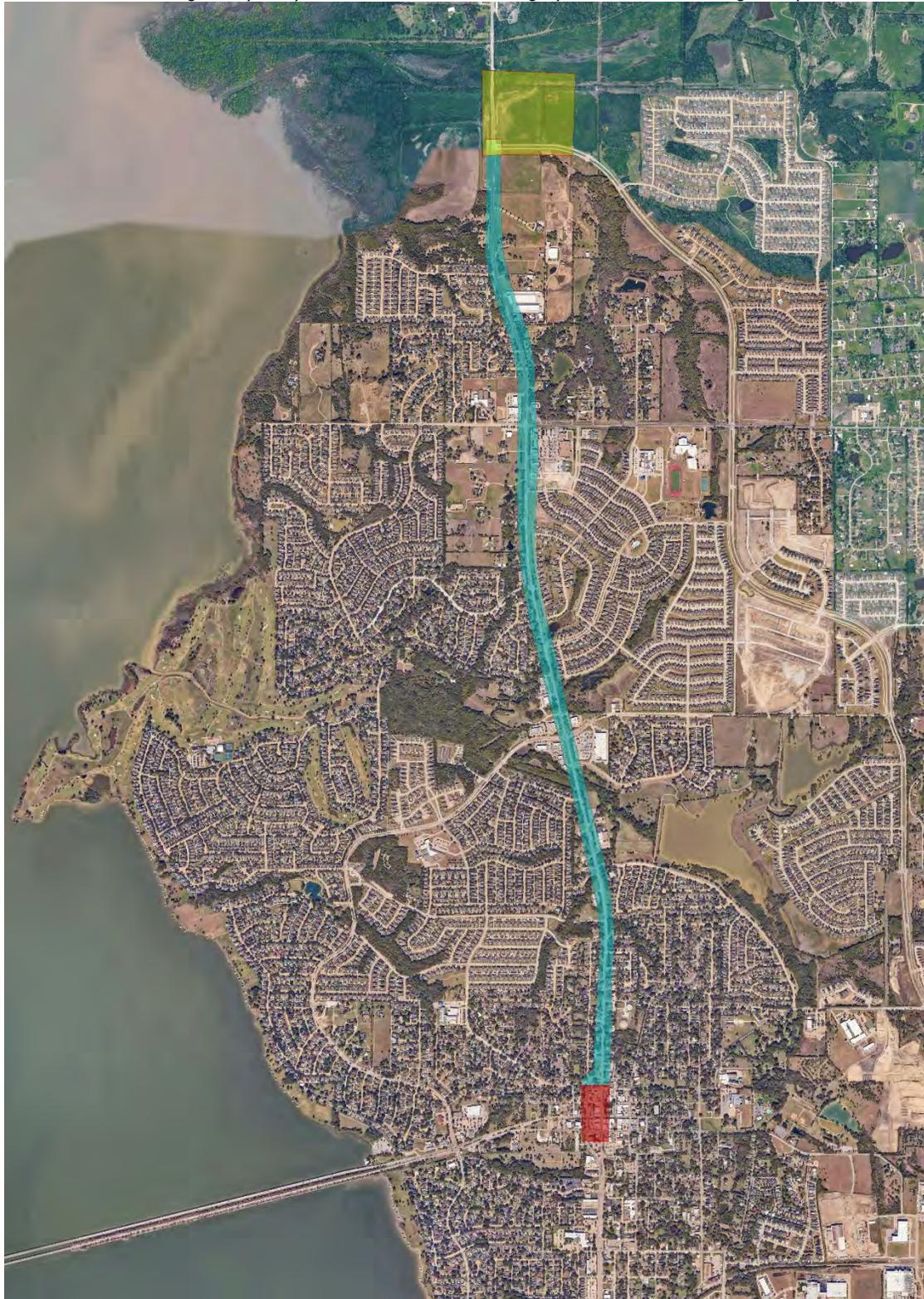
\_\_\_\_\_  
Date

Note: Please return a signed copy to MESA.

**EXHIBIT A** | LIMITS OF WORK DIAGRAM

**SURVEY TYPOLOGY**

*\*Yellow = Aerial Image Only / Cyan = Lidar and Aerial Imagery / Red = Aerial Image Only*



**EXHIBIT B | LEVEL OF DESIGN (LOD) GUIDE**

**COMPUTER GENERATED 3D MODELING**  
LEVEL OF DESIGN (LOD) GUIDE

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | MESA



LOD 100

**SCHEMATIC DESIGN ALTERNATIVES**

**LOD 100**

Study model with basic topography (design grades only), buildings, hardscape, and softscape meant to portray spatial relationships of design.

**OUTPUT:** Still Images      **PIPELINE:** SketchUp

**LOD 150**

Compilation of LOD 100 video sequences with integrated music meant to communicate the user experience.

**OUTPUT:** Still Images/Video Clip      **PIPELINE:** SketchUp



LOD 200

**REFINED SCHEMATIC DESIGN**

**LOD 200**

Model with basic textures and architectural massing, intermediate topography (typically includes survey grades and design grades), and site study meant to portray general design intent.

**OUTPUT:** Still Images      **PIPELINE:** SketchUp

**LOD 225**

Redesign of elements due to site plan changes (i.e., building relocation, site grading changes). Revisions to the design (and subsequent computer generated 3D modeling) that affect major site elements to be billed as additional services.

**OUTPUT:** Still Images      **PIPELINE:** SketchUp/Lumion



LOD 250

**SCHEMATIC DESIGN VIDEO**

**LOD 250**

Compilation of LOD 200 video sequences with integrated music meant to communicate the user experience.

**OUTPUT:** Presentation Video Clips      **PIPELINE:** SketchUp/Lumion/Premier

**LOD 275**

Compilation of fully rendered still images and video sequences with integrated music, annotation, animated graphics, and branding elements that are combined to communicate both the design intent and user experience.

**OUTPUT:** Communication Video      **PIPELINE:** SketchUp/Lumion/After Effects/Premier



LOD 300

**DESIGN DEVELOPMENT**

**LOD 300**

Model with rendered architecture, advanced topography, and colors/finishes to match the specified materials. Includes site study meant to portray spatial relationships and materials throughout the overall site design.

**OUTPUT:** Still Images      **PIPELINE:** SketchUp/Lumion

**LOD 325**

Redesign of elements due to site plan changes (i.e., building relocation, site grading changes). Revisions to the design (and subsequent computer generated 3D modeling) that affect major site elements to be billed as additional services.

**OUTPUT:** Still Images      **PIPELINE:** SketchUp/Lumion



LOD 350

**DESIGN DEVELOPMENT VIDEO**

**LOD 350**

Compilation of LOD 300 video sequences with integrated music meant to communicate the user experience.

**OUTPUT:** Presentation Video Clips      **PIPELINE:** SketchUp/Lumion/After Effects/Premier

**LOD 375**

Compilation of fully rendered still images and video sequences with integrated music, annotation, animated graphics, and branding elements that are combined to communicate both the design intent and user experience.

**OUTPUT:** Communication Video      **PIPELINE:** SketchUp/Lumion/After Effects/Premier

**GENERAL NOTES:**

1. All 3D models (including the resultant still images and videos) and the design shown are the property of MESA Design Associates, known also as MESA.  
\*The reproduction, copying, or use of this drawing without written consent of MESA is prohibited and any infringement will be subject to action. © Copyright 2021 MESA
2. Designs depicted in 3D models are conceptual in nature and are considered preliminary and subject to change.
3. LOD 400 and LOD 500 (as defined by AIA or similar entity) computer generated 3D modeling is excluded from the scope of work associated with this proposal and contract for professional services.
4. MESA reserves the right to prepare partial LOD 400 computer generated 3D model vignettes as supplemental material for CA/CO purposes only  
\*To be provided for your information only
5. All video files to be provided in MP4 format.

**EXHIBIT C** | CRITICAL PATH SCHEDULE - GANTT CHART

*\*Reference the following page.*

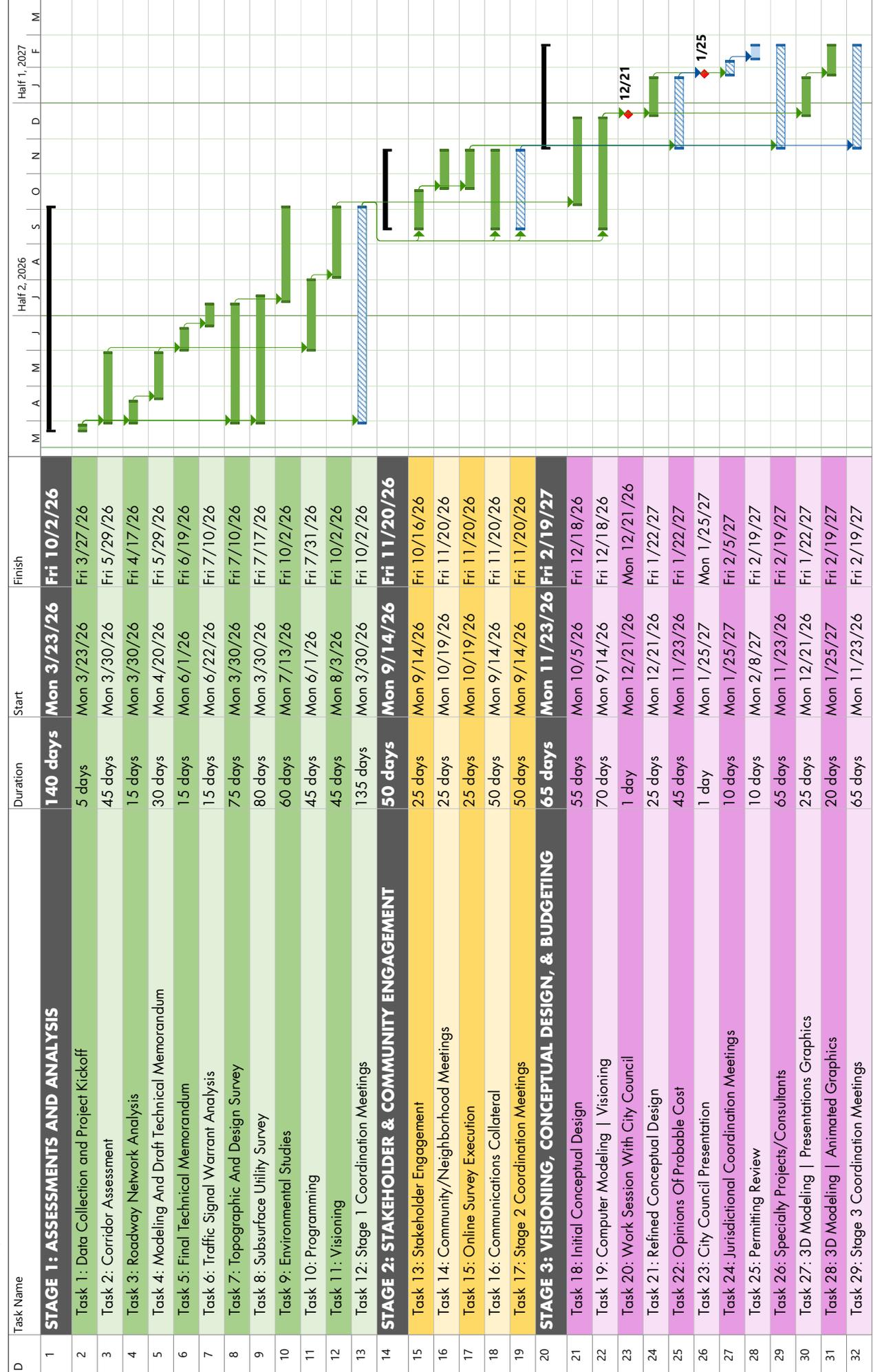
\*\* SCHEDULE IS CONTINGENT ON CITY STAFF & CLIENT REVIEW PROCESS. DURATIONS PROVIDED ARE ESTIMATED BASED ON PAST PROJECTS. TIMELINE TO BE MODIFIED/ADJUSTED AS NECESSARY BASED ON ACTUAL REVIEW COMPLETION SCHEDULE.\*\*



# PROPOSED PROJECT SCHEDULE

**PROJECT NAME:** ROCKWALL, TX - NORTH GOLIAD STREET REIMAGINING PROJECT RFQ No.: 2026-001

**DATE:** Mon 3/9/26



**LEGEND:**

- Client Review
- Site Development
- Submittal Dates
- Critical Split
- Summary
- Bidding Activities
- Construction Activities



# 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:** March 16, 2026  
**APPLICANT:** Peter Drake  
**CASE NUMBER:** Z2026-004; *Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

### BACKGROUND

On October 21, 1996, prior to the subject property being annexed into the City of Rockwall, the City Council approved a preliminary plat [Case No. PZ1996-072-01] for the Sterling Farms Subdivision. On July 21, 1997, the subject property was annexed into to the City of Rockwall by *Ordinance No. 97-14* [Case No. A1997-0001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 14, 1997 [Case No. PZ1997-79-01], the City Council approved a Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Sterling Farms Subdivision. On April 28, 1997, the City Council approved a final plat establishing 48 residential lots on 77.74-acres creating the Sterling Farms Subdivision. According to the Rockwall Central Appraisal District (RCAD), a 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003.

### PURPOSE

The applicant -- *Peter Drake* -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage* that exceeds the maximum permissible size as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1982 Sterling Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 3055 & 3075 Golden Trail*) developed with single-family homes zoned Single-Family Estate 1.5 (SFE-1.5) District. Both of these properties are within the Sterling Farms Subdivision, which consists of 48 residential lots on 77.74-acres of land. Beyond this is Golden Trail, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several single-family properties situated in the Sterling Farms Subdivision. All of these properties are zoned Single-Family Estate 1.5 (SFE-1.5) District.

South: Directly south of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is a 6.068-acre parcel of land (*i.e. Lot 5, The McClendon Companies Addition*) developed with a single-family home zoned Agricultural (AG) District. South of this are two (2) parcels of land (*i.e. Lots 4-1R and 4-2R, The McClendon Companies Addition*) developed with single-family homes and zoned Single-Family Estate 4.0 (SFE-

4.0). Beyond this is are two (2) parcels of land (i.e. Lots 2 & 3, The McClendon Companies Addition) developed with single-family homes and zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is the Timber Creek Estates Subdivision, which consists of 242 residential lots, was established on June 27, 2001, and is zoned Single-Family 10 (SF-10) District. Beyond that is Rochell Road and the City of Rockwall corporate limits.

West: Directly west of the subject property is FM-549, which is identified as an A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004, consists of 74 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. Beyond this is Phase 5A of the Lofland Farms Subdivision, which was established on January 3, 2003, consists of 85 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. West of this is Stableglen Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan..

MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 30' x 40' (i.e. 1,200 SF). According to the site plan, the *detached garage* will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. The proposed garage will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north.

## CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 575 SF.

The same subsection further provides that only one (1) additional *accessory structure*, other than a *detached garage*, is permitted by right. The subject property currently contains three (3) *accessory structures*; however, the applicant has indicated that two (2) of these structures will be removed upon approval of the proposed *detached garage*. As a result, the property will remain in compliance with the maximum number of allowable *accessory structures*, with only two (2) *accessory structures* remaining after project completion (*i.e. a small pool equipment structure and the proposed detached garage*). As a condition of approval, staff has included an operational provision within the draft ordinance requiring the removal of the identified existing *accessory structure(s)* prior to final acceptance of the *detached garage*.

Additionally, the UDC requires that detached garages be located behind the front façade of the primary structure, be served by a minimum 20-foot concrete driveway, and be constructed on a permanent concrete foundation. The proposed *detached garage* complies with these standards, as it is located more than 20 feet behind the front façade of the residence, will be affixed to a permanent concrete foundation, and will be accessed by a conforming concrete driveway.

## STAFF ANALYSIS

Staff reviewed *accessory structures* located on properties within the Sterling Farms Subdivision and found that the majority have existing *detached garages*, along with several smaller accessory buildings used primarily for storage. Based on this review, the proposed *detached garage* would not be the largest *accessory structure* within this portion of the subdivision. Additionally, due to the proposed placement of the structure on the property, visibility from the public right-of-way is expected to be limited, and the structure does not appear likely to create adverse impacts on adjacent properties. With all that being said, approval of a Specific Use Permit (SUP) is a discretionary action of the City Council, pending a recommendation from the Planning and Zoning Commission.

## NOTIFICATIONS

On February 20, 2026, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lofland Farms Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization 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 three (3) notices in favor applicant's request.

## CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.
  - b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of this ordinance.
  - c) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

- d) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
  - e) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
  - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

#### **PLANNING AND ZONING COMMISSION**

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-0, with Commissioners Brock and Bentley 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 1982 Sterling Ct Rockwall, TX. 75032.  
 SUBDIVISION STERLING ACRES LOT 21 BLOCK A  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_  
 ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Peter Drake  APPLICANT \_\_\_\_\_  
 CONTACT PERSON \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY, STATE & ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION

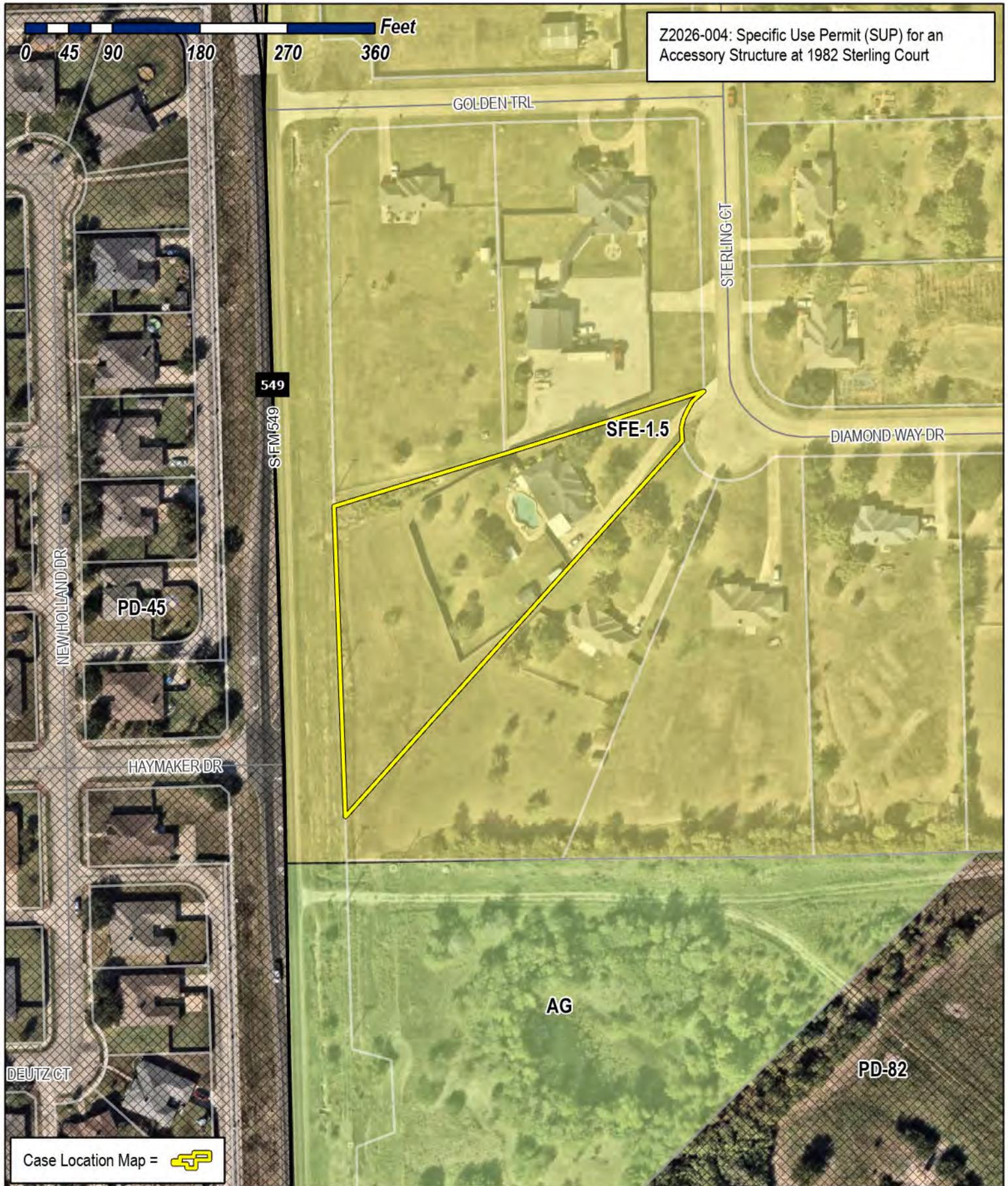
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
OWNER'S SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



Z2026-004: Specific Use Permit (SUP) for an Accessory Structure at 1982 Sterling Court

Case Location Map = 



# City of Rockwall

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

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

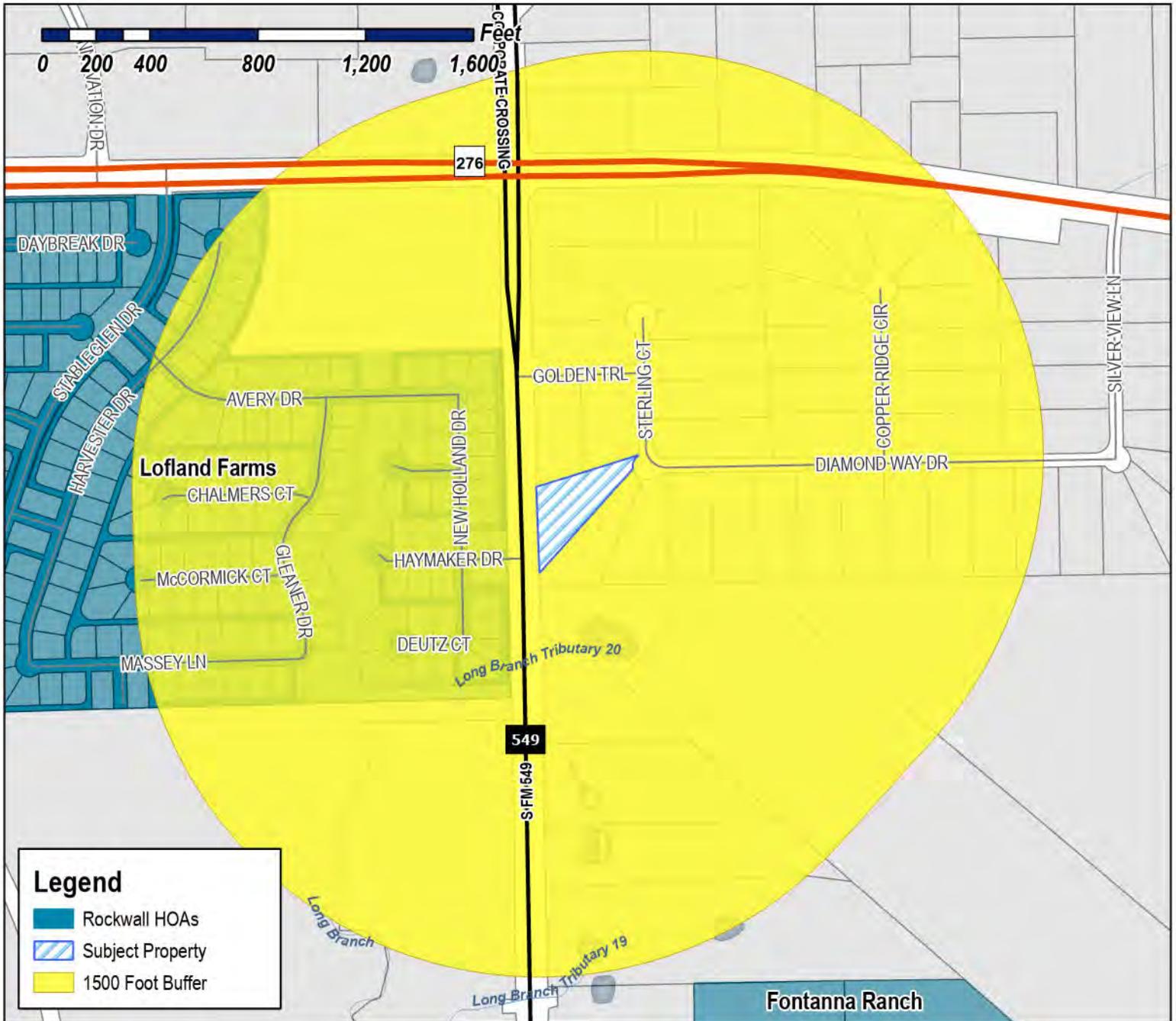




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2026-004  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**District:**  
**Case Address:** 1982 Sterling Court

**Date Saved:** 1/20/2026

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program {Z2026-004}  
**Date:** Thursday, February 19, 2026 1:45:09 PM  
**Attachments:** [Public Notice \(02.17.2026\).pdf](#)  
[HOA Map \(01.20.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

**CORRECTED MEETING DATES**

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, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-004: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a [Specific Use Permit \(SUP\)](#) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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](#)

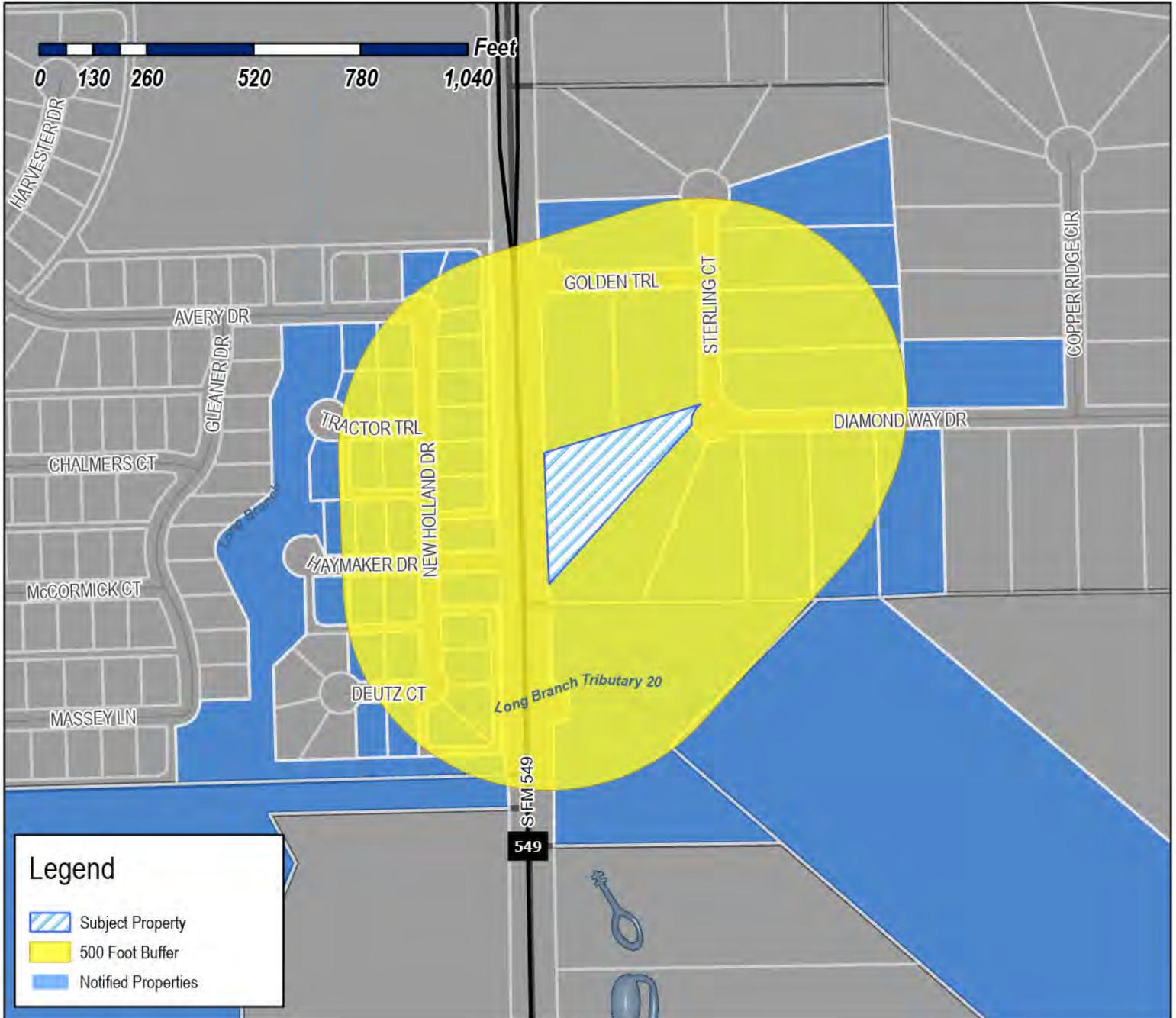
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2026-004  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**Case Address:** 1982 Sterling Court

**Date Saved:** 1/20/2026

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



TERRACINA HOMEOWNERS' ASSOCIATION INC  
1050 E State Highway 114 Ste 210  
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI  
REVOCABLE TRUST  
JEFFREY BIANCHI & RAYLINN BIANCHI -  
TRUSTEES  
113 GARYDALE CT  
ALAMO, CA 94507

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J  
1715 S FM 549  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

PARAT MICHAEL A  
1935 Sterling Ct  
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY  
1955 STERLING CT  
ROCKWALL, TX 75032

RESIDENT  
1970 COPPER RIDGE CIR  
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND  
PAMELA MCCOLLUM  
1970 COPPER RIDGE CIR  
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI  
THOMAS  
1975 STERLING CT  
ROCKWALL, TX 75032

DRAKE PETER CHARLES  
1982 STERLING COURT  
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN  
1987 CLAREMONT DR  
BOUNTIFUL, UT 84010

ROCHELLE KENDRA  
2000 New Holland Dr  
Rockwall, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2030 NEW HOLLAND DR  
ROCKWALL, TX 75087

CELSUR TAMRA LEE  
2040 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA  
2050 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2060 NEW HOLLAND DR  
ROCKWALL, TX 75087

MOSHER LINDA  
2070 NEW HOLLAND DR  
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER  
2110 NEW HOLLAND DR  
ROCKWALL, TX 75032

RESIDENT  
2120 NEW HOLLAND DR  
ROCKWALL, TX 75087

CAVETT DEBRA  
2130 NEW HOLLAND DR  
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN  
2140 New Holland Dr  
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH  
2840 HAYMAKER DR  
ROCKWALL, TX 75032

DUNN DAVID IRVIN II  
2841 HAYMAKER DR  
ROCKWALL, TX 75032

AGUILAR PEDRO &  
ARLENE MERARY HUIZAR MORADO  
2841 TRACTOR TRL  
ROCKWALL, TX 75032

RESIDENT  
2850 DEUTZ CT  
ROCKWALL, TX 75087

RESIDENT  
2850 HAYMAKER DR  
ROCKWALL, TX 75087

FISSEHAYE SABA G  
2850 TRACTOR TRL  
ROCKWALL, TX 75032

RESIDENT  
2851 AVERY DR  
ROCKWALL, TX 75087

RESIDENT  
2851 HAYMAKER DR  
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND  
NORMAN WAYNE SERCY AND MARSHA MARIE  
SERCY  
2851 DEUTZ CT  
ROCKWALL, TX 75032

LEGATO MICHAEL S  
2851 TRACTOR TR  
ROCKWALL, TX 75032

RESIDENT  
2860 HAYMAKER DR  
ROCKWALL, TX 75087

DUNAWAY LORI J  
2860 DEUTZ COURT  
ROCKWALL, TX 75032

CROUCH JESSE AND  
LOUETTA LANGLEY CROUCH  
2860 TRACTOR TRAIL  
ROCKWALL, TX 75032

RESIDENT  
2861 DEUTZ CT  
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE  
2861 HAYMAKER DR  
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M  
2861 TRACTOR TRL  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

FOWLER KATELIN  
2871 DEUTZ COURT  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

BROWN HOWARD E  
3085 DIAMOND WAY DR  
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC  
3093 DIAMOND WAY DR  
ROCKWALL, TX 75032

TIMMINS TERREL P  
3109 DIAMOND WAY DR  
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST  
JULIE RAE GODWIN & BOBBY MAC GODWIN -  
TRUSTEES  
3112 SAN MARCOS DR  
ROCKWALL, TX 75032

RESIDENT  
3125 DIAMOND WAY DR  
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &  
ELVIN OMAR GUZMAN GOMEZ  
3141 DIAMOND WAY DR  
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

WONG IU YAM IRENE  
36-38 GLENWOOD AVE  
PITTSFIELD, MA 1201

HAWKINS YAO & EILEEN WANG TRUST  
HAWKINS YAO & EILEEN WANG-TRUSTEES  
5887 KILLARNEY CIR  
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST  
HAWKINS YAO & EILEEN WANG-TRUSTEES  
5887 KILLARNEY CIR  
SAN JOSE, TX 95138

SHARMA PUNEET  
6242 VICKERY BLVD  
DALLAS, TX 75214

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.  
C/O FIRST SERVICE RESIDENTIAL  
PO Box 32562  
Charlotte, NC 28232

# PUBLIC NOTICE



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

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

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

## Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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 Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Please place a check mark on the appropriate line below:

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

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

Name: [Grey box]  
Address: [Grey box]

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

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

[Redacted area]

Name:

Holly Drake

Address:

1982 Sterling Ct Rockwall TX 75082

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

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

[Redacted area]

Name:

Howard Brown

Address:

3085 DIAMOND WAY DR. ROCKWALL TX 75082

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

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

**From:** [Michael Parat](#)  
**To:** [Planning](#)  
**Subject:** Z2026-004: SUP for a Detached Garage at 1982 Sterling Court  
**Date:** Monday, February 23, 2026 8:31:45 AM

---

To Whom It May Concern,

I am writing today as the home owner of 1935 Sterling Ct. I am submitting this letter to express my full and enthusiastic support for the proposed zoning change and the construction of the detached garage on their property. In Sterling Farms, we are characterized by expansive lots and a more traditional, rural atmosphere. A detached garage is a perfectly appropriate addition, in fact most of the neighbors already have. It aligns with the character of our neighborhood and enhances the utility of the land.

While I am formally affirming this change to ensure my neighbor can move forward, I must also express my skepticism regarding the necessity of this entire process. We live in a part of Rockwall where residents value space, independence, and the "country" feel of our community. It's a stretch to understand why the city feels the need to intervene in the placement of a private outbuilding on such substantial acreage. In my view, this is an unnecessary layer of bureaucracy for a project that has zero negative impact on the surrounding properties or the public interest.

**To summarize:**

- I have **no objections** to the proposed structure or the zoning change.
- I believe the project is a **positive addition** to our street.
- I urge the Commission to **approve this request immediately** so we can return to enjoying our properties without further administrative delay.

Thank you for the opportunity to share my comments.

