



JANUARY

2017

[EXISTING CONDITIONS REPORT]

The 2017 Existing Conditions Report was prepared by the Planning and Zoning Department for the purpose of assisting the Comprehensive Plan Advisory Committee (CPAC) in updating the Comprehensive Plan and to provide other various boards and commissions, city staff and the citizens of Rockwall with a state of the City as of January 1, 2017.

ACKNOWLEDGEMENTS

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POPULATION AND DEMOGRAPHICS



DEMOGRAPHICS

Demographics are statistical data that relate to the population of a particular group within a geographic area. Understanding the demographic makeup of a city is helpful when writing regulatory policies and making policy decisions.

POPULATION

Population is a count of all inhabitants living within the corporate boundaries of a town, city, county, state, or country. It is an important factor when projecting the future needs of the citizens in a specific geography.

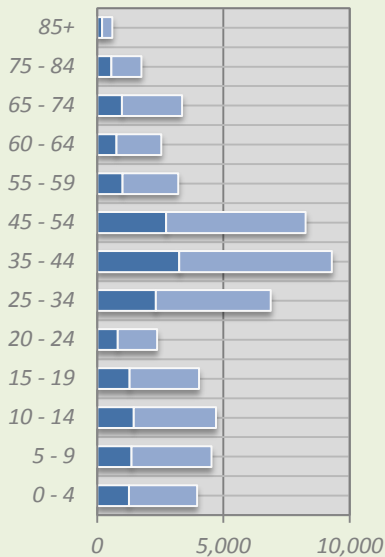
POPULATION GROWTH & PROJECTIONS

The City of Rockwall is home to 41,370 residents as of 2016. This represents approximately 46.14% of the total population in Rockwall County, which is estimated at 89,660 (North Central Texas Council of Governments [NCTCOG]).

The population of the City is currently expanding rapidly, and in the last 16-years has grown from 17,050 in 2000 to 41,370 in 2016 (see Figure 1.1). In addition, it is projected that the City of Rockwall will reach a population of 50,000 in 2021 and will exceed 60,000 in the next decade (see Figures 1.2 & 1.3).

FIGURE 1.4: POPULATION BY AGE

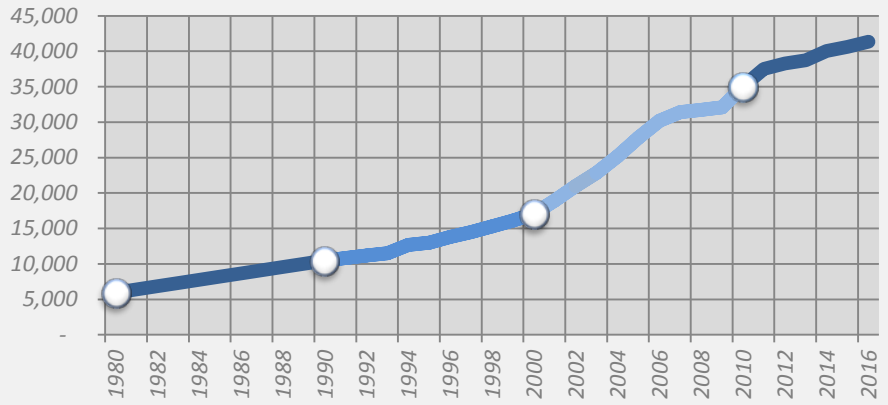
CHART KEY: BLUE = 2000 CENSUS; LIGHT BLUE = 2010 CENSUS;



SOURCE: US CENSUS BUREAU

FIGURE 1.1: POPULATION GROWTH 1980 – 2016

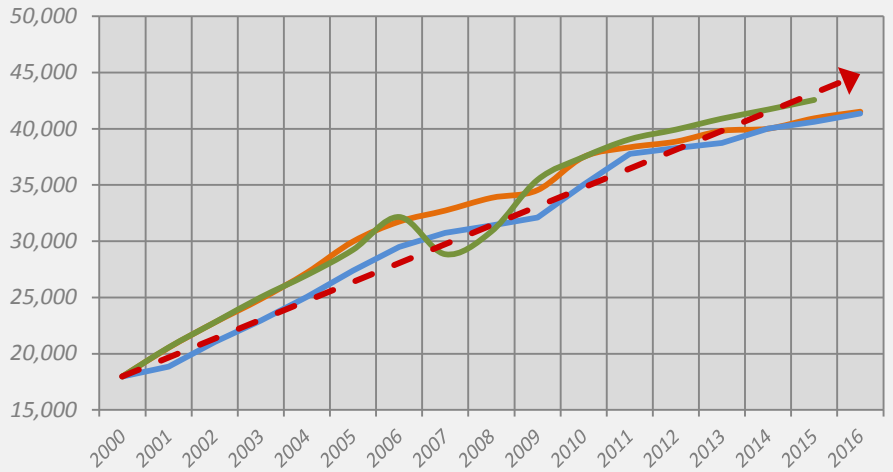
GROWTH RATES: 1980 – 1990 = 5.85%; 1990 – 2000 = 4.98%; 2000 – 2010 = 7.47%; 2010 – 2016 = 2.40%



SOURCE: CITY OF ROCKWALL PLANNING & ZONING DEPARTMENT

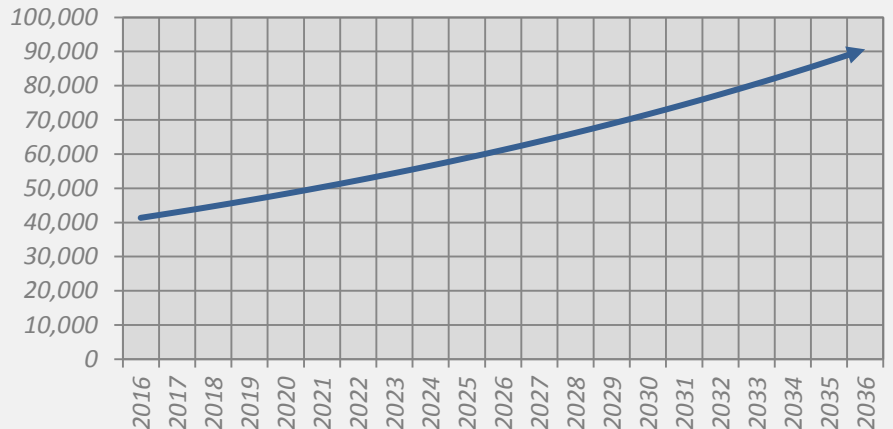
FIGURE 1.2: POPULATION BY AGENCY 2000 - 2016

CHART KEY: ORANGE = CITY OF ROCKWALL; BLUE = NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG); GREEN = US CENSUS BUREAU; RED = TREND LINE



SOURCES: LAND USE ASSUMPTIONS FOR IMPACT FEES REPORT (2013); US CENSUS BUREAU; NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG); CITY OF ROCKWALL PLANNING & ZONING DEPARTMENT

FIGURE 1.3: POPULATION PROJECTION ASSUMING A 4% COMPOUND ANNUAL GROWTH RATE



SOURCES: LAND USE ASSUMPTIONS FOR IMPACT FEES REPORT (2013); CITY OF ROCKWALL PLANNING & ZONING DEPARTMENT

AGE DISTRIBUTION OF THE POPULATION

According to the 2010 US Census, the largest portion of the population is between 35-54 years of age, which represents 30.85% of the total population. This category consists of two (2) age cohorts (i.e. 35-44 and 45-54) both of which have increased rapidly since 2000; with the 35-44 cohort growing by 86% (i.e. from 3,245 people to 6,042 people) and the 45-54 cohort growing by 102% (i.e. from 2,731 people to 5,523 people). The sharp increase in the 45-54 cohort can most likely be attributed to the majority of the Baby Boomer population reaching retirement age in the last ten (10) years. This can also partly explain the large increase in the 60-64 and 65-74 cohorts, which have grown by 130% and 142% since 2000 (i.e. 60-64: 768 people to 1,769 people; 65-74: 983 people to 2,377 people).

In addition to seeing large increases in the middle age cohorts, there have also been big increases in the cohorts that have school-aged children ranging in age from 0-19. This category represents 31.64% of the population. The predominate growth in this category has been in the 5-9 and 10-14 cohorts, which have increased by 133% and 124% since 2000.

The City's smallest population according to the 2010 US Census is in people of 20-24 years of age and 75+ years of age. The 20-24 age cohort only represented 4.55% of the total population in 2000 (i.e. 818 people) and 4.16% of the total population in 2010 (i.e. 1,561 people). The 75-84 cohort represented 3.13% of the total population in 2000 (i.e. 563 people) and 3.18% of the total population in 2010 (i.e. 1,194), and the 85+ cohort represented 1.07% of the population in 2000 (i.e. 193 people) and 1.09% of the population in 2010 (i.e. 407 people).

POPULATION BY GENDER

According to the 2010 US Census the division of the population along gender lines is nearly equal with 49% of the population being male and 51% of the population being female (see Figure 1.5).

POPULATION BY RACE/ETHNICITY

The 2010 US Census shows that the ethnic composition of the City has diversified from 2000 (see Figure 1.6). All major ethnic divisions identified in the Census grew at a rate of over 300% with the exception of the American Indian or Alaska Native, which grew at a rate of 219%. The fastest growing ethnic division was Rockwall's Asian population, which grew at a rate of 357% between 2000 and 2010. The following chart shows the percent change in ethnic divisions from 2000 to 2010:

TABLE 1.1: % CHANGE FROM 2000-2010

Ethnic Category	% Change
White	88%
Black	311%
American Indian or Alaska Native	219%
Asian	357%
Hawaiian/Pacific Islander	317%
Some Other Race	364%
Two or More Races	265%

In addition, approximately 16.6% (i.e. 6,214) of the overall population identified as Hispanic or Latino (see Figure 1.7). Of the 16.6% who registered as Hispanic or Latino, the majority indicated that they identified as Mexican (i.e. 80% or 4,990 people) with the rest identifying as Cuban, Puerto Rican or Other.

POPULATION THROUGH TAPESTRY SEGMENTATION

ESRI -- a Geographic Information Systems (GIS) Company that specializes in software development and demographic data -- has developed a tool that breaks down the entire US population into 68 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 LifeMode categories that describe each group's lifestyle and life stage, and six (6) Urbanization groups that describe the geographic and physical features of the groups. This tool has been utilized throughout various

FIGURE 1.5: POPULATION BY GENDER

KEY: MALE 18,333 (49%); FEMALE 19,157 (51%)

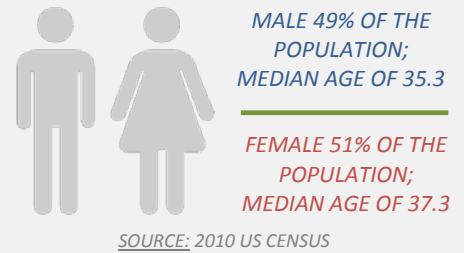
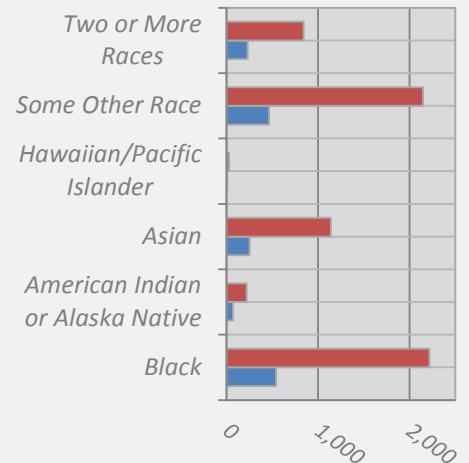


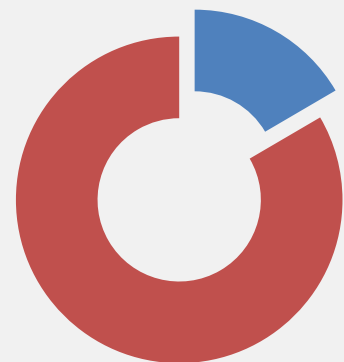
FIGURE 1.6: POPULATION BY RACE/ETHNICITY THE CHART EXCLUDES WHITE WHICH MADE UP 91.3% (16,421) OF THE POPULATION IN 2000 AND 82.4% (30,909) OF THE POPULATION IN 2010.



SOURCE: 2010 US CENSUS

FIGURE 1.7: HISPANIC OR LATINO

HISPANIC OR LATINO: 16.6% (6,214); NOT HISPANIC OR LATINO: 83.4% (31,276)



SOURCE: 2010 US CENSUS

9.1% PERCENT OF THE POPULATION IS FOREIGN BORN

OF VETERANS LOCATED WITHIN THE CITY **2,228**

SOURCE: US CENSUS BUREAU QUICKFACTS WEBPAGE

industries to identify the customers being served in various geographic areas. For cities, this tool can be used to make generalizations concerning their populations. The following is a breakdown of the City of Rockwall's population by *Tapestry Segments*, *LifeMode* groups, and *Urbanization* groups:

TABLE 1.2: TAPESTRY SEGMENTS

HH = Household

Tapestry Segment	% of HH
Up and Coming Families	20.8%
Boomburbs	16.6%
Soccer Moms	12.3%
Comfortable Empty Nesters	10.8%
In Style	9.7%
Bright Young Professionals	6.7%
Green Acres	6.5%
Savvy Suburbanites	4.9%
Down the Road	3.4%
Southwestern Families	2.5%
Professional Pride	2.5%
Retirement Communities	2.4%
Exurbanites	0.7%

TABLE 1.3: LIFEMODES GROUPS

HH = Household

LifeMode Groups	% of HH
Affluent Estates	24.70%
Ethnic Enclave	23.30%
GenXUrban	20.50%
Family Landscape	6.70%
Middle Ground	6.70%
Cozy Country Living	6.50%
Rustic Outposts	3.40%
Senior Styles	2.40%

TABLE 1.4: URBANIZATION GROUPS

HH = Household

Urbanization Groups	% of HH
Suburban	68.70%
Metro Cities	12.10%
Urban Periphery	9.30%
Rural	6.50%
Semi-Rural	3.40%

According to this study, the majority of Rockwall's population is split between three (3) categories *Up and Coming Families*, *Boomburbs*, and *Soccer Moms*.

Up and Coming Families (20.8%)

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, and more optimistic than previous generations.

The median age of this segment is 30.7, median household income is \$64,000 and the average household size is 3.10. Typically, people in this segment are considered to be educated with 66% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are also described as being tech savvy and careful shoppers.

Boomburbs (16.6%)

People in the *Boomburbs* segment are described as affluent 30-somethings with a high incomes/financial means. They have a median income of \$105,000, median age of 33.6, high rate of home ownership at 84% and an average household size of 3.22. Members of the *Boomburbs* segment are considered to be well-educated, young professionals with 52% having college degrees. They are well connected, typically own the latest devices and are willing to trade longer commute times for the amenities of the suburbs.

Soccer Moms (12.3%)

Soccer Moms are described as a segment that have a relatively high median household income (\$84,000), median age of 36.6 and an average household size of 2.96. This segment is considered to be an affluent, family oriented market who have people that prefer the suburban periphery of metropolitan areas. This segment is a heavy user of timesaving devices and services like housekeeping and landscaping services, online banking, and online shopping. This group typically carries higher levels of debt including first and second mortgages and auto loans. They are also accustomed to longer than average commutes with a disproportionate number commuting from a different county.

NOTE: For more information on Rockwall's various segments see the *Tapestry Segmentation Report* provided with this document.

COST OF LIVING AND INCOME

According to a study performed by smartasset™ -- a personal finance and technology company -- the County of Rockwall is sixth (*second in Texas*) with regard to its national *Purchasing Power Index* (i.e. 96.96)². The *Purchasing Power Index* is a measure of a community's purchasing power established by the County's median income relative to its cost of living. The study utilized data from the *US Census Bureau's 2014 American Community Survey*, the *MIT Living Wage Study* and the *Bureau of Labor Statistic's 2014 Consumer Expenditure Survey*. These studies indicate that the City's weighted median income is \$86,597 and its cost of living is \$42,990. This means that the City of Rockwall has a much higher than normal disposable income, which helps explain why the City estimated its per capita income at \$35,100.00 per person.

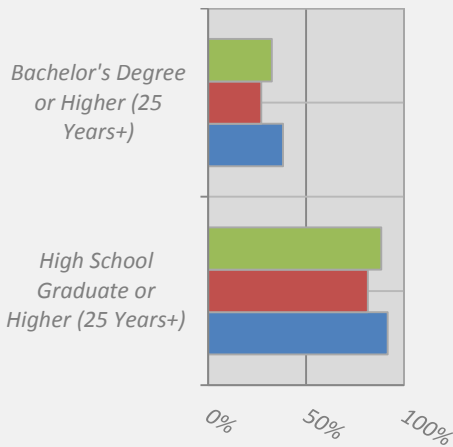
In addition, the *US Census QuickFacts*³ website estimates that the City's poverty rate (i.e. 6.3%) is less than the state average (i.e. 15.9%) by more than half. These facts also identify the City's median income to be at a comparable rate to the previously cited study at \$86,627, and identify a per capita income in the past 12 months of \$34,789. This is more than \$8,000 higher than the state average, which is estimated at \$26,513.

NOTE: See the *Non-Residential* section of this document for more detailed job and salary information.

EDUCATIONAL ACHIEVEMENT

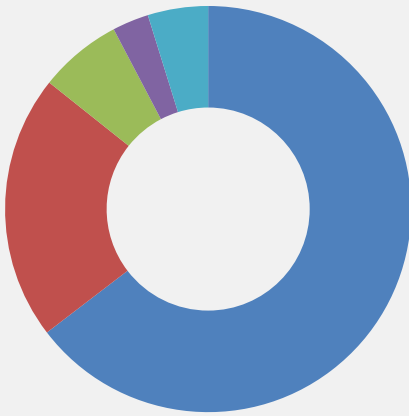
The City of Rockwall has a high educational attainment. According to the *US Census Bureau* the percentage of Rockwall's population with a high school diploma (i.e. 91.70%) exceeds both the state (i.e. 81.60%) and national (88.40%) averages. This also holds true for the percentage of the population with a college education, which was estimated to be at 38.20% compared to the state and national averages of 27.10% and 32.50% (see Figure 1.8).

FIGURE 1.8: EDUCATION ACHIEVEMENT
 CHART KEY: ROCKWALL; TEXAS; UNITED STATES



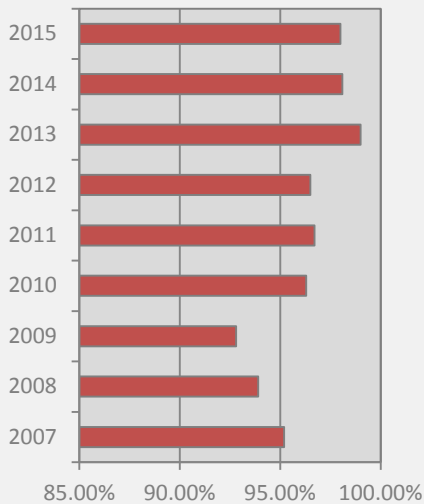
SOURCE: US CENSUS BUREAU QUICKFACTS WEBPAGE

FIGURE 1.9: ENROLLMENT BY ETHNICITY
 CHART KEY: WHITE (64.6%); HISPANIC (21.1%); AFRICAN AMERICAN (6.6%); ASIAN (2.9%); OTHER (4.8%)



SOURCE: ROCKWALL INDEPENDENT SCHOOL DISTRICT

FIGURE 1.10: GRADUATION RATE



SOURCE: ROCKWALL INDEPENDENT SCHOOL DISTRICT

Looking at the current student population, in 2015 the Rockwall Independent School District (RISD) reported having a total enrollment of 14,902 students, 25% of which were considered economically disadvantaged students. In addition, RISD reported a 98% graduation rate and a 96.9% attendance rate. A breakdown of the RISD's ethnic composition can be seen in Figure 1.9.

PROJECTED TRENDS

Looking at the City of Rockwall's population over the next 20-years, -- assuming a Compound Annual Growth Rate (CAGR) of 4% -- it is anticipated that the City will reach 90,000 residents in 2036. Being a bedroom community of the City of Dallas, it can also be assumed that the City's major age cohorts 35-54 will continue to be the predominate age groups. This should also continue to increase the 0-19 age cohorts as young families seek out higher rated schools. It can also be anticipated that the 20-24 age cohort will continue to be the smallest age cohort. This most likely can be attributed to the RISD's high graduation and college attendance rates (i.e. the majority of this age cohort is attending college outside of the City). As the baby boomer generation ages and proceeds into retirement it is anticipated that the older age cohorts will increase. This coupled with advances in the health care and a shift to ageing in place, suggests that the 75-84 and 85+ age cohorts will grow significantly over the next 20-years.

Moving forward it can be assumed that the City's expanding ethnic populations will continue to grow in relative consistency to the changes that were observed between 2000 and 2010; however, based population projections provided from the Texas State Data Center the Hispanic or Latino population is expected to outpace its current growth in the County over the next four (4) years⁴. Due to this, it is

anticipated that the City will see large increases in its Hispanic or Latino population by 2020. Looking at the gender division in the City over the next 20-years there is no evidence to suggest that it will shift from the relatively even division that currently exists.

Taking into account that the City does not anticipate major changes to its population with relation to age or income it is also not anticipated that the City's major tapestry segments will shift; however, there is some evidence in current development trends that would suggest the City may see increases in the percentage of the Retirement Communities and the Comfortable Empty Nesters tapestry categories. In addition, it is anticipated that the Ethnic Enclave category in the LifeMode Group will increase. This is due to the expectation that the City's ethnic composition will continue to diversify.

Finally, it is projected that the Rockwall Independent School (RISD) District will continue to be a highly regarded and sought after school district. This is supported by the recent adoption of a Comprehensive Bond package that was approved by voters in 2015, and will provide funding for additional school facilities including a College and Career Academy.

ENDNOTES

- ¹ Tapestry Segmentation (2016). Retrieved December 2, 2016, from <http://www.esri.com/landing-pages/tapestry>
- ² Places with the Most Favorable Cost of Living (2016). Retrieved December 1, 2016, from <https://smartasset.com/mortgage/cost-of-livingcalculator?year=2016#us/purchasing-power>
- ³ QuickFacts for the City of Rockwall, Texas (2016). Retrieved December 2, 2016, from <https://www.census.gov/quickfacts/table/IPE120215/4862828,48>
- ⁴ Texas State Data Center. Retrieved December 29, 2016, from <http://txsdc.utsa.edu/data/TPEPP/Projections/Index>

2

INFRASTRUCTURE AND TRANSPORTATION



INFRASTRUCTURE

A City's infrastructure is primarily composed of its streets, water, stormwater, and wastewater systems. These facilities are necessary for cities to serve their residential and non-residential customers. The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to supply water and wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of water and the treatment of wastewater.

WATER FACILITIES

In its corporate boundaries the City of Rockwall has 308.76 linear miles (i.e. 1,630,227.84 linear feet) of City owned water lines, 3.36 linear miles of private water lines, and 10.83 linear miles of water lines owned by the North Texas Municipal Water District (NTMWD). The majority (i.e. 74% or 229.47 linear miles) of the City's water lines were constructed more than ten (10) years ago (i.e. pre-2007), with 36% of these lines being constructed more than 20-years ago. See Figure 2.1 for a breakdown of the City's water lines by material and see Figure 2.2 for a breakdown by age.

In addition, the City has three (3) active water towers (i.e. Southside, North Country, and Springer) and one (1) inactive water tower (i.e. adjacent to Fire Station #1). It is anticipated that the inactive water tower will be removed in the future; however, it is currently operating as a radio tower adjacent to Fire Station #1 (see Maps 2.1 & 2.4 to see all current and future water facilities).

WASTEWATER FACILITIES

Situated within the City's corporate boundaries are 244.35 linear miles of City owned wastewater lines, 158.4 linear feet of private wastewater lines, and 4.20 linear miles of wastewater lines owned by the North Texas Municipal Water District (NTMWD). The wastewater flows generated by these lines are generally found in one (1) of the two (2) major basins located within

the City (i.e. Squabble Creek and Buffalo Creek). The Squabble Creek basin currently flows to a treatment plant behind Lakeview Summit; however, this plant is in the process of being taken off-line and removed from service, and will send its effluent to the NTMWD treatment plant in south Mesquite. The Buffalo Creek basin is treated at the Buffalo Creek Wastewater Treatment Plant with overflows being pumped to the NTMWD treatment plant in south Mesquite. See Figure 2.3 for a breakdown of the City's wastewater lines by material and see Figure 2.4 for a break down by age.

In addition, the City of Rockwall currently maintains 40-lift stations. A lift station or pump station is a facility that is used to pump wastewater and sewage from a lower elevation to a higher elevation, particularly where the elevation of the source is not sufficient to gravity flow the lines. The large number of lift stations in the City of Rockwall -- which is atypical for cities in the North Texas region -- is due to the topography of the City (see Maps 2.2 & 2.5 to see all current and future wastewater facilities).

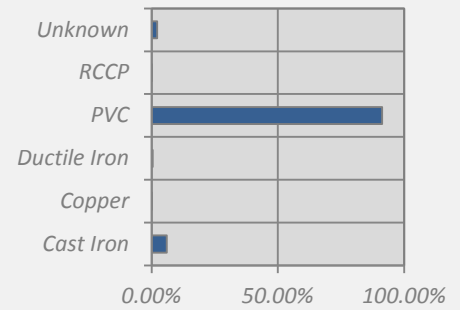
It should also be noted that there are 272 single-family homes in the City that are not attached to the City's wastewater network. These homes have On-Site Sewage Facilities (OSSF's) or a septic system.

STORMWATER FACILITIES

There are approximately 143.58 linear miles (i.e. 758,084 linear feet) of City maintained stormwater lines in the City of Rockwall. As with water and wastewater, the majority of these lines (i.e. 69% or 524,657.07 linear feet) were installed more than ten (10) years ago. The majority of all stormwater lines (92.01%) are constructed from Reinforced Concrete Pipe (RCP). See Figure 2.5 for a complete breakdown of the City's stormwater lines by material

FIGURE 2.1: WATER LINES BY MATERIAL

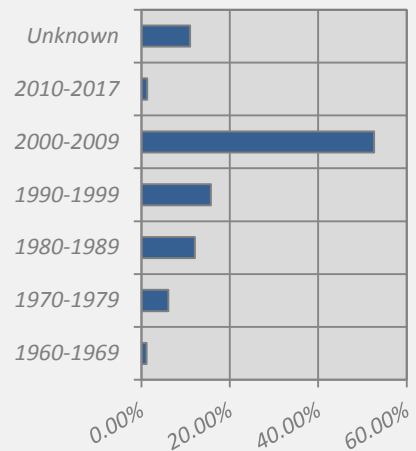
CAST IRON: 98,487 LF (6.04%); COPPER: 374 LF (0.02%); DUCTILE IRON: 6,446 LF (0.33%); PVC: 1,487,352 LF (91.24%); RCCP: 1,004 LF (0.06%); UNKNOWN: 36,564 LF (2.24%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.2: WATER LINES BY AGE

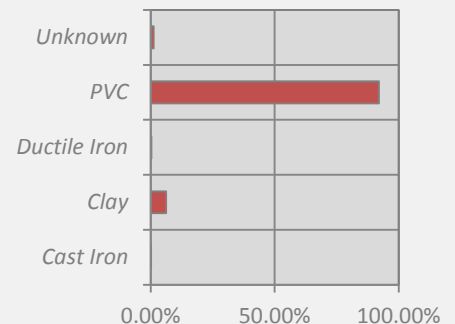
1960-1969: 17,293 LF (1.14%); 1970-1979: 92,637 LF (6.13%); 1980-1989: 182,436 LF (12.07%); 1990-1999: 237,135 LF (15.69%); 2000-2009: 795,620 LF (52.65%); 2010-2017: 19,838 LF (1.31%); Unknown Date: 166,240 LF (11.00%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.3: WASTEWATER LINES BY MATERIAL