**Michael A. Parat**  
Dallas TX, U.S.A.  
Mobile: +1 847 751 4797

---

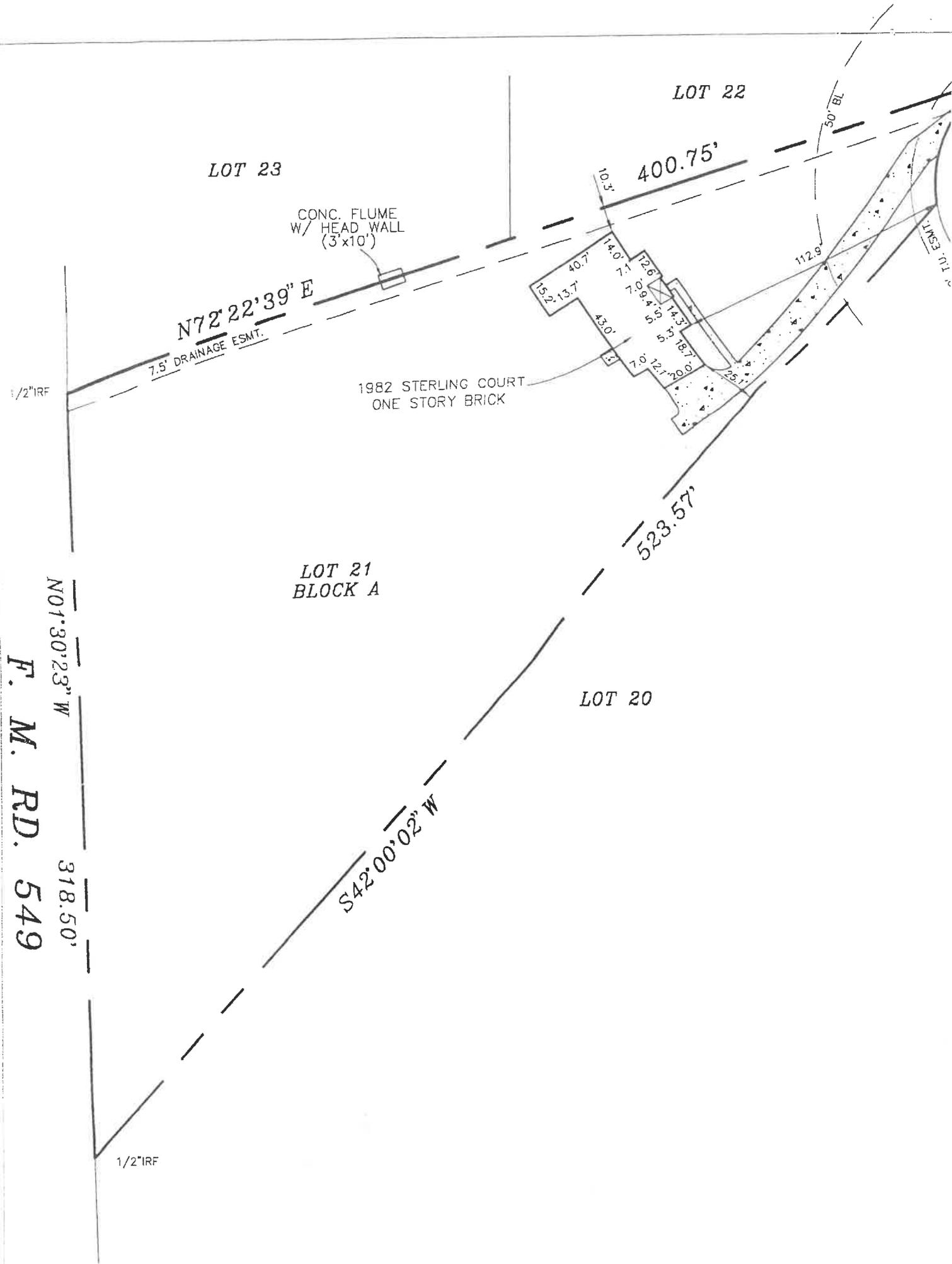
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Maersk will as part of our communication and interaction with you collect and process your personal data. You can read more about Maersk's collection and processing of your personal data and your rights as a data subject in our [privacy policy](#).

Please consider the environment before printing this email.

Classification: Internal

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



LOT 23

LOT 22

CONC. FLUME  
W/ HEAD WALL  
(3'x10')

N72°22'39" E

7.5' DRAINAGE ESMT.

400.75'

1982 STERLING COURT  
ONE STORY BRICK

152.137

523.57'

LOT 21  
BLOCK A

LOT 20

N01°30'23" W

F. M. RD. 549

318.50'

S42°00'02" W

1/2"IRF



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



# Home

Building



Directions



Save



Nearby



Send to  
phone



Share



1982 Sterling Ct, Rockwall, TX 75032

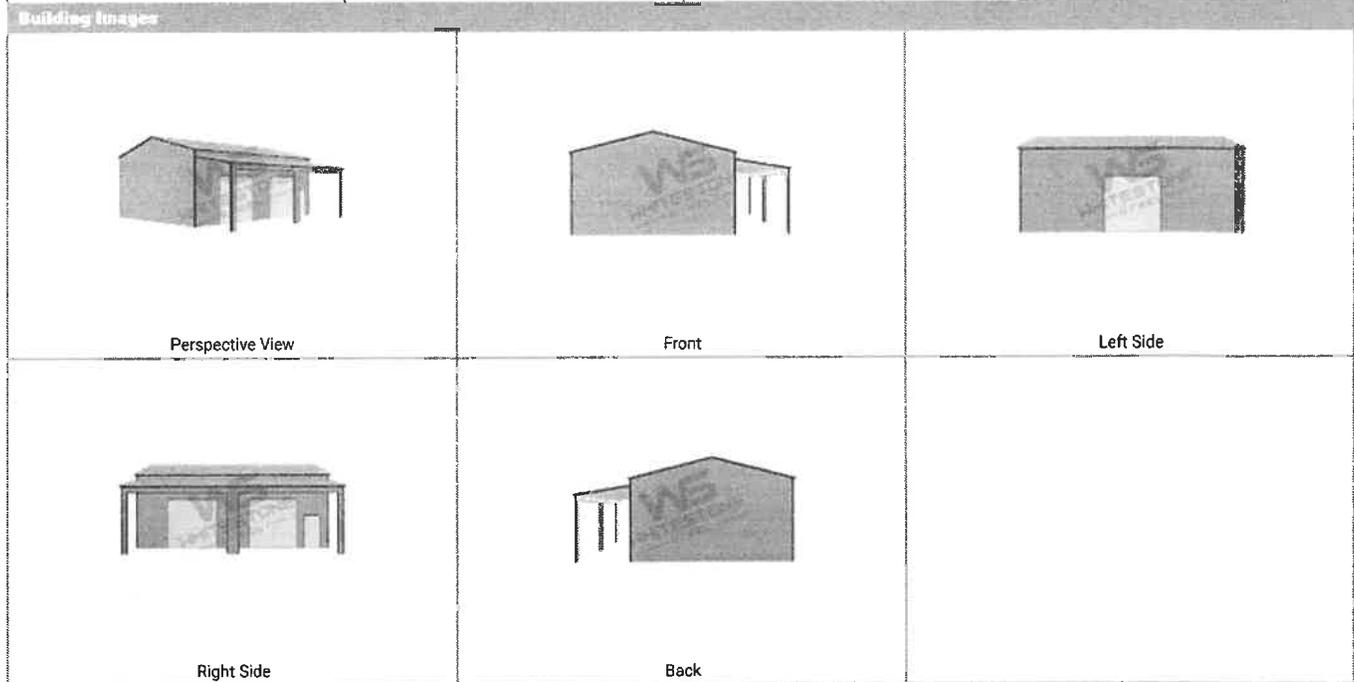


**Whitestone Steel**  
 1865 Myrtle Springs Rd  
 Texarkana, TX 75503  
 903-277-9966  
 Sales@whitestonesteel.com

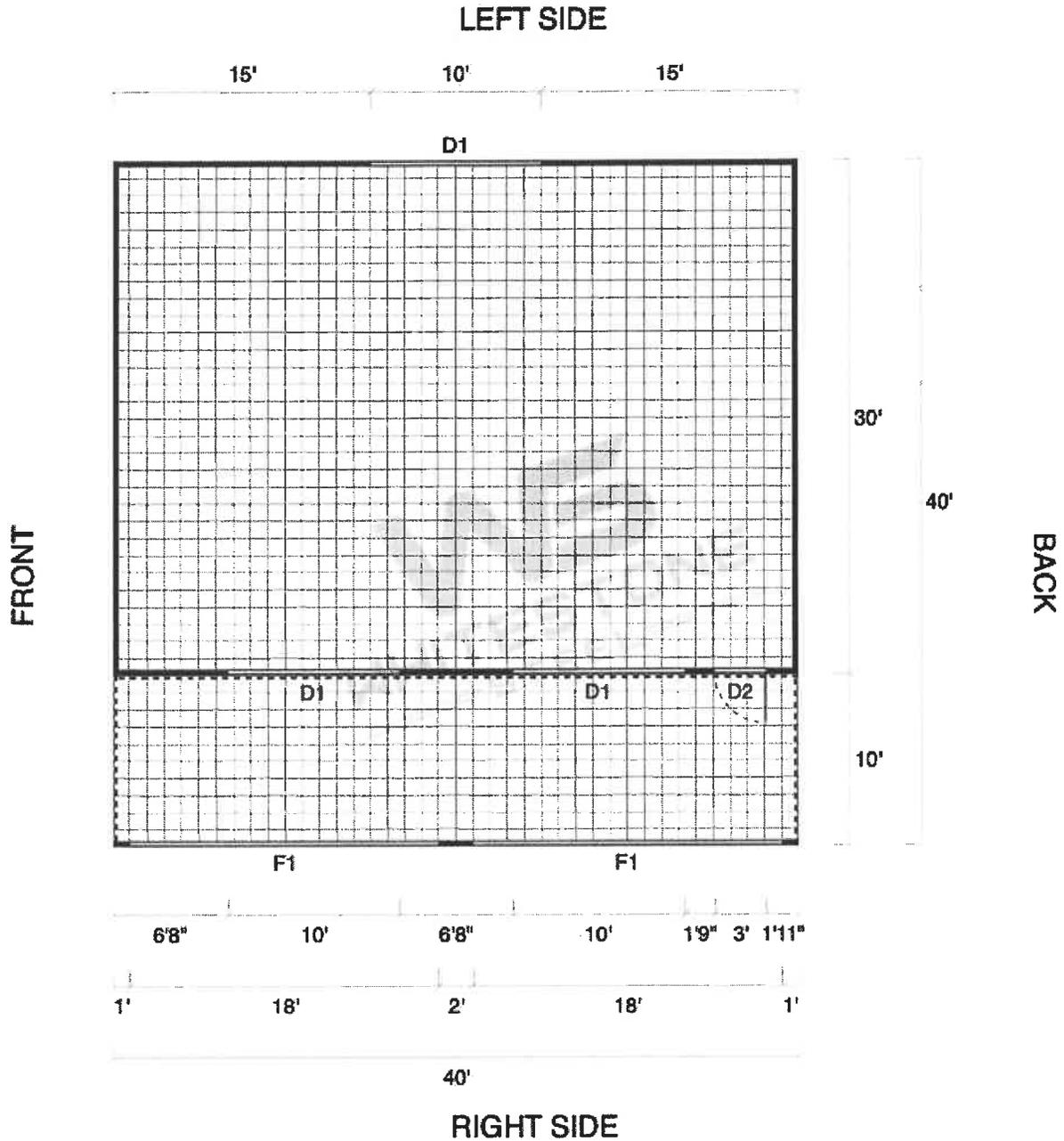
Customer Order - **Nov 19, 2025**

<b>Ship To</b>	
Name _____	Order # _____
Billing Address _____	
City _____	State _____ Zip Code _____
Install Address _____	
City _____	State TX Zip Code 75503
Email _____	Phone # _____ Mobile # _____

Building Info	Size	Color	anchoring & Site Preparation
Style: Double Garage	$\frac{40'}{\text{Width}} \times \frac{40'}{\text{Frame Length}} \times \frac{15/12'}{\text{Leg Height}}$	Roof: Light Stone <input type="checkbox"/>	Installation Surface: Concrete <input type="checkbox"/>
Roof Overhang: 6"		Trim: Brown <input checked="" type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Light Stone <input type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Double Legs		Side Wall Siding: Light Stone <input type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images



# FLOOR PLAN



SYMBOL LEGEND			
<b>D1</b> [Symbol]	10' x 10' Roll Up Door	<b>D2</b> [Symbol]	36" x 80" Walk-in Door
<b>F1</b> [Symbol]	Custom Size Frameout	[Symbol]	Closed Wall
[Symbol]	Open Wall		



## WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8" rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

### CUSTOMER SIGNATURE:

X \_\_\_\_\_

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel  
1865 Myrtle Springs Rd  
Texarkana, TX, 75503  
903-277-9966  
Sales@whitestonesteel.com

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 *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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 Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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 *Detached Garage* in accordance with Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- 4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF APRIL, 2026.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2026

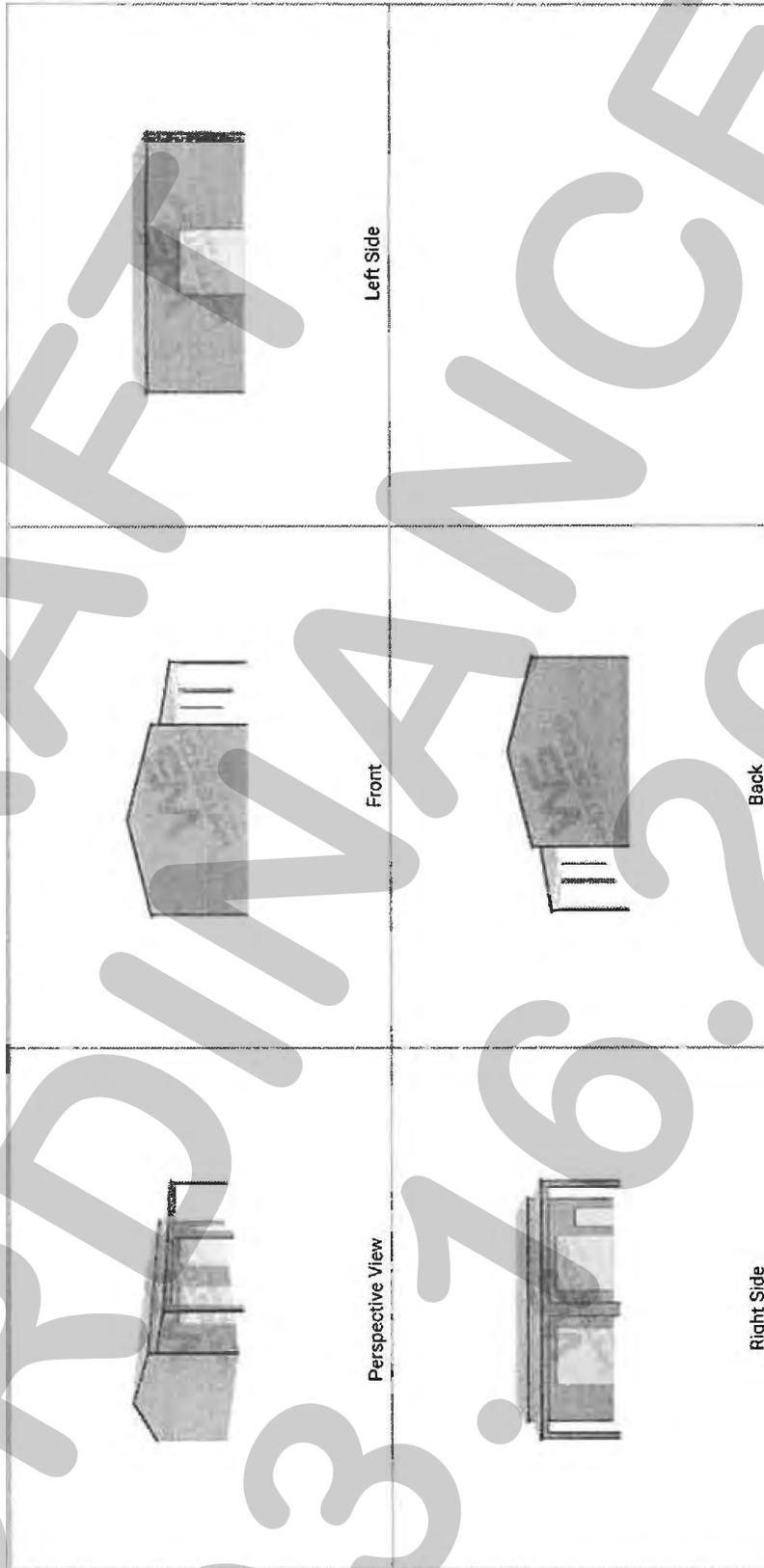
2<sup>nd</sup> Reading: April 6, 2026



**Exhibit 'B':**  
*Site Plan*



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





# 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:** March 16, 2026

**APPLICANT:** Michael Lewis

**CASE NUMBER:** Z2026-006; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 2592 FM 549*

### SUMMARY

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP), superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

### BACKGROUND

The subject property was annexed on July 21, 1997, by *Ordinance No. 97-14 [Case No. A1997-001]*. At the time of annexation, the property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a *Zoning Change [Case No. PZ2001-103]* from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District for the Lofland Lake Estates Addition including the subject property. The subject property has remained vacant since annexation. On December 1, 2026, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2025-071; Ordinance No. 25-80, S-389*] for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on the subject property. This ordinance will be superseded by this request should the City Council approve this Specific Use Permit (SUP).

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

The subject property is located at 2592 FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.00-acre parcel of land [*i.e. 2548 S FM-549*] zoned Single-Family Estate 4.0 (SFE-4.0) District. Beyond this are five (5) parcels of land [*i.e. 2516, 2480, 2424, 2390, 2380 S FM-549*] that make up a part of the Lofland Lake Estates Addition. All of these properties are developed with single-family homes and are zoned Single-Family Estate 4.0 (SFE-4.0) District except for 2390 S. FM 549, which is vacant.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 2638 and 2676 S FM-549*], zoned Single Family Estate 4.0 (SFE-4.0) District, and developed with single family homes. Beyond that is seven (7) parcels of land [*i.e. 2716, 2744, 2778, 2816, 2844, 2884, and 2914 S FM-549*], zoned Single-Family Estate 2.0 (SFE-2.0) District, and developed with single family homes. Beyond this is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided 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 FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Homestead Phase 1 Subdivision, which consists of 186 residential lots, was incorporated on July 3, 2024, and is zoned Planned Development 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is the Somerset Park Phase 2 Subdivision, which consists of 171 residential lots, was incorporated on August 31, 2022, and is zoned Planned Development 63 (PD-63) District for Single Family 10 (SF-10) District land uses. Beyond this is a 16.90-acre tract of land (*i.e. portion of Tract 3, Abstract No. 123, of the A Johnson Survey*), which is zoned Planned Development 103 (PD-103) for limited Commercial (C) District land uses. Beyond this is SH-205 which is classified 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.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to Phase 2 of the Lofland Lake Estates Subdivision, which has been in existence since January 6, 1995, consists of seven (7) lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 4.0 (SFE-4.0) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing within Phases 1 & 2 of the Lofland Lake Estates Subdivision compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing within Lofland Lake Estates	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face FM-549
Year Built	1900 - 2022	N/A
Building SF on Property	752 SF – 5,408 SF	5,510 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	86-Feet
Side	10-feet or Greater	69-Feet
Rear	10-feet or Greater	More than 500-Feet
Building Materials	Brick, Siding, and Stone	Stone, Brick, Wood Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties within the Lofland Lake Estates Subdivision and the proposed building elevations in the attached packet.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**NOTIFICATIONS**

On February 20, 2026, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received one (1) notice in opposition of the applicant's request.

**CONDITIONS OF APPROVAL**

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

- (1) That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80 (S-389)*.
- (2) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.

- b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.
- (3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### PLANNING AND ZONING COMMISSION

On March 10, 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 Commissioners Brock and Bentley 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 2592 FM 549

SUBDIVISION Loftland Lake Estates

LOT 2 BLOCK 1

GENERAL LOCATION 2592 FM 549

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

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING SFE-4

PROPOSED USE Residential

ACREAGE 5.05

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 Michael Lewis

APPLICANT Michael Lewis

CONTACT PERSON Michael Lewis

CONTACT PERSON Michael Lewis

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

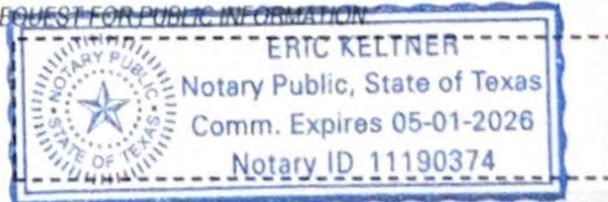
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 275.75 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 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.

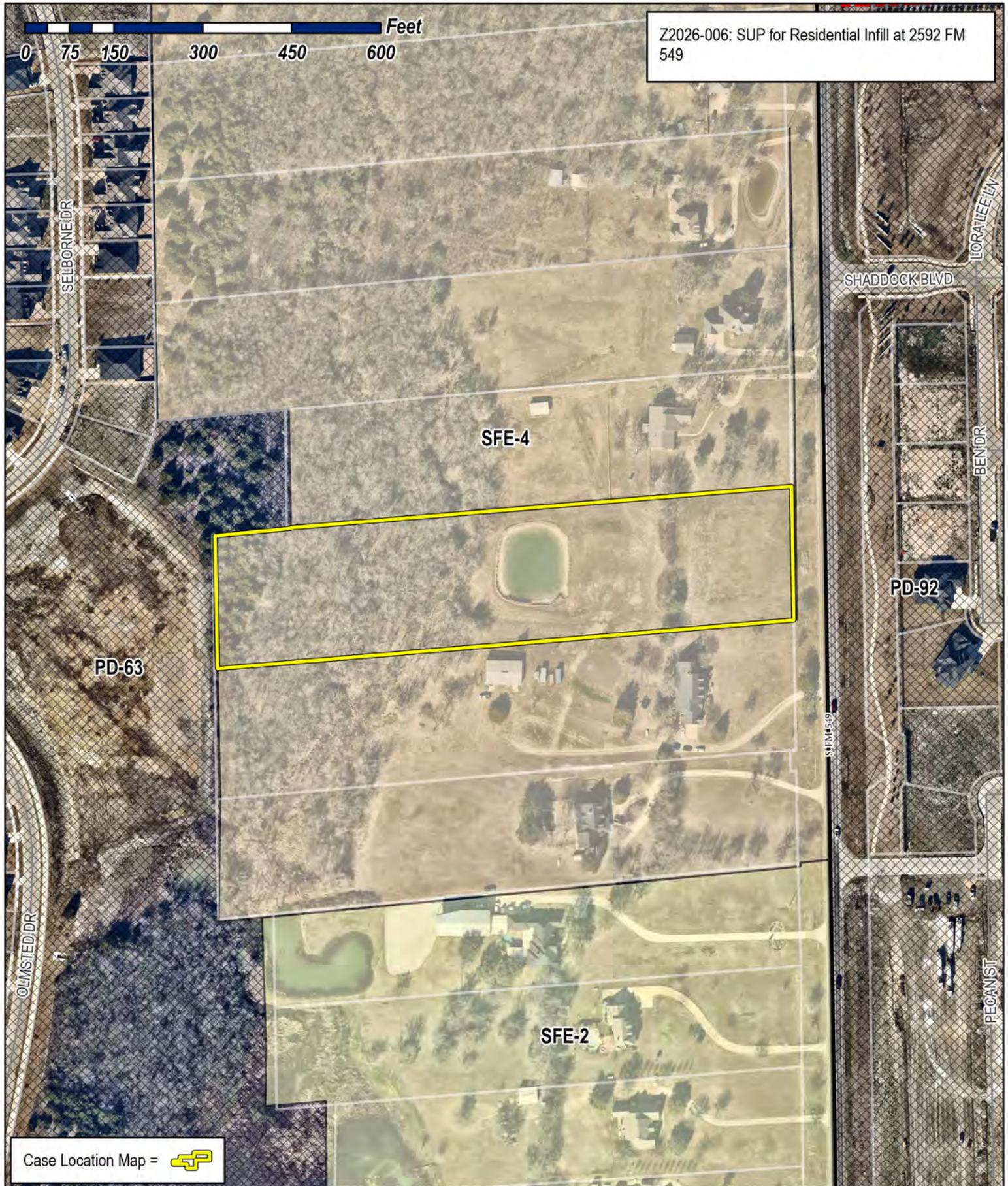
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5/1/2026



Z2026-006: SUP for Residential Infill at 2592 FM 549

Case Location Map = 



# City of Rockwall

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

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

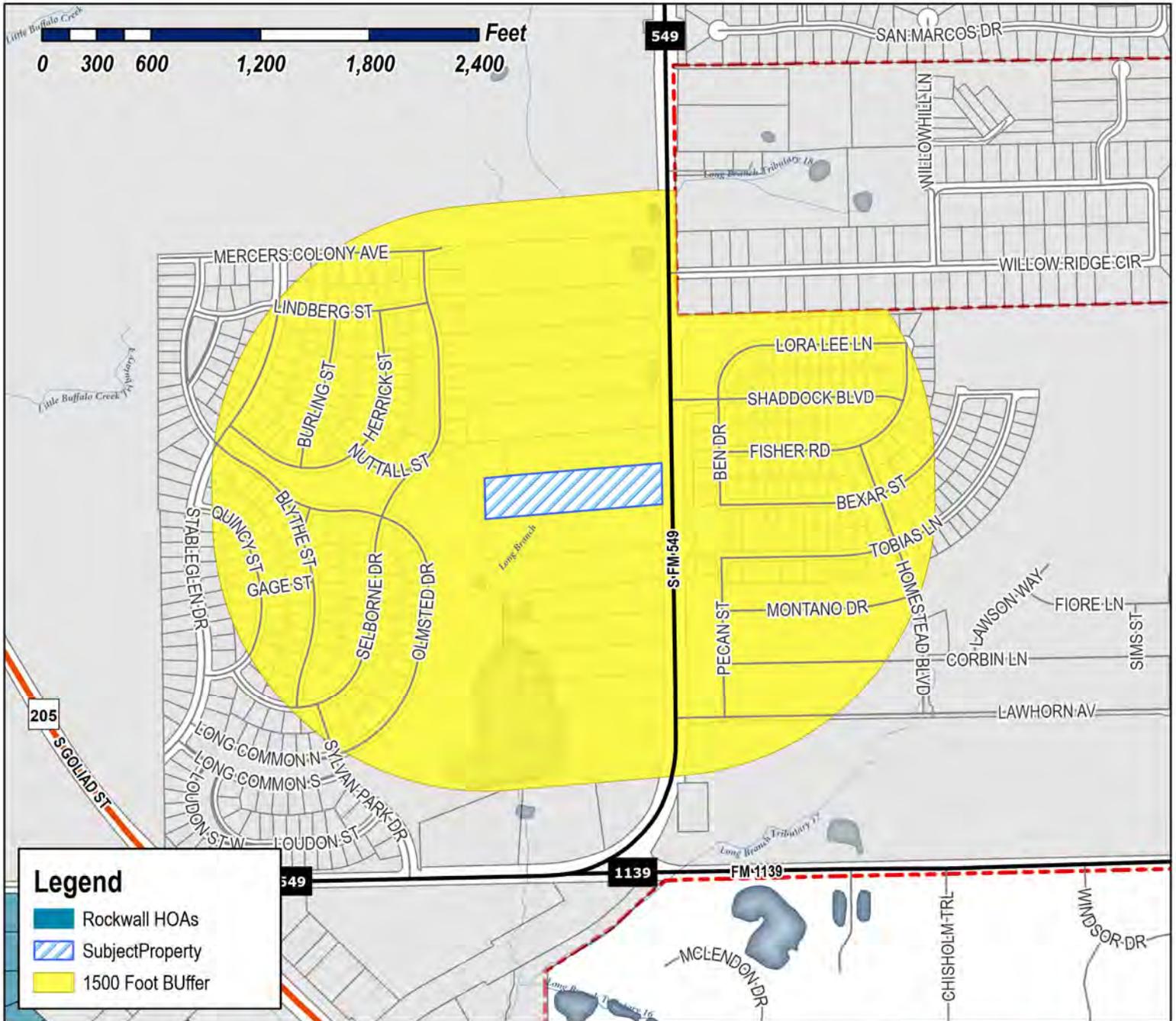




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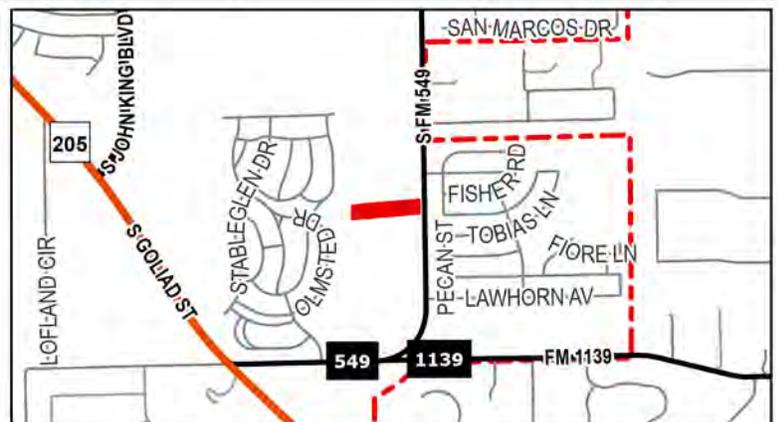


### Legend

-  Rockwall HOAs
-  Subject Property
-  1500 Foot Buffer

**Case Number:** Z2026-006  
**Case Name:** SUP for Residential Infill at 2592 FM 549  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 4 (SFE-4) District  
**Case Address:** 2592 FM 549

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745

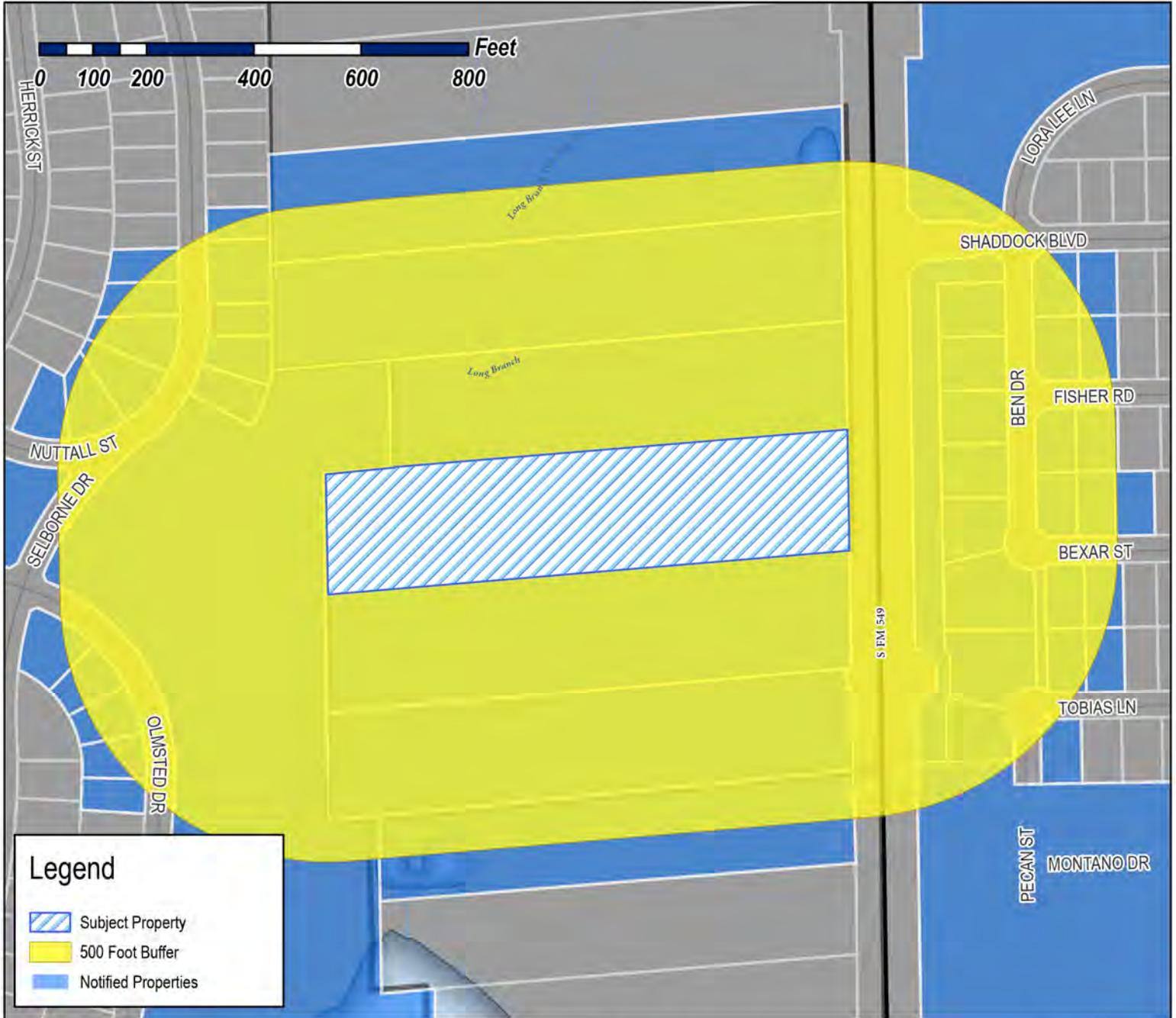




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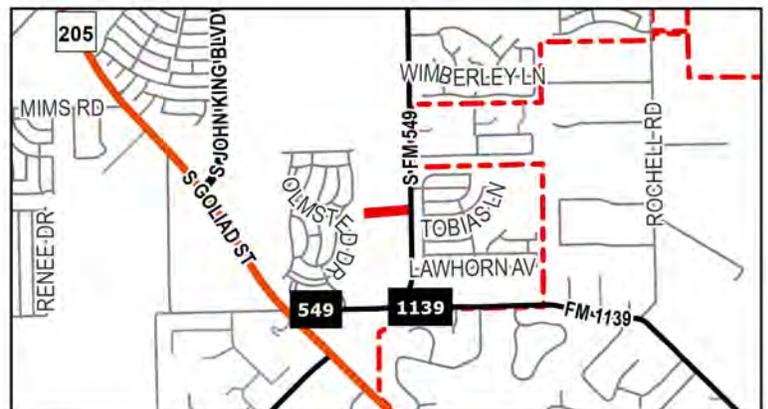
**Legend**

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

**Case Number:** Z2026-006  
**Case Name:** SUP for Residential Infill at 2592 FM 549  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 4 (SFE-4)  
**Case Address:** 2592 FM 549

**Date Saved:** 2/13/2026

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



SYVRUD ZACHARY J  
108 Brentwood Dr  
Heath, TX 75032

DFH COVENTRY, LLC  
14701 PHILIPS HWY STE 300  
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP  
15455 Dallas Pkwy Ste 1000  
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION,  
INC  
1800 PRESTON PARK BLVD STE 200  
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC  
2400 DALLAS PARKWAY SUITE 460  
PLANO, TX 75093

SHADDOCK HOMES, LTD  
2400 DALLAS PARKWAY SUITE 560  
PLANO, TX 75093

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

ACOSTA ANTHONY  
2480 S FM 549  
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L  
2516 S FM 549  
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI  
2516 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
2521 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
2548 FM549  
ROCKWALL, TX 75032

RESIDENT  
2592 FM549  
ROCKWALL, TX 75032

RESIDENT  
2624 NUTTALL ST  
ROCKWALL, TX 75032

RESIDENT  
2628 NUTTALL ST  
ROCKWALL, TX 75032

RESIDENT  
2638 S FM549  
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M  
2676 FM 549  
ROCKWALL, TX 75032

RESIDENT  
2716 FM549  
ROCKWALL, TX 75032

RESIDENT  
2994 S FM549  
ROCKWALL, TX 75032

RESIDENT  
3100 LORA LEE LN  
ROCKWALL, TX 75032

RESIDENT  
3101 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
3101 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3102 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3102 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3102 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3103 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3103 SHADDOCK BLVD  
ROCKWALL, TX 75032

RESIDENT  
3104 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3105 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3106 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3106 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3107 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3107 SHADDOCK BLVD  
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE  
3107 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3108 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3110 BEXAR ST  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

RESIDENT  
3808 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3813 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3814 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3817 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3820 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3821 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3824 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3825 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3828 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3875 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3950 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
3954 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4002 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4006 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4010 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4103 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4107 OLMSTED DR  
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE  
4111 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4115 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4119 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4120 PECAN ST  
ROCKWALL, TX 75032

LEWIS MIKE AND  
MAEGAN GREEN  
4208 ASHCREST ST  
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC  
6201 W Plano Pkwy Ste 150  
Plano, TX 75093

DREES CUSTOM HOMES LP  
6225 N STATE HIGHWAY 161 STE 150  
IRVING, TX 75038

POWERS FAMILY TRUST  
JAMES DWAIN & PATRICIA ANNETTE POWERS  
CO TRUSTEES  
PO BOX 850  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2026-006: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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 Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name: [Grey box]  
Address: [Grey box]

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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Sincerely,

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Director of Planning & Zoning



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

### Case No. Z2026-006: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

I love the fact it is quiet and less homes. I love how we have natural life of the trees and animals. We go on walks everyday and its peaceful w/ fewer homes.

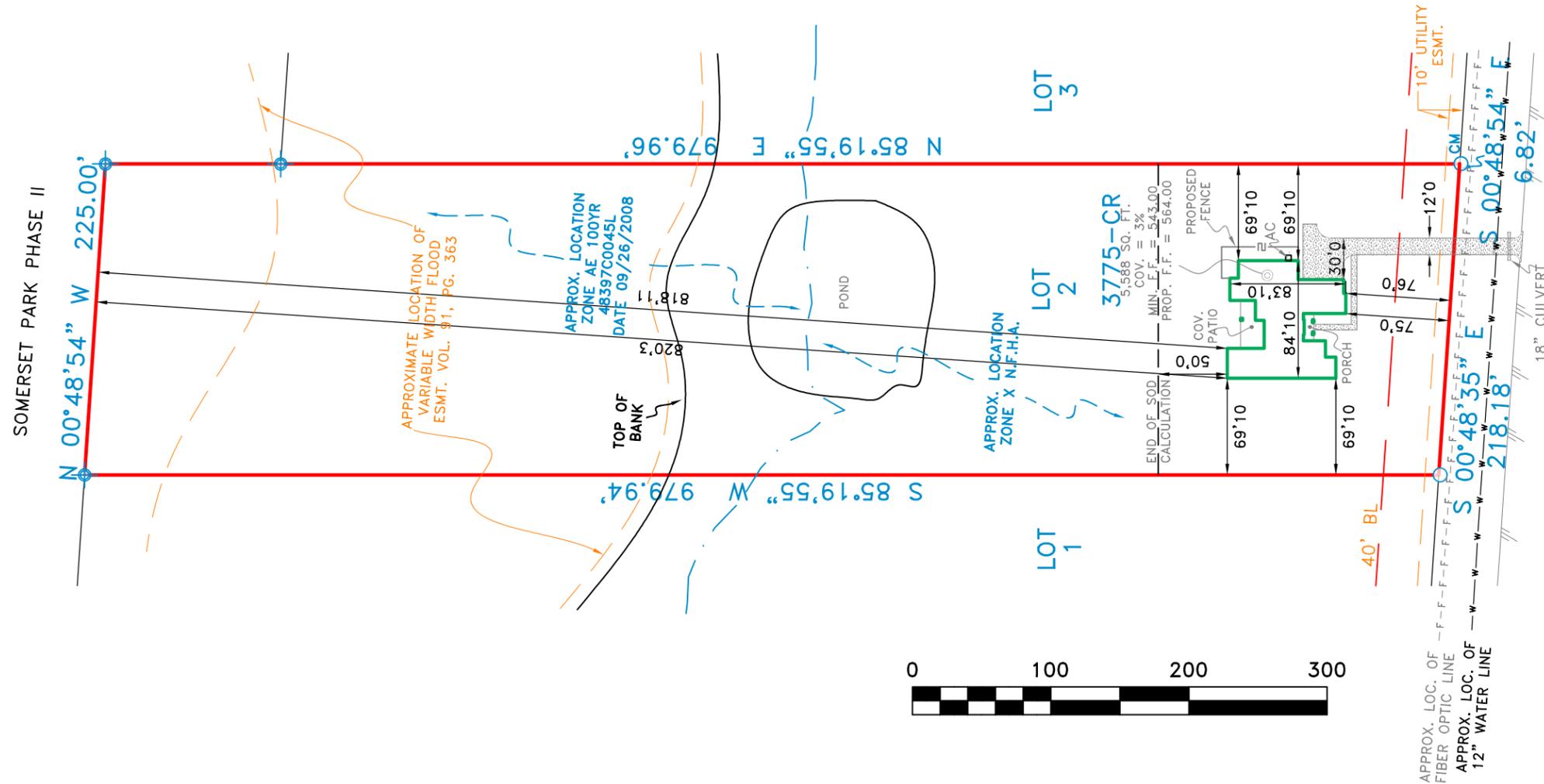
Name: Katelyn N. Wbara  
Address: 3813 Selborne Drive, Rockwall, TX 75032

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



PLOT PLAN



**F.M. 549**  
100' R.O.W.

GENERAL NOTES

SPOT GRADE ELEVATIONS AND PAD AREA SHOWN ARE BASED ON GRADING PLANS PROVIDED BY BUILDER

WATER INLET NOT PRESENT

SCALE: 1" = 100'

SOD REAR:	1,329	SQ. YD.
FRONT & SIDES:	4,181	SQ. YD.
TOTAL SOD:	5,510	SQ. YD.
PATIO:	-	SQ. FT.
LEAD WALK:	326	SQ. FT.
CITY WALK:	-	SQ. FT.
DRIVEWAY:	2,314	SQ. FT.
APPROACH:	261	SQ. FT.
TOTAL:	2,901	SQ. FT.
FENCE:	-	LN. FT.
FENCE:	94	LN. FT.
LOT:	219,989	SQ. FT.

	RETAINING WALL PER GRADING PLAN
	WOOD FENCE
	FLATWORK
	PAD

DRAWING IS BASED ON RECORDED PLAT DATED OCT 17, 1994

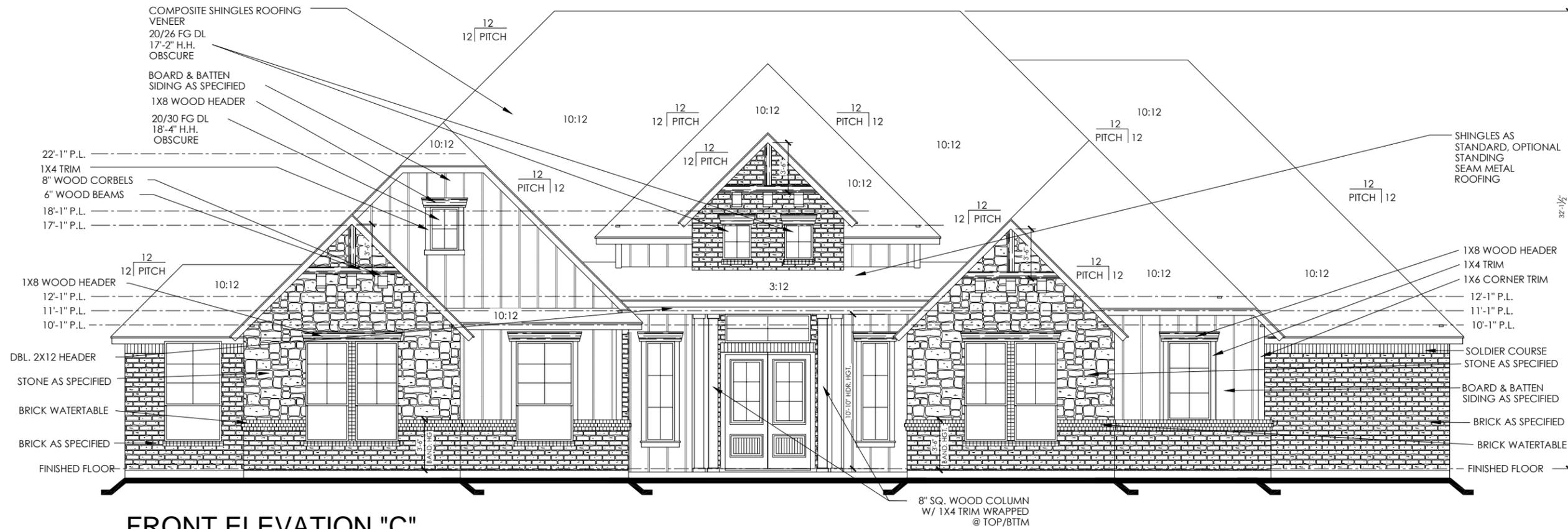
2592 FARM TO MARKET 549  
**LOT 2, BLOCK 1**  
**LOFLAND LAKE ESTATES**  
ROCKWALL, TEXAS

STRUCTURAL OPTIONS

- \* NO OPTIONS
- \* ---
- \* ---
- \* ---

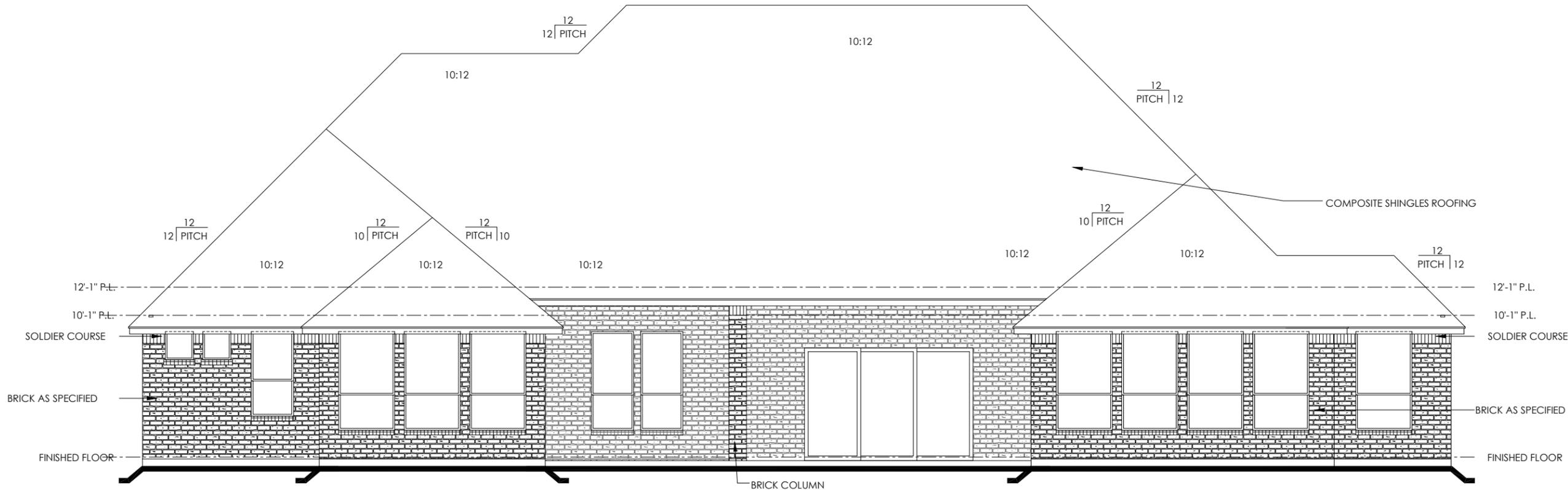
**NOTE: BUILDER TO VERIFY ALL INFORMATION LISTED**

CBG SURVEYING TEXAS  
Firm No. 10168800  
(214) 349-9485  
DRAWN BY: AMF  
JOB# 11741  
DATE: 02/11/2026  
REV. DATE: 02/23/2026



**FRONT ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



**REAR ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

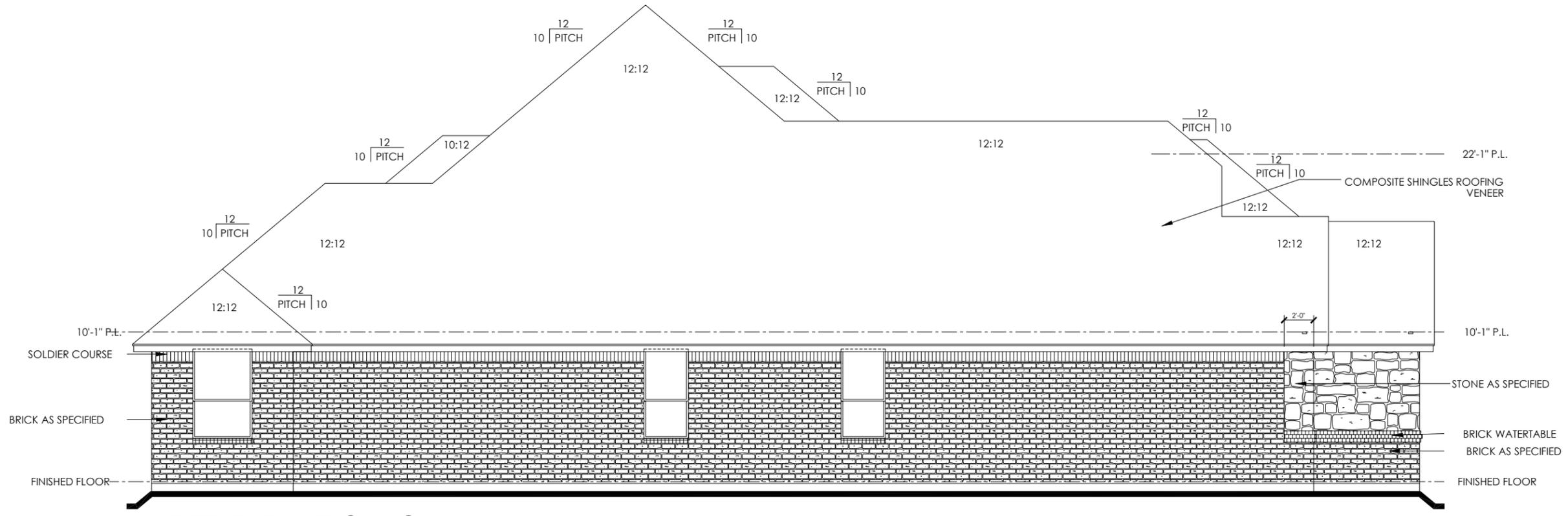
PRINTED DATE:  
2-10-26 MDS-JLP

**KINDRED CUSTOM HOMES**

PLAN #3775  
SPERRY

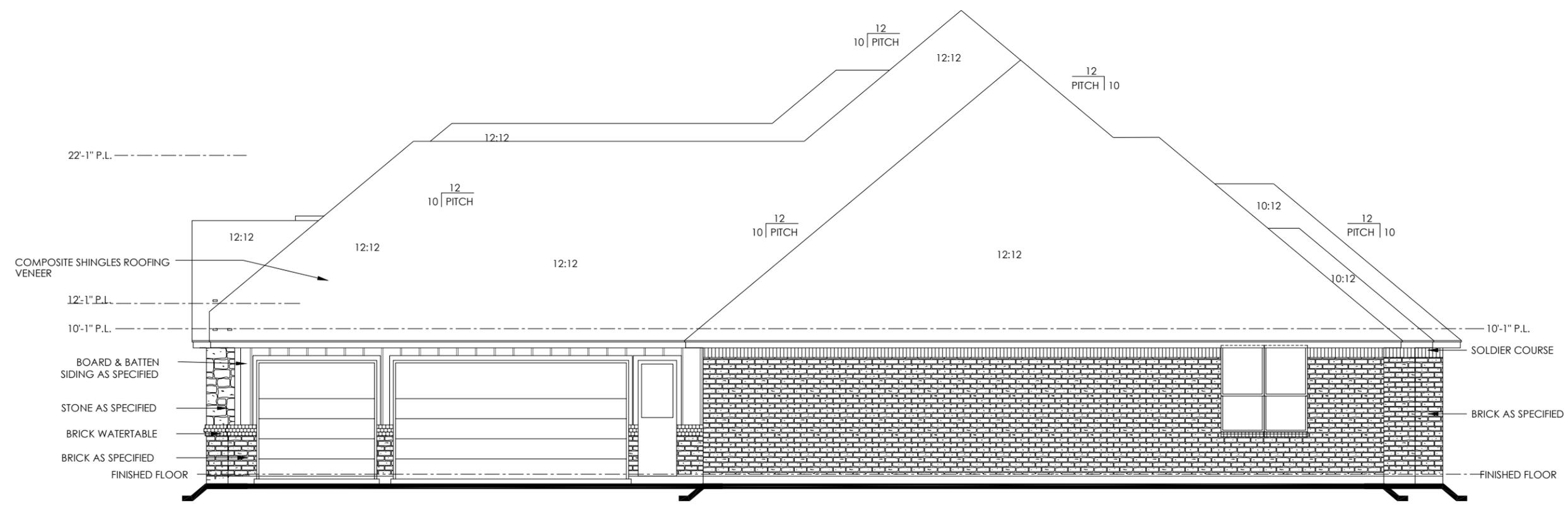
EXTERIOR  
ELEVATIONS "C"

SHEET 5



**LEFT ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

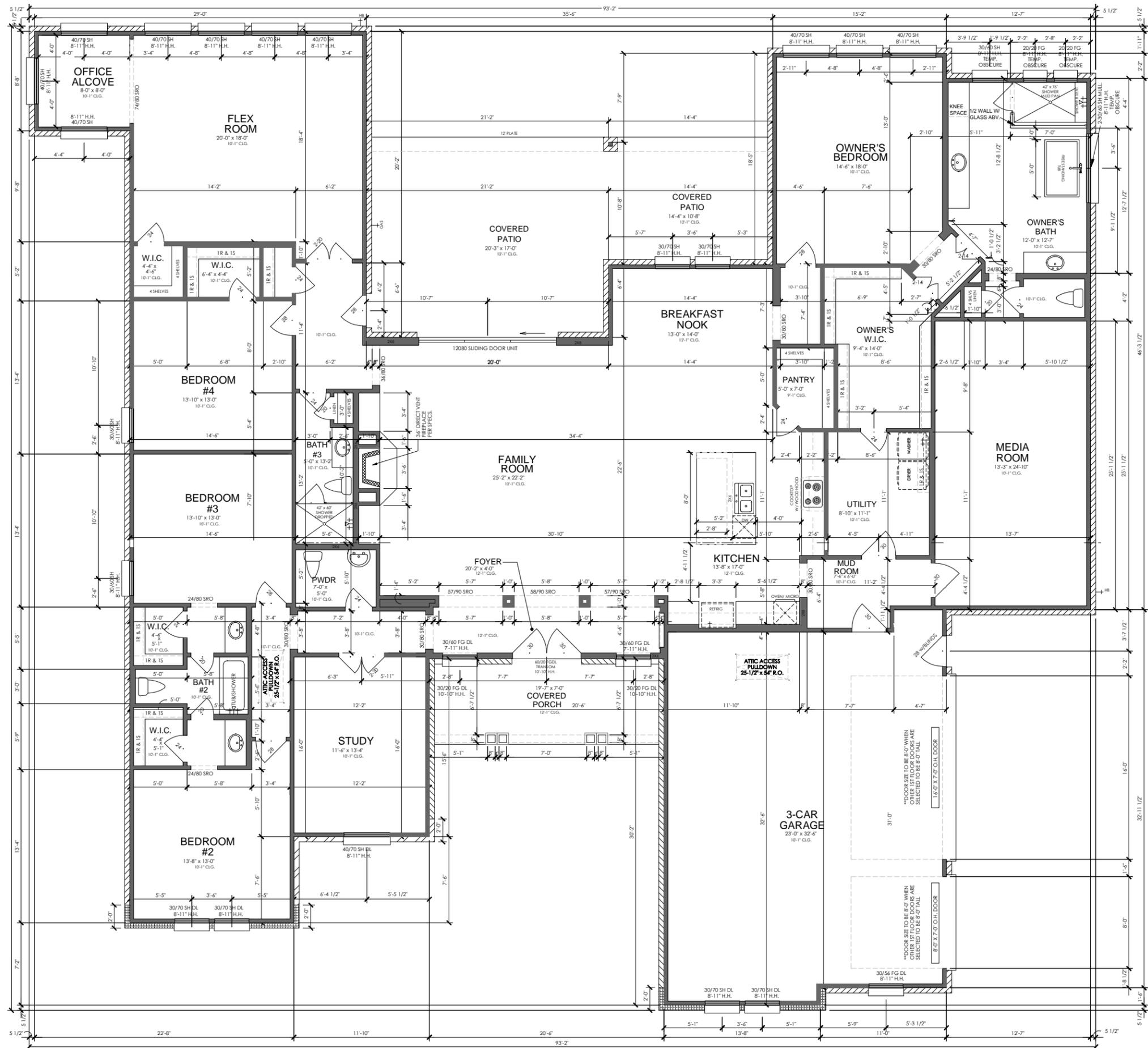


**RIGHT ELEVATION "C"**

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

# FIRST FLOOR PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)



2592 FM 549

PRINTED DATE:  
2-10-26 MDS-JLP

## KINDRED CUSTOM HOMES

PLAN #3775  
SPERRY

FIRST FLOOR  
PLAN "C"

SHEET 1

**ATTIC VENT CALCULATION**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

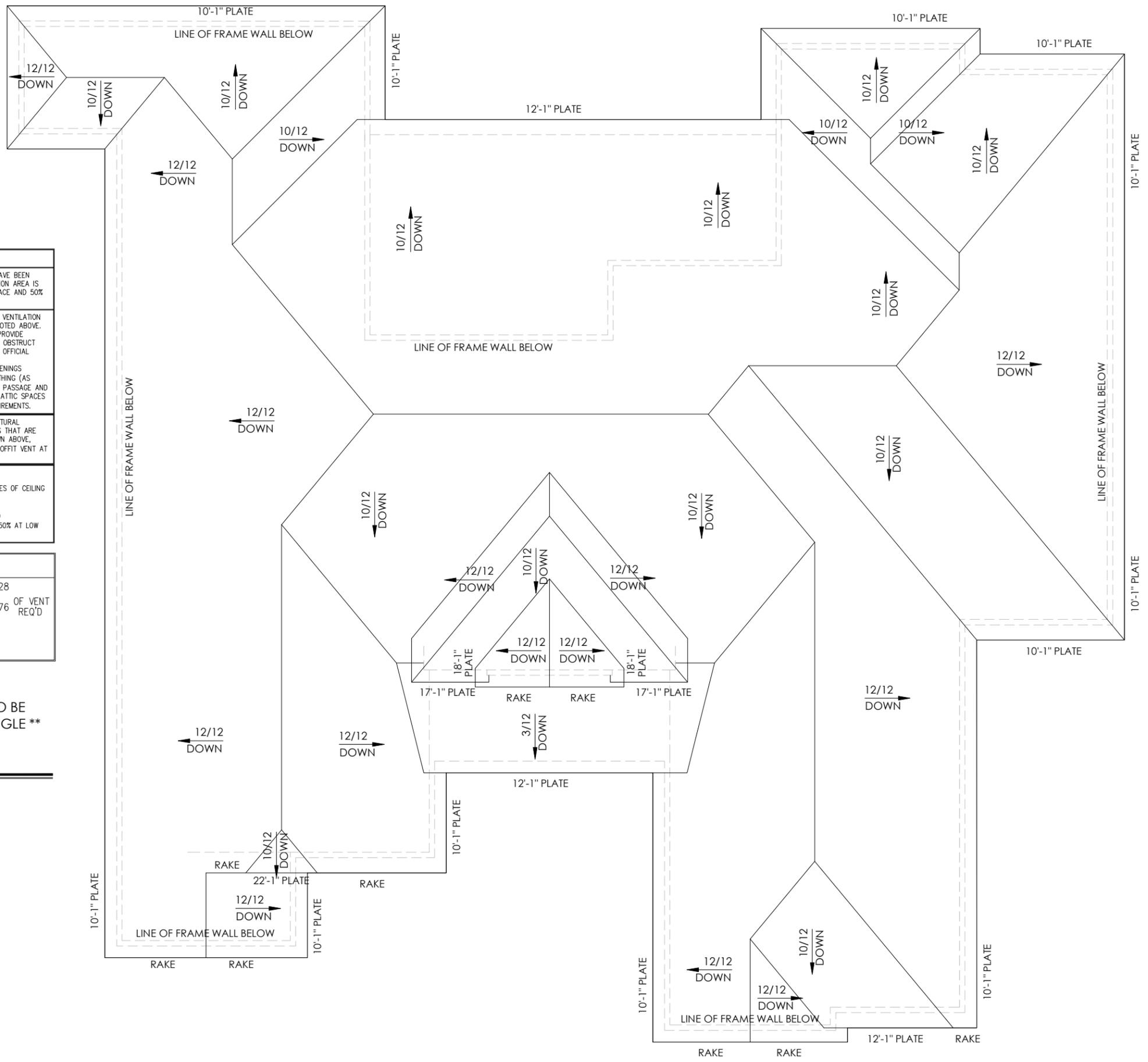
**FORMULA:**  
 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
 \*144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 BLDG. (SQ. IN.)  
 BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED  
 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW  
 (PER 2006 IRC SECTION R806.2)

ATTIC AREA 'C'	
6212 X 144 =	894528
894528 / 300 =	2981.76 OF VENT REQ'D
2981.76 / 2 =	1490.88
1490.88 OF VENT AT HIGH &	
1490.88 OF VENT AT LOW	

\*\* NOTED COMPOSITE ROOF TO BE A 30-YEAR COMPOSITION SHINGLE \*\*

**ROOF PLAN "C"**

NTS (11'X17" SHEET) -- NTS (24'X36" SHEET)



2592 FM 549

PRINTED DATE:  
2-10-26 MDS-JLP

**KINDRED CUSTOM HOMES**

PLAN #3775  
SPERRY

ROOF PLAN "C"

SHEET 7



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-006

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

## ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	5,510	1,267	Stone, Brick, & Siding
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



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2480 S. FM-549



2498 S. FM-549



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2548 S. FM-549



2638 S. FM-549



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PLANNING AND ZONING DEPARTMENT

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2716 S. FM-549



2744 S. FM-549



## CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

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2778 S. FM-548



2816 S. FM-549



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-006

PLANNING AND ZONING DEPARTMENT

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2844 S. FM-549



2884 S. FM-549



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-006

PLANNING AND ZONING DEPARTMENT

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2914 S. S. FM-549

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* to allow the construction of a single family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80 (S-389)*.

**SECTION 2.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.

### 3.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF APRIL, 2026.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2026

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

**Exhibit 'A':  
Location Map**

Address: 2592 FM-549

Legal Description: Lot 2, Block 1, Lofland Lake Estates Addition

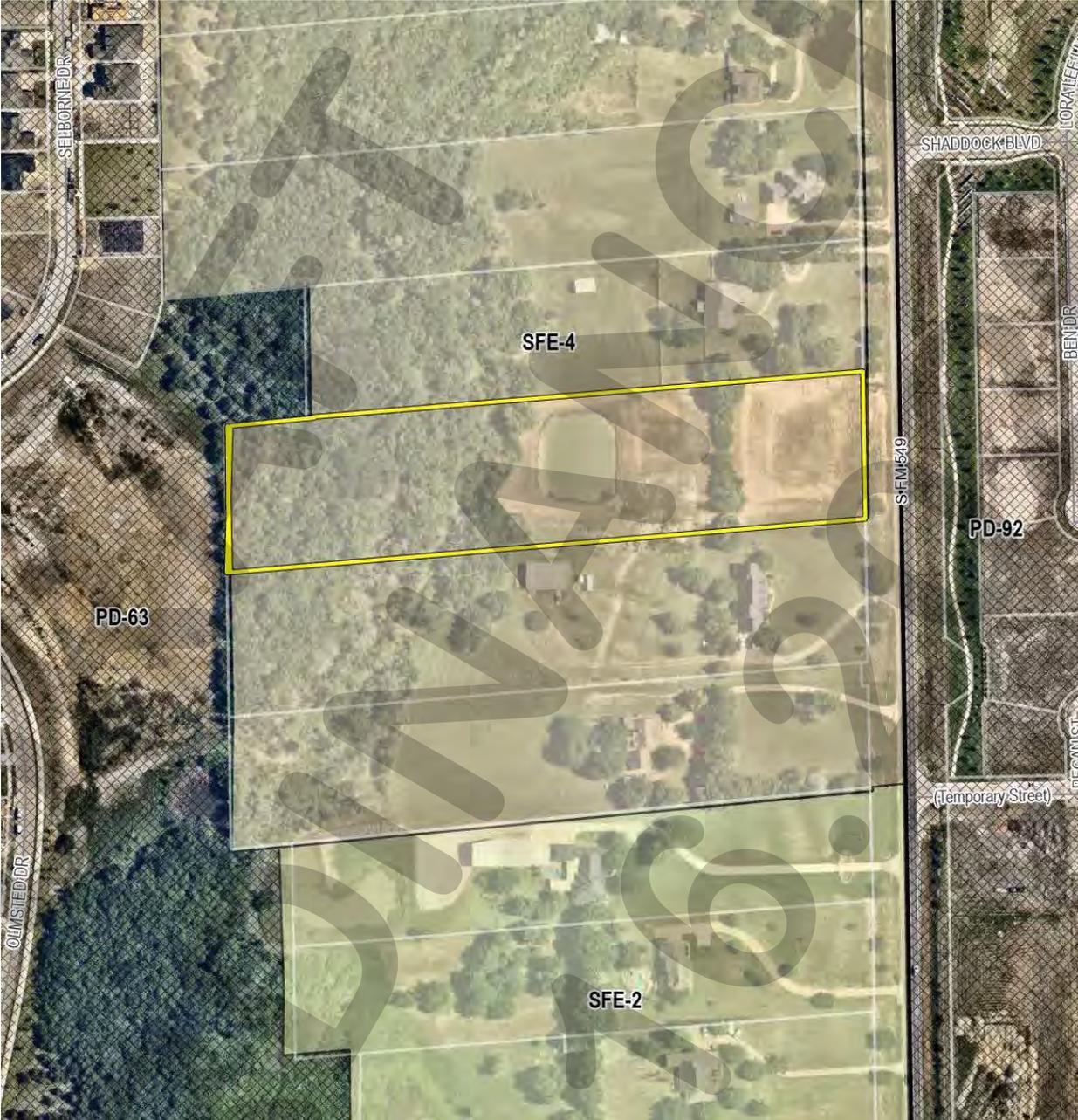
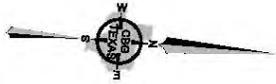


Exhibit 'B':  
Residential Plot Plan

GENERAL NOTES  
SPOT GRADE ELEVATIONS



DRAFT  
ORDINANCE 2026

SOMERSET PARK PHASE II

N 00°48'54" W 225.00'

APPROXIMATE LOCATION OF  
VARIABLE WIDTH FLOOD  
ESMT. VOL. 91, PG. 563

APPROX. LOCATION  
ZONE AE 100YR  
4859700043L  
DATE 08/26/2008

TOP OF BANK  
820'3"

POND

APPROX. LOCATION  
ZONE X N.F.H.A.

LOT 1

LOT 2

LOT 3



3775-CR

5,559 SQ. FT.

COV. = 3%

MIN. F.F. = 842.00

PROP. F.F. = 584.00

END OF SOD  
CALCULATION

50'0"

COV. PATIO

69'10"

84'10"

83'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

69'10"

APPROX. LOC. OF  
FIBER OPTIC LINE

APPROX. LOC. OF  
12" WATER LINE

40' BL

10" UTILITY  
ESMT.

F.M. 549  
100' R.O.W.

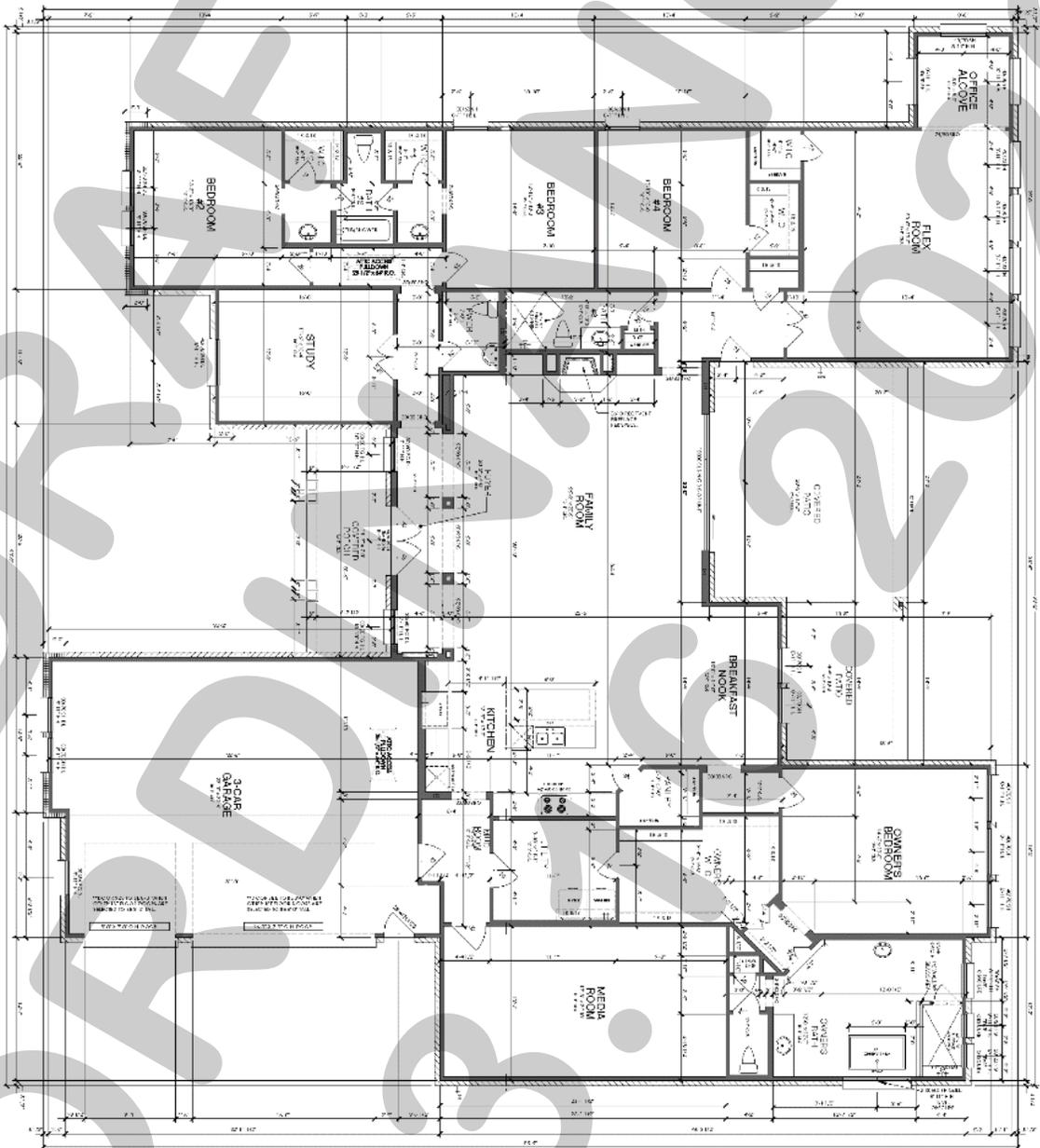


Exhibit 'C':  
Building Elevations



Exhibit 'D':  
Floor Plan

FIRST FLOOR PLAN "C"  
ANSI 117-27-2011 - MECHANICAL SYMBOLS





# 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:** March 16, 2026

**APPLICANT:** Dylan Adame, PE; *Kimley Horn & Associates*

**CASE NUMBER:** Z2026-007; *Zoning Change AG & LI to a Planned Development District for C & LI*

### SUMMARY

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- of the larger 80.50-acre subject property -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- of the larger 80.50 subject property -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District.