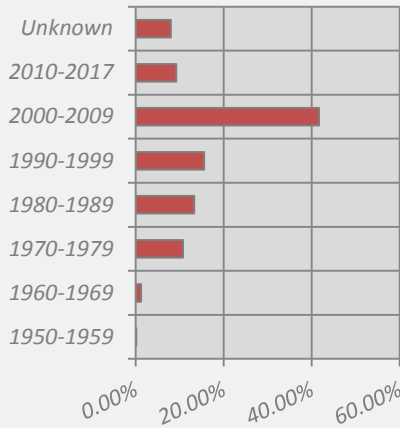
CAST IRON: 1,679 LF (0.13%); CLAY: 80,835 LF (6.27%); DUCTILE IRON: 4,283 LF (0.33%); PVC: 1,187,749 LF (92.06%); UNKNOWN: 15,633 LF (1.21%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.4: WASTEWATER LINES BY AGE

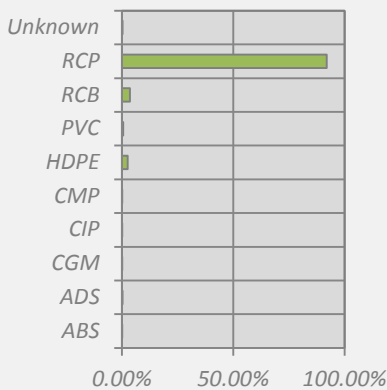
1950-1959: 2,481 LF (0.19%); 1960-1969: 16,126 LF (1.25%); 1970-1979: 138,633 LF (10.75%); 1980-1989: 171,594 LF (13.30%); 1990-1999: 200,752 LF (15.56%); 2000-2009: 537,336 LF (41.65%); 2010-2017: 119,510 LF (8.04%); Unknown Date: 103,743 LF (8.04%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.5: STORMWATER LINES BY MATERIAL

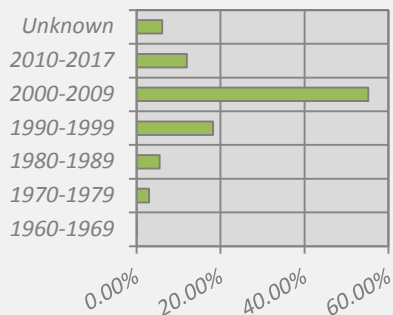
ABS: 121 LF (0.04%); ADS: 2,362 LF (0.32%); CGM: 237 LF (0.04%); CIP: 329 LF (0.06%); CMP: 2,911 LF (0.26%); HDPE: 19,370 LF (2.69%); PVC: 5,267 LF (0.57%); RCB: 35,917 LF (3.62%); RCP: 689,248 LF (92.01%); UNKNOWN: 2,322 LF (0.39%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.6: STORMWATER LINES BY AGE

1960-1969: 591 LF (0.06%); 1970-1979: 24,041 LF (2.97%); 1980-1989: 41,402 LF (5.49%); 1990-1999: 148,834 LF (18.24%); 2000-2009: 418,897 LF (55.16%); 2010-2017: 77,863 LF (11.97%); Unknown Date: 46,456 LF (6.11%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

and see Figure 2.6 for a breakdown by age.

TRANSPORTATION

The transportation network of a city consists of the infrastructure necessary to move people and commodities from one place to another. The City of Rockwall’s transportation network consists of highways, roadways, railroads, public transit agreements, sidewalks and the City’s hike/bike and trail systems.

ROADWAY FACILITIES

The City of Rockwall has approximately 287.21-miles of roadways consisting of 59.90-miles of State Highways, 209.51-miles of City streets, and 17.81-miles of private streets. In addition, to these transportation facilities the City also has 61.16-miles of alleyways. In Figures 2.7, 2.8 & 2.9 are a breakdown of the roadway materials used for each entity’s roadways.

FIGURE 2.7: STATE HIGHWAYS ROAD SURFACES IN LINEAR MILES

CONCRETE: 176.55 LM; ASPHALT: 29.38 LM

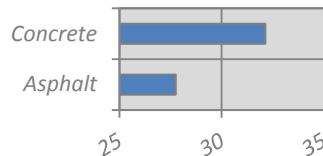


FIGURE 2.8: CITY ROAD SURFACES IN LINEAR MILES

ROCK/GRAVEL: 1.64 LM; NOT BUILT: 1.02 LM; UNIMPROVED SURFACE: 0.12 LM; CONCRETE: 176.55 LM; ASPHALT: 29.38 LM

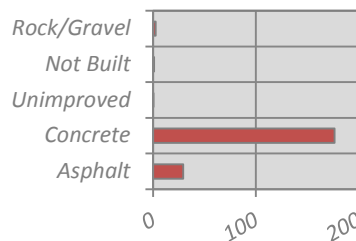
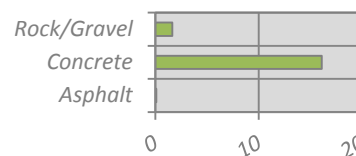


FIGURE 2.9: PRIVATE ROAD SURFACES IN LINEAR MILES

ROCK/GRAVEL: 1.64 LM; CONCRETE:



SOURCE: CITY OF ROCKWALL GIS DIVISION

FUTURE ROADWAY FACILITIES

As the City of Rockwall’s population grows, so does the need to expand the transportation facilities serving the population. This also directly correlates to Rockwall’s ability to attract and retain commercial and retail development. The City accounts for this need through the City’s Master Thoroughfare Plan (see Map 2.7) and the Capital Improvement Plan (CIP) (see Map 2.8).

Master Thoroughfare Plan (MTP)

A Master Thoroughfare Plan is intended to be a long-range plan that identifies the roadway facilities necessary for a City at ultimate buildout. More specifically, it is a right-of-way preservation plan that is intended to facilitate the orderly development of the City’s transportation network through City or private development funding.

Capital Improvement Plan (CIP)

The Capital Improvement Plan is a short-range plan (e.g. four [4] to ten [10] years) intended to identify and plan for capital projects. These plans generally identify the method for financing the capital projects and the schedule for construction.

Future Roadway Projects

The following is a comprehensive list of all the future roadway projects planned inside the City’s corporate boundaries by the City of Rockwall and the Texas Department of Transportation (TXDOT).

City of Rockwall Projects:

- S. Lakeshore Drive/Summit Ridge Drive from SH-66 to FM-740 (Construction Start Date: TBD)
- E. Boydston Avenue from SH-205 to Clark Street (Construction Start Date: Spring 2017)
- Throckmorton Street from Boydston Avenue to Bourn Street (Construction Start Date: Spring 2017)
- County Line Road from FM-3097 to Renee Drive (Construction Start Date: Winter 2018)

Texas Department of Transportation (TXDOT) Projects¹:

- ☑ FM-3549 at IH-30 Interchange (Estimated Completion Date: August 2018)
- ☑ FM-3549 North between IH-30 and SH-66 (Estimated Let Date*: August 2018)
- ☑ FM-552 between SH-205 and SH-66 (Estimated Let Date*: March 2023)
- ☑ FM-276 between SH-205 and FM-549 (Estimated Let Date*: July 2018)
- ☑ IH-30 Ramp Reversal Project from SH-205 and John King Boulevard (Estimated Completion Date: February 2017)
- ☑ SH-66 Interim Project from SH-205 to the County Line (Estimated Completion Date: January 2019)
- ☑ SH-66 Ultimate Project from SH-205 to the County Line (Estimated Let Date: May 2022)
- ☑ FM-549 South between SH-276 and SH-205 (Estimated Let Date*: March 2020)
- ☑ SH-205 from US-80 to SH-78 (Estimated Let Date*: December 2021)
- ☑ IH-30 between Bass Pro Drive and FM-2642 (Estimated Let Date*: December 2021)

*: The Let Date is the date by which bids on a project are opened. These dates are subject to change.

ALTERNATIVE MODES OF TRANSIT

In addition to the City’s roadway facilities, Rockwall also offers public transit, hike/bike trails, pedestrian trails and sidewalks throughout the City.

Sidewalks and Hike/Bike Trails

The City has 216.36 linear miles of on-street sidewalks, 16.15 linear miles of neighborhood trails, 9.20 linear miles of park trails, and 5.41 linear miles of mountain bike trail. In addition, the City has been working on a ten (10) foot hike and bike trail that will run the entire length of John King Boulevard. Taking this into consideration the City’s hike/bike trails and sidewalks provide more of a recreational amenity as opposed to a true transit option.

NOTE: For more information on Rockwall’s trail systems, see the Parks,

Trails and Open Space section of this report.

Public Transit

The City of Rockwall is contracted with STAR Transit to offer a demand responsive form of public transit/paratransit. According to information provided by STAR Transit, this service provided 17,115 trips last year (i.e. September 2015 to August 2016). See Figure 2.10 to see a categorical breakdown of these trips.

TRAVEL TRENDS

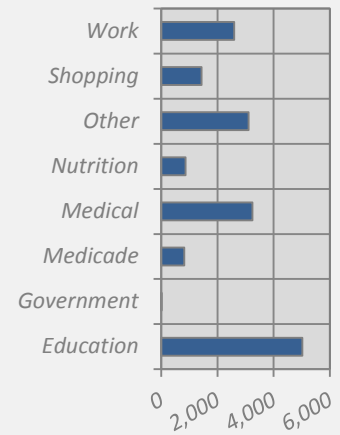
According to the US Census Bureau’s 2015 American Community Survey, the average commute time -- for a worker 16-years and older -- in the City of Rockwall is 30.2-minutes. In addition, it is estimated that 60% of Rockwall’s work force commutes outside of Rockwall County for their job, with 39.2% working in the County and 0.06% working outside the state. Looking at modes of travel, 81.9% of all commuters drive alone and 9.7% carpool (see Figures 2.11 & 2.12). This directly correlates to vehicle ownership, in which over 84% of Rockwall’s households have two (2) or more vehicles. All of these statistics indicate that the City of Rockwall’s transportation system is auto-centric and that most residents are auto-dependent. This is typical of most suburbs, which act as bedroom communities to larger cities in a region.

INFRASTRUCTURE PLANNING

An emerging concern for municipalities across the country is the high cost of maintaining existing infrastructure. For the City of Rockwall, the majority of the existing infrastructure is relatively new with only an estimated 25%-30% being installed prior to 1990. With this being said, the majority of the older infrastructure is currently in need of repair/replacement.

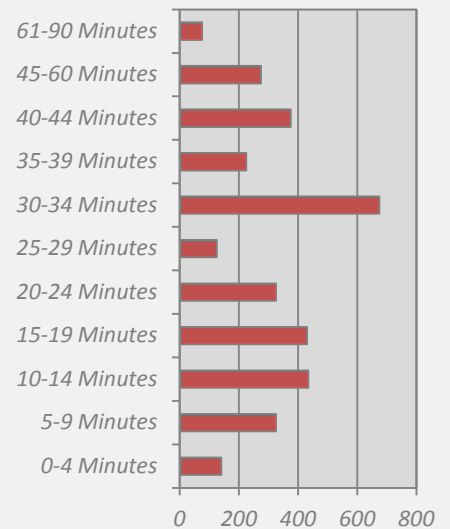
The City’s Engineering and Public Works Departments have already started to address this issue by

FIGURE 2.10: BREAKDOWN OF RIDE TOTALS FROM 2016 FOR STAR



SOURCE: STAR TRANSIT

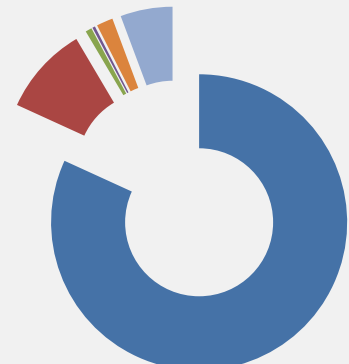
FIGURE 2.11: ESTIMATED TRAVEL TIME TO WORK IN MINUTES



SOURCE: CITYDATA.COM

FIGURE 2.12: MEANS OF TRANSPORTATION TO WORK

DROVE ALONG = 81.90%; CARPOOLED = 9.70%; WORKED FROM HOME = 5.7%; TAXICAB, MOTORCYCLE OR OTHER MEANS = 1.8%; PUBLIC TRANSIT = 0.7%; WALKED = 0.3%; BICYCLE = 0%



SOURCE: 2015 AMERICAN COMMUNITY SURVEY

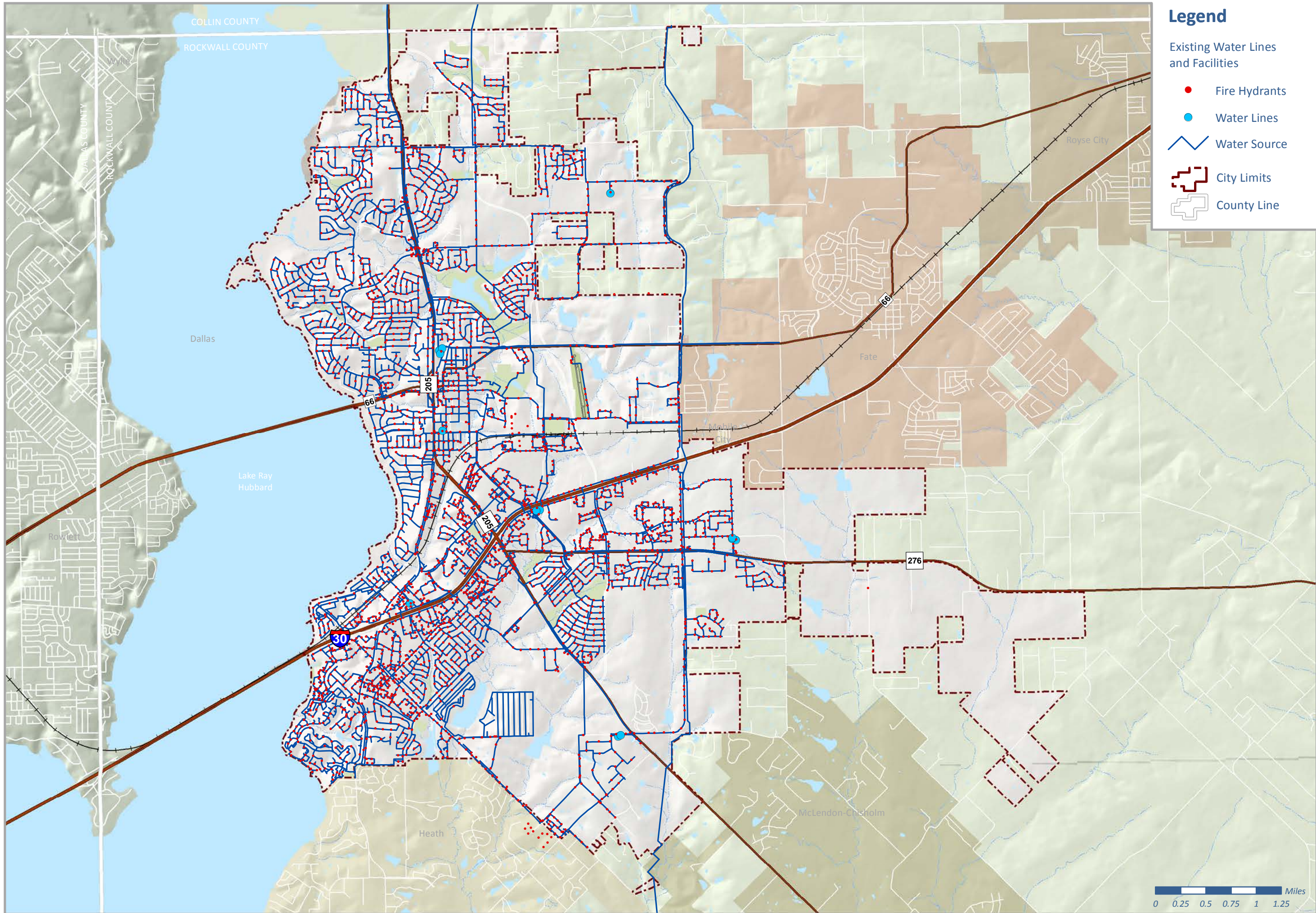
initiating a pavement assessment of all existing streets, sidewalks and alleyways in the City. In addition, the City currently logs, monitors and maintains all its infrastructure assets in a geo-spatial format through the City's Geographic Information Systems software, and is in the process of putting in place an asset management software that will help track the City's various infrastructure assets. These should help the departments' target current infrastructure needs and balance future infrastructure spending.

ENDNOTES

¹ *Rockwall County Planning Consortium Report (November 2016)*

MAP INDEX

- (1) MAP 2.1: MAP OF EXISTING WATER LINES & FACILITIES
 - (2) MAP 2.2: MAP OF EXISTING WASTEWATER LINES & FACILITIES
 - (3) MAP 2.3: MAP OF EXISTING STORMWATER LINES & FACILITIES
 - (4) MAP 2.4: MASTER WATER PLAN MAP
 - (5) MAP 2.5: MASTER WASTEWATER PLAN MAP
 - (6) MAP 2.6: EXISTING STREET MAP
 - (7) MAP 2.7: MASTER TRANSPORTATION PLAN MAP
 - (8) MAP 2.8: CAPITAL IMPROVEMENT PLAN MAP
-