### PURPOSE

On February 13, 2026, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned

Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Justin Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office Building, Flex Office Building, and a Pawn Shop*), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, 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 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## CONFORMANCE TO THE CITY'S CODES

The applicant has submitted a *Subdistrict Plan* showing that the subject property will be subdivide into three (3) subdistricts (*i.e. Subdistricts 'A', 'B' & 'C'*) [see Figure 1]. *Subdistrict 'A'* is intended to be developed as a *Sheet Metal Facility*. *Subdistrict 'B'* is intended to be developed as a corporate headquarters with *Office* and *Light Industrial* land uses. *Subdistrict 'C'* is intended to be developed with *Retail, Restaurant, and/or Entertainment* land uses. A total of 77.80-acres will be within the proposed Planned Development District. Based on the development standards submitted by the applicant, *Subdistrict 'A'* and *Subdistrict 'B'* will be subject to limited Light Industrial (LI) District land uses and *Subdistrict 'C'* will be subject to limited Commercial (C) District land uses. In addition, staff has incorporated language that would require the proposed developments to meet the *General Overlay*

District Standards as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The following is a breakdown of the specific standards for each of the proposed subdistricts:



**FIGURE 1:** PROPOSED SUBDISTRICT PLAN WITH THE SUBDISTRICT DELINEATED.

### Subdistrict 'A'.

The applicant has indicated that *Subdistrict 'A'* will be the first portion of the subject property to be developed. Based on the provided *Concept Plan*, *Subdistrict 'A'* will incorporate one (1) building that will operate as a *Sheet Metal Facility* and will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). Staff has included the *Concept Plan* and *Conceptual Building Elevations* into the *Draft Ordinance* to generally tie down *Subdistrict 'A'* to this *Concept Plan* and *Conceptual Building Elevations*. Given this, if the applicant were to change how they wanted to develop *Subdistrict 'A'* they would need to return to the City Council and Planning and Zoning Commission and amend the Planned Development District. Staff should note, that based on the *Concept Plan* the proposed facility will incorporate an internal truck dock and transit facility. This means all industrial operations will be completely contained within the proposed facility. In addition, staff has limited the land uses permitted within *Subdistrict 'A'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of the proposed *Concept Plan* and the established adjacent land uses. As previously stated, *Subdistrict 'A'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### Subdistrict 'B'.

Based on the development standards provided by the applicant, *Subdistrict 'B'* is intended to be developed as corporate headquarters with *Office* and *Light Industrial* land uses. Unlike with *Subdistrict 'A'*, a *Concept Plan* was not provided for *Subdistrict 'B'*. Based on this, staff has required a *PD Development Plan* be submitted and approved by the City Council, pending a recommendation from the Planning and Zoning Commission. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'B'* before a *PD Site Plan* is submitted. As with *Subdistrict 'A'*, *Subdistrict 'B'* will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). In addition, staff has limited the land uses permitted within *Subdistrict 'B'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of *Subdistrict 'B'* and the established adjacent land uses. That being said, the applicant has requested that a *Helipad* be permitted *by-right* in *Subdistrict 'B'*. With regard to this land use, the applicant has stated that they would like to incorporate it as a future land use should it be needed. As previously stated, *Subdistrict 'B'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### Subdistrict 'C'.

Unlike *Subdistrict 'A'* and *Subdistrict 'B'*, the applicant does not intend on developing *Subdistrict 'C'* for the corporate offices and light industrial land uses. Rather the applicant intends to allow this portion of the subject property to develop in a similar manner as the adjacent property to the south (*i.e. Planned Development District 102 [PD-102]*). The adjacent properties to the south are located within the *Special Commercial Corridor (SC)* as identified in the OURHometown Vision 2040 Comprehensive Plan. The *Special Commercial Corridor* 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.” The adjacent property to the south was zoned Planned Development District 102 (PD-102) for limited Commercial (C) District land uses on October 21, 2024. Within PD-102, are a list of specifically permitted land uses and density and development standards that were established in order to create a uniform development pattern. The applicant is requesting to allow *Subdistrict ‘C’* to utilize these same land uses and development standards as contained in PD-102. In addition, *Subdistrict ‘C’* shall be required to complete a *PD Development Plan* similar to *Subdistrict ‘B’*. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict ‘C’* before a *PD Site Plan* is submitted. *Subdistrict ‘C’* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Commercial (C) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1* below.

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	25'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	10'
MINIMUM REAR YARD SETBACK <sup>(2)</sup>	10'
MINIMUM BETWEEN BUILDINGS <sup>(2)</sup>	15'
MAXIMUM BUILDING HEIGHT <sup>(3)</sup>	60'
MAXIMUM LOT COVERAGE <sup>(4)</sup>	60%
MINIMUM LANDSCAPING	20%

**GENERAL NOTES:**

- 1:** FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2:** THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 3:** BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 4:** NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains “...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward.” In addition, the *District Strategies* identify “(t)he area south of the railroad tracks ... [as representing] an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land’s adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.” In this case, the applicant is requesting to change the zoning to a Planned Development District for limited Light Industrial (LI) District land uses and limited Commercial (C) District land uses. If this zoning change is approved, the applicants’ proposed request would not require any changes the *Future Land Use Map*. Since the proposed zoning change appears to take into account both opportunities identified in the plan, it can be seen as generally conforming to the Comprehensive Plan; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**INFRASTRUCTURE**

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

- (1) *Water*. The applicant will be required to construct all water lines in accordance with the Engineering Department’s *Standards of Design and Construction Manual* and the Master Water Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

- (2) Wastewater. The applicant will be required to construct all wastewater lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Wastewater Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.
- (3) Roadways. Justin Road must be installed per the City's Master Thoroughfare Plan, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*). In addition, Traffic Impact Analysis (TIA) shall be required.
- (4) Drainage. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual* and the required drainage study. In addition, a wetlands/WOTUS determination will be required for all lakes/ponds and streams/creeks on site.

## **STAFF ANALYSIS**

The proposed zoning change appears to be consistent with the Unified Development Code (UDC), and generally conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either Technology/Employment or Special Commercial Corridor, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On February 26, 2026, staff mailed 31 notices to property owners and occupants within 500-feet of the subject property. There are no 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 two (2) notices in opposition to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

- (1) Subdistrict 'A' shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'C'* and *Exhibit 'D'* of the Planned Development District ordinance; and,
- (2) The proposed development shall be required to conform to the *Development Standards* contained within *Exhibit 'E'* of the Planned Development District ordinance; and,
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley 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 300 N Stodghill Road

SUBDIVISION Rockwall Commercial

LOT 1

BLOCK A

GENERAL LOCATION North of the western dead end of Justin Road

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

CURRENT ZONING Light Industrial/AG

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Planned Development

ACREAGE 77.8

LOTS [CURRENT] 8

LOTS [PROPOSED] 3

**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 James Collier Properties Inc.

APPLICANT Kimley Horn & Associates

CONTACT PERSON Clay Collier

CONTACT PERSON Dylan Adame

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND/OR RIGHTED 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 12<sup>th</sup> DAY OF February, 2026

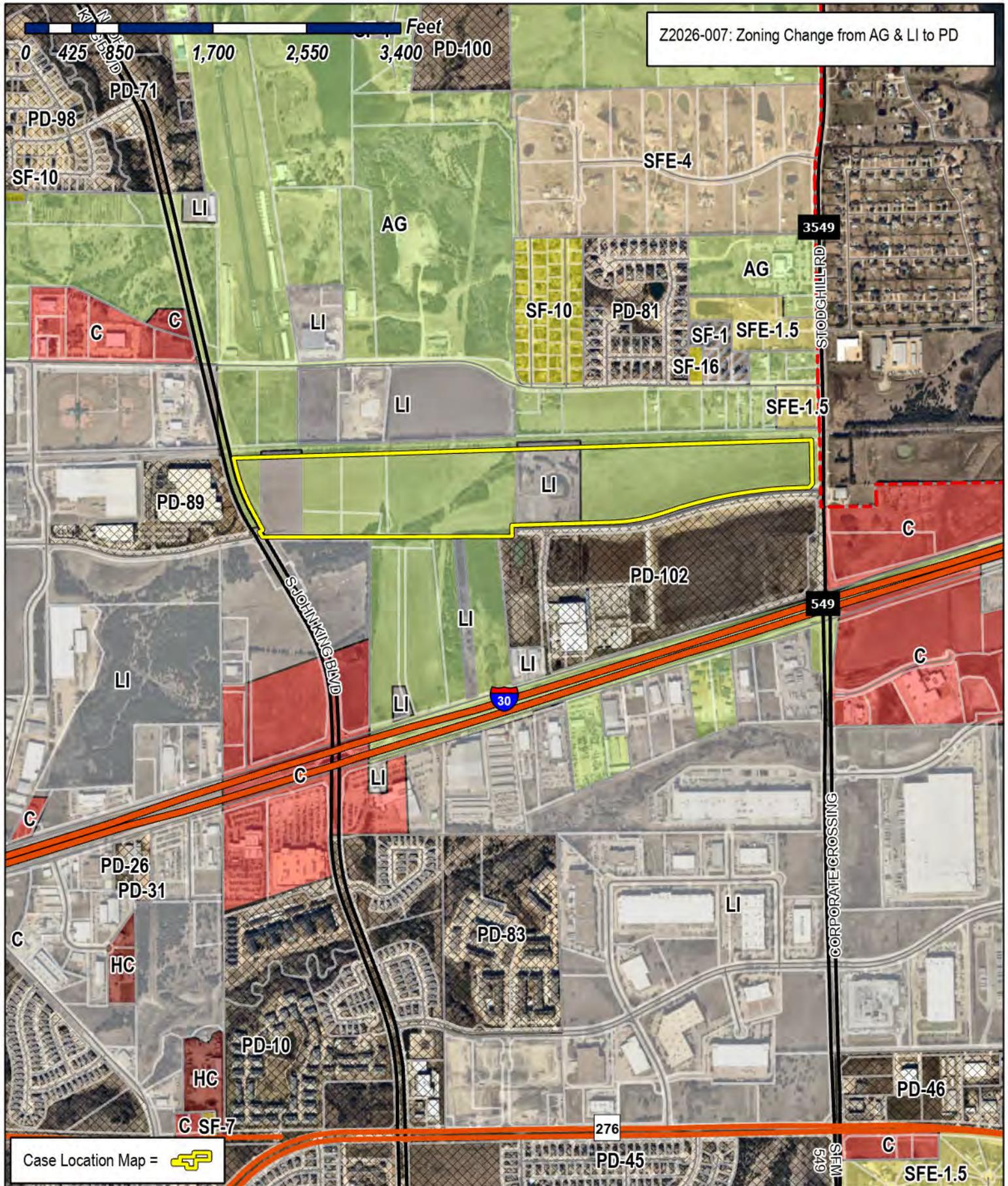
OWNER'S SIGNATURE

*Clay Collier*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer Anderson*





Z2026-007: Zoning Change from AG & LI to PD

Case Location Map = 



# City of Rockwall

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

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

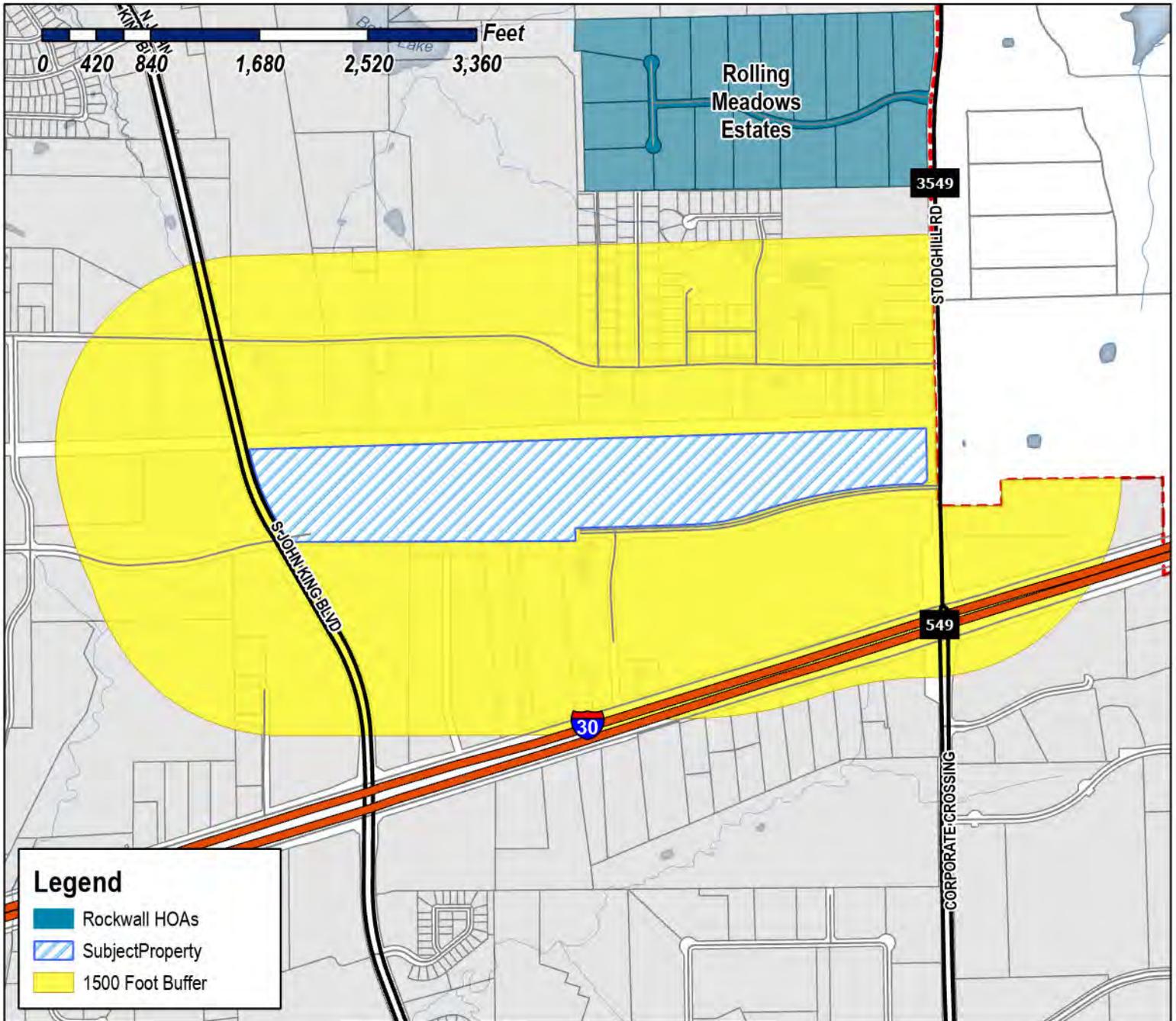




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**Case Number:** Z2026-007  
**Case Name:** Zoning Change from AG & LI to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) & Light Industrial (LI) District  
**Case Address:** 300 N. Stodghill

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745

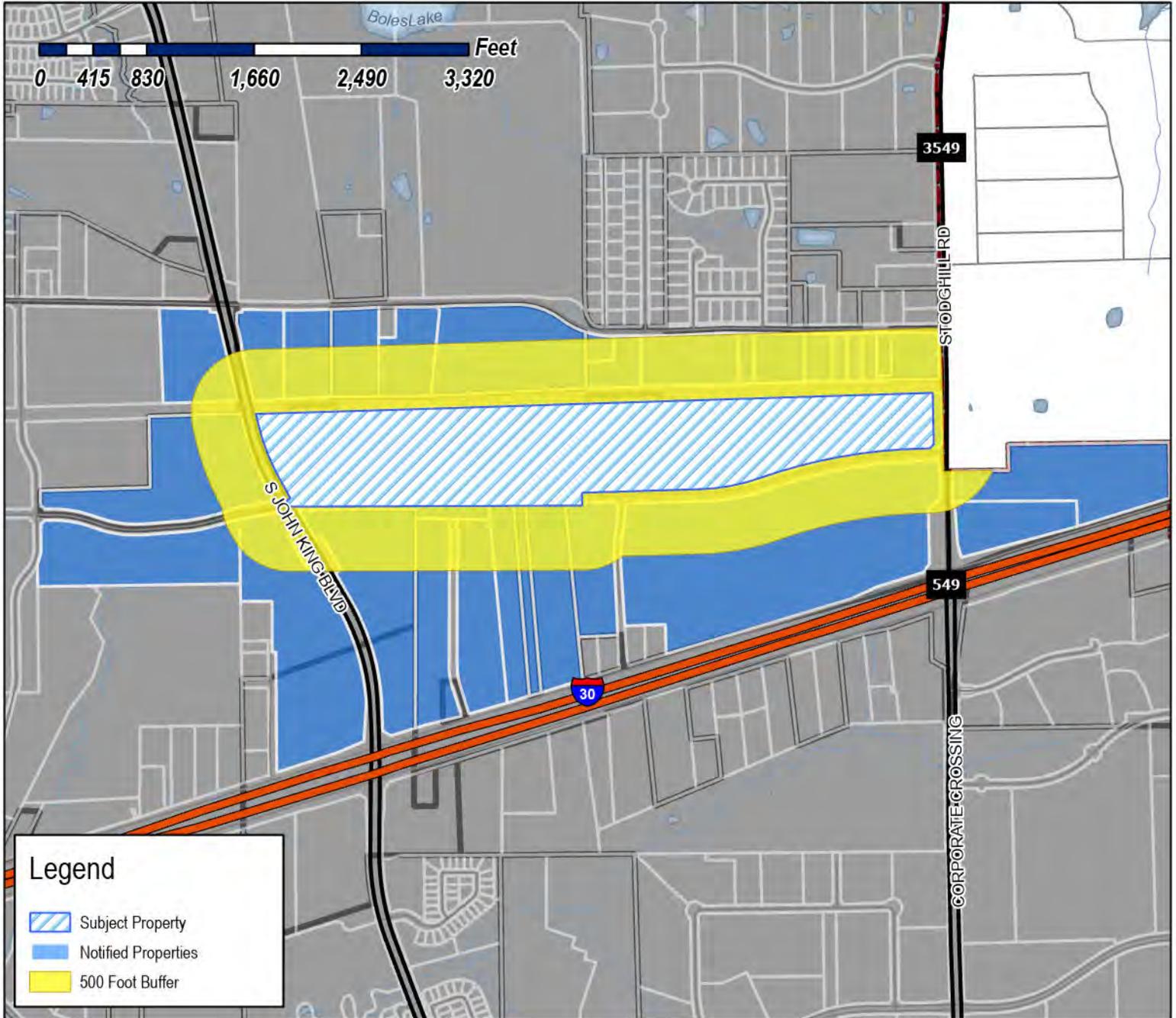




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For Questions on this Case Call: (972) 771-7745



COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1600 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1890 AIRPORT RD  
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS  
1930 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER JOHN STANLEY  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2140 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2150 AIRPORT RD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

PLATFORM ROCKWALL LP  
ATTN JUSTIN T DAY  
3616 Far West Blvd Ste 117-314  
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC  
835 Tillman Dr  
Allen, TX 75013

ROCKWALL 549/130 PARTNERS LP  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589

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

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75132

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF  
ROCKWALL COUNTY  
PO BOX 910  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2026-007: Zoning Change from AG and LI to PD**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-007: Zoning Change from AG and LI 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.

February 21, 2026

Mr. Henry Lee  
Rockwall Planning and Zoning Dept  
385 S. Goliad Street  
Rockwall, Texas 75087

Subject: Written Opposition To Proposed Rezoning to PD (Buffer and Compatibility Concerns)  
Property Address: [REDACTED]

To Mr. Lee:

I respectfully submit this written comment regarding the proposed rezoning of the vacant tract within 500 feet of my property.

While my property is not being rezoned, I have owned my home since 1994 and have lived through significant changes in this area, including annexation into the City, roadway expansion from a rural road to a four-lane corridor, and major surrounding development such as the recent IKEA and residential approvals.

My neighborhood consists of six homes that have remained stable despite these changes. The active railroad corridor has historically functioned as a transition boundary between higher-intensity uses and our residential enclave.

This proposed Planned Development introduces commercial entitlements up to that railroad boundary, reducing the remaining transitional buffer that has protected our homes.

My concerns are focused on:

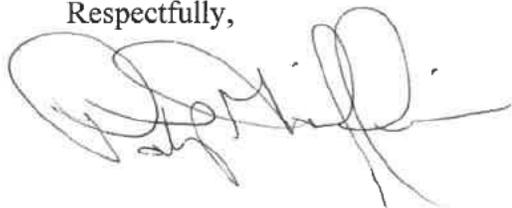
- Compatibility with the City's Comprehensive Plan
- Adequacy of transitional buffering between commercial and residential uses
- Cumulative impact of successive intensification in this corridor
- Long-term stability and property value protection for existing homeowners

Rail corridors are commonly recognized planning features used to separate differing land-use intensities. When development reaches that boundary without sufficient transition standards, the result can be incremental commercial encroachment that undermines neighborhood stability.

I respectfully request that the Commission carefully evaluate whether this proposal maintains the Comprehensive Plan's principles of orderly growth, compatibility, and protection of established residential areas.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Patty Griffin', with a long horizontal flourish extending to the right.

Patty Griffin



# PUBLIC NOTICE



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

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

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

### Z2026-007: Zoning Change from AG and LI to PD

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

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

### Case No. Z2026-007: Zoning Change from AG and LI 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.

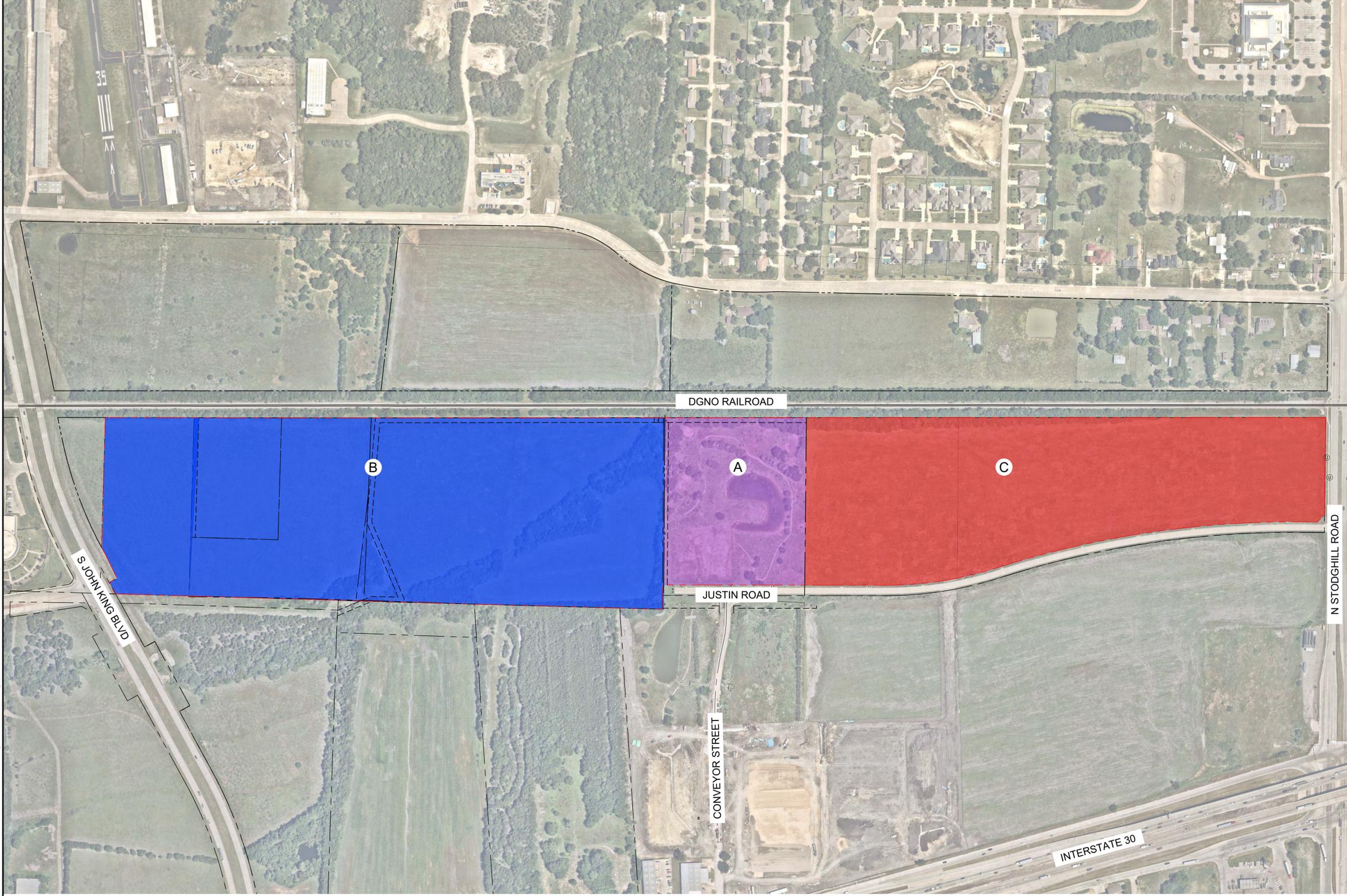
*This is directly behind my home. Light industrial and commercial will drastically increase light and noise pollution as well as traffic. Commercial development will also mean "landscaping" which is detrimental to our homesteading way of life. (killing gardens + affective bees) This will impact all surrounding neighborhoods <sup>not</sup> for the better. Please for the sake of Rockwall and our children in the area, Vote No! Please don't push your citizens out!*

Name: *Ryan + Jessica Valentine*  
Address: [Redacted]

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

EPG2276L\_DWG2025023\_L432 521146\_Locals.dwg 07/19/2025 10:51 AM EPG2276L\_DWG2025023\_L432 521146\_Locals.dwg 07/19/2025 10:51 AM DSA  
 XREFS: none  
 PLOTTED BY: none  
 PLOT DATE: 2/20/2026 5:13 PM  
 DWG NAME: Subdistrict Planning

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. None of the information on this document shall be construed as an offer of insurance or any other financial product. It is intended only for the specific purpose and client for which it was prepared. None of the information on this document shall be construed as an offer of insurance or any other financial product.



LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
PROPOSED LIGHT INDUSTRIAL	Blue
PROPOSED LIGHT INDUSTRIAL	Purple
PROPOSED COMMERCIAL	Red

- NOTES**
- THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
  - NEARMAP AERIAL PUBLISHED 01/23/2025

No.	REVISIONS	DATE

**Kimley** **Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-8820  
WWW.KIMLEY-HORN.COM TX-F328

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

**P.L.L.C. KIMLEY HORN**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
 Project: DALLAS ADAME  
 No. 138332 Date: FEB. 2026

KHA PROJECT	06607707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

**COLLIER INDUSTRIAL**  
 PREPARED FOR  
**BROADDUS PLANNING**

TX  
 ROCKWALL

**SUBDISTRICT PLAN**

SHEET NUMBER  
**EX-C**

KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-9820  
 WWW.KIMLEY-HORN.COM TX F-528  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.



No.	REVISIONS	DATE

**Kimley»Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-9820  
 WWW.KIMLEY-HORN.COM TX F-528  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 K.A. BLAINE D. MIKULIK  
 L.A. No. 3458 DATE:

KHA PROJECT	06607707
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

**COLLIER INDUSTRIAL**  
 PREPARED FOR  
**BROADDUS PLANNING**  
 ROCKWALL TX

**LANDSCAPE**  
**EXHIBIT**

SHEET NUMBER  
**LP 0.00**









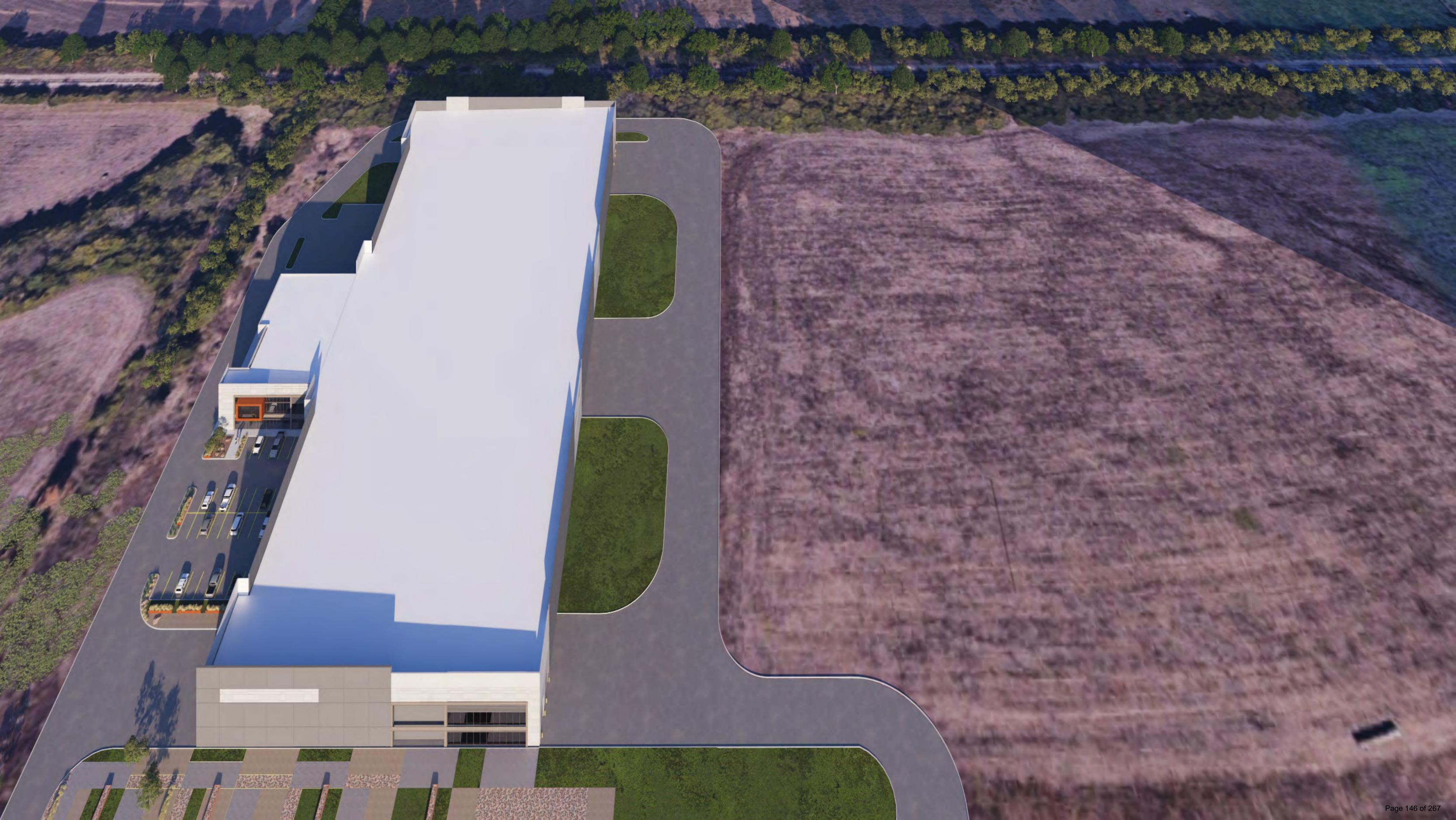


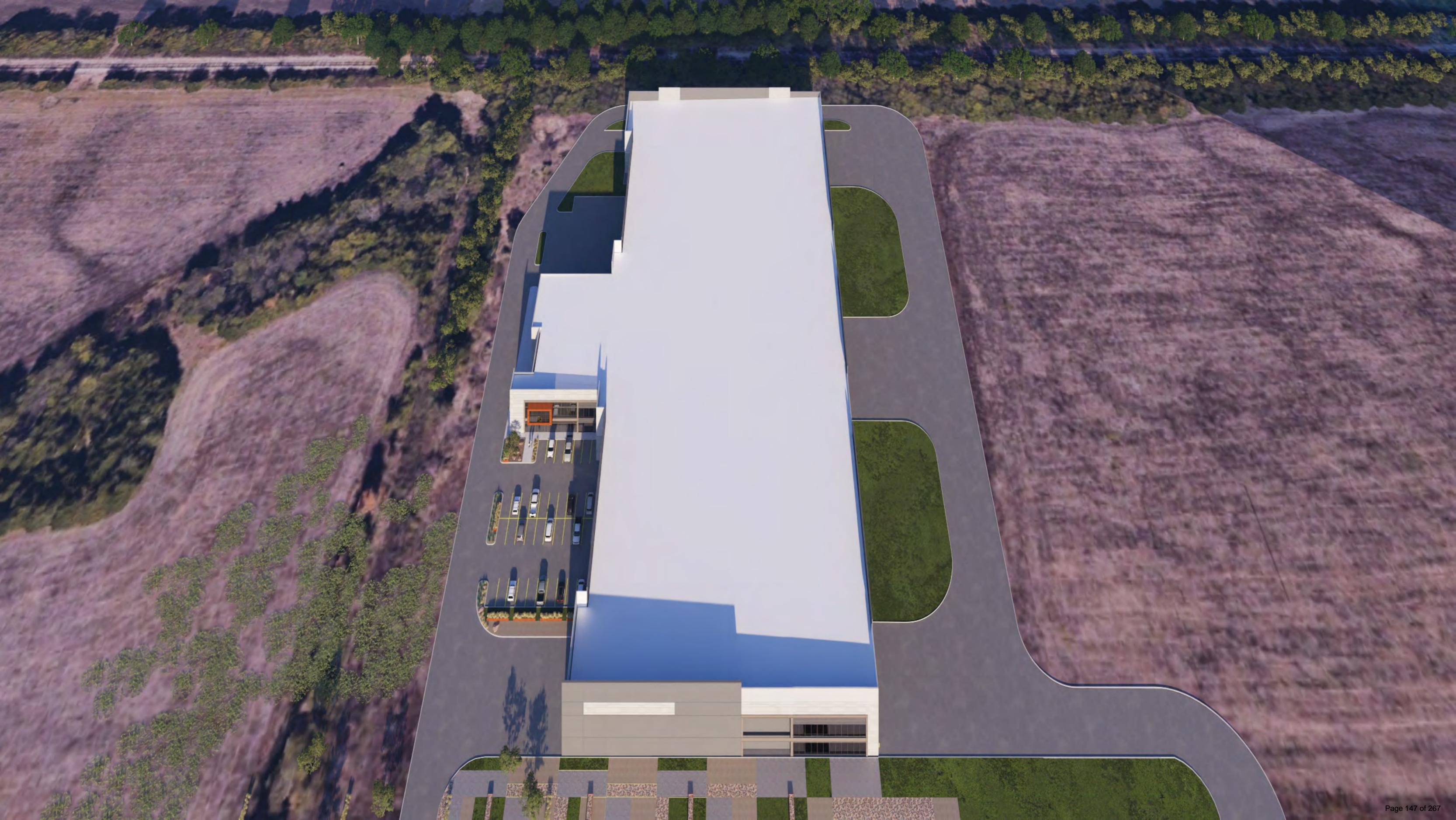










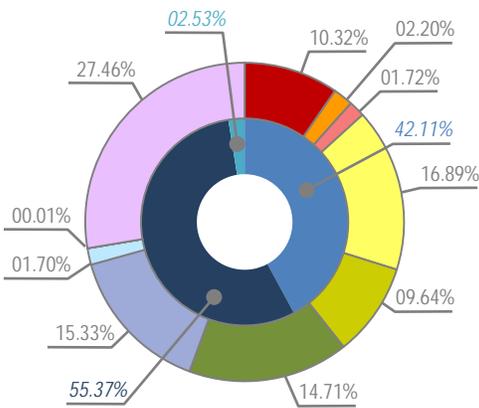


# 01 CENTRAL DISTRICT DISTRICT STRATEGIES

## DISTRICT DESCRIPTION

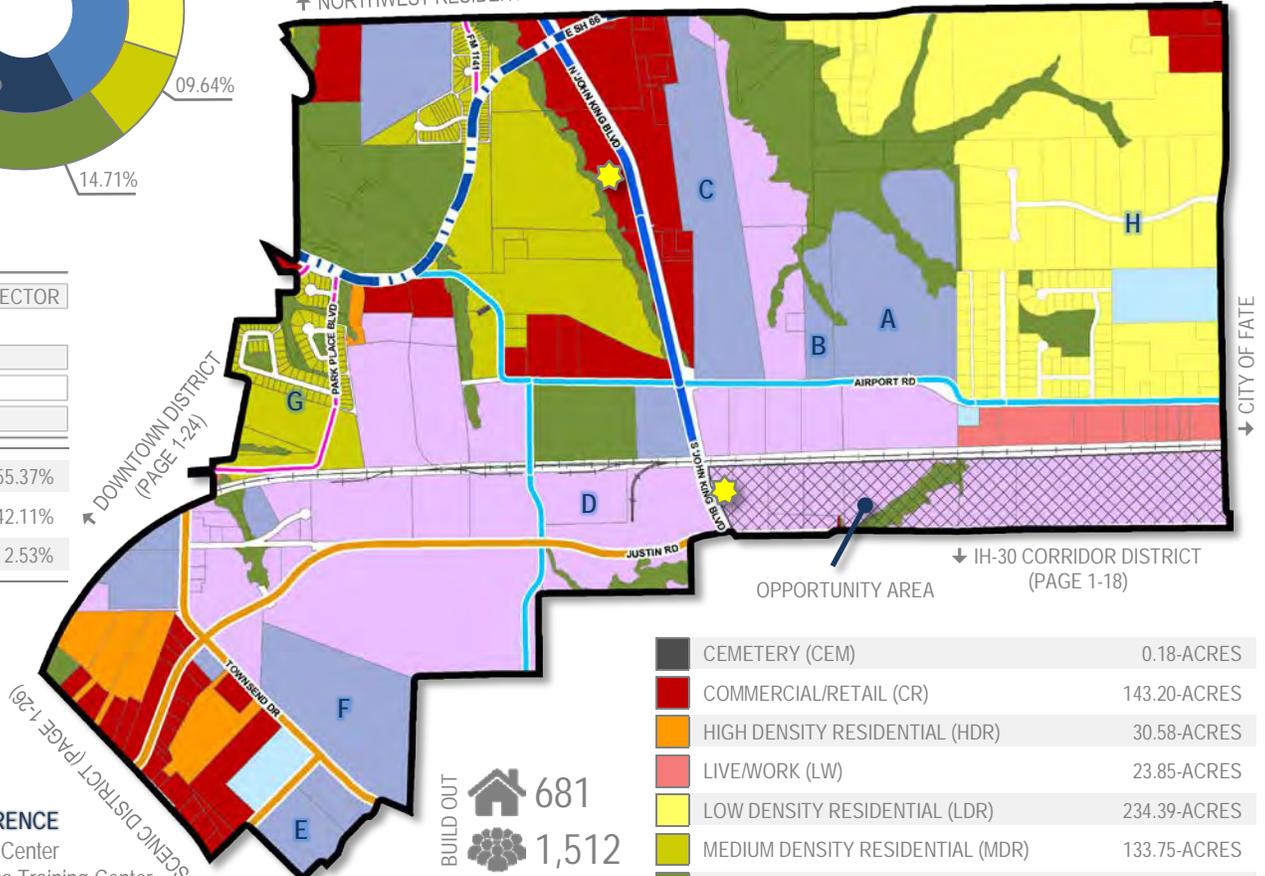
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25)    ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



## POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

**CURRENT**  
 220  
 71  
 488

**BUILD OUT**  
 681  
 1,512  
**% OF ROCKWALL**  
 1.10%  
 3.91%  
 0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

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

**QUASI-PUBLIC (QP)**



## ● TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. *Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
- 2 Secondary Land Uses: Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
- 3 Zoning Districts: Light Industrial (LI) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Technology Park
- 2 Channell Commercial Corporation



## SPECIAL DISTRICTS ● ● ● ●

### ● LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
- 2 Secondary Land Uses: Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
- 3 Zoning Districts: Residential-Office (RO) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 N. Goliad Street Between East Fork Road and the Downtown
- 2 West Side of Ridge Road after the SH-205/Ridge Road Split
- 3 N. Goliad Street Across from the YMCA



### ● MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Parks, Open Space, Trails, and Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Commons
- 2 Harbor District

### ● DOWNTOWN (DT)

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 AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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 *Subdistrict 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 amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, 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 the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, 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 *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 [UDC]*), 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 6<sup>th</sup> DAY OF APRIL, 2026.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2026

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

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

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

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

a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

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

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

DRAFT  
ORDINANCE  
03.16.2026

**Exhibit 'B'**  
**Subdistrict Plan**



**Exhibit 'C'**  
Concept Plan for Subdistrict A



**Exhibit 'D'**  
**Conceptual Building Elevations for Subdistrict A**



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

**(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS**

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

- (1) Subdistrict A & B. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.
- (2) Subdistrict C. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

**(B) PROCESSES FOR EACH SUBDISTRICT**

- (1) Subdistrict A. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (i.e. *Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC) --* shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan for Subdistrict A* if it is determined that the *PD Site Plan* does not meet the intent of this Planned Development District Ordinance
- (2) Subdistrict B. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.
- (3) Subdistrict C. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC) --* shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.
- (4) PD Site Plans. If a *PD Site Plan* is submitted that does not meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

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

procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does not meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* or an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and this ordinance.

**(C) GENERAL STANDARDS.**

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) Development Standards. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) Landscape Buffers. All landscape buffers shall be provided as follows:

(a) Landscape Buffer Adjacent to the N. John King Boulevard. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) Landscape Buffer Adjacent to Stodghill Road (FM-3549). A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B'). A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) Landscape Buffer Adjacent to Justin Road (Subdistrict 'C'). A minimum of a 20-foot

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

landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland). A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) VariANCES/Exceptions. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

**(D) SUBDISTRICT A:**

- (1) **Concept Plan.** Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.
- (2) **Building Elevations.** Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.
- (3) **Permitted Land Uses.** Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly **Prohibited**:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GOVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

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

- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

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

- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (I.E. MONOPOLE OR A SIMILAR STRUCTURE)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) Density and Development Standards. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

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

Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted By-Right:

- HELIPAD

(b) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

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

- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

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

- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (I.E. MONOPOLE OR A SIMILAR STRUCTURE)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) ***Density and Development Standards.*** Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B* -- as depicted on the *Subdistrict Plan* contained in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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

(F) SUBDISTRICT C:

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS <sup>(1)</sup>
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE <sup>(2)</sup>
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

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

- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

**NOTES:**

- (1): UNLESS ACCESSORY TO A SPA OR HAIR SALON.
- (2): UNLESS ACCESSORY TO A GENERAL RETAIL STORE.

(2) **Density and Development Standards.** Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	25'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	10'
MINIMUM REAR YARD SETBACK <sup>(2)</sup>	10'
MINIMUM BETWEEN BUILDINGS <sup>(2)</sup>	15'
MAXIMUM BUILDING HEIGHT <sup>(3)</sup>	60'
MAXIMUM LOT COVERAGE <sup>(4)</sup>	60%
MINIMUM LANDSCAPING	20%

**GENERAL NOTES:**

- <sup>1</sup>: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- <sup>2</sup>: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- <sup>3</sup>: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- <sup>4</sup>: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.



# 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:** March 16, 2026

**APPLICANT:** Javier Silva; *JMS Custom Homes*

**CASE NUMBER:** Z2026-008; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 213 S. Clark Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 15, 1983. Based on aerial images, an existing single-family home was situated on the subject property as of February 2014; however, this home was removed from the property through a demolition permit [DEM2014-009], which was issued on July 22, 2014. On August 14, 2014, the Board of Adjustments (BOA) approved *Order No. BOA 2014-5-V* approving a variance to reduce the front yard setback from 20-feet to ten (10) feet; however, no building permit was submitted associated with this request.

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

The subject property is located at 213 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land [*i.e.* 201, 205, 209 & 211 S. Clark Street] developed with single-family homes. Beyond this is Washington Street, which is classified as a A4D (*i.e.* arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is an 18.4070-acre parcel of land [*i.e.* Lot 1, Block A, Rockwall School Addition, No. 1] developed with a school (*i.e.* Howard Dobbs Elementary). All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Hartman Street, which is classified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of six (6) different subdivisions [*i.e.* B.F. Boydston, Shaw, Clark Street Homesite, Haley and Kyle, Harris, & Allen Hogue Subdivisions] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Boydston

Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land [i.e. 705 & 707 Hartman Street] developed with single-family homes that make up part of the Richard Harris No. 3 Subdivision. Beyond this is Wade Drive, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a vacant 0.66-acre tract of land [i.e. Tract 60 of the R. Ballard Survey, Abstract No. 29]. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of three (3) different subdivisions [i.e. Dawson, B.F. Boydston, & Pittman Subdivisions]. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District. West of this is Tyler Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is within 500-feet of the Dawson Subdivision which has been in existence for more than ten (10) years, consists of 16 lots, and is 100% developed. The *Permissible Use*

Charts contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1911-2025	N/A
Building SF on Property	1,209 SF – 3,373 SF	3,604 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	10-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick, Siding, and Stone	Board & Batten Siding
Paint and Color	Grey, White, Red, Orange, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be a j-swing garage facing onto Hartman Street.

Overall, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along S. Clark Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On February 18, 2026, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice back in opposition of the applicant’s request.

**CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘B’* of the draft ordinance.

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

#### **PLANNING AND ZONING COMMISSION**

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley 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 **213 S Clark St 75087** PID **14424**

SUBDIVISION **B F BOYDSTUN** LOT \_\_\_\_\_ BLOCK **48B**

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	<b>SixFold Ventures</b>	<input checked="" type="checkbox"/> APPLICANT	<b>JMS Custom Homes</b>
CONTACT PERSON	<b>Ruben Fragoso</b>	CONTACT PERSON	<b>Javier Silva</b>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 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." April Ridley-Cutts

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026.

OWNER'S SIGNATURE

*Ruben Fragoso*

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Virginia  
County of ~~Chesapeake~~ \_\_\_\_\_

*April Ridley-Cutts*



REGISTRATION NUMBER  
00358833  
COMMISSION EXPIRES  
July 31, 2029

MY COMMISSION EXPIRES 07/31/2029

[Notarized remotely online using communication technology via Proof.]



Z2026-008: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 213 S. Clark Street

0 25 50 100 150 200 Feet

S CLARK ST

HARTMAN ST

WAIDE DR

SF-7

Case Location Map = 



# City of Rockwall

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

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

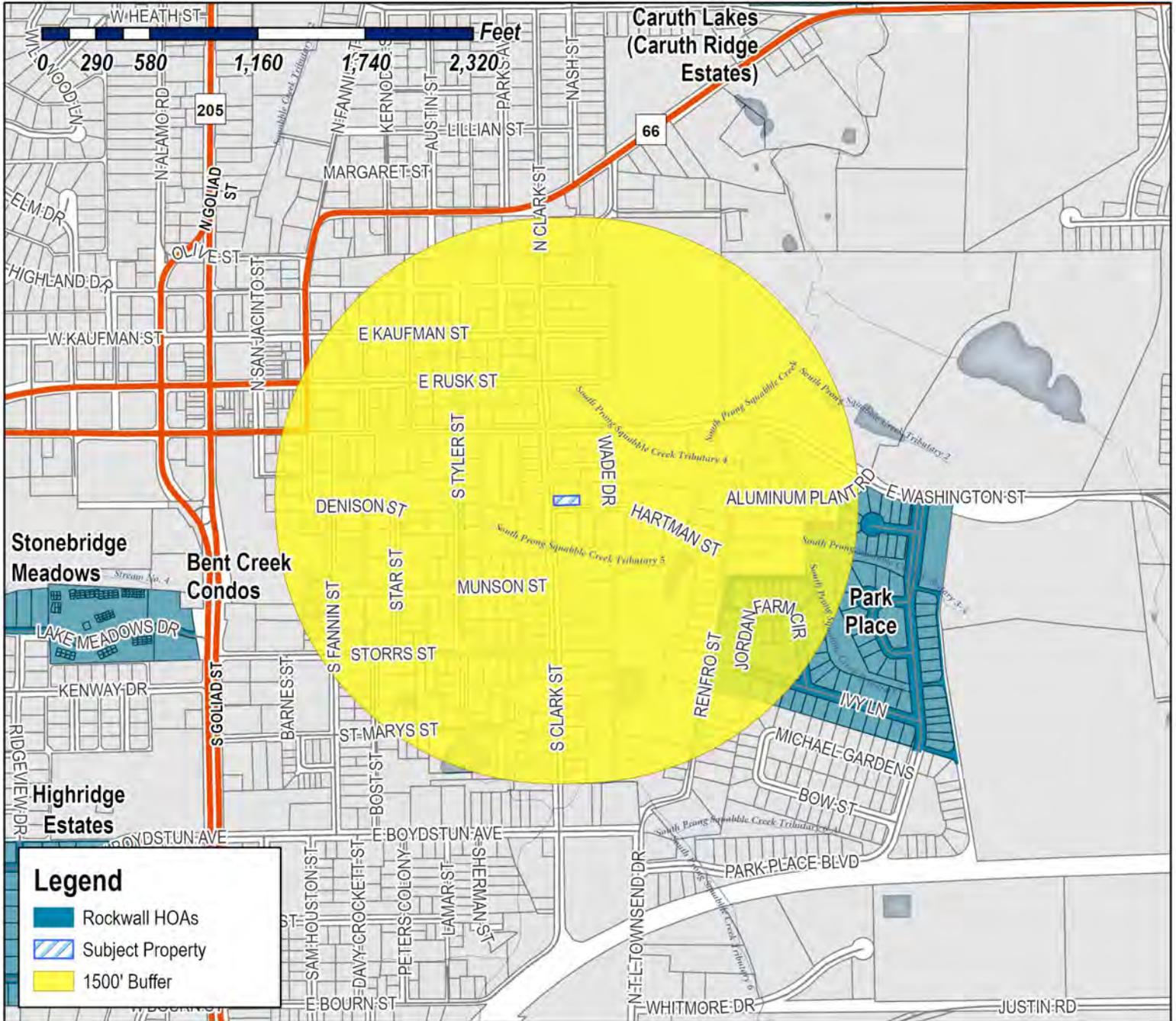




# City of Rockwall

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

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**Case Number:** Z2026-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 213 S. Clark Street

**Date Saved:** 2/13/2026  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-008]  
**Date:** Thursday, February 19, 2026 1:48:13 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

*Melanie Zavala*

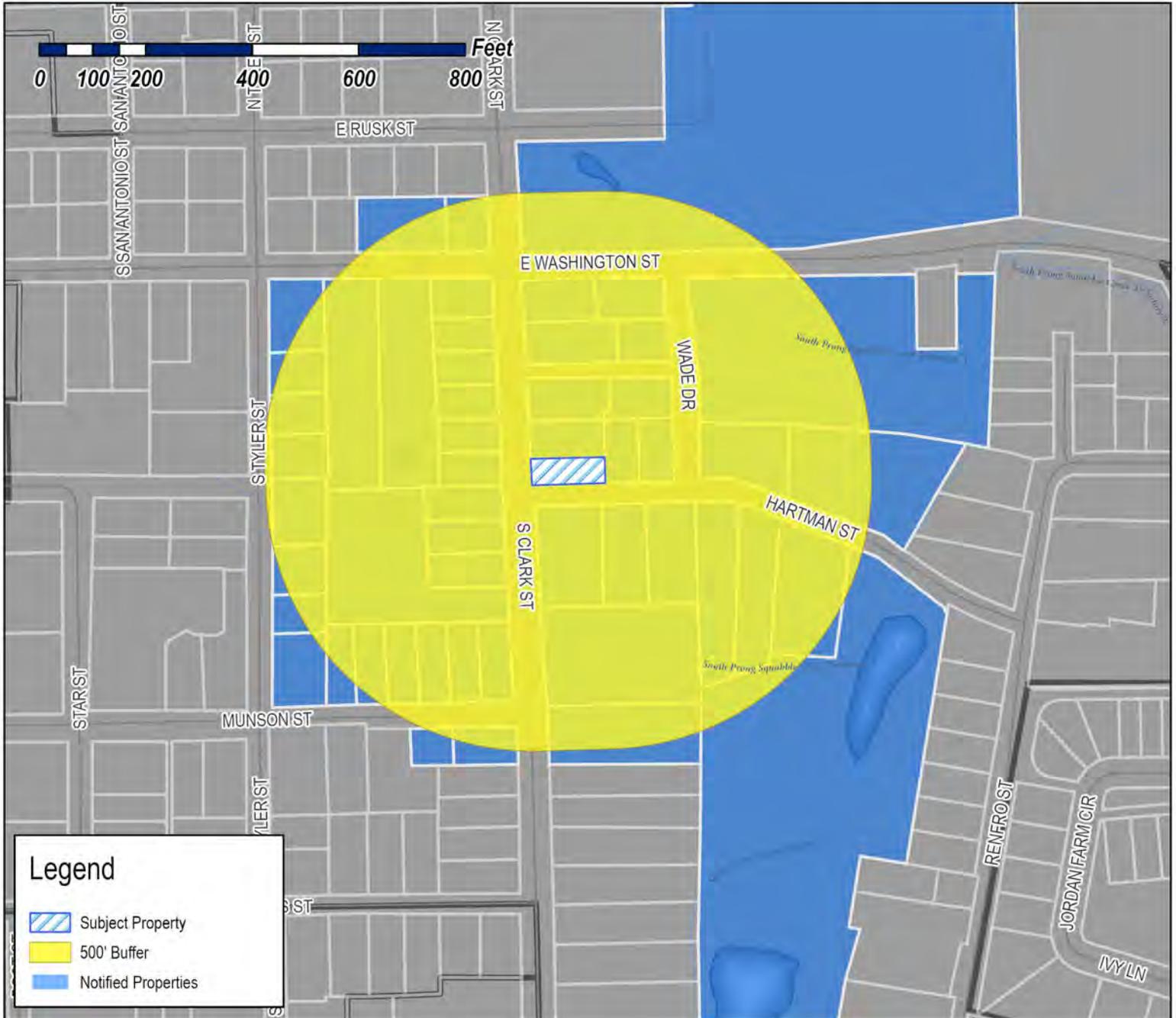
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2026-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 213 S. Clark Street



**Date Saved:** 2/13/2026

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

RESIDENT  
106 SCLARK ST  
ROCKWALL, TX 75087

TRES PUERTAS LLC  
2002 Primrose Dr  
Richardson, TX 75082

JORDAN JOHN & ALLISON  
201 S Clark St  
Rockwall, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
204 SCLARK ST  
ROCKWALL, TX 75087

FOX JONATHAN  
205 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
205 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
206 SCLARK ST  
ROCKWALL, TX 75087

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

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
208 SCLARK ST  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

HARRIS DARRIN COLE  
210 GLENN AVE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
210 SCLARK ST  
ROCKWALL, TX 75087

WELLS RHONDA  
210 WADE DR  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
211 TYLER ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
213 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
213 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
214 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
215 TYLER ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
306 SCLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 SCLARK ST  
ROCKWALL, TX 75087

TWOMEY ELIZABETH  
307 TYLER STREET  
ROCKWALL, TX 75087

RESIDENT  
309 TYLER ST  
ROCKWALL, TX 75087

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

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

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

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

WALKER KELLI & JESSICA  
603 E Rusk St  
Rockwall, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

WALLACE KATHERINE  
608 E WASHINGTON ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

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

RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
707 HARTMAN ST  
ROCKWALL, TX 75087

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

RESIDENT  
709-711 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

RESIDENT  
801 EWASHINGTON  
ROCKWALL, TX 75087

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

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L Townsend Dr Ste 100  
Rockwall, TX 75087

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

# PUBLIC NOTICE



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

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

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

## Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2026-008: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

# PUBLIC NOTICE



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

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Rockwall Planning and Zoning Dept.  
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Rockwall, TX 75087

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Sincerely,

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



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

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

### Case No. Z2026-008: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

*Please See attached Reasons*

Name: *Kim Armstrong*

Address: [REDACTED]

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

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

**Kim Armstrong**

March 6th

**City of Rockwall Planning and Zoning Commission**

385 S. Goliad Street  
Rockwall, TX 75087

**Re: Opposition to Proposed Zoning Change / Development in the Historic District-** for address- 213 S. Clark St.

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed zoning change and development plans for the property on South Clark Street within Rockwall's historic district area.

As a homeowner in this neighborhood, and as someone with experience in the design and building industry, I am deeply concerned about the long-term impact this type of development could have on the integrity, scale, and character of our historic community. My home was built in the 1800s, and I purchased it because I value the charm, preservation, and architectural character that make this part of Rockwall so special.

My concern is not with the idea of building on the property in and of itself. If this were a situation in which an individual sought to build a home for personal use with a sincere desire to preserve and respect the historic nature of the neighborhood, I would not be opposed. Thoughtful infill, when done with care and restraint, can be appropriate.

However, I am concerned that this proposed development appears to be driven primarily by investment and resale objectives rather than by a commitment to preserving the historic integrity of the district. In my professional experience, profit-driven development often creates pressure to increase square footage and reduce construction quality in order to maximize return. That combination is rarely compatible with the scale, craftsmanship, and architectural sensitivity that a historic neighborhood requires.

Once the character of a historic district begins to erode, it is extremely difficult to restore. Allowing projects that prioritize financial gain over contextual design sets a precedent that could gradually diminish the very qualities that make downtown Rockwall desirable and distinctive. This neighborhood should be protected not only for current residents, but for future generations who deserve to experience its unique historic charm.

I respectfully urge the Commission to deny any zoning change or development proposal that would compromise the scale, quality, and historic character of this neighborhood. Please preserve the integrity of this district and ensure that any future development is held to a standard that genuinely reflects the architectural and cultural value of Old Town Rockwall.

Thank you for your time and consideration.

Sincerely,



SITE PLAN NOTES:  
 1. BUILDER TO VERIFY ALL UTILITY LOCATIONS.

SQUARE FOOTAGE CALCS

SF	AREAS
144	FIRST FLOOR PLAN
144	ESTIMATED SECOND FLOOR PLAN
2105	TOTAL CONDITIONED
591	2 CAR GARAGE
41	COVERED FRONT PORCH
255	COVERED PATIO
819	TOTAL
3404	TOTAL UNDER ROOF

FAR: IMPERVIOUS / 6412 SF LOTCOVER  
 SF = 2194/6412 = 44%

A NEW RESIDENCE  
 213 S. CLARK STREET  
 JMS CUSTOM HOMES

ISSUE LOG

DATE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE	DESCRIPTION	REV. NO.

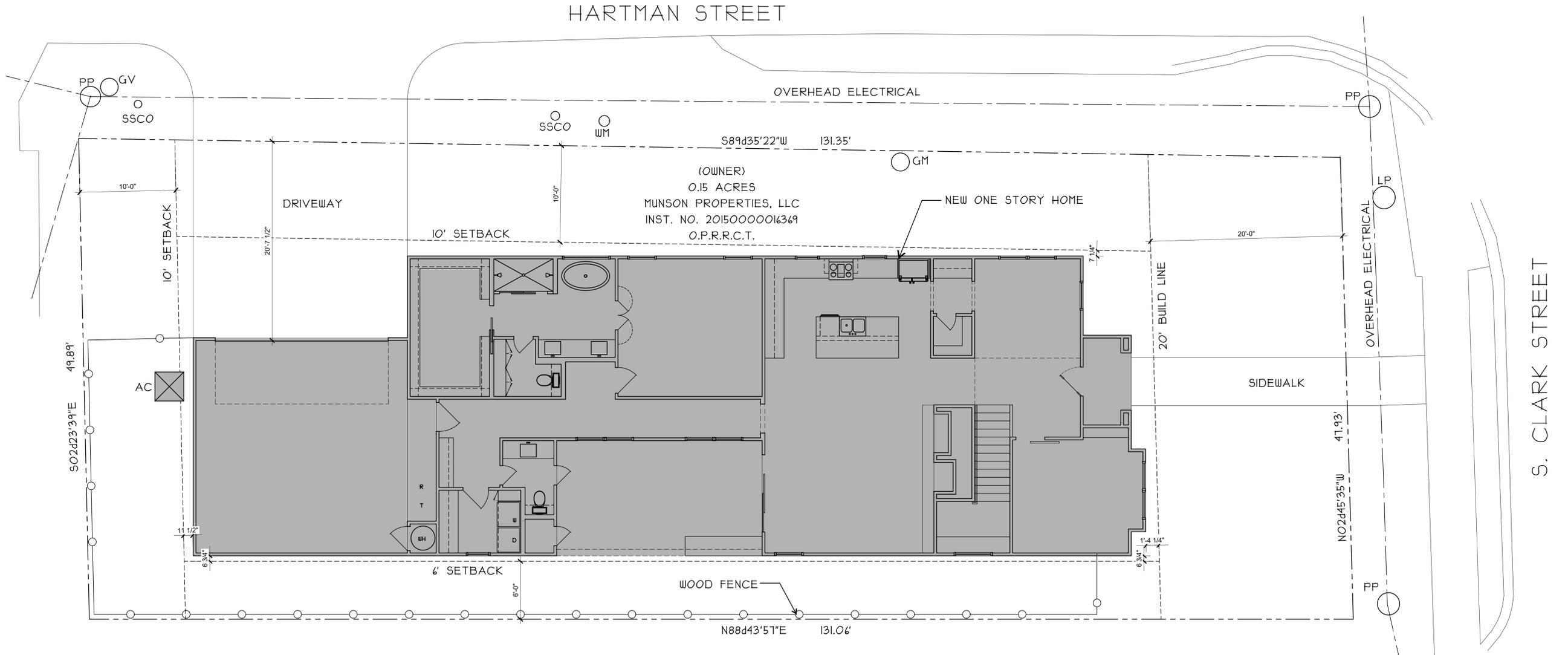
- ISSUED FOR:
- PRELIMINARY -
  - BIDDING / PERMIT
  - REVISION
  - FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-514-9462  
 DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-284-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

SHEET NO.  
**A2.1**  
 ARCHITECTURAL SITE PLAN



**1** ARCHITECTURAL SITE PLAN  
 Scale: 3/16" = 1'-0"  
 NORTH

A NEW RESIDENCE  
 213 S. CLARK STREET  
 JMS CUSTOM HOMES

**ISSUE LOG**

DATE	DESCRIPTION
02/12/26	SUP

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



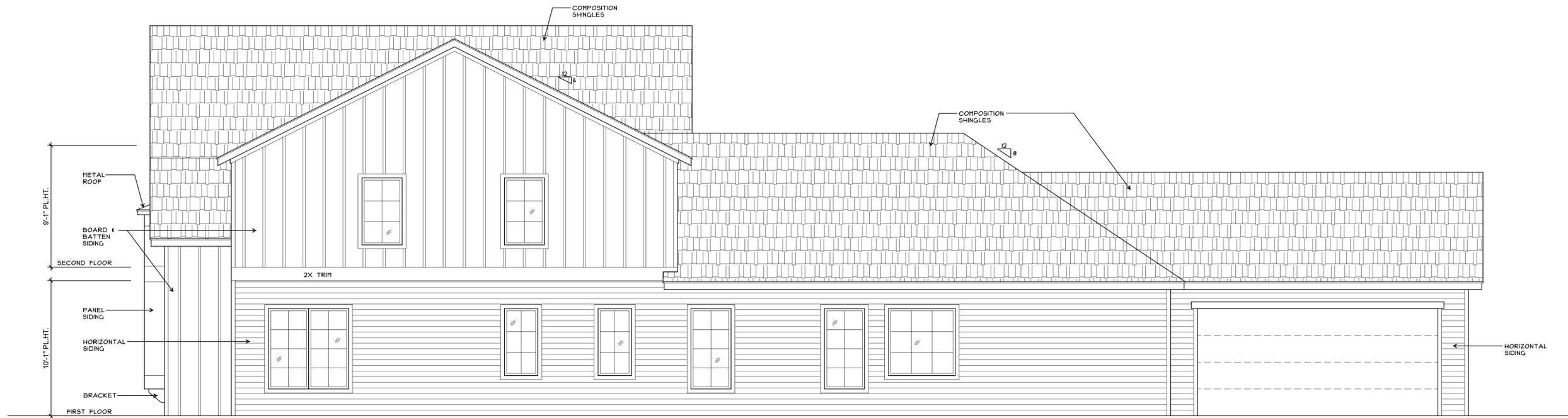
FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-514-9462  
 DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-284-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

SHEET NO.