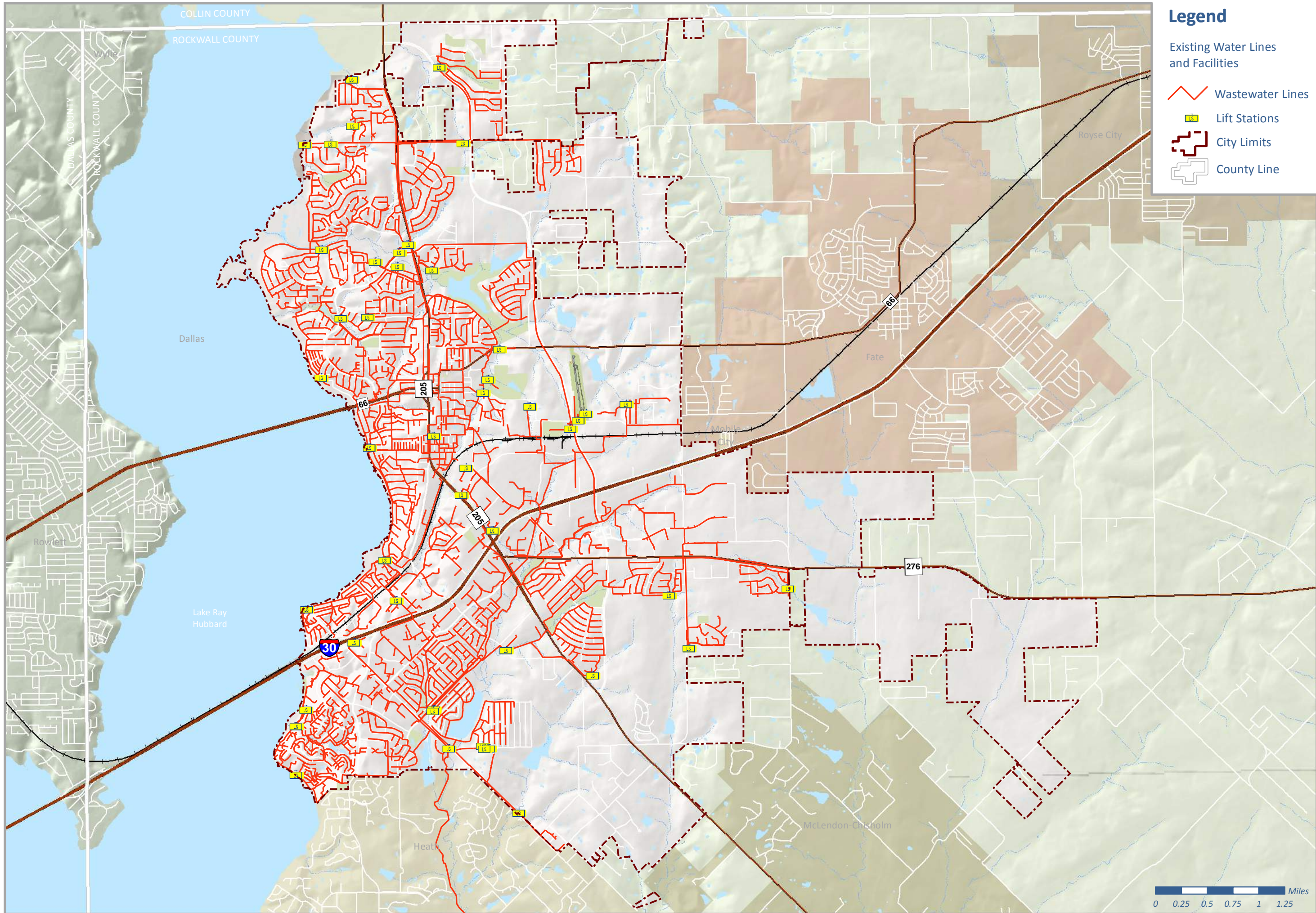


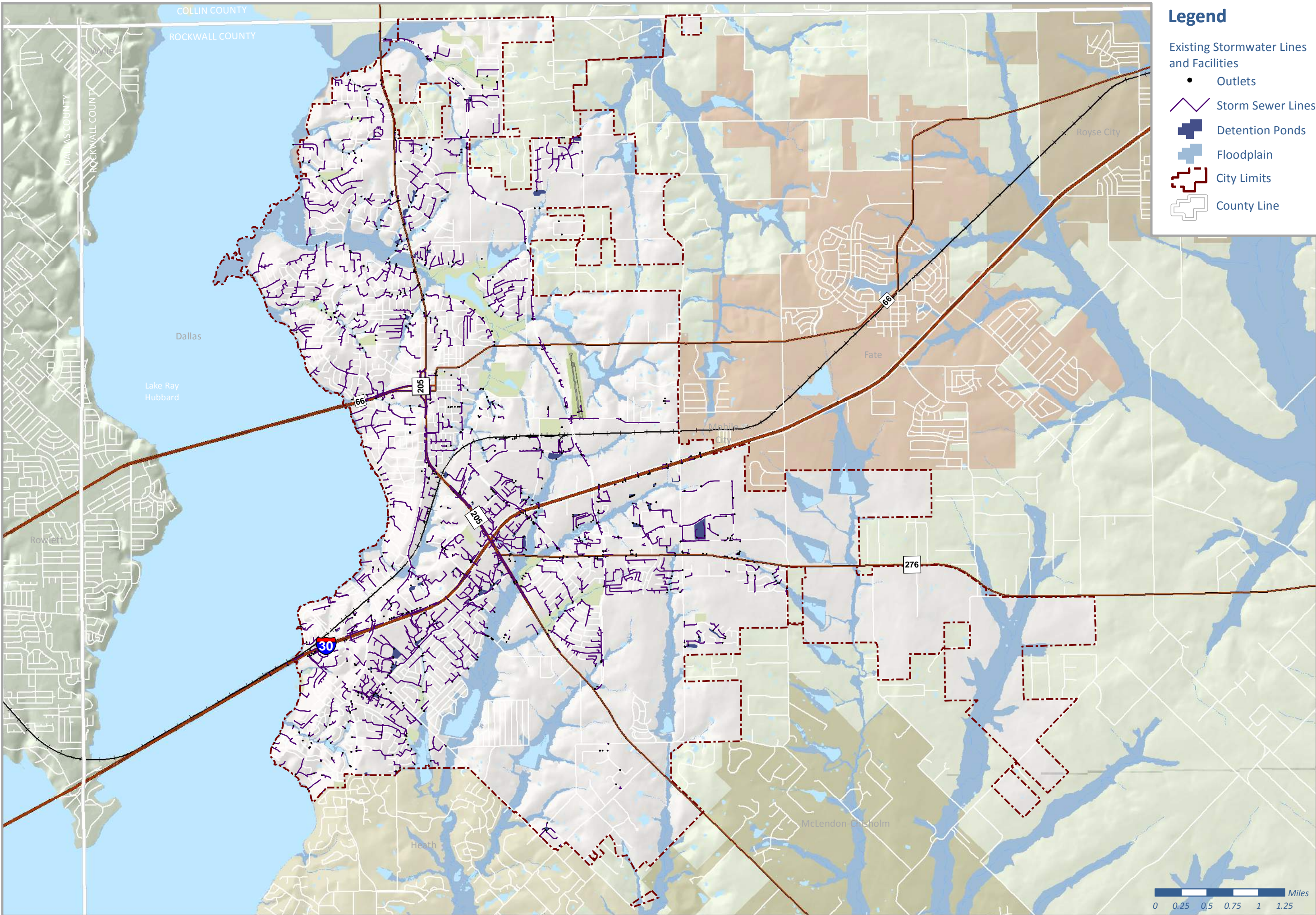
Legend

Existing Water Lines and Facilities

- Fire Hydrants
- Water Lines
- Water Source
- City Limits
- County Line



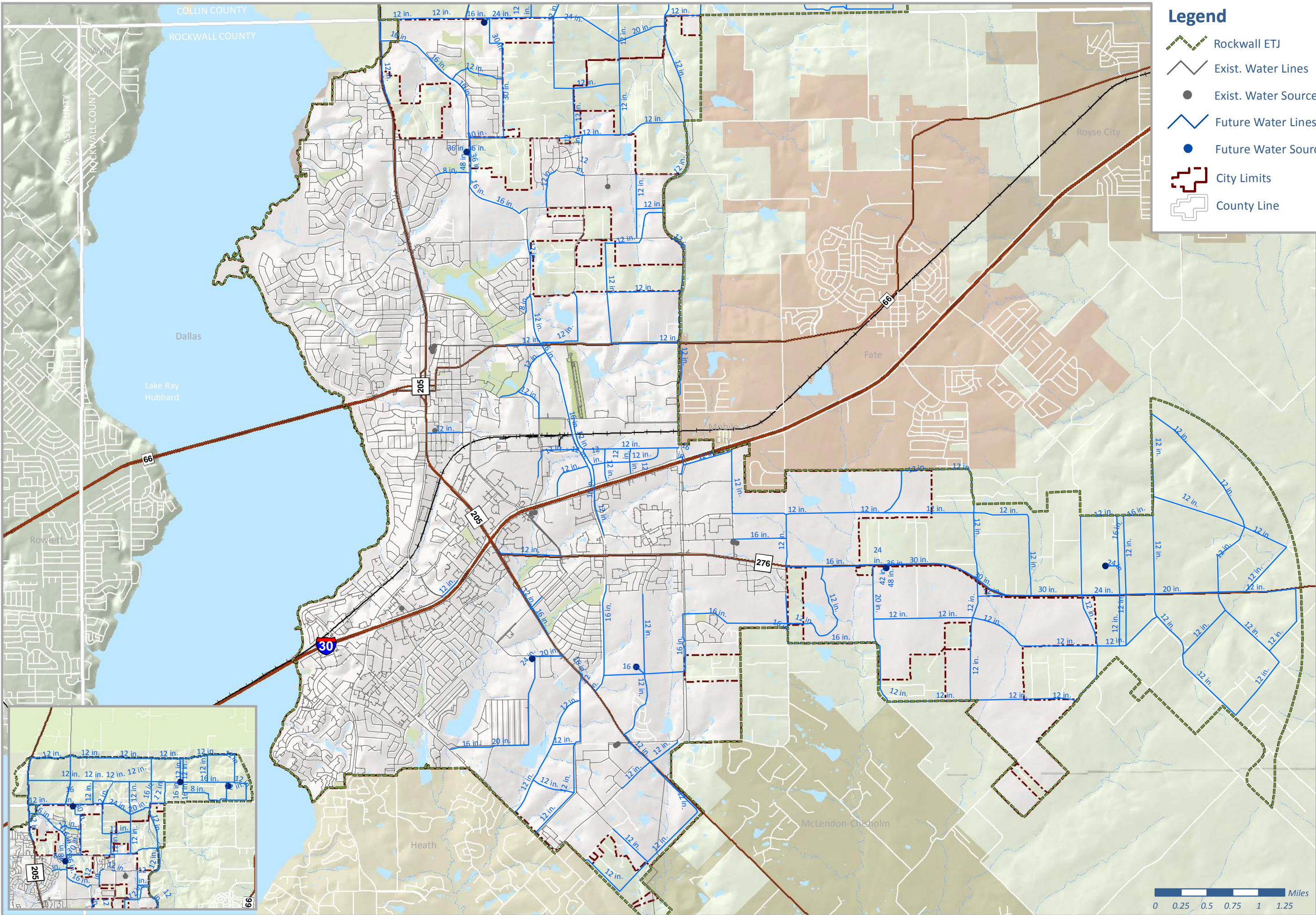




Legend

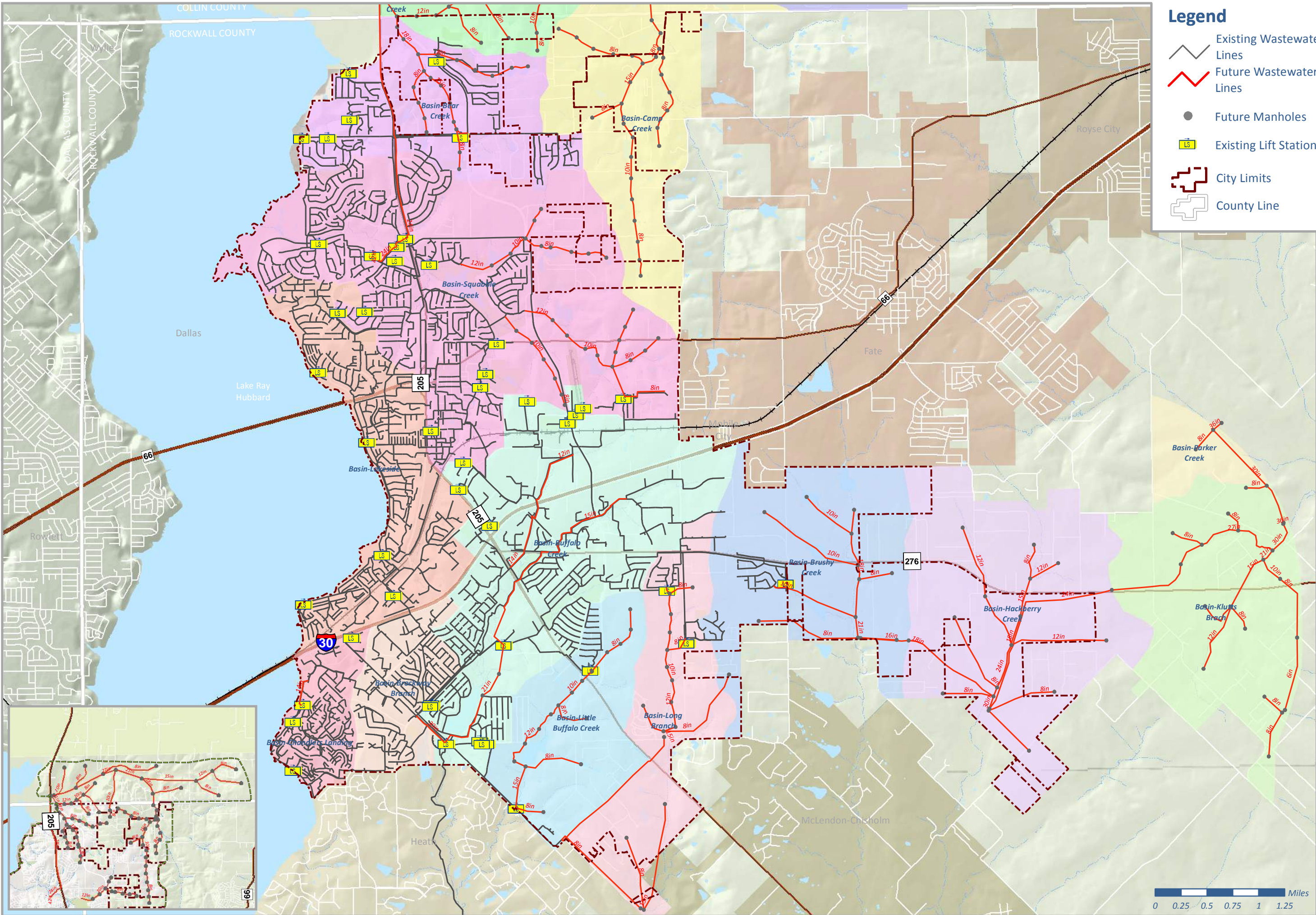
- Existing Stormwater Lines and Facilities
 - Outlets
 - Storm Sewer Lines
 - Detention Ponds
 - Floodplain
 - City Limits
 - County Line





- Legend**
- Rockwall ETJ
 - Exist. Water Lines
 - Exist. Water Source
 - Future Water Lines
 - Future Water Source
 - City Limits
 - County Line





Legend

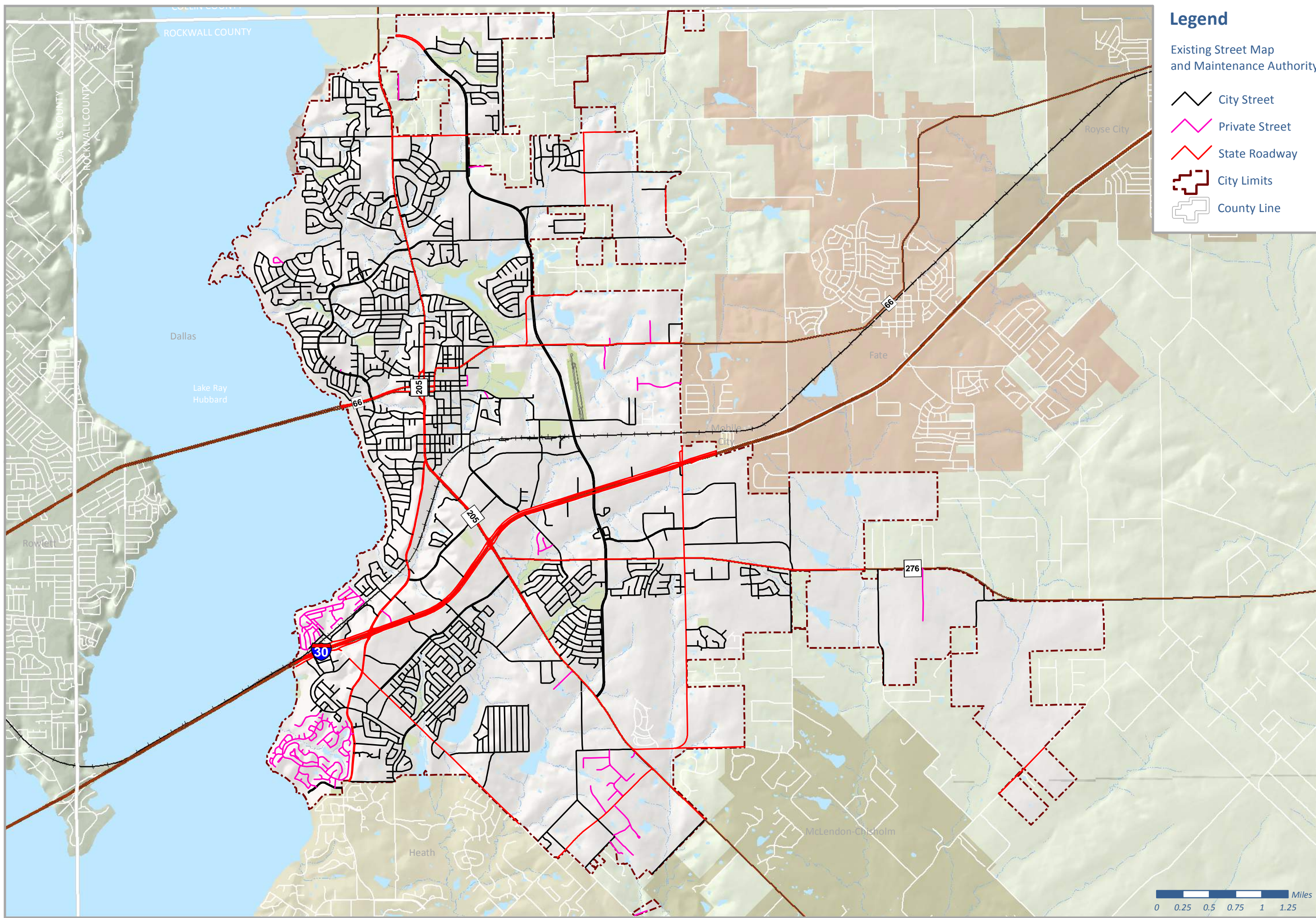
- Existing Wastewater Lines
- Future Wastewater Lines
- Future Manholes
- Existing Lift Stations
- City Limits
- County Line