**A5.1**  
 ELEVATIONS



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



**1 WEST ELEVATION**  
 Scale: 1/4" = 1'-0"







# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

## ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
201 S. Clark Street	Single-Family Home	1911	3,373	240	Siding
202 S. Clark Street	Single-Family Home	1990	2,254	160	Siding
204 S. Clark Street	Single-Family Home	1980	1,658	N/A	Siding
205 S. Clark Street	Single-Family Home	1980	2,761	140	Siding
206 S. Clark Street	Single-Family Home	1985	1,209	N/A	Siding
208 S. Clark Street	Single-Family Home	1985	1,670	100	Siding
209 S. Clark Street	Single-Family Home	1980	1,690	36	Siding
210 S. Clark Street	Single-Family Home	1950	1,800	N/A	Siding
211 S. Clark Street	Single-Family Home	1999	2,345	64	Siding
212 S. Clark Street	Single-Family Home	1960	1,295	100	Siding
213 S. Clark Street	Vacant	N/A	N/A	N/A	N/A
214 S. Clark Street	Single-Family Home	1975	1,896	N/A	Siding
	AVERAGES:	1972	1,996	120	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



201 S. Clark Street



202 S. Clark Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



204 S. Clark Street



205 S. Clark Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



206 S. Clark Street



208 S. Clark Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



209 S. Clark Street



210 S. Clark Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



211 S. Clark Street



212 S. Clark Street



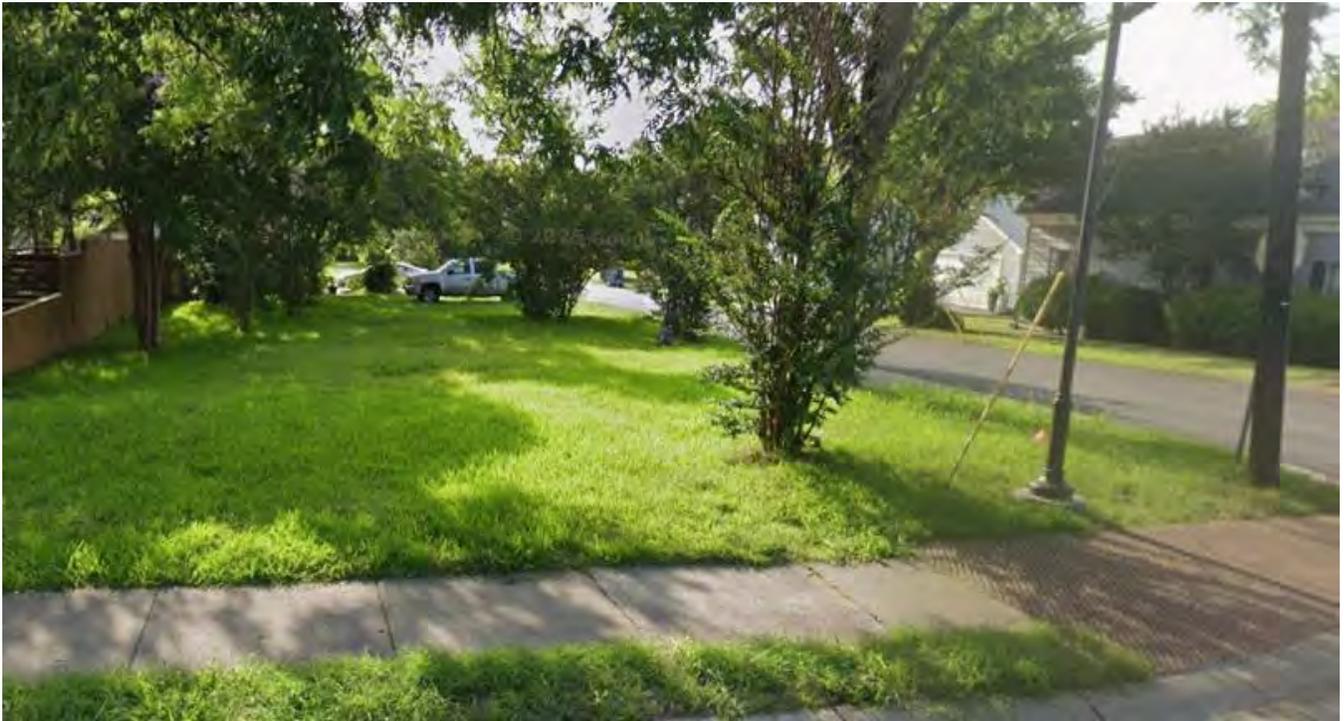
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

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



213 S. Clark Street



214 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME A ON A 0.150-ACRE TRACT OF LAND, IDENTIFIED AS BLOCK 48B OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.150-acre tract of land identified as Block 48B of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF APRIL, 2026.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2026

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

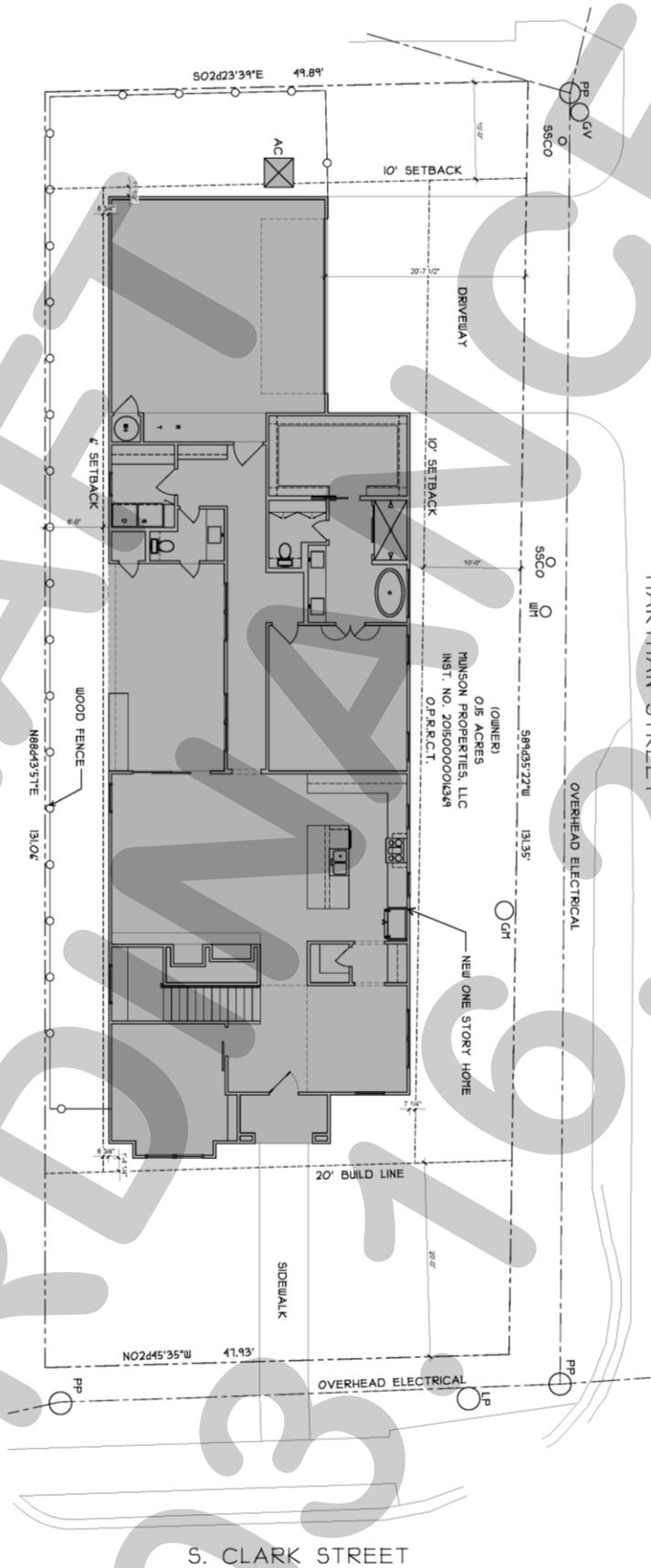
**Exhibit 'A':  
Location Map**

Address: 213 S. Clark Street

Legal Description: Block 48B of the B.F. Boydston Addition



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



5. CLARK STREET

Exhibit 'C':  
Building Elevations





# 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:** March 16, 2026

**APPLICANT:** Manuel Tijerina

**CASE NUMBER:** Z2026-010; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 709 Forest Trace*

### SUMMARY

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

On August 21, 2023, the City Council approved *Ordinance No. 23-42, S-309 [i.e. Case No. Z2023-031]* to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (i.e. *Building Permit No. RES2024-747*), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the completion of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, *Expiration*, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property (as seen in *Figure 1*). This also resulted in the expiration of *Ordinance No. 23-42* in accordance with the requirements Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the



**FIGURE 1.** STOP WORK ORDER POSTED ON THE SUBJECT PROPERTY



**FIGURE 2.** GRADING WORK COMPLETED AFTER THE STOP WORK ORDER

Unified Development Code (UDC). This section of the code states that a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the Unified Development Code (UDC).

Staff is obligated to note, that despite the stop work order being posted and the building permit and Specific Use Permit (SUP) being expired, the applicant did re-grade the property as depicted in *Figure 2* after these actions were taken. On February 13, 2026, the applicant did resubmit a new development application requesting a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*.

## **PURPOSE**

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

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 709 Forest Trace. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is are three (3) parcels of land (*i.e. 703, 705, and 707 Forest Trace*) developed with single-family homes. North of these properties is W. Boydston Avenue, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is one (1) parcel of land (*i.e. 202 W. Boydston Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 711, 713, 715, and 201 Forest Trace*) developed with single-family homes. Beyond this is the Lake Meadows Subdivision, which consists of 26 single-family residential lots on 18.53-acres. These properties and this subdivision are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 706 and 710 S. Alamo Road*) developed with single-family homes that are zoned Single-Family 10 (SF-10) District. East of this is the intersection of S. Alamo Road and W. Ross Street. Both of these roadways are identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are Lots 1-7 of the Amachris Place Subdivision and Lot 5, Block F, of the Sanger Addition which are zoned Planned Development District 12 (PD-12), as well as a portion of the Sanger Subdivision (*i.e. Lots 6-13, Block M, Sanger Addition*) zoned Zero Lot Line 5 (ZL-5) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 708 and 710 Forest Trace*) developed with single-family homes. East of these are an additional two (2) parcels of land (*i.e. 707 and 709 Ridgeview Drive*) developed with single-family homes and are zoned Single-Family 10 (SF-10) District. Beyond this is Ridgeview Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

*Continued on Next Page ...*



**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is located in the Highridge Estates Subdivision, which has been in existence since 1972, consists of 99 single-family residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Single-Family 10 (SF-10) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Forest Trace	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Forest Trace are oriented towards Forest Trace.	The front elevation of the home will face onto Forest Trace.

Year Built	1976-2003	N/A
Building SF on Property	2,509 SF – 4,730 SF	4,237 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) foot rear yard setback.	10-Feet
Building Materials	HardiBoard/HardiePlank, Brick, and Stone.	Combination of Brick, Stone, and Siding
Paint and Color	White, Cream, Red, Pink, Beige, and Brown	Undefined by the Applicant
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the rear of the homes and not visible from Forest Trace.	The garage will be located in the rear of the proposed home.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Forest Trace and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On February 18, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos, Stonebridge Meadows, and Highridge Estates Homeowner’s Associations (HOAs), which are the only HOA’s or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in opposition to the applicant’s request.

**CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘B’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit ‘C’* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this 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 March 10, 2026, the Planning and Zoning Commission approved a motion to recommend denial with prejudice of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Brock and Bentley absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



# 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: 709 Forest Trace

SUBDIVISION: High Ridge Estates LOT: 13 BLOCK: A

GENERAL LOCATION: S Goliad & Boydston

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

CURRENT ZONING: SF-10 CURRENT USE: VACANT

PROPOSED ZONING: SF-10 PROPOSED USE: New Home Construction

ACREAGE: .248 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 483167 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	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Manuel Tijerina</u>	CONTACT PERSON	<u>Otilio Posadas</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

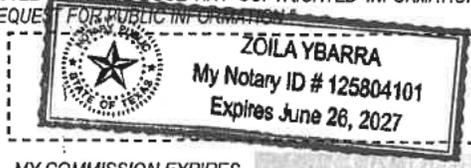
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS 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."

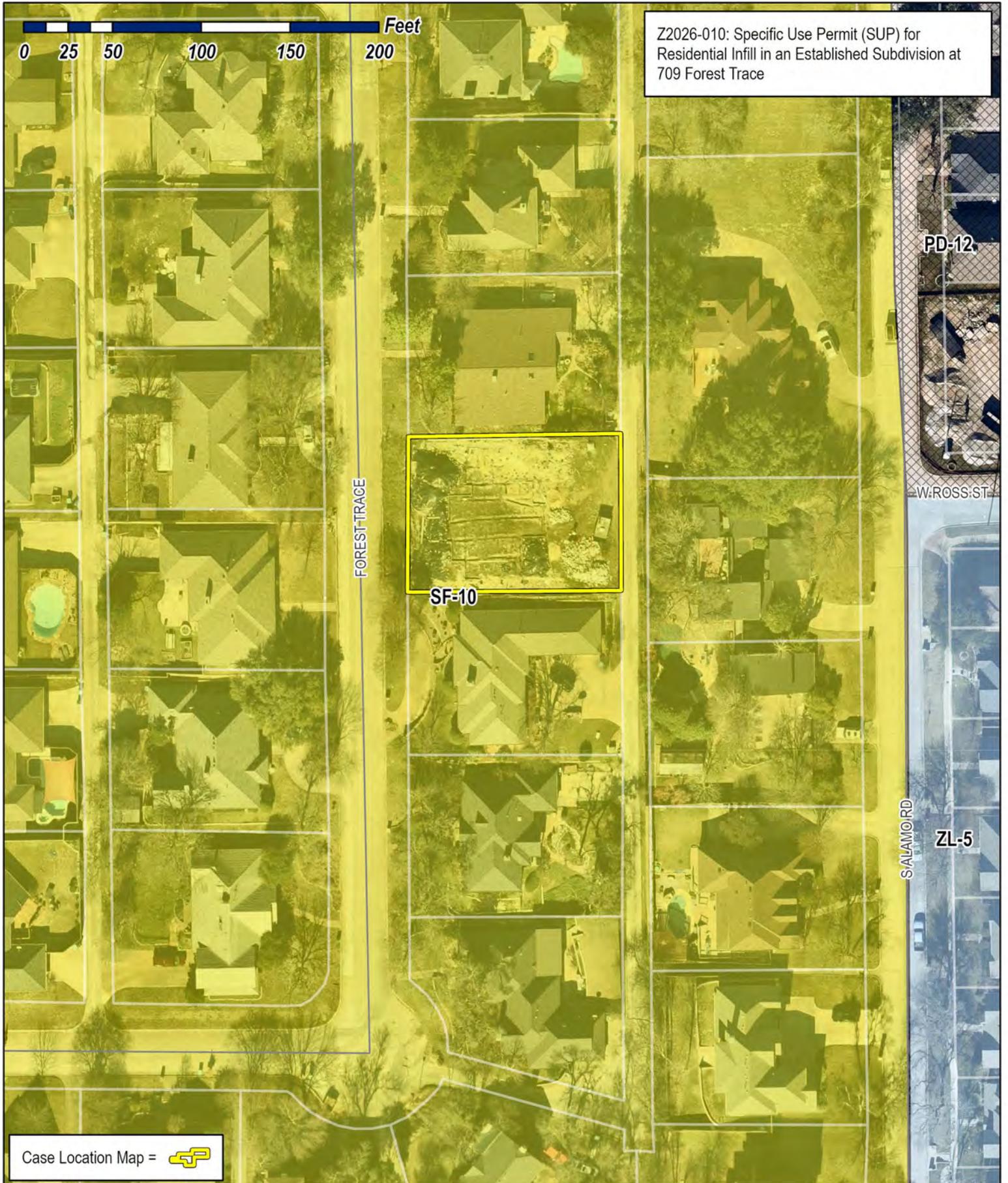
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF January, 2020

OWNER'S SIGNATURE Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Zoila Ybarra



MY COMMISSION EXPIRES \_\_\_\_\_



Z2026-010: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 709 Forest Trace

Case Location Map =



# City of Rockwall

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

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

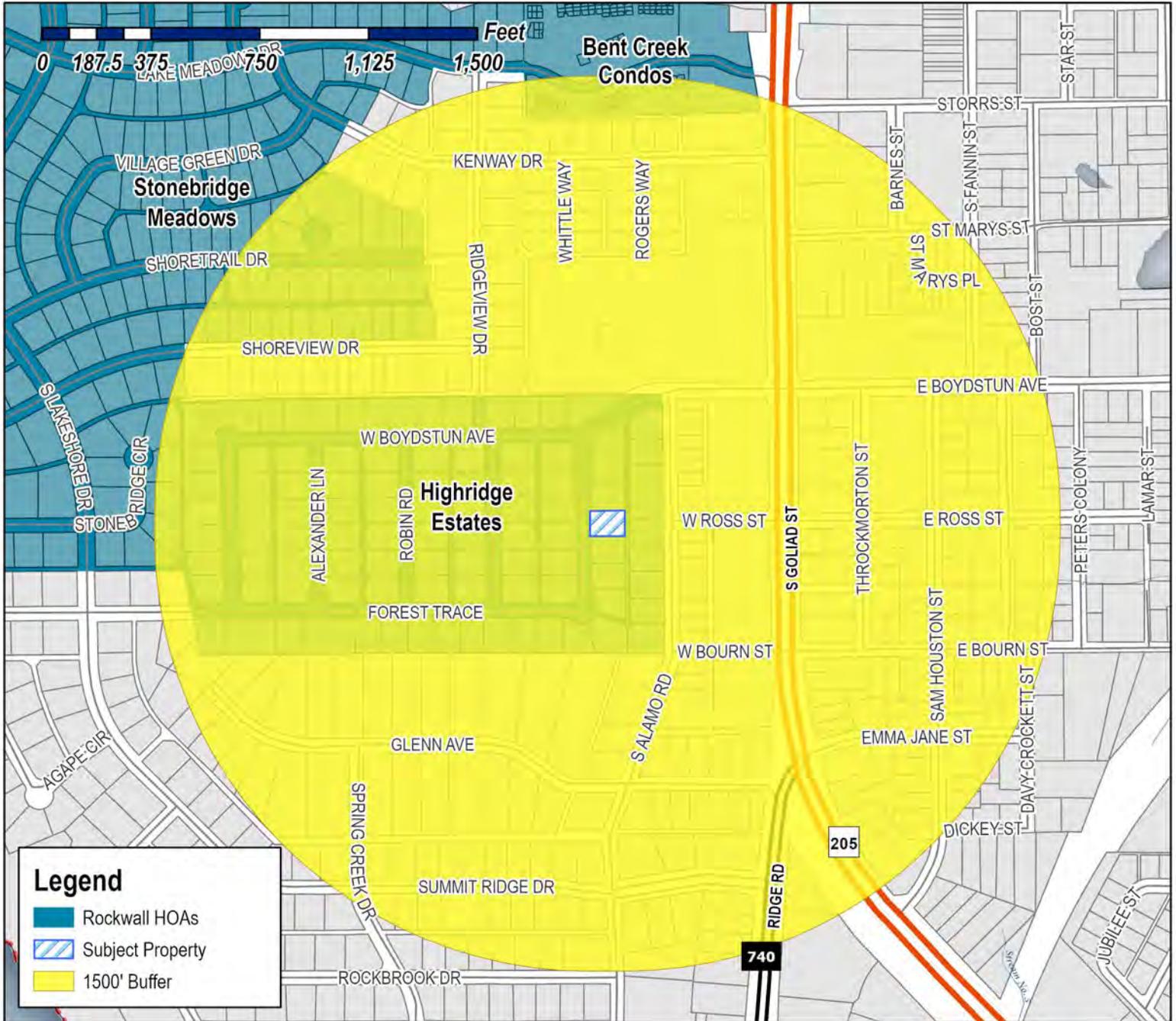




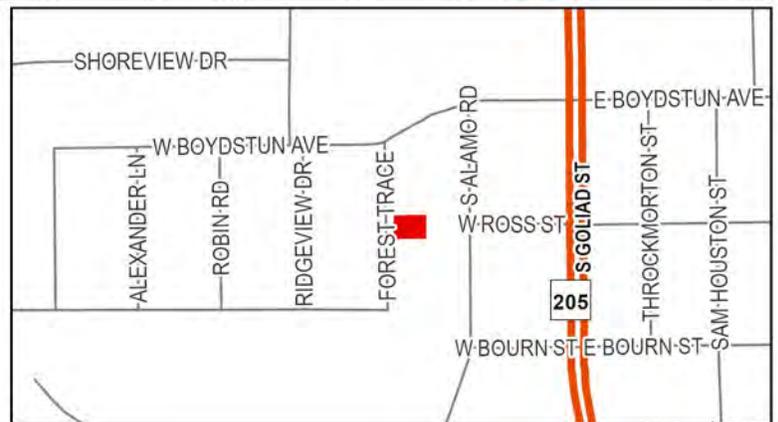
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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace



**Date Saved:** 2/13/2026

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-010]  
**Date:** Thursday, February 19, 2026 1:56:56 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

*Melanie Zavala*

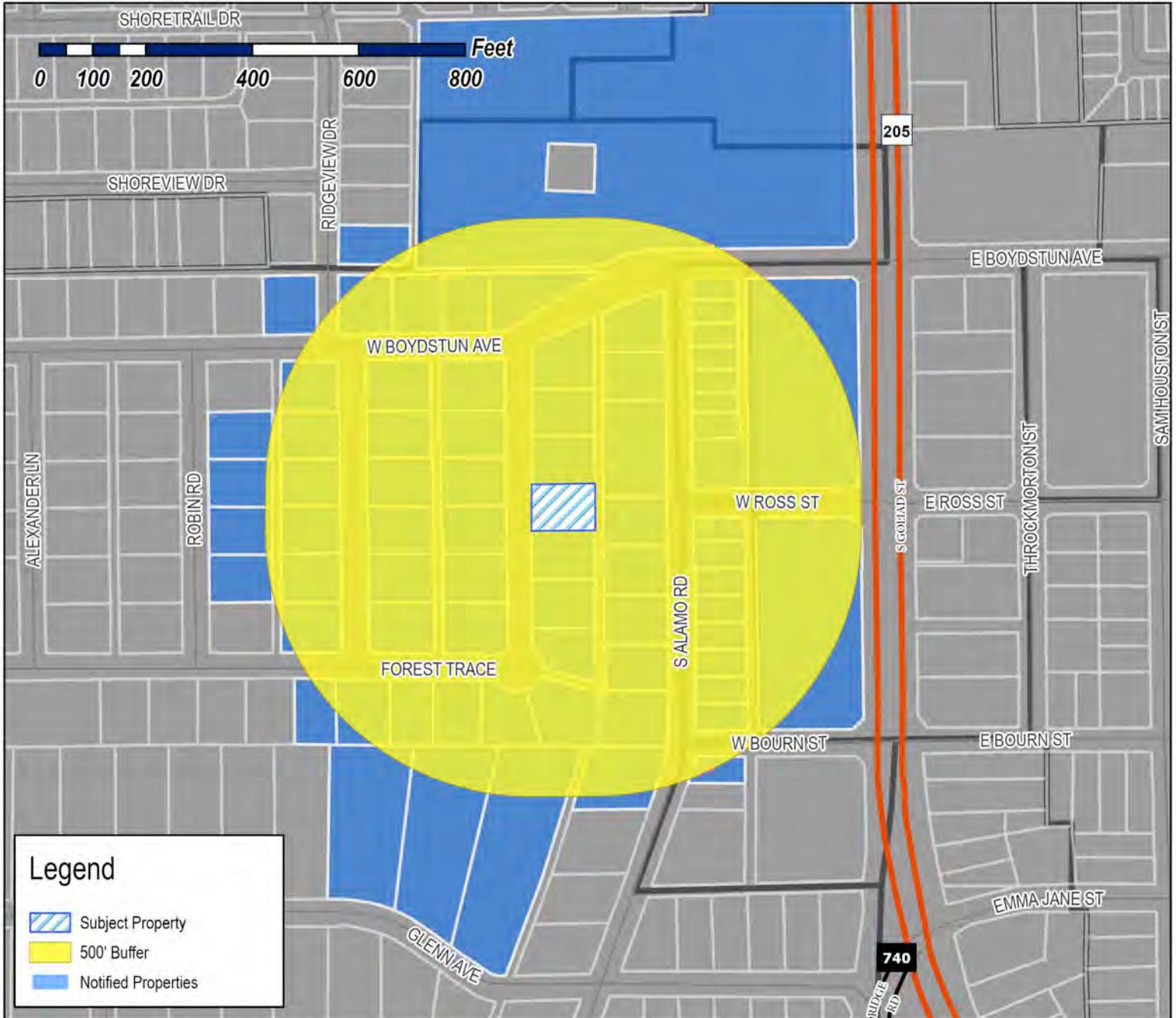
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace

**Date Saved:** 2/13/2026

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



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

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

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

MERU INVESTMENTS LLC  
1228 WOODSEY CT  
SOUTHLAKE, TX 76092

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

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN  
201 FOREST TRCE  
ROCKWALL, TX 75087

BARTON BRETT & HILLARY  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

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

RESIDENT  
203 FOREST TRACE  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYDICKY JOSEPH N  
205 FOREST TRACE  
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M  
206 GLENN AVE  
ROCKWALL, TX 75087

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

BROWN BREANNE ELIZABETH STRAWN AND  
AARON KRISTOPHER  
207 FOREST TRACE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY  
301 FOREST TRACE  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
303 FOREST TRACE  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

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

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

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

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW 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

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

RESIDENT  
709 ROBIN RD  
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

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE  
711 ROBIN DR  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST  
JAMES EDWIN GRAY & TERESA ANN HABECKER -  
CO-TRUSTEES  
712 FOREST TRCE  
ROCKWALL, TX 75087

MORI DANIEL J & JUDY  
712 RIDGEVIEW DR  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

SIPLE MARIAN C  
714 RIDGEVIEW DR  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 16, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

## Case No. Z2026-010: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

**From:** [Sarah Freed](#)  
**To:** [Planning](#)  
**Subject:** Z2026-010: SUP for Residential Infill at 709 Forest Trace  
**Date:** Thursday, February 26, 2026 5:45:58 PM

---

Dear Planning & Zoning,

I am a resident in Highridge Estate Subdivision, located at [REDACTED], writing regarding the request for a residential infill project at 709 Forest Trace. I appreciate the city's efforts to support thoughtful development, and I want to share concerns about how this proposal may affect our established neighborhood.

### **1. Neighborhood Character and Compatibility**

The proposed project appears to differ from surrounding homes in scale, height and setbacks. Recent infill cases in Rockwall have highlighted the importance of maintaining a consistent streetscape, and ensuring new construction aligns with existing neighborhood patterns.

I ask that Planning & Zoning evaluate whether this project meets the dimensional and contextual standards of the existing zoning district.

### **2. Precedent and Long-Term Effects**

Approving an infill project that does not align with existing development patterns/standards could set a precedent for future requests. Recent SUP approvals have shown that conditions can be applied to ensure compatibility.

If this project moves forward, I respectfully request conditions such as (but not limited to):

- Matching front setbacks to adjacent homes
- Matching the scale of the home as appropriate to the lot size and that of adjacent homes
- Limiting building height
- Ensuring garage orientation is consistent with the neighborhood

### **3. Request for Consideration**

I ask Planning & Zoning to carefully evaluate whether the proposal meets the intent of the zoning district and does not detract in like and kind to this well-established neighborhood. If it does not, I urge you to deny the request or require modifications that protect the character and livability of our neighborhood.

After reviewing the documentation provided in this case, I am opposed to the SUP based on the plans as submitted. The home proposed, in general, is too large for the lot size.

Thank you for your time and for considering resident input.

Sincerely,  
Sarah E. Freed

[REDACTED]

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

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.

6' property Set back Lots ARE  
Desired 10' off property line

Name: David Scott

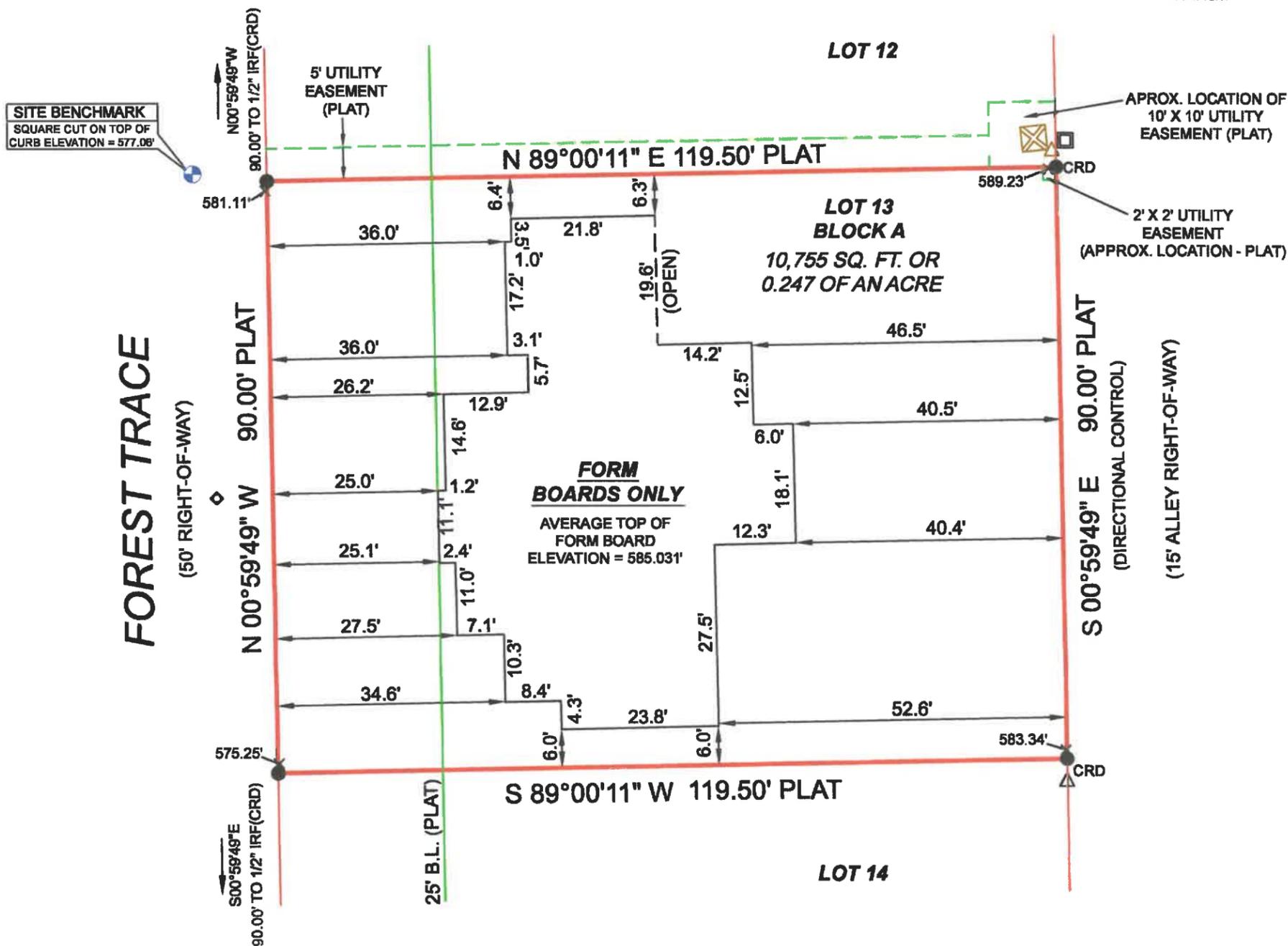
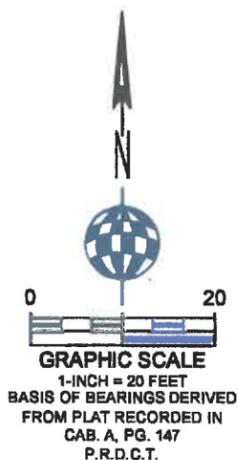
Address: [REDACTED]

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

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

**FORM BOARD SURVEY: 709 FOREST TRACE**

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.  
2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☐ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	▭ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☐ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	—GWA— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	▭ EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	▭ BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☐ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	▭ HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☐ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	—C— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	▭ FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ POOL EQUIP.	—W— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—P— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



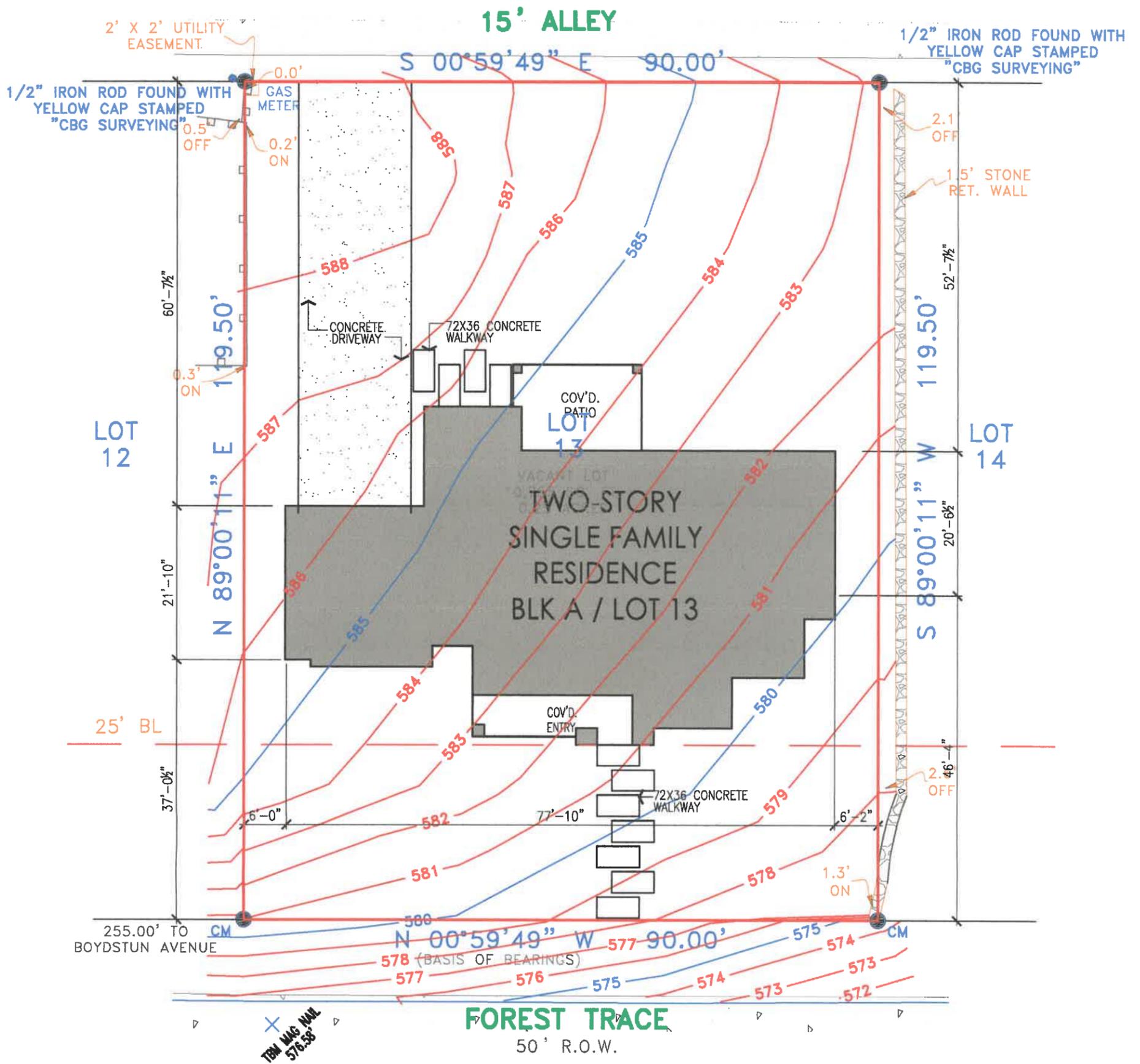
**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

"A professional company operating in your best interest"



**LEGEND:**

← DRAINAGE ARROW

REAR PATIO AREA

NOTE: CROSS HATCHED AREA INDICATES REAR YARD OPEN SPACE.

NOTE: BUILDER SHOULD PLANT TREE AS PER COMMUNITY STANDARD AS REQUIRED.

709 FOREST TRACE  
BLK A / LOT 13 / HIGH RIDGE STATE  
ROCKWALL, ROCKWALL COUNTY, TX



FLATWORK AREA TABULATIONS			
LEAD WALK	APPROX.	18	S.F.
CITY WALK	APPROX.	0	S.F.
DRIVE	APPROX.	870	S.F.
APPROACH	APPROX.	0	S.F.
TOTAL	APPROX.	888	S.F.
LOT COVERAGE			
LOT AREA	APPROX.	1076	S.F.
MAIN BUILDING AREA	APPROX.	282	S.F.
LOT COVERAGE	APPROX.	27.73	%

1 SITE PLAN  
SP1 SCALE: 1/16" = 1'-0"

SHEET NO.  
**SP1**  
OF  
**13**

DRAWN BY:  
LRN

ISSUED FOR REVIEW  
06-28-2023

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

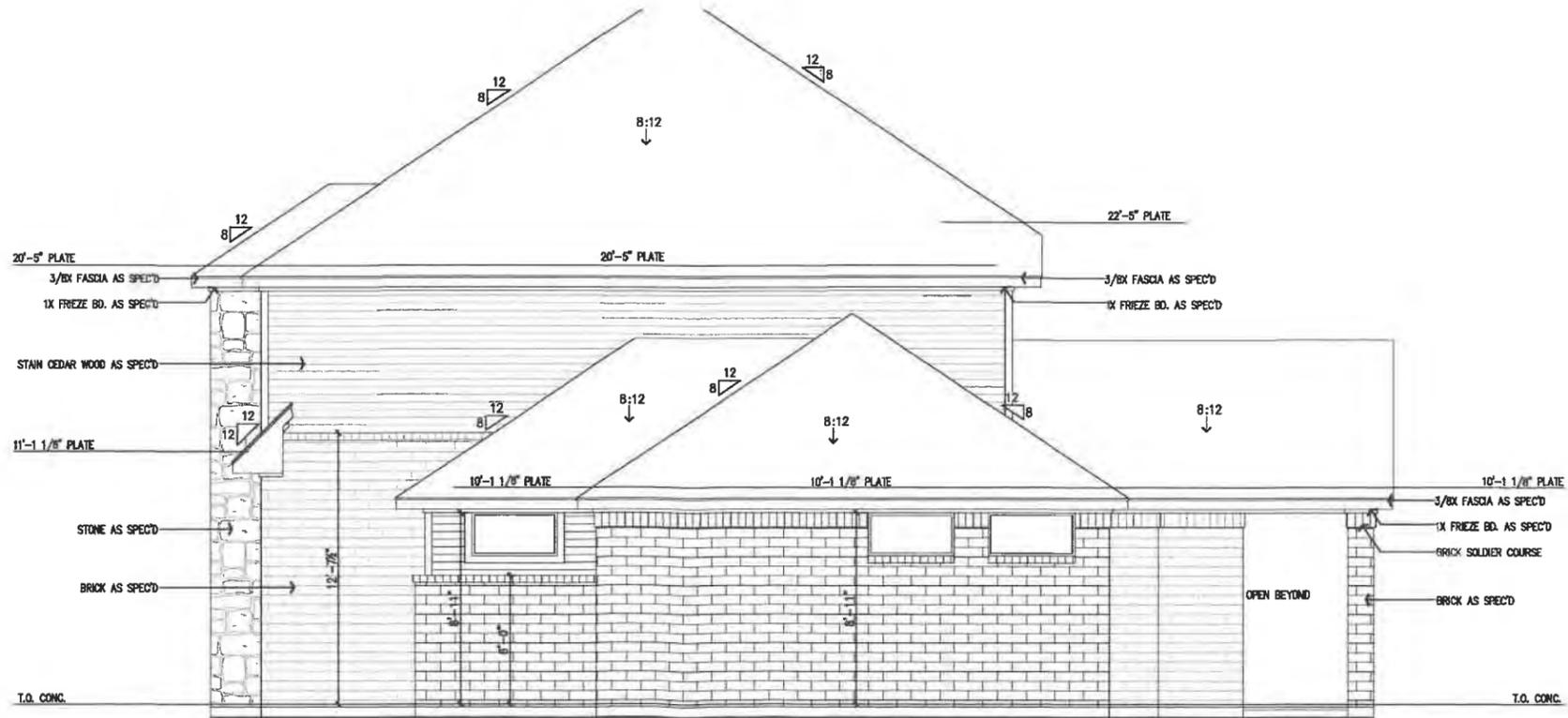
NEW RESIDENCE FOR:  
**MANUEL TIJERILLA**

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A / LOT 13 / HIGH RIDGE STATE

MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

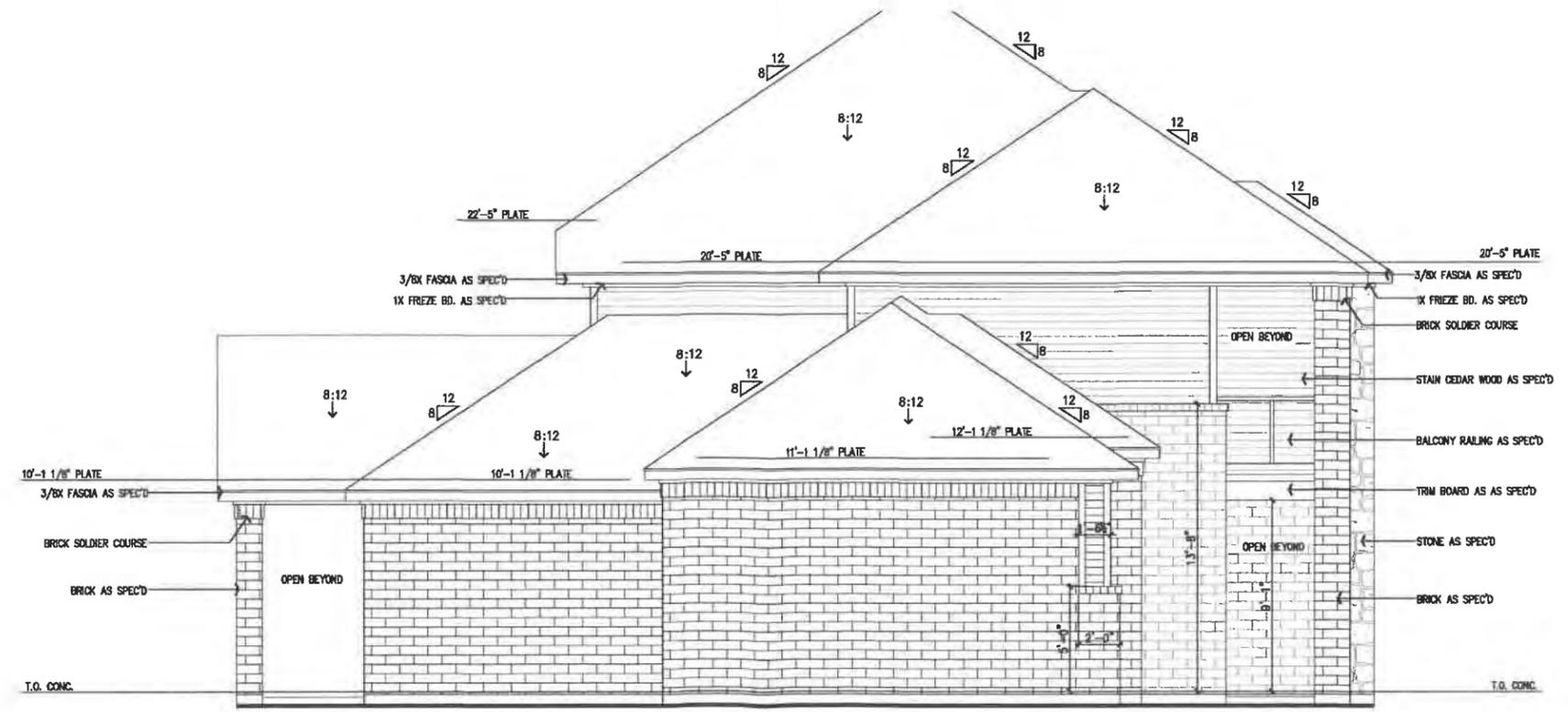
DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
 A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
 A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

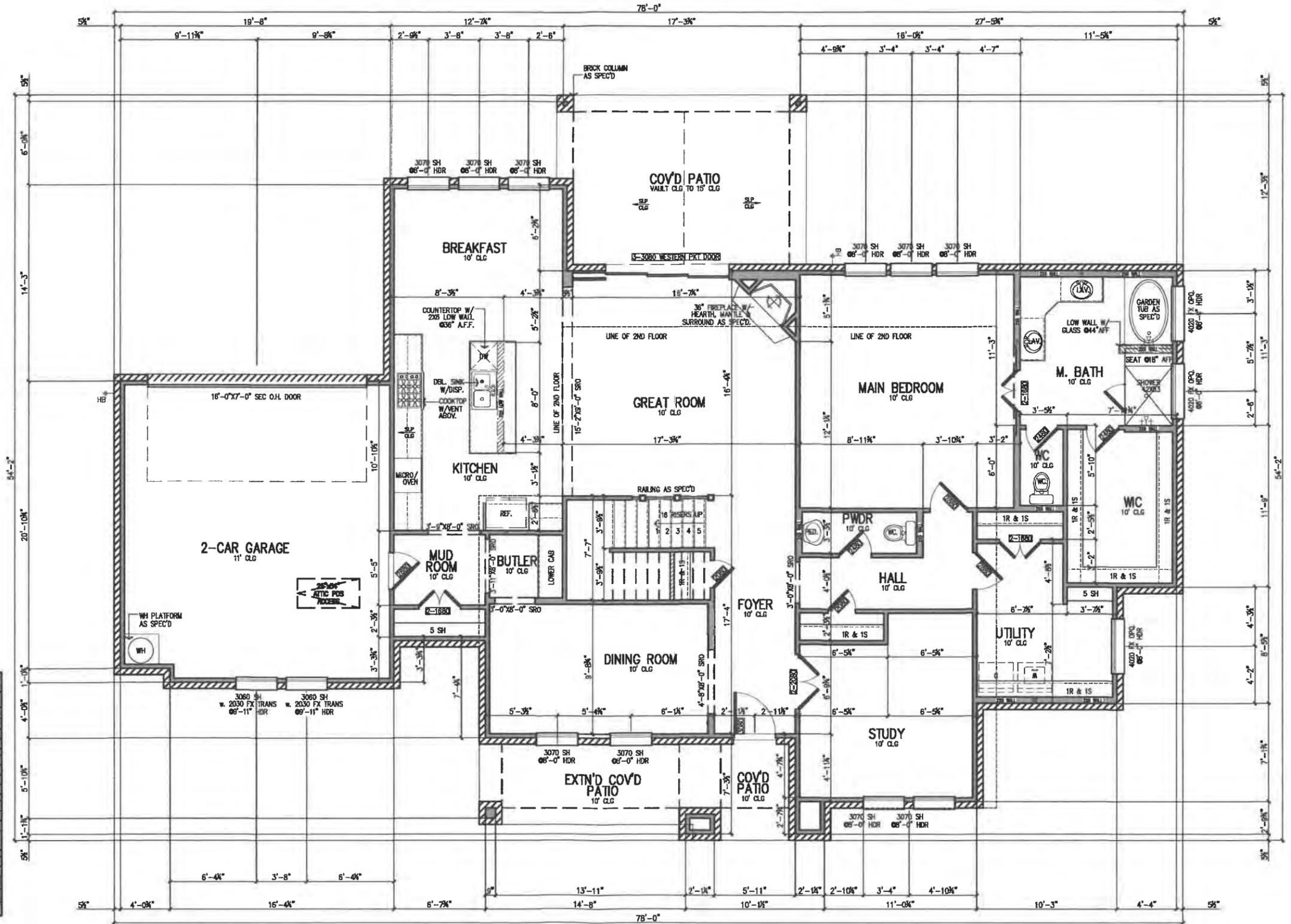
ISSUED ON  
 06-28-2023

SHEET NO.  
 A4  
 OF  
 13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052
Total	2,892	SQ. FT.	3,016	SQ. FT.	3,107
Total Living Area					3,107
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0
Total Garage Area	411	SQ. FT.	429	SQ. FT.	458
Covered Porch	0	SQ. FT.	147	SQ. FT.	149
Covered Patio	0	SQ. FT.	211	SQ. FT.	217
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167
Total Covered Porch/Patio Area	0	SQ. FT.	509	SQ. FT.	533
Total Slab Area					2,879
Total Under Roof					4,098
Total Interior Frame	3,303	SQ. FT.			
Total Exterior Frame			3,954	SQ. FT.	
Overall Width = 78'-0"			Overall Depth = 54'-2"		

1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

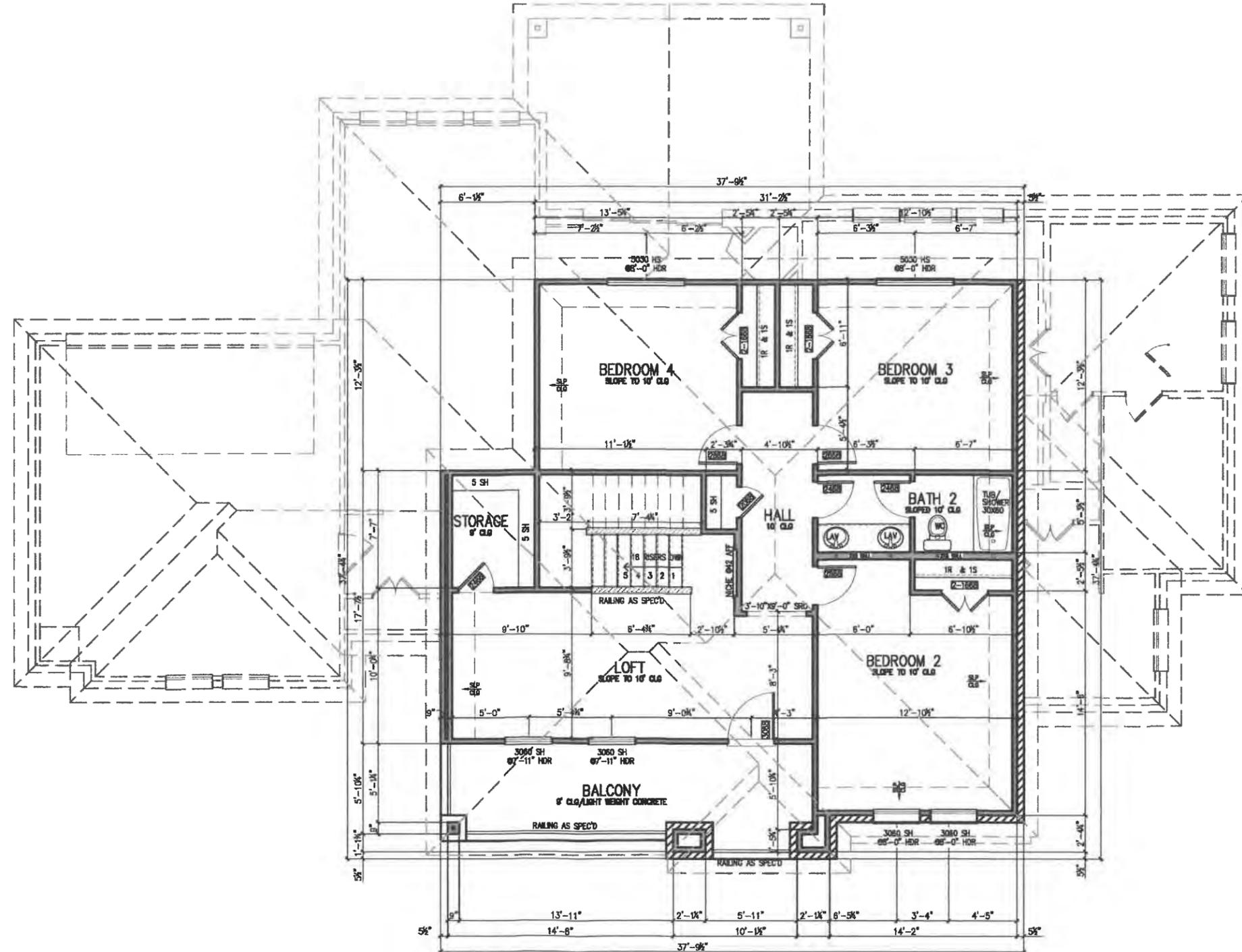
NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1.1  
 OF  
 13



AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.
<b>Total</b>	<b>2,892 SQ. FT.</b>	<b>3,016 SQ. FT.</b>	<b>3,107 SQ. FT.</b>
Total Living Area			3,107 SQ. FT.
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.
Total Slab Area			2,879 SQ. FT.
Total Under Roof			4,098 SQ. FT.
Total Interior Frame	3,303 SQ. FT.		
Total Exterior Frame		3,954 SQ. FT.	
Overall Width = 78'-0"		Overall Depth = 54'-2"	

1 SECOND FLOOR PLAN  
 A1.1 SCALE: 1/8" = 1'-0"

GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

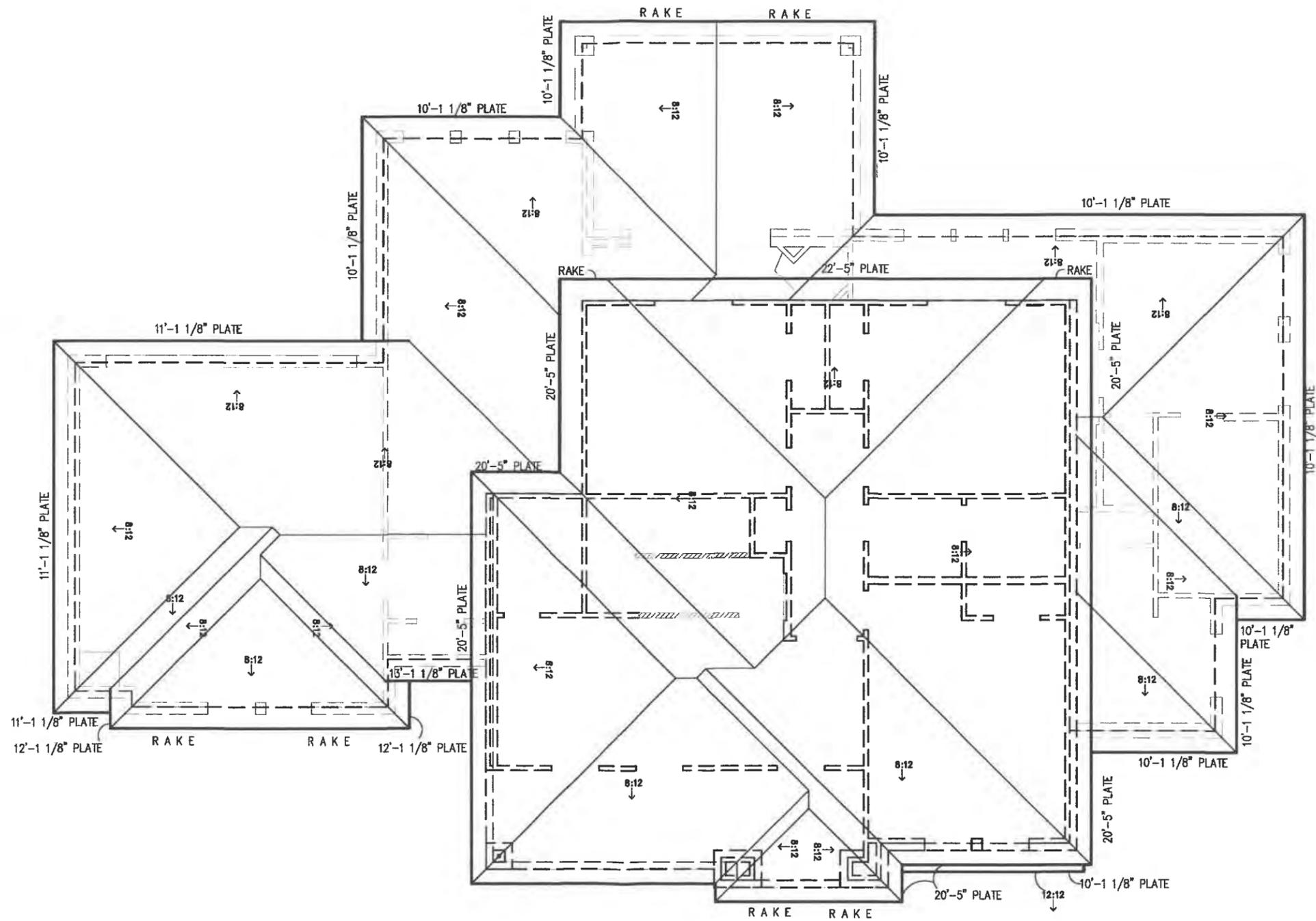
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A5  
OF  
13



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

## ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
713 Forest Trace	Single-Family Home	1993	2,509	N/A	Brick
715 Forest Trace	Single-Family Home	1980	4,075	N/A	Brick
714 Forest Trace	Single-Family Home	1981	3,165	N/A	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	384	Brick
710 Forest Trace	Single-Family Home	1979	3,818	N/A	Brick
708 Forest Trace	Single-Family Home	1981	3,016	164	Brick
706 Forest Trace	Single-Family Home	1976	4,103	N/A	Brick
AVERAGES:		1983	3,638	213	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

PLANNING AND ZONING DEPARTMENT

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703 Forest Trace



705 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

PLANNING AND ZONING DEPARTMENT

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707 Forest Trace



709 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

PLANNING AND ZONING DEPARTMENT

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711 Forest Trace



713 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

PLANNING AND ZONING DEPARTMENT

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715 Forest Trace



714 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

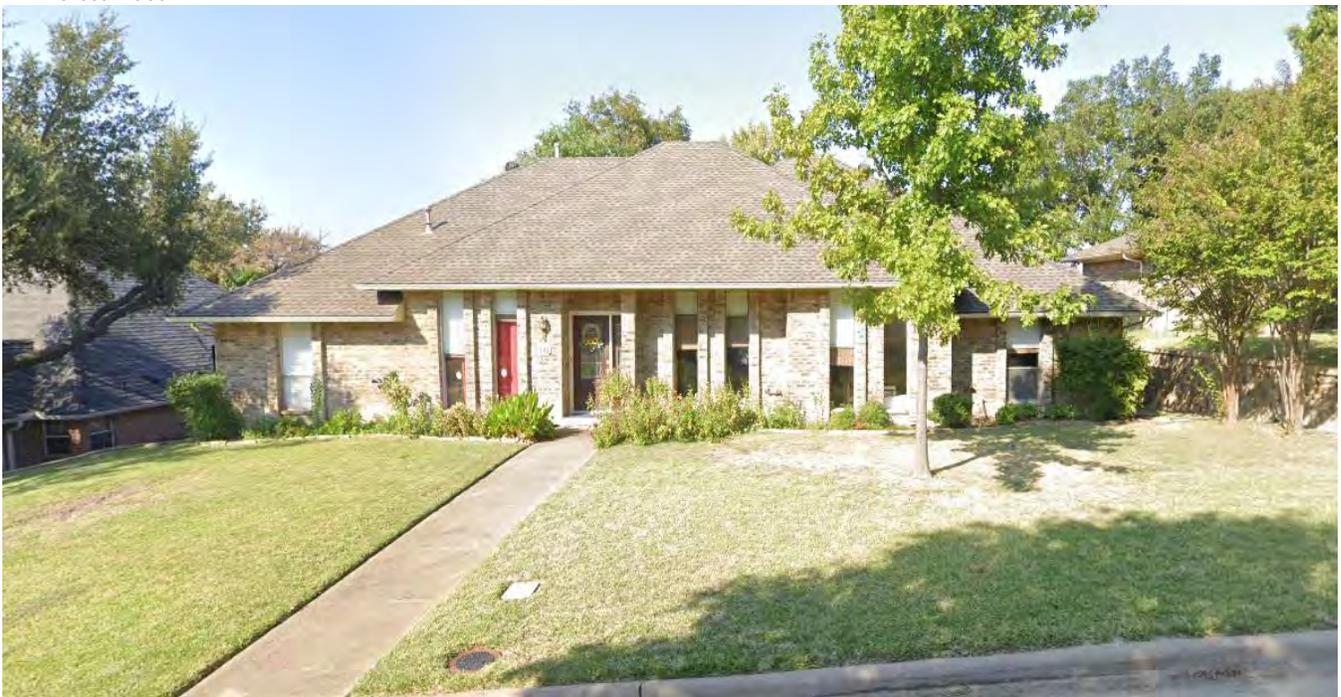
PLANNING AND ZONING DEPARTMENT

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712 Forest Trace



710 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



708 Forest Trace



706 Forest Trace



January 16, 2026

TO: Manuel Tijerina  
7922 Garner Road  
Rowlett, Texas 75088

CC: Otilio Posades  
41 Anna Leis Drive  
Waxahachie, Texas 75167

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: NOTICE OF THE EXPIRATION OF BUILDING PERMIT AND SPECIFIC PERMIT (SUP) FOR 709 FORREST TRACE,  
ROCKWALL, TEXAS 75087

Mr. Tijerina,

This letter serves to formally notify you that *Building Permit No. RES2024-747* -- which was issued on October 31, 2024 and allowed for the construction of a single-family home at 709 Forest Trace -- has expired pursuant to the provisions of the 2021 International Residential Code (IRC), as adopted by the City of Rockwall. Specifically, section R105.5, *Expiration*, of the 2021 IRC states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. The IRC further provides that extensions of time may be granted by the Building Official only if requested in writing and if justifiable cause is demonstrated. The City's records indicated that the last inspection date on this property was on July 14, 2025, which means the applicable timeframes have not been met and that no extension request is on file. Based on this the building permit is no longer valid.

As a direct result of the building permit expiration, the Specific Use Permit (SUP) for Residential Infill in an Established Subdivision [*SUP No. S-309*], which was approved by the City Council on August 21, 2023 through *Ordinance No. 23-42*, has also expired. According to Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the City's Unified Development Code (UDC). This provision applied to the subject property at 709 Forest Trace. The Specific Use Permit (SUP) ordinance is attached for reference.

Please be advised that, due to the expiration of both the building permit and the Specific Use Permit (SUP), no further construction activity may occur on the property under the previously approved authorizations. Any future development of the property will require new applications, approvals, and permits in accordance with the Unified Development Code (UDC), the adopted construction and development codes, and all other applicable City requirements in effect at the time of reapplication. Please also note, that the subject property will need to be restored to its pre-disturbed/pre-developed condition within six (6) weeks of the receipt of this letter. Restoration shall include, but is not limited to, the removal of construction materials, debris, temporary structure, pre-existing grades, and any other site alterations associated with the expired approvals.

Failure to restore the property to its pre-disturbed/pre-developed condition within the specified timeframe may result in the City initiating enforcement action in accordance with the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinances. Such action may include, but is not limited to, the issuance of citations, corrective measures undertaken by the City, and the assessment of associated costs as permitted by law.

If you have any questions regarding this notice, the restoration requirements, or the steps necessary to move forward, please feel free to contact the Planning and Zoning Department or Building Inspections Department at 972-771-7700.

Sincerely,



Ryan Miller, AICP  
Director of Planning and Zoning  
City of Rockwall, Texas



City of Rockwall  
*Life • Love • Progress*

BUILDING INSPECTION DEPARTMENT  
381 S. GOLIAD  
ROCKWALL, TX 75087  
(972) 771-2709

## **EXPIRED BUILDING PERMIT**

YOU ARE IN VIOLATION OF THE FOLLOWING ORDINANCE(S):

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE

**NO WORK IS PERMITTED ON THIS SITE UNTIL A VALID  
BUILDING PERMIT HAS BEEN OBTAINED.**

**CONTRACTOR OR OWNER MUST APPLY FOR A PERMIT!**

PLEASE CALL THE BUILDING INSPECTION DEPARTMENT @ (972) 771-2709  
FOR PERMIT AND INSPECTION REQUIREMENTS.

Building Permit RES2024-747  
Address - 789 FOREST TRACE, ROCKWALL, 75087  
New Single Family Residential

DATE: 1/20/24

INSPECTOR NAME: CRAIG DODD























CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF APRIL, 2026.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2026

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

**Exhibit 'A':  
Location Map**

Address: 709 Forest Trace

Legal Description: Lot 13, Block A, Highridge Estates Addition



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

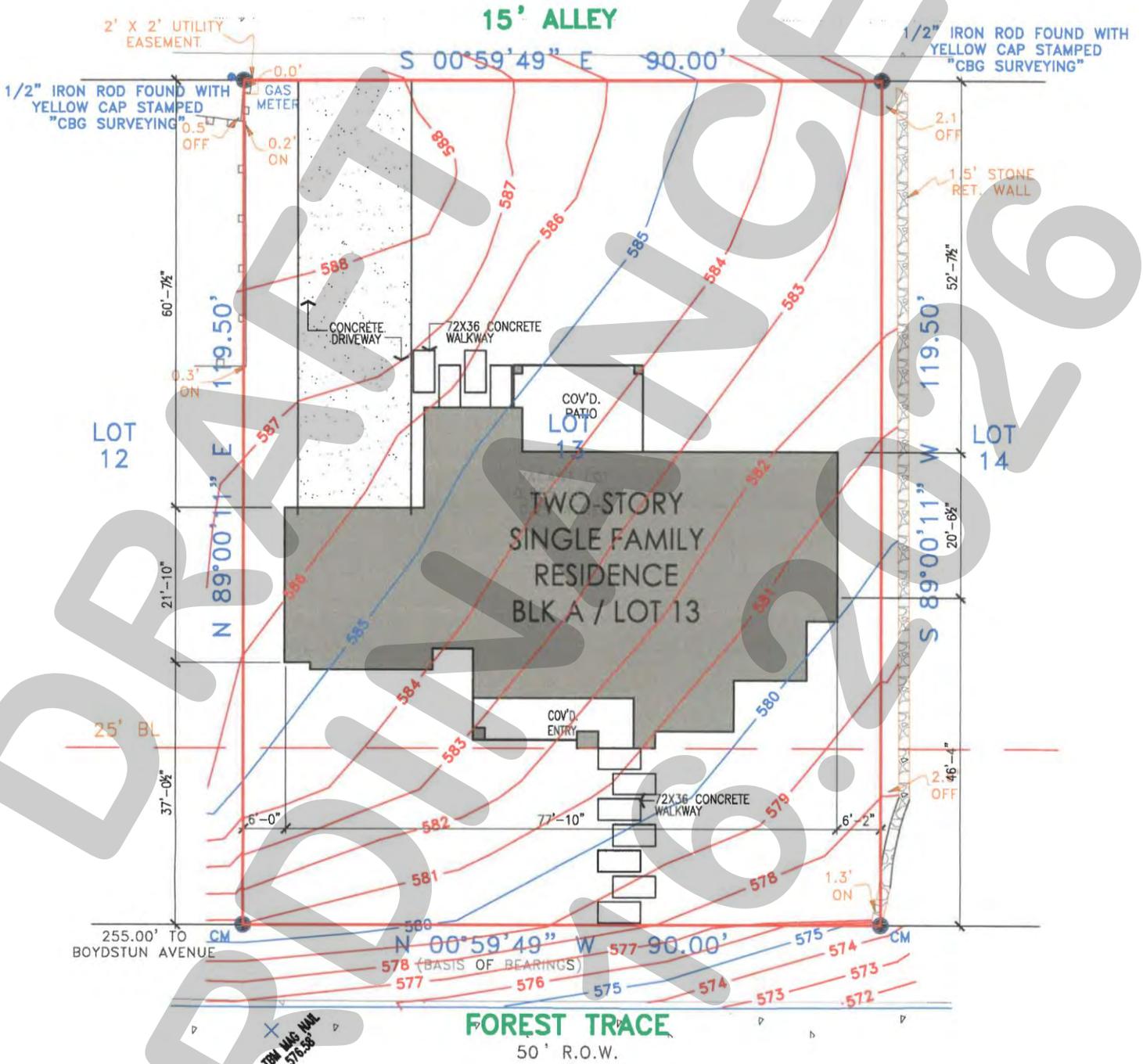
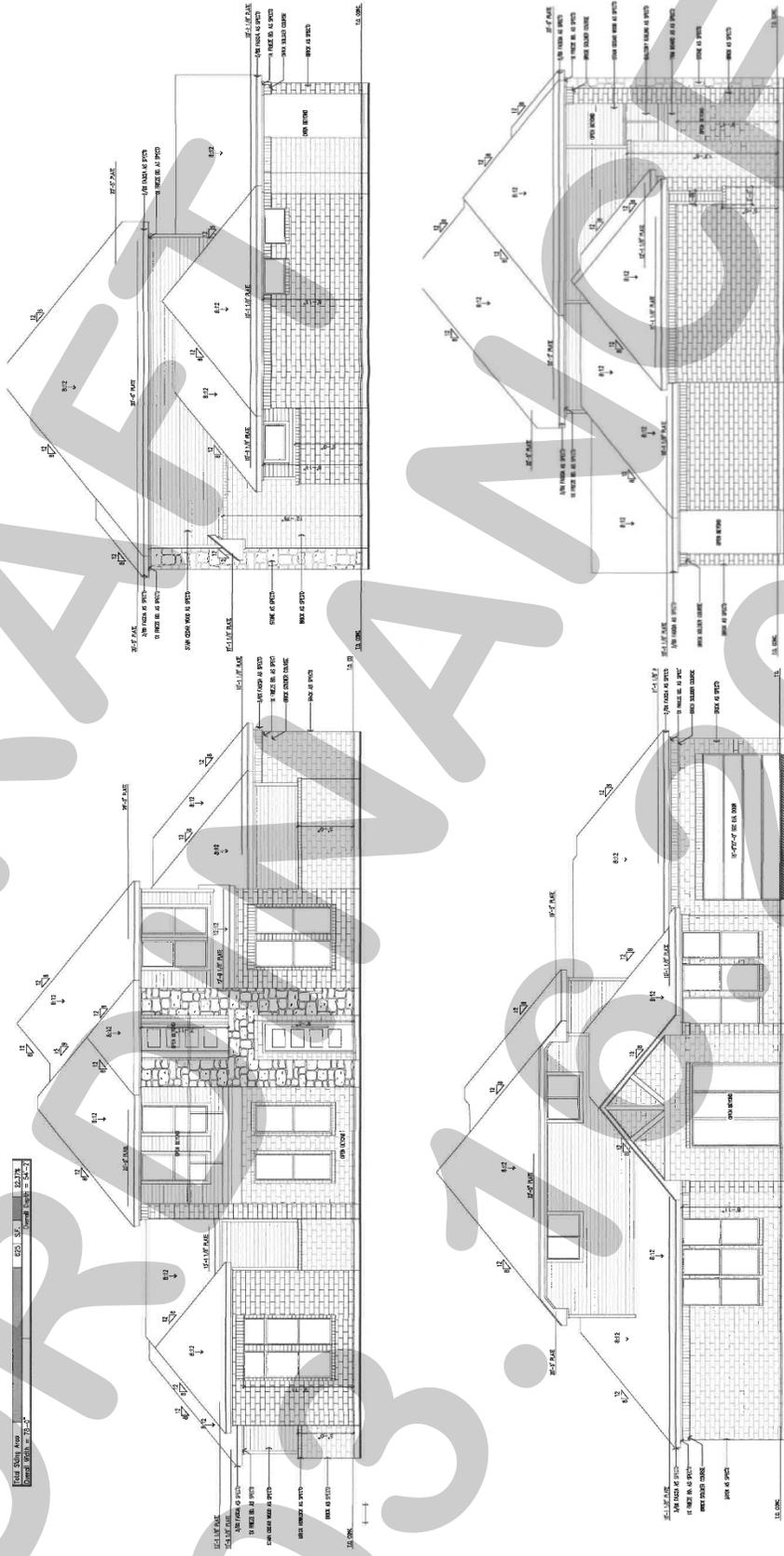


Exhibit 'C':  
Building Elevations





City of Rockwall

## MEMORANDUM

---

**TO: Mayor and City Council Members**  
**FROM: Mary Smith, City Manager**  
**DATE: March 16, 2026**  
**SUBJECT: Annual Audit**

---

The City of Rockwall's Charter requires that the city undergo an annual audit of its financial records. The charter further requires that the audit firm performing the annual audit be changed every four years. Fiscal year 2025 marks the third year in the rotation for the firm of Pattillo, Brown and Hill, L.L.P. At the completion of this year's audit, the Annual Comprehensive Financial Report was produced.

The city management staff appreciates the auditor's assistance in preparation of the Annual Comprehensive Financial Report and the knowledge shared during the field work period. Staff was pleased to work with this firm as they conducted the audit. A representative of the firm will attend Monday's Council meeting to make a short presentation and answer any questions Council may have at that time.

### **ATTACHMENTS:**

A copy of audit report was not yet available when the packet was posted Friday afternoon. The packet will be updated to add audit report on Monday (when available), and an updated packet will be posted to the city website thereafter.