2.5

MASTER WASTEWATER PLAN MAP

CH.2: TRANSPORTATION AND INFRASTRUCTURE



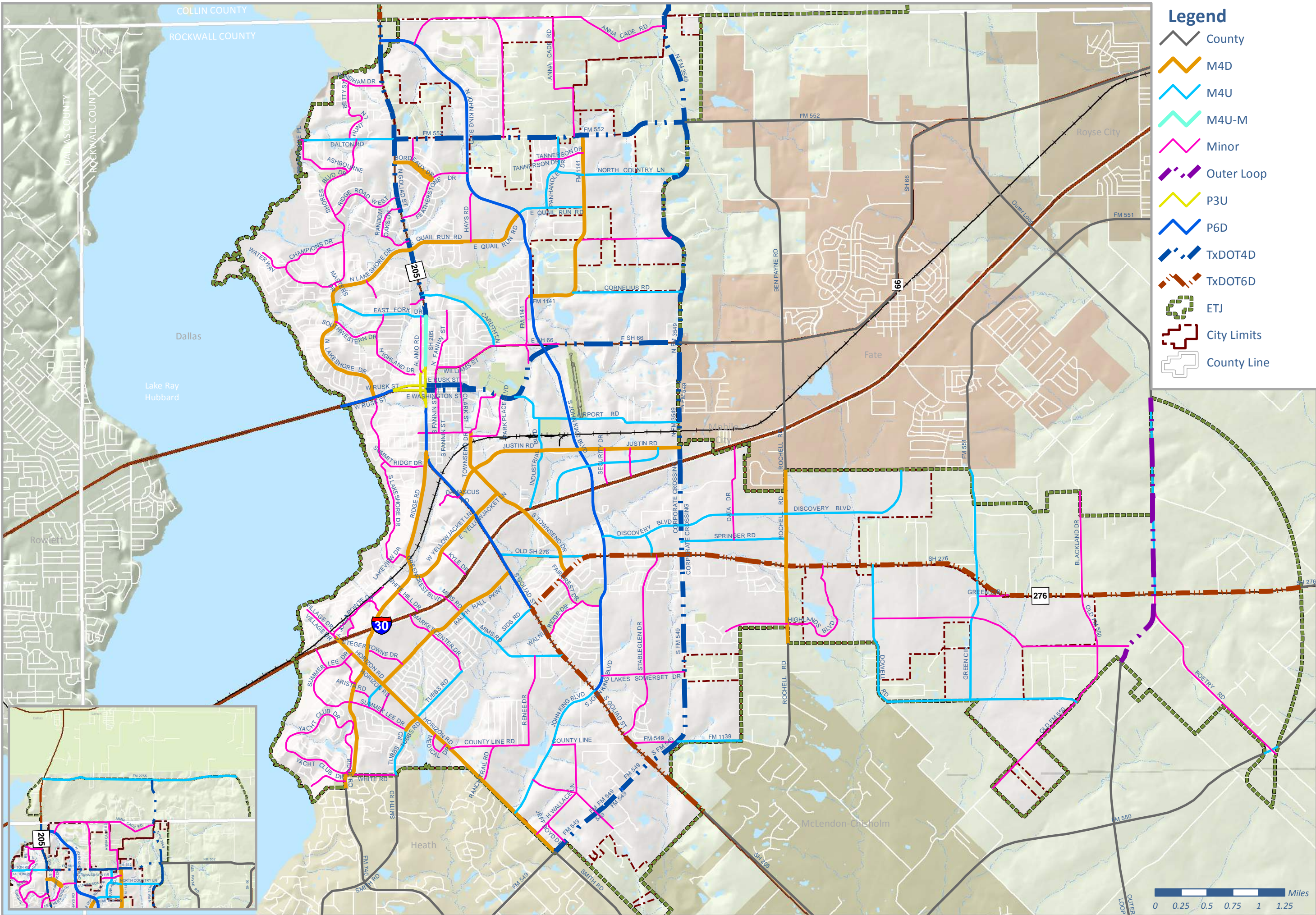


Legend

Existing Street Map and Maintenance Authority

-  City Street
-  Private Street
-  State Roadway
-  City Limits
-  County Line





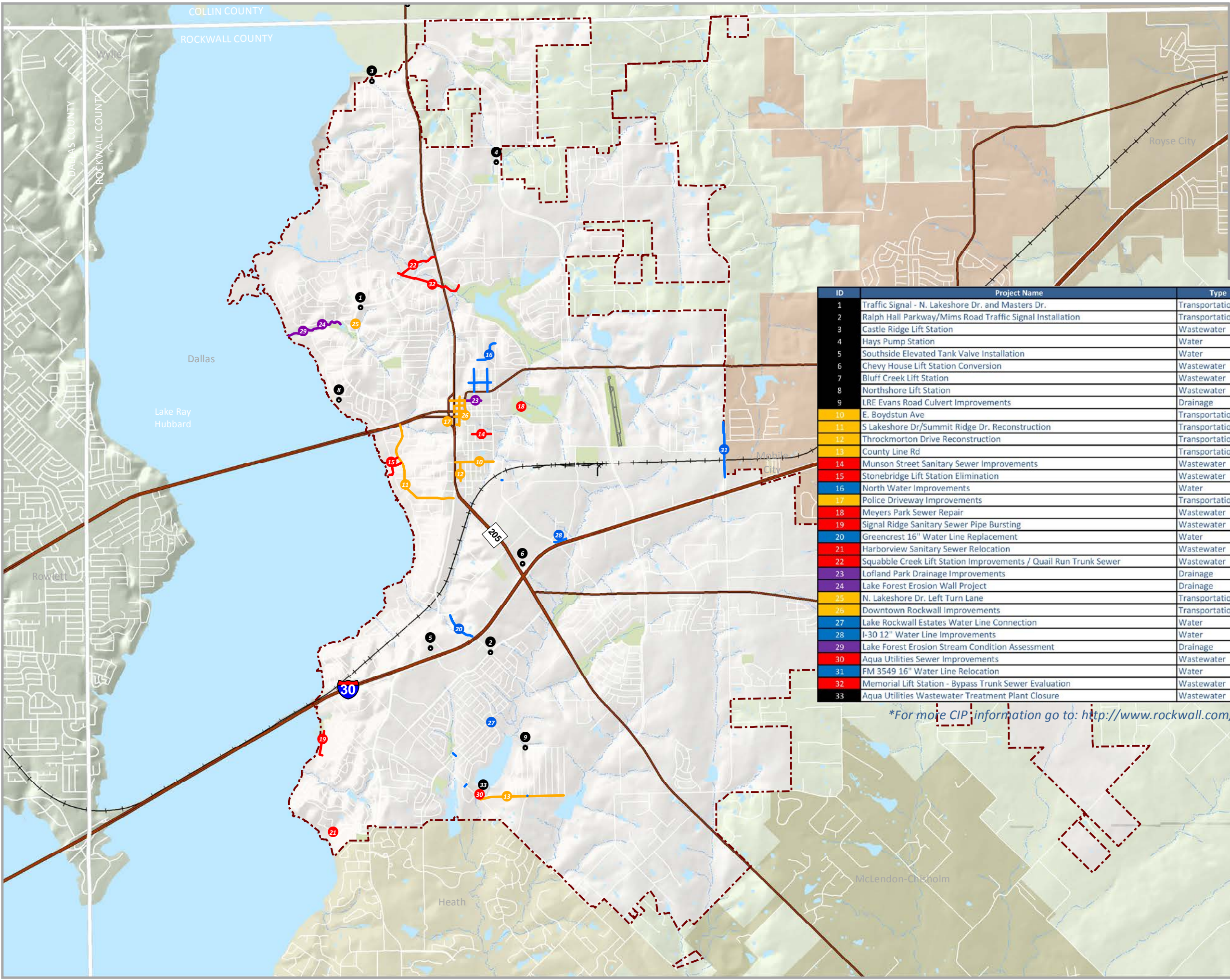
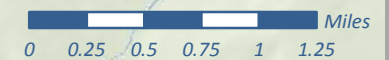


Legend

- Isolated Project
- Drainage
- Transportation
- Wastewater
- Water
- Treatment Plant Closure
- City Limits
- County Line

ID	Project Name	Type	Status
1	Traffic Signal - N. Lakeshore Dr. and Masters Dr.	Transportation	Engineering Design Phase
2	Ralph Hall Parkway/Mims Road Traffic Signal Installation	Transportation	Completed
3	Castle Ridge Lift Station	Wastewater	Study/Feasibility Phase
4	Hays Pump Station	Water	Planning Phase
5	Southside Elevated Tank Valve Installation	Water	Advertising/Bidding Phase
6	Chevy House Lift Station Conversion	Wastewater	Planning Phase
7	Bluff Creek Lift Station	Wastewater	Planning Phase
8	Northshore Lift Station	Wastewater	Completed
9	LRE Evans Road Culvert Improvements	Drainage	Completed
10	E. Boydston Ave	Transportation	Engineering Design Phase
11	S Lakeshore Dr/Summit Ridge Dr. Reconstruction	Transportation	Engineering Design Phase
12	Throckmorton Drive Reconstruction	Transportation	Engineering Design Phase
13	County Line Rd	Transportation	Engineering Design Phase
14	Munson Street Sanitary Sewer Improvements	Wastewater	Advertising/Bidding Phase
15	Stonebridge Lift Station Elimination	Wastewater	Engineering Design Phase
16	North Water Improvements	Water	Advertising/Bidding Phase
17	Police Driveway Improvements	Transportation	Construction
18	Meyers Park Sewer Repair	Wastewater	Completed
19	Signal Ridge Sanitary Sewer Pipe Bursting	Wastewater	Advertising/Bidding Phase
20	Greencrest 16" Water Line Replacement	Water	Advertising/Bidding Phase
21	Harborview Sanitary Sewer Relocation	Wastewater	Advertising/Bidding Phase
22	Squabble Creek Lift Station Improvements / Quail Run Trunk Sewer	Wastewater	Engineering Design Phase
23	Lofland Park Drainage Improvements	Drainage	On Hold
24	Lake Forest Erosion Wall Project	Drainage	Construction
25	N. Lakeshore Dr. Left Turn Lane	Transportation	Completed
26	Downtown Rockwall Improvements	Transportation	Completed
27	Lake Rockwall Estates Water Line Connection	Water	Completed
28	I-30 12" Water Line Improvements	Water	Completed
29	Lake Forest Erosion Stream Condition Assessment	Drainage	Completed
30	Aqua Utilities Sewer Improvements	Wastewater	Completed
31	FM 3549 16" Water Line Relocation	Water	Engineering Design Phase
32	Memorial Lift Station - Bypass Trunk Sewer Evaluation	Wastewater	Study/Feasibility Phase
33	Aqua Utilities Wastewater Treatment Plant Closure	Wastewater	Completed

*For more CIP information go to: http://www.rockwall.com/engineering_cip.asp



3

CURRENT LAND USE, ZONING & FUTURE LAND USE



LAND USE

In its corporate boundaries the City of Rockwall currently has 17,622 parcels of land, which total 19,079.69-acres or 29.81-square miles. Each of these parcels carries three (3) designations: 1) a current land use designation, 2) a zoning designation, and 3) a future land use designation. In addition, the City of Rockwall’s Extraterritorial Jurisdiction (ETJ) totals 10,472.4-acres (or 16.36-square miles) and contains 2,173 parcels of land. These parcels carry both a current land use and a future land use designation (zoning is reserved for those parcels inside the City’s corporate boundaries). Each of the designations for these parcels -- both inside the City’s corporate boundaries and in the ETJ -- play an important role in the land use planning process. See *Map 3.1* for a depiction of the City’s corporate boundaries and its ETJ.

NOTE: The City of Rockwall does not currently have an annexation plan indicating intent to annex additional land into its corporate boundaries.

BUILT/VACANT LAND

Currently, ~46.55% of the City’s land (i.e. ~8,882.136-acres) is developed; the remaining 53.45% (i.e. ~8,056.281-acres) is vacant or being utilized for agricultural purposes (see *Figure 3.1* and *Map 3.2*). The majority of the vacant land is situated on the periphery of the City’s eastern boundary. There is also a great deal of vacant land along the SH-276 corridor and in the northern unincorporated areas of the city. The majority of the vacant land within the City is zoned Agricultural (AG) District and is designated as *Low Density Residential* on the City’s Future Land Use Map, which is contained in the Comprehensive Plan. This designation indicates an expectation that the land will be developed with low-density, single-family residential land uses (i.e. two [2] units or less per acre).

CURRENT LAND USE

Current Land Use describes the present utilization of a parcel of land. The City of Rockwall’s current land use -- broken down by land use category -- is depicted

in *Table 3.1* and in *Map 3.3*. Based on the City’s current land use breakdown, the City of Rockwall has developed as a traditional suburban community with single-family development comprising more than ¼ of all development within the City (i.e. 25.94% or 4,949.57-acres). Another common characteristic of suburban development is a high percentage of roads and alleyways. Currently, the City of Rockwall is composed of 11.22% or 2,142.27-acres of public right-of-way (i.e. roads and alleyways).

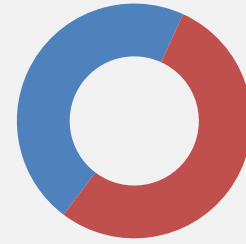
Unique to Rockwall is the amount of Light Industrial land (i.e. 1,623.44-Acres or 8.51%), which is atypical of suburban development. This can be attributed to the successes that the Rockwall Economic Development Corporation (REDC) has had in attracting commercial/non-retail businesses to the area.

ZONING

Municipalities use zoning to control and direct development within their corporate boundaries. A property’s zoning designation not only drives what a property can be used for, but also the development standards for the property. Depicted in *Table 3.2: Land by Zoning Classification* is the City of Rockwall’s zoning map broken down by each zoning district’s acreage (see *Map 3.4*). The zoning district that contains the largest acreage within the City (i.e. 35.10%) is the Planned Development District designation. A Planned Development District is an aggregation of several different uses/zoning classifications. It is a specialized form of zoning that allows more flexibility than traditional zoning by accommodating project specific regulations (i.e. tailoring the zoning regulations to a project or concept plan). Currently, the City of Rockwall has 82 Planned Development Districts within its boundaries. The majority of these Planned Development Districts are geared toward residential land uses; however, each of these districts has

FIGURE 3.1: BUILT/VACANT LAND

BUILT: 46.55% (8,882.136-ACRES); VACANT: 53.45% (8,056.281-ACRES); NOTE: EXCLUDES ROW



SOURCE: CITY OF ROCKWALL GIS DIVISION

TABLE 3.1: CURRENT LAND USE

Land Use Category	Acres	Percent (%)
Two Family/Duplex	28.55	0.15%
Agricultural/Vacant	5,799.51	30.40%
Commercial	1,407.97	7.38%
Cemetery	59.57	0.31%
Downtown	34.73	0.18%
General Retail	365.33	1.91%
Heavy Commercial	114.45	0.60%
Light Industrial	1,623.44	8.51%
Multi Family	165.25	0.87%
Neighborhood Services	10.28	0.05%
Open Space/Flood Plain	1,687.15	8.84%
Public	502.58	2.63%
Quasi-Public	140.29	0.74%
Residential-Office	49.74	0.26%
Right-of-Way	2,141.27	11.22%
Single Family	4,949.57	25.94%
TOTAL:	19,079.69	100.00%

TABLE 3.2: LAND BY ZONING CLASSIFICATION

Zoning District	Acres	Percent (%)
Two Family	33.96	0.18%
Agricultural	6,651.22	34.92%
Commercial	1,352.60	7.08%
Cemetery	25.70	0.13%
Downtown	69.84	0.37%
General Retail	107.00	0.56%
Heavy Commercial	108.72	0.57%
Light Industrial	1,538.81	8.06%
Multi Family 14	64.79	0.34%
Neighborhood Services	24.37	0.13%
Planned Development	6,703.21	35.10%
Residential-Office	6.01	0.03%
Single Family 1	2.27	0.01%
Single Family 10	1,010.37	5.29%
Single Family 16	310.87	1.63%
Single Family 7	540.93	2.83%
Single Family Estate 1.5	268.56	1.41%
Single Family Estate 2.0	43.78	0.23%
Single Family Estate 4.0	212.90	1.11%
Zero Lot Line	3.77	0.02%
TOTAL:	19,079.69	100.00%

its own set of permissible land uses and development standards. The second largest zoning classification is the Agricultural (AG) District, which occupies 34.92% of the City's corporate boundaries. This zoning is used as a placeholder for properties that are annexed into the City, but do not have a defined use or a use that conforms to the Future Land Use Map. The remainder of the City's zoning districts are evenly dispersed with the majority being associated with single-family residential development.

FUTURE LAND USE

The *Future Land Use* designation is the expected use of a property based on the polices and guidelines established within the City's Comprehensive Plan. A *Future Land Use Map* can be thought of as a community's visual guide to its future. It should be noted that a *Future Land Use Map* takes into account all land within the City's corporate boundaries and its Extraterritorial Jurisdiction (ETJ).

When a property owner requests to rezone a property, the *Future Land Use* designation of that property plays a major role in the City Council's decision to approve or deny a request. The City of Rockwall's *Future Land Use Map* (depicted in Map 3.5) is broken down into 16 land use categories that correspond to each of the City's zoning districts. Table 3.3 shows each of these designations and how much of the City is set aside for each use. The largest designation is the *Low Density Residential* designation, which takes up 11,004.03-acres or 45.31% of the City at buildout. The next highest designation is the *Medium Density Residential* designation, which is reserved for 4,458.75-acres or 18.36% of the City of Rockwall. In all the City is projected to be 64.67% residential, 23.56% non-residential, and 11.77% right-of-way/open space/public.

BUILD OUT ANALYSIS

Build Out is the estimated date at which all developable land within the City has been fully developed. In establishing the city's population at build out staff made the following assumptions:

- 1) All vacant land w/in the City's corporate boundaries will develop with the maximum density permitted for the current zoning per the Unified Development Code.
- 2) All Agricultural (AG) District property is assumed to be vacant and will develop at two (2) units per acre.
- 3) All property within the Extraterritorial Jurisdiction (ETJ) is assumed to be vacant and will be developed in conformance with the Future Land Use Map at the maximum density permitted by the Comprehensive Plan.
- 4) The city's ETJ is fixed and will not increase in the future.

Taking these assumptions and the acreages stated above, staff calculated the current population and removed the developed acreages from the calculations. Then taking the remaining land, staff multiplied the maximum housing density permitted for each parcel of land and multiplied this times the average people per household [i.e. 2.81] established by the 2010 US Census. This created a population at build out of 139,919. From this point staff projected the population forward using a four (4%) percent Compound Annual Growth Rate (CAGR) [this figure was adopted with the *Land Use Assumptions approved by the City Council in 2014 -- see the Land Use Assumptions Report*]. This established a build out year of 2048 (see Table 3.4).