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

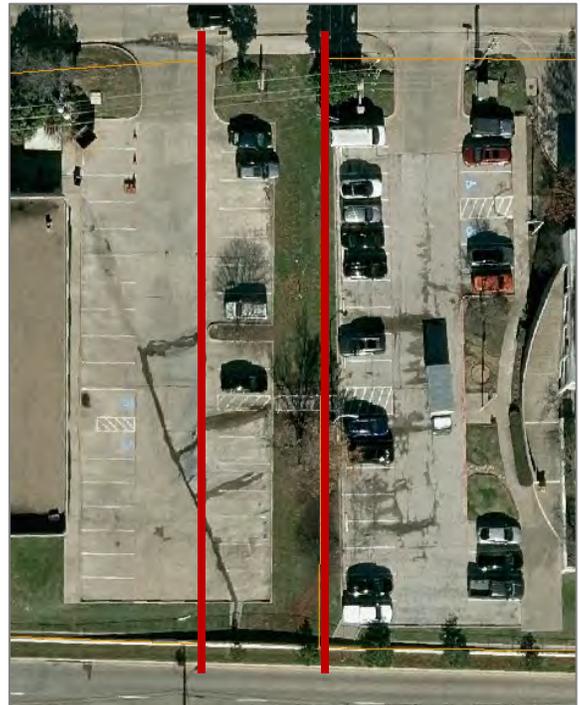
**TO:** Mayor and City Council  
**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** March 16, 2026  
**SUBJECT:** Proposed Right-of-Way Abandonment for First Street

On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- including streets or alleys -- owned in fee or used by easement by a political subdivision of the State, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. As part of this program, the City identified eight (8) potential abandonments, but noted that there may be others in the City that should be considered under this program.

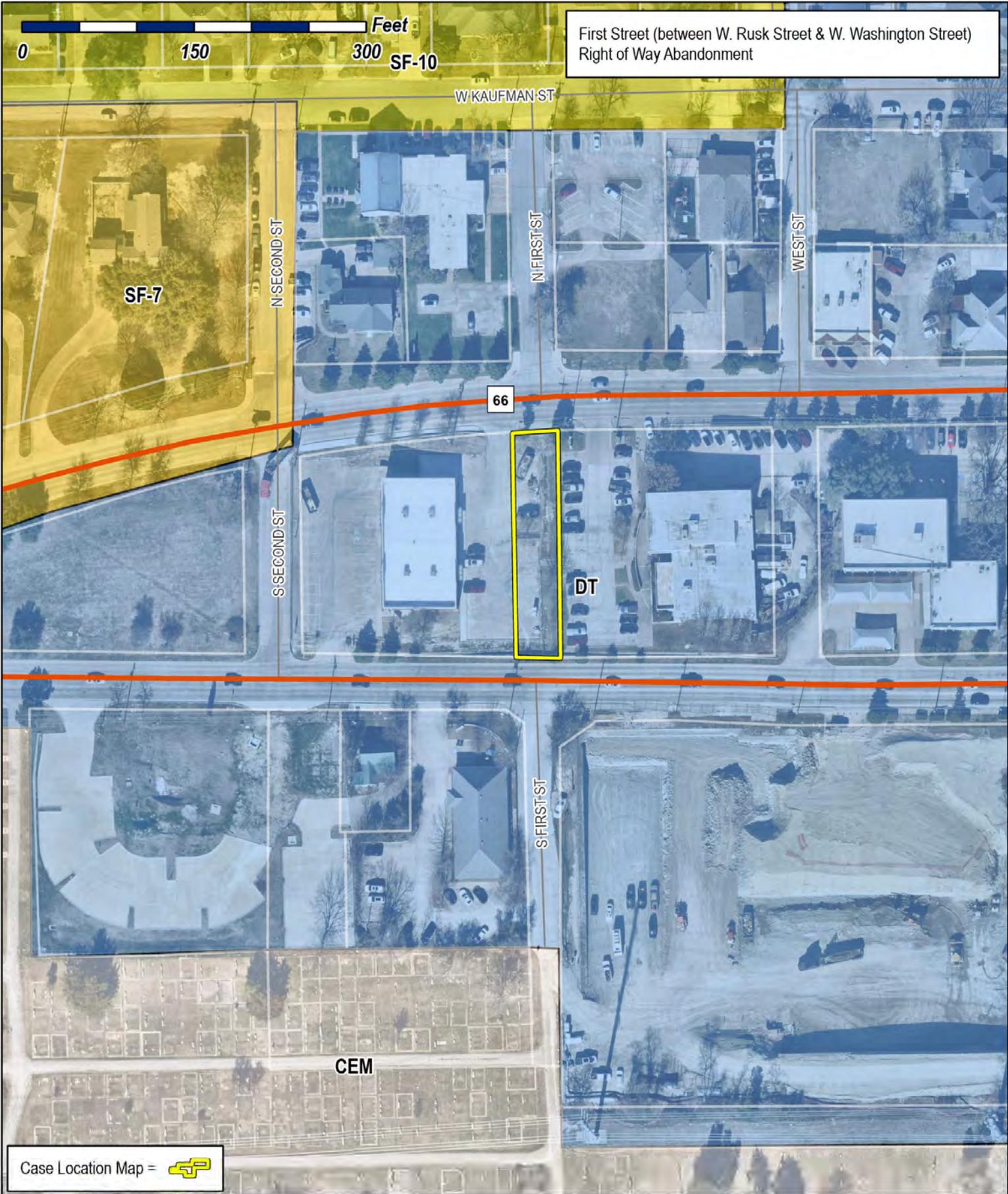


**FIGURE 1.** LOCATION OF FIRST RIGHT-OF-WAY.  
1 : 365 W. RUSK STREET; 2 : 401 W. RUSK STREET;  
3 : W. RUSK STREET; 4 : W. WASHINGTON STREET;

Recently, David English -- *on behalf of Ridge Pointe Founders, LTD* -- inquired about the potential abandonment of unimproved right-of-way for First Street that is situated in between 365 W. Rusk Street and 401 W. Rusk Street, and which is bounded by W. Rusk Street to the north and W. Washington Street to the south (see Figure 1). This inquiry came about after a survey was ordered as part of the redevelopment of the property at 401 W. Rusk Street (which was previously the old *Helping Hands Building*). This survey showed that a portion of the existing parking lot for 401 W. Rusk Street was located within the unimproved right-of-way of First Street (see Figure 2). Staff has reviewed the parcel and the existing improvements, and has been unable to find any documentation or agreements associated with the parking improvements, which appear to have been constructed in 1992. After reviewing this situation, staff determined that the applicant's request would be a good fit for the *Right-of-Way Abandonment Program*. In addition, the applicant has agreed to absorb the costs of the subdivision plat and survey needed to complete the abandonment process. Staff should note, that half of the right-of-way will be offered to the adjacent property owner at 365 W. Rusk Street, which is Rockwall County. Should Rockwall County decline the right-of-way, then the applicant will be required to take the full width of the right-of-way.



**FIGURE 2.** PARKING LOCATED WITHIN THE RIGHT-OF-WAY (RED LINES: LIMITS OF RIGHT-OF-WAY)



First Street (between W. Rusk Street & W. Washington Street)  
Right of Way Abandonment

Case Location Map = 

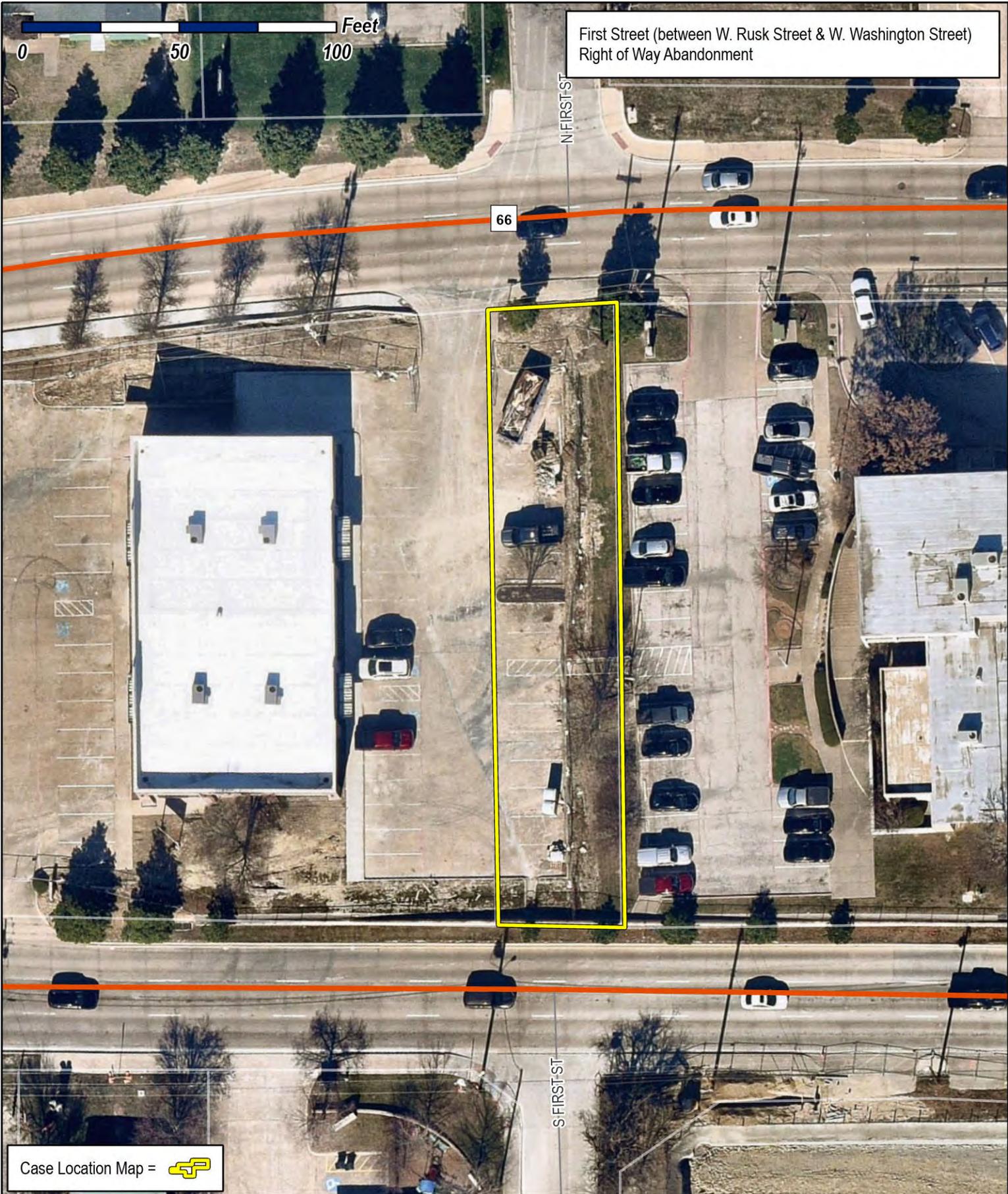


# City of Rockwall

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

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





First Street (between W. Rusk Street & W. Washington Street)  
Right of Way Abandonment

66

N FIRST ST

S FIRST ST

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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2701 SUNSET RIDGE DRIVE, STE 303  
 ROCKWALL, TEXAS 75032  
 FIRM REGISTRATION NO. 10194366

**R.O.W. ABANDONMENT**



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 401 W. RUSK STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

STATE OF TEXAS:  
 COUNTY OF ROCKWALL:

(PROPOSED ROW ABANDONMENT)

Being a 30' right of way situated in Rockwall County, Texas, being a part of the Lowe and Allen Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Volume K, Page 242, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch yellow capped iron rod found in the East line of S. Second Street, the North line of W. Washington Street, and the Northwest corner of Lot 2-R, Block A of Washington Place Addition, an addition recorded in Cabinet E, Slide 335, of the Plat Records, Rockwall County, Texas;

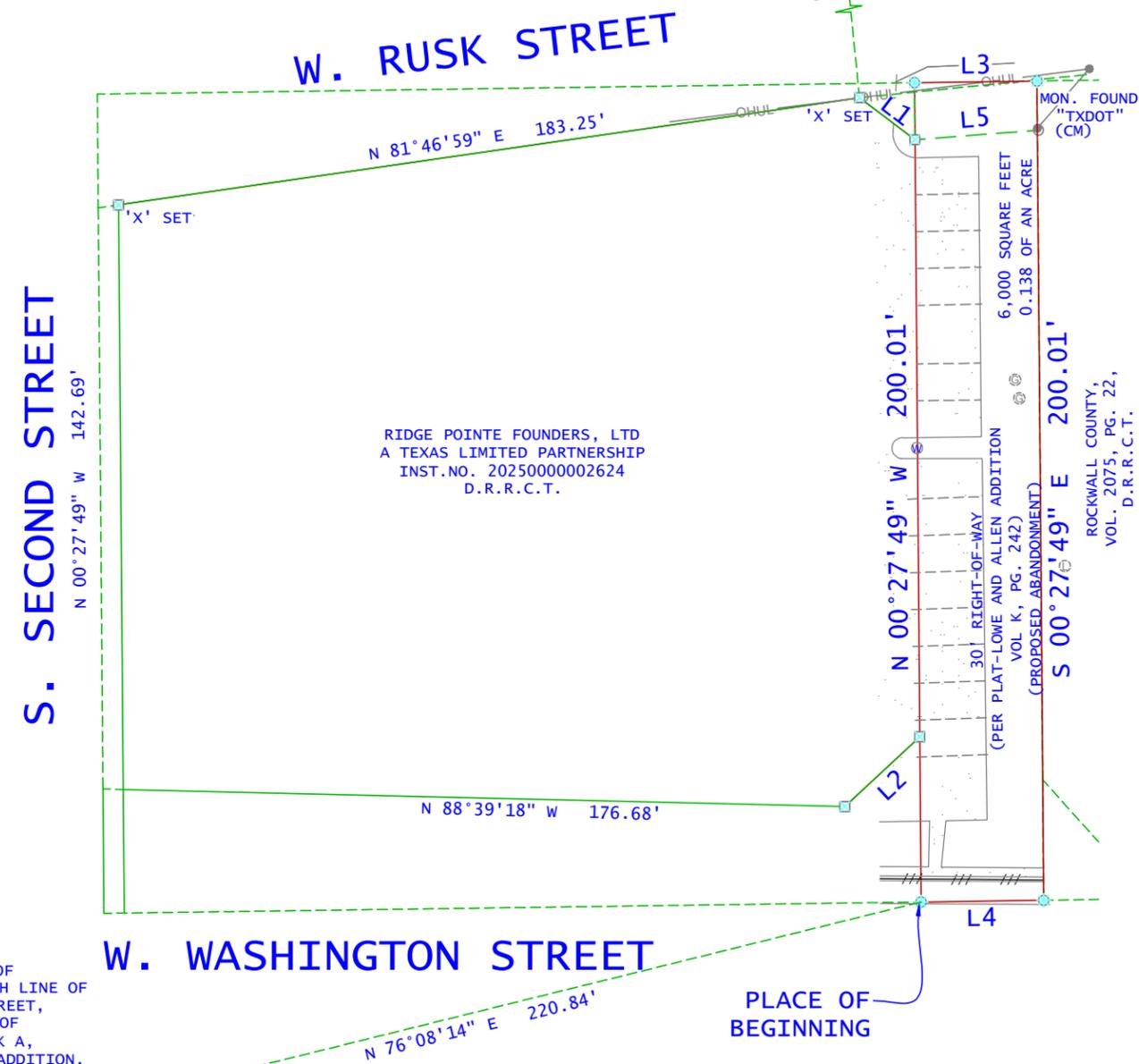
THENCE North 76 deg. 08 min. 14 sec. East, a distance of 220.84 feet to a point in the North line of W. Washington Street, being the Southwest corner of herein described 30' right of way, and being the PLACE OF BEGINNING;

THENCE North 00 deg. 27 min. 49 sec. West, a distance of 200.01 feet to a point in the South line of W. Rusk Street;

THENCE North 89 deg. 12 min. 18 sec. East, with the South line of said W. Rusk Street a distance of 30.00 feet to a point at the Northwest corner of a tract of land described in deed to Rockwall County, recorded in Volume 2075, Page 22, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00 deg. 27 min. 49 sec. East, a distance of 200.01 feet to a point in the said North line of W. Washington Street, at the Southwest corner of said Rockwall County tract;

THENCE South 89 deg. 12 min. 18 sec. West, a distance of 30.00 feet to the PLACE OF BEGINNING and containing 6,000 square feet or 0.138 of an acre of land.



EAST LINE OF SECOND STREET, SOUTH LINE OF WASHINGTON STREET, NW. CORNER OF LOT 2-R BLOCK A, WASHINGTON PLACE ADDITION, CAB. E, SL. 335, P.R.R.C.T.

**W. WASHINGTON STREET**

PLACE OF BEGINNING

PLACE OF COMMENCEMENT

ACCEPTED BY: \_\_\_\_\_  
 \_\_\_\_\_

NO.	LENGTH	BEARING
L1	16.99'	S 52°52'46" E
L2	25.00'	S 47°06'40" W
L3	30.00'	N 89°12'18" E
L4	30.00'	S 89°12'18" W
L5	30.07'	N 85°34'27" E

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

**LEGEND**

WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	-o-	WIRE FENCE	-x-
BOUNDARY LINE	---		
EASEMENT/SETBACK	---		
CM - CONTROLLING MONUMENT			
MRD - MONUMENT OF RECORD DIGNITY			
POINT FOR CORNER	●		
1/2" YELLOW-CAPPED IRON ROD SET	○		
STAMPED "BURNS SURVEYING"			
X-CUT FOUND OR SET (AS NOTED)	✕		
FENCE POST FOR CORNER	□		
MONUMENT FOUND	○	EM - ELECTRIC METER	⊕
- CABLE	—	PE - POOL EQUIP	⊖
- CLEAN OUT	—	PE - ELECTRIC	⊖
- GAS METER	⊕	PE - POWER POLE	⊖
- FIRE HYDRANT	⊕	PE - TELEPHONE	⊖
- LIGHT POLE	⊕	PE - WATER METER	⊖
- MANHOLE	⊕	PE - WATER VALVE	⊖

( UNLESS OTHERWISE NOTED )

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
 Date: 01/28/2026  
 G. F. No.: 1901552500397  
 Job no.: 202600555  
 Drawn by: JM

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



STATE OF TEXAS:

COUNTY OF ROCKWALL:

(PROPOSED ROW ABANDONMENT)

Being a 30' right of way situated in Rockwall County, Texas, being a part of the Lowe and Allen Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Volume K, Page 242, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch yellow capped iron rod found in the East line of S. Second Street, the North line of W. Washington Street, and the Northwest corner of Lot 2-R, Block A of Washington Place Addison, an addition recorded in Cabinet E, Slide 335, of the Plat Records, Rockwall County, Texas;

THENCE North 76 deg. 08 min. 14 sec. East, a distance of 220.84 feet to a point in the North line of W. Washington Street, being the Southwest corner of herein described 30' right of way, and being the PLACE OF BEGINNING;

THENCE North 00 deg. 27 min. 49 sec. West, a distance of 200.01 feet to a point in the South line of W. Rusk Street;

THENCE North 89 deg. 12 min. 18 sec. East, with the South line of said W. Rusk Street a distance of 30.00 feet to a point at the Northwest corner of a tract of land described in deed to Rockwall County, recorded in Volume 2075, Page 22, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00 deg. 27 min. 49 sec. East, a distance of 200.01 feet to a point in the said North line of W. Washington Street, at the Southwest corner of said Rockwall County tract;

THENCE South 89 deg. 12 min. 18 sec. West, a distance of 30.00 feet to the PLACE OF BEGINNING and containing 6,000 square feet or 0.138 of an acre of land.



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Mayor and City Council  
**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** March 16, 2026  
**SUBJECT:** Release of the City's Extraterritorial Jurisdiction to Rockwall County

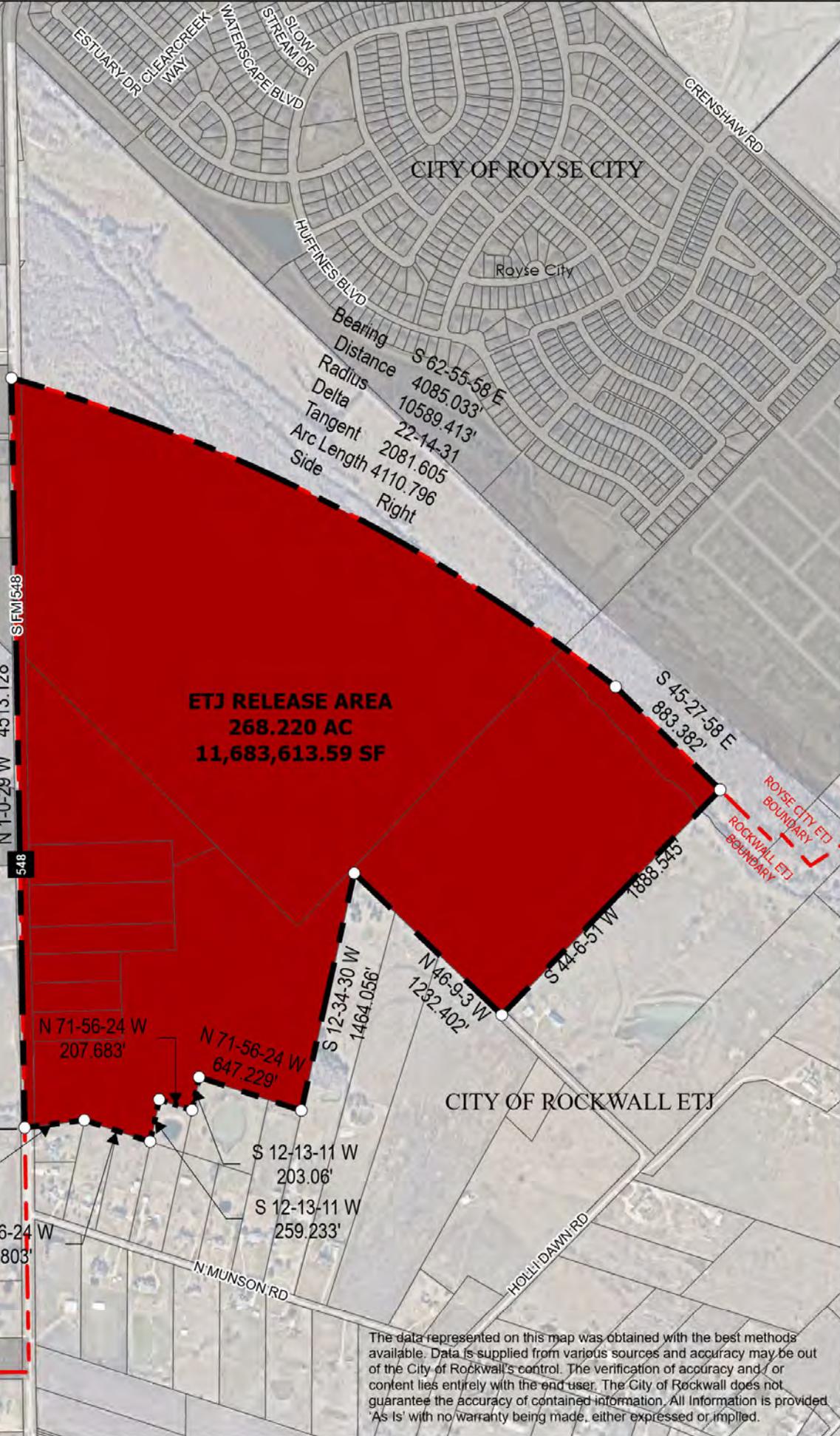
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Staff is requesting to reduce the City's Extraterritorial Jurisdiction (ETJ) by releasing a ~268.220-acre tract of land (*i.e. a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149*) into Rockwall County. The main catalyst behind this request is -- *in staff's opinion* -- that Rockwall County is better positioned to be the approving body for the proposed development when considering recent changes by the State of Texas concerning a municipality's right to annex and regulate land within the Extraterritorial Jurisdiction (ETJ). Staff should also note, that recently a developer proposed establishing a residential and commercial development on the subject property that would consist of 764, 50' x 120' residential lots, 231 multi-family units, and ~7.50-acres of commercial land. Per the developer this would be served through a Municipal Utility District (MUD) [*i.e. Camden Parc MUD; District ID 1930000*], which has already been granted by the Texas Commission on Environmental Quality (TCEQ). Under the City's *Interlocal Agreement* with Rockwall County, the City would be the responsible party for reviewing and approving a preliminary plat, civil engineering plans, and a final plat. Additionally, since the proposed project will be in a Municipal Utility District (MUD) and is situated outside of the City's fire district this development does not need nor will it receive any municipal services from the City of Rockwall when constructed.

According to Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code, "(t)he extraterritorial jurisdiction of a municipality may not be reduced unless the governing body of the municipality gives its written consent by ordinance or resolution ..." In the attached packet, staff has provided a draft resolution that will make the necessary adjustments to release the subject property to Rockwall County. If approved this would reduce the City's Extraterritorial Jurisdiction (ETJ) from 11,856.93-acres to 11,588.71-acres. Should the City Council have any questions concerning this case, staff and the City Attorney will be at the meeting on March 16, 2026.

# Legend

- ETJ Release Boundary
- Area of ETJ Release
- - - City of Rockwall Existing ETJ



**ETJ RELEASE AREA**  
**268.220 AC**  
**11,683,613.59 SF**

Bearing S 62-55-58 E  
 Distance 4085.033'  
 Radius 10589.413'  
 Delta 22-14-31  
 Tangent 2081.605  
 Arc Length 4110.796  
 Side Right

S FM 1548  
 N 1-0-29 W 4513.128'

S 45-27-58 E  
 883.382'

N 71-56-24 W  
 207.683'

N 71-56-24 W  
 647.229'

S 12-34-30 W  
 1464.056'

N 46-9-3 W  
 1232.402'

S 44-6-51 W  
 1888.545'

POB  
 2,631,328.152'  
 7,022,603.200'  
 NAD83 Grid (4202)  
 S 82-47-14 W  
 361.757'

N 71-56-24 W  
 416.803'

S 12-13-11 W  
 203.06'

S 12-13-11 W  
 259.233'

N MUNSON RD

HOLLIS DAWN RD

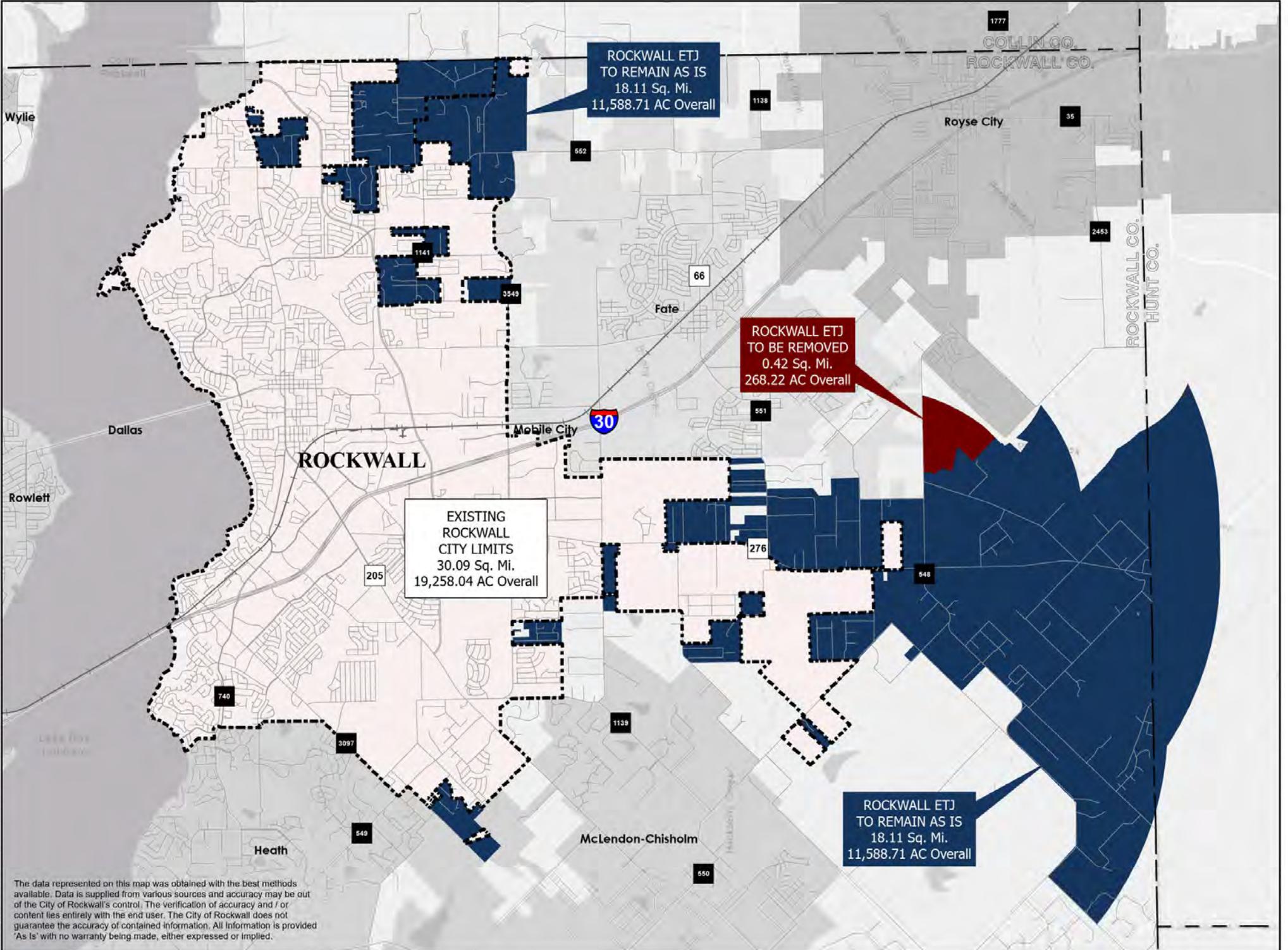
E LINDA LN  
 ROCKWALL ETJ BOUNDARY

TAMMIE LN

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and/or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

Path: L:\Planning & Zoning\Case Files\Annexations\2026\A2026-001 Release of ETJ (Camden Properties)\GIS\Camden Release.aprx





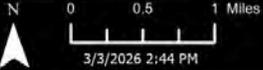
ROCKWALL ETJ  
TO REMAIN AS IS  
18.11 Sq. Mi.  
11,588.71 AC Overall

ROCKWALL ETJ  
TO BE REMOVED  
0.42 Sq. Mi.  
268.22 AC Overall

EXISTING  
ROCKWALL  
CITY LIMITS  
30.09 Sq. Mi.  
19,258.04 AC Overall

ROCKWALL ETJ  
TO REMAIN AS IS  
18.11 Sq. Mi.  
11,588.71 AC Overall

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3/3/2026 2:44 PM

CITY OF ROCKWALL  
EXTRA-TERRITORIAL JURISDICTION

CITY OF ROCKWALL

RESOLUTION NO. 26-XX

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DESCRIBED IN *EXHIBIT 'A'* OF THIS RESOLUTION TO THE COUNTY OF ROCKWALL; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPROATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, in accordance with Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code the City Council of the City of Rockwall [*the City*] desires to release a portion of its Extraterritorial Jurisdiction (ETJ);

**BEING**, a ~268.220-acre tract of land identified as a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149, Rockwall County, Texas, and generally located adjacent to FM-548, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this resolution, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

**WHEREAS**, the *City* is authorized by Section 42.023 of the Texas Local Government Code to reduce its ETJ if done so by resolution; and

**WHEREAS**, the *Subject Property* currently lies within the City of Rockwall's ETJ and is adjacent to and adjoining with the present corporate boundaries of the City of Rockwall, Rockwall County, Texas.

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

**SECTION 1. INCORPORATION OF PREMISES.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes

**SECTION 2. REDUCTION OF ETJ AND RELEASE TO ROCKWALL COUNTY.** The City of Rockwall hereby reduces its Extraterritorial Jurisdiction (ETJ) and releases to Rockwall County the *Subject Property*.

**SECTION 3. FILING, NOTIFICATION, AND CORRECTION OF CITY MAPS.** The Mayor of the City of Rockwall is hereby directed and authorized to file a certified copy of this *Resolution* with the necessary governmental agencies, and to update the official map of the City's corporate and Extraterritorial Jurisdiction (ETJ) boundaries as depicted in *Exhibit 'A'* of this *Resolution*.

**SECTION 4. SAVINGS.** This *Resolution* shall be cumulative of all other ordinances and resolutions of the City, and shall not repeal any of the provisions of those ordinances or resolutions

except in those instances where the provisions of those ordinances or resolutions are in direct conflict with the provisions of this *Resolutions*.

**SECTION 5. SEVERABILITY.** The sections, paragraphs, sentences, phrases, and words of this *Resolution* are severable, and if any section or provision of this *Resolution* or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason adjudged by a trial court of competent jurisdiction to be illegal or unconstitutional, the adjudication shall not affect any other section or provision of this *Resolution* or the application of any other section or provision to any person, firm, corporation, situation or circumstance, and the City Council hereby declares that it would have adopted the valid portions and applications of the *Resolution* without the invalid parts and to this end the valid provisions of this *Resolution* shall remain in full force and effect.

**SECTION 7. REPEALER.** All ordinances and resolutions of the City of Rockwall in conflict with the provisions of this *Resolution* be and the same are hereby repealed to the extent of that conflict.

**SECTION 8. EFFECTIVE DATE.** This *Resolution* shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16<sup>TH</sup> DAY OF MARCH, 2026.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

**BEING** 268.220 acres of land situated in Abstract 218, S.C. Wright Survey, Abstract 149, N. McCasland Survey, and Abstract 129, R. E. Johnson Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** on the West Right of Way line of Farm to Market Road 548, and being 920 feet North of the Southeastern corner of Abstract 219, R. E. Johnson Survey, Tract 5 (NAD83 Texas State Plane GPS Coordinate (Grid): 2,631,328.152; 7,022,603.200 Feet);

- 1 *THENCE* North 01°-00'-29" West, along the West Right of Way line of the Farm to Market 548 at distance of 4,513.128 feet to the beginning of a curve;
- 2 *THENCE* along said curve to the right, having an angle of 22°-14'-31", and a radius of 10,589.513 feet, with a chord bearing of South 62°-55'-58" East, and a chord distance of 4,085.033 feet for a corner;
- 3 *THENCE* South 45°-27'-58" East, along the Northern property line of Abstract 149, N. McCasland Survey, Tract 9-01, a distance of 883.382 feet for a corner;
- 4 *THENCE* South 44°-06'-51" West, along the Eastern property line of said Tract 9-01, a distance of 1,888.545 feet for a corner;
- 5 *THENCE* North 46°-09'-03" West, along the Southern property line of said Tract 9-01, a distance of 1,232.402 feet for a corner;
- 6 *THENCE* South 12°-34'-30" West, along the Eastern property line of Abstract 149, N. McCasland Survey, Tract 11-01, a distance of 1,464.056 feet for a corner;
- 7 *THENCE* North 71°-56'-24" West, continuing along said property line, a distance of 647.229 feet for a corner;
- 8 *THENCE* South 12°-13'-11" West, a distance of 203.06 feet for a corner;
- 9 *THENCE* North 71°-56'-24" West, a distance of 207.683 feet for a corner;
- 10 *THENCE* South 12°-13'-11" West, a distance of 259.233 feet for a corner;
- 11 *THENCE* North 71°-56'-24" West, along the Southern property line of Abstract 149, N. McCasland Survey, Tract 11-01, a distance of 416.803 feet for a corner;
- 12 *THENCE* South 82°-47'-14" West, continuing along said Southern property line, a distance of 361.757 feet to the *POINT OF BEGINNING AND CONTAINING* 268.220 acres of land (11,683,613.59 square feet) more or less.

# Exhibit 'B' Survey