MAP INDEX

- (1) MAP 3.1: MAP OF THE CITY LIMITS AND ETJ
- (2) MAP 3.2: BUILT/VACANT MAP
- (3) MAP 3.3: CURRENT LAND USE MAP
- (4) MAP 3.4: ZONING MAP
- (5) MAP 3.5: FUTURE LAND USE MAP

TABLE 3.3: FUTURE LAND USE

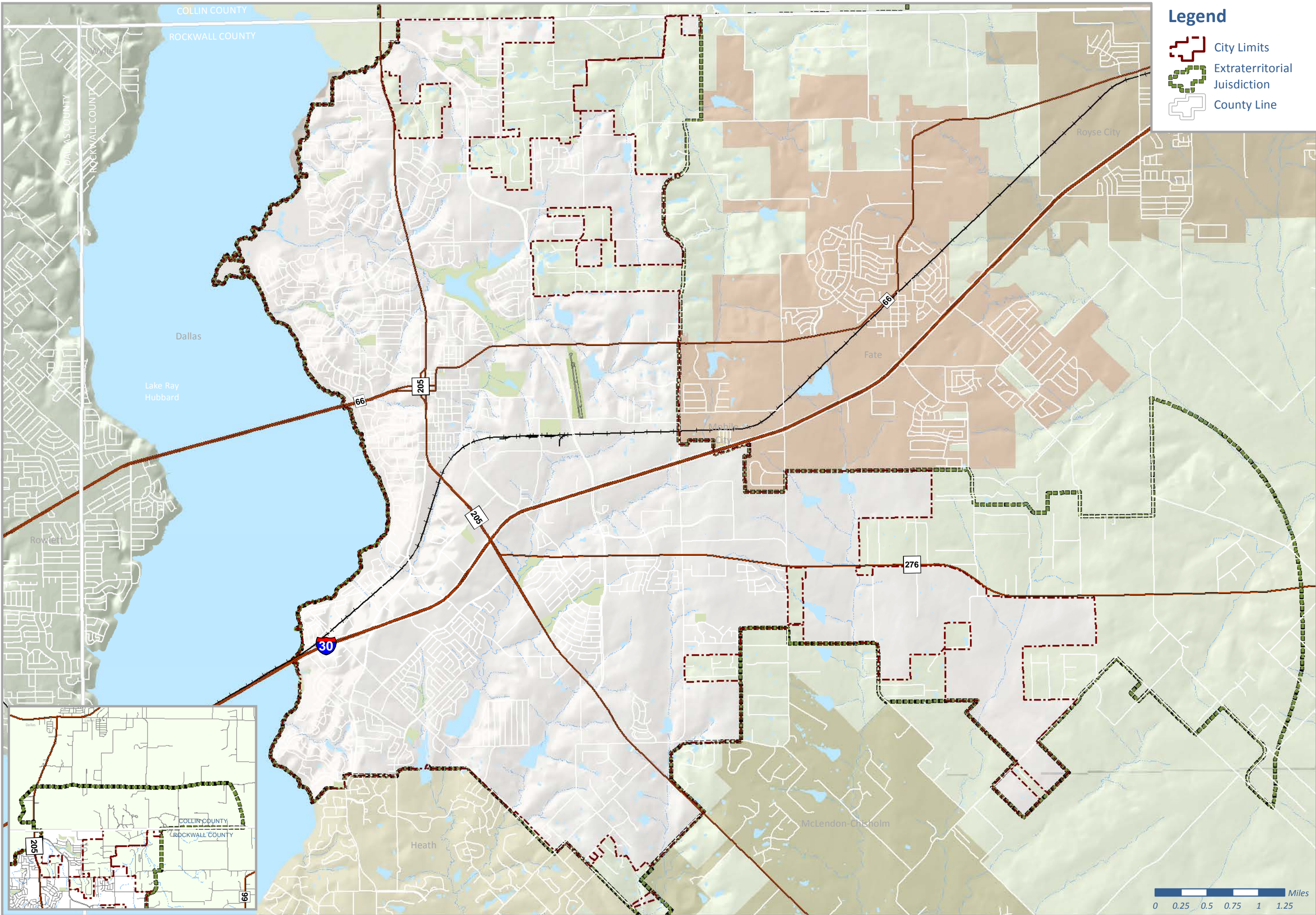
Designation	Acres	Percent (%)
Right of Way	148.79	0.61%
Cemetery	74.75	0.31%
Commercial	2,011.91	8.28%
Commercial/Industrial	261.53	1.08%
Downtown District	41.33	0.17%
Employment Center	1,508.86	6.21%
High Density Residential	243.85	1.00%
Low Density Residential	11,004.03	45.31%
Medium Density Residential	4,458.75	18.36%
Mixed Use	118.97	0.49%
Parks and Open Space	1,864.65	7.68%
Public Uses	640.43	2.64%
Quasi-Public Uses	129.43	0.53%
Special Commercial Corridor	455.24	1.87%
Special District	119.31	0.49%
Technology/Light Industrial	1,206.32	4.97%
TOTAL:	24,288.14	100.00%

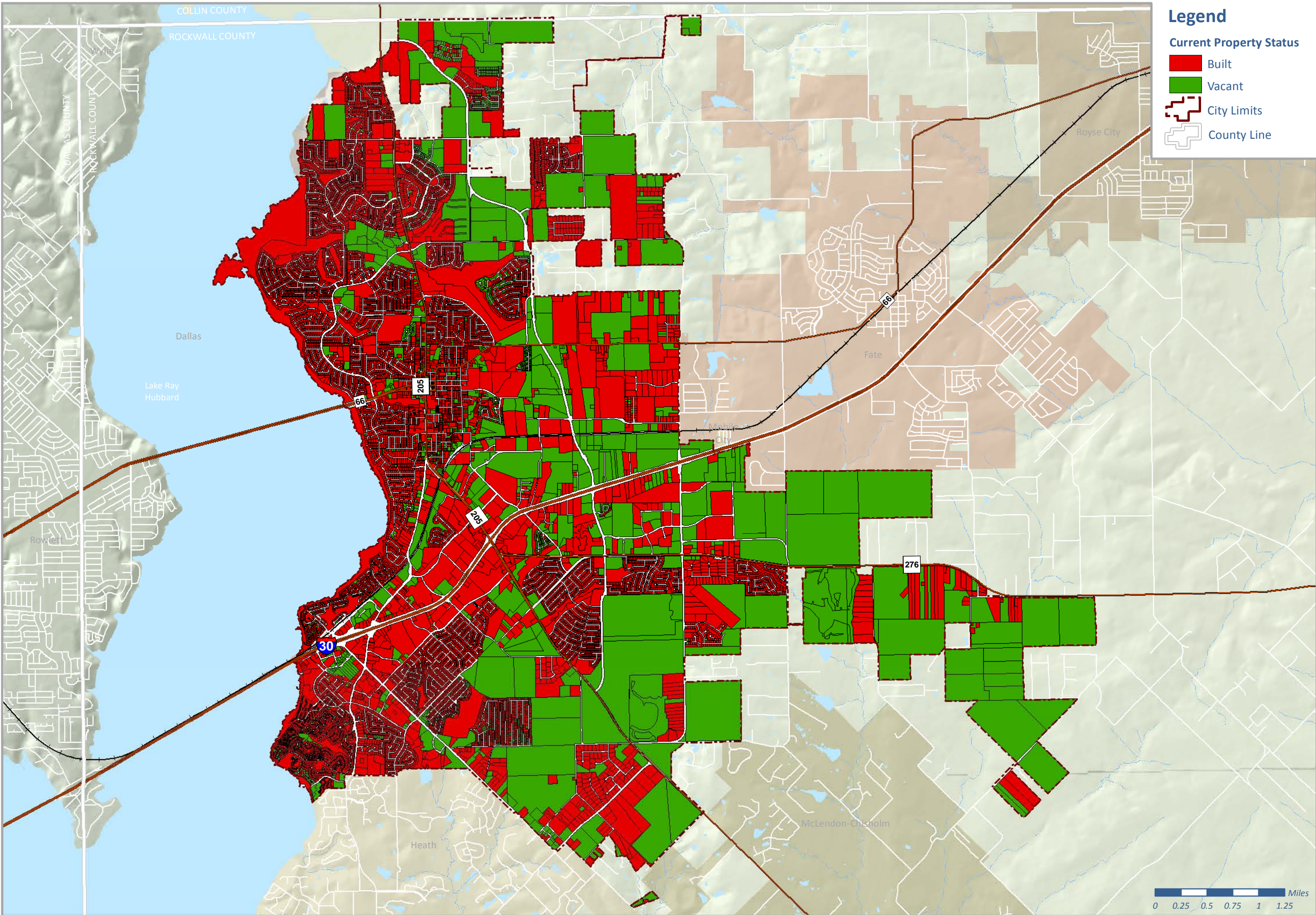
TABLE 3.4: PROJECTED POPULATION
(ASSUMES A 4% COMPOUND ANNUAL GROWTH RATE)

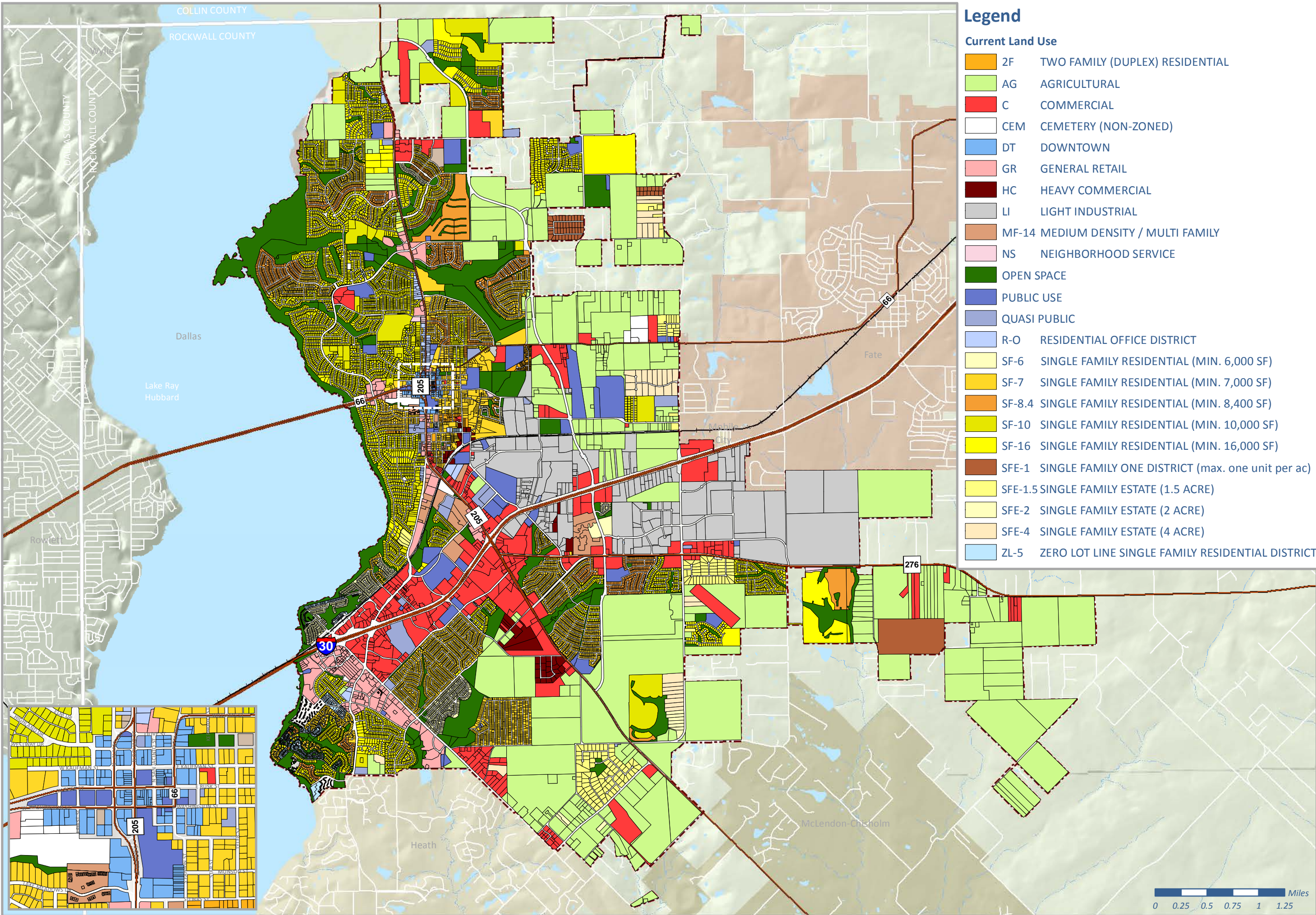
Year	Population
2017	43,025
2018	44,746
2019	46,536
2020	48,397
2021	50,333
2022	52,346
2023	54,440
2024	56,618
2025	58,882
2026	61,238
2027	63,687
2028	66,235
2029	68,884
2030	71,639
2031	74,505
2032	77,485
2033	80,585
2034	83,808
2035	87,160
2036	90,647
2037	94,273
2038	98,044
2039	101,965
2040	106,044
2041	110,286
2042	114,697
2043	119,285
2044	124,056
2045	129,019
2046	134,179
2047	139,547
2048	145,128

Build Out
139,919







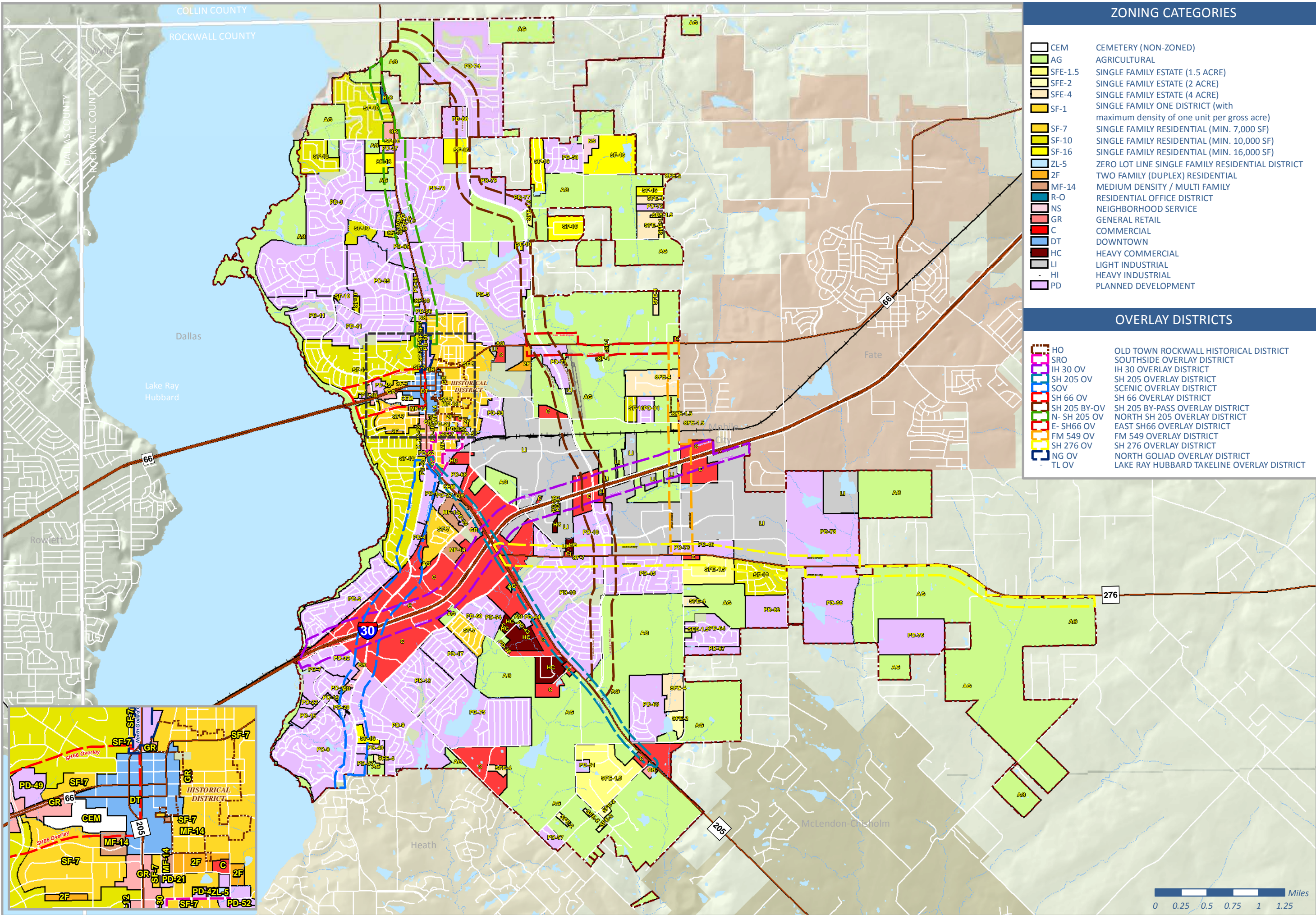


Legend

- Current Land Use**
- 2F TWO FAMILY (DUPLEX) RESIDENTIAL
 - AG AGRICULTURAL
 - C COMMERCIAL
 - CEM CEMETERY (NON-ZONED)
 - DT DOWNTOWN
 - GR GENERAL RETAIL
 - HC HEAVY COMMERCIAL
 - LI LIGHT INDUSTRIAL
 - MF-14 MEDIUM DENSITY / MULTI FAMILY
 - NS NEIGHBORHOOD SERVICE
 - OPEN SPACE
 - PUBLIC USE
 - QUASI PUBLIC
 - R-O RESIDENTIAL OFFICE DISTRICT
 - SF-6 SINGLE FAMILY RESIDENTIAL (MIN. 6,000 SF)
 - SF-7 SINGLE FAMILY RESIDENTIAL (MIN. 7,000 SF)
 - SF-8.4 SINGLE FAMILY RESIDENTIAL (MIN. 8,400 SF)
 - SF-10 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - SF-16 SINGLE FAMILY RESIDENTIAL (MIN. 16,000 SF)
 - SFE-1 SINGLE FAMILY ONE DISTRICT (max. one unit per ac)
 - SFE-1.5 SINGLE FAMILY ESTATE (1.5 ACRE)
 - SFE-2 SINGLE FAMILY ESTATE (2 ACRE)
 - SFE-4 SINGLE FAMILY ESTATE (4 ACRE)
 - ZL-5 ZERO LOT LINE SINGLE FAMILY RESIDENTIAL DISTRICT



0 0.25 0.5 0.75 1 1.25 Miles



ZONING CATEGORIES

- CEM CEMETERY (NON-ZONED)
- AG AGRICULTURAL
- SFE-1.5 SINGLE FAMILY ESTATE (1.5 ACRE)
- SFE-2 SINGLE FAMILY ESTATE (2 ACRE)
- SFE-4 SINGLE FAMILY ESTATE (4 ACRE)
- SF-1 SINGLE FAMILY ONE DISTRICT (with maximum density of one unit per gross acre)
- SF-7 SINGLE FAMILY RESIDENTIAL (MIN. 7,000 SF)
- SF-10 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
- SF-16 SINGLE FAMILY RESIDENTIAL (MIN. 16,000 SF)
- ZL-5 ZERO LOT LINE SINGLE FAMILY RESIDENTIAL DISTRICT
- 2F TWO FAMILY (DUPLIX) RESIDENTIAL
- MF-14 MEDIUM DENSITY / MULTI FAMILY
- R-O RESIDENTIAL OFFICE DISTRICT
- NS NEIGHBORHOOD SERVICE
- GR GENERAL RETAIL
- C COMMERCIAL
- DT DOWNTOWN
- HC HEAVY COMMERCIAL
- LI LIGHT INDUSTRIAL
- HI HEAVY INDUSTRIAL
- PD PLANNED DEVELOPMENT

OVERLAY DISTRICTS

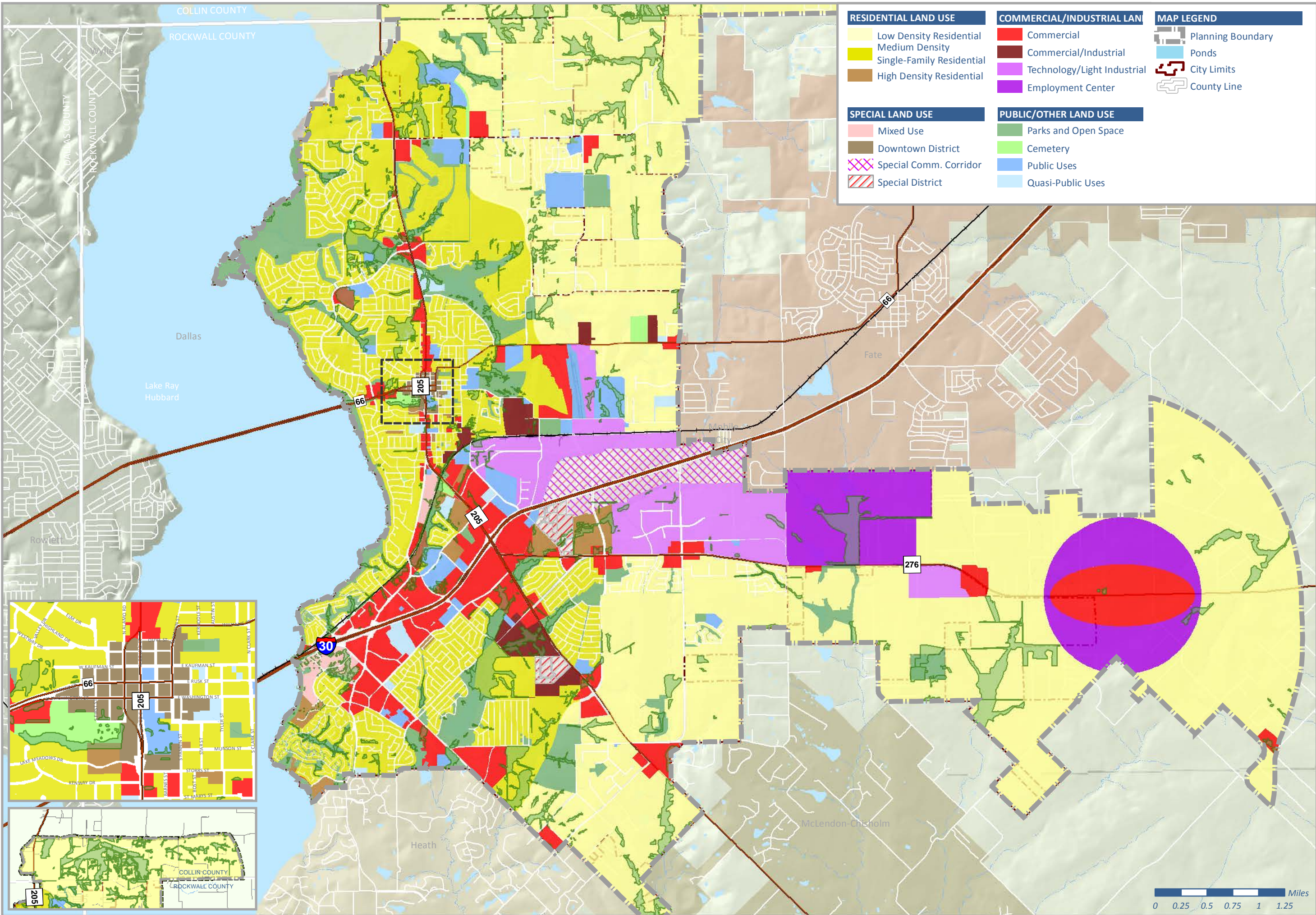
- HO OLD TOWN ROCKWALL HISTORICAL DISTRICT
- SRO SOUTHSIDE OVERLAY DISTRICT
- IH 30 OV IH 30 OVERLAY DISTRICT
- SH 205 OV SH 205 OVERLAY DISTRICT
- SOV SCENIC OVERLAY DISTRICT
- SH 66 OV SH 66 OVERLAY DISTRICT
- SH 205 BY-OV SH 205 BY-PASS OVERLAY DISTRICT
- N- SH 205 OV NORTH SH 205 OVERLAY DISTRICT
- E- SH66 OV EAST SH66 OVERLAY DISTRICT
- FM 549 OV FM 549 OVERLAY DISTRICT
- SH 276 OV SH 276 OVERLAY DISTRICT
- NG OV NORTH GOLIAD OVERLAY DISTRICT
- TL OV LAKE RAY HUBBARD TAKELINE OVERLAY DISTRICT

3.4

ZONING MAP

CH 3: CURRENT LAND USE, ZONING, AND FUTURE LAND USE





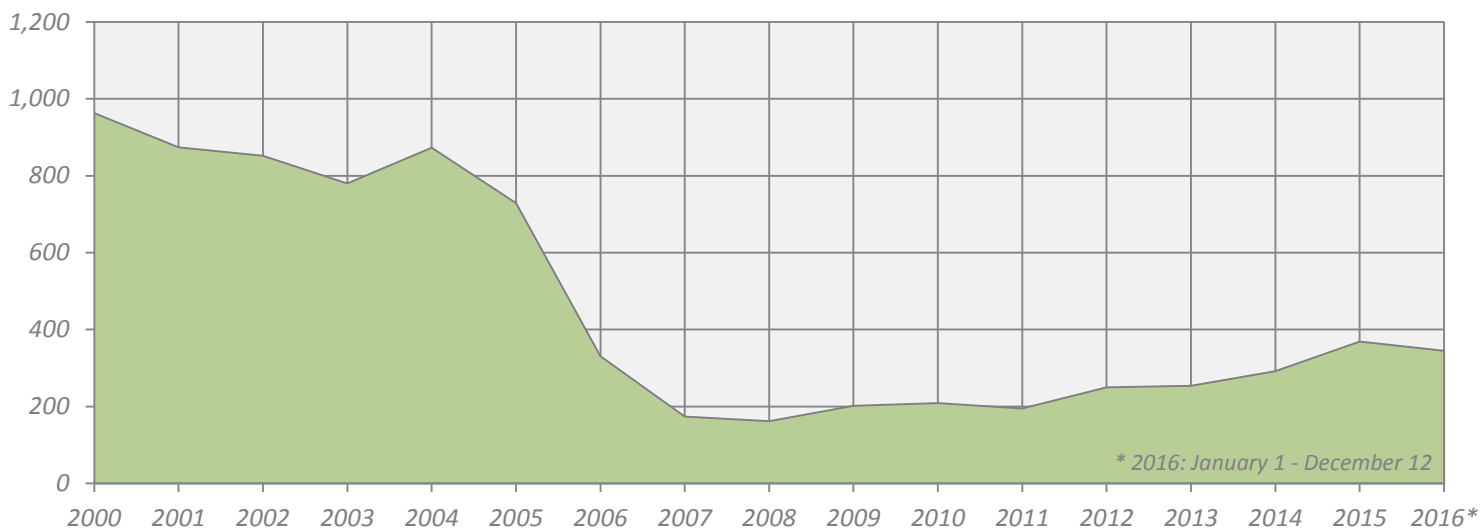
4

HOUSING AND NEIGHBORHOODS



FIGURE 4.1: NEW SINGLE FAMILY HOME PERMITS ISSUED BETWEEN 2000 – 2016

SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT



HOUSING

Housing in the City of Rockwall is primarily based on population growth driven by the establishment of new subdivisions; however, some of the growth is caused by internal migration of existing residence. Due to the topography and the unique development constraints of the City, residential development has been slower to develop than the majority of comparable cities in the North Texas region. This has allowed the City of Rockwall to demand high quality housing options that lead to well-designed, value sustaining neighborhoods. Moving forward the City needs to continue to balance housing demand with the ability to provide housing options that will maintain the community’s housing value and desirability.

HOUSING COMPOSITION

As of January 1, 2017, the City of Rockwall had 18,297 residential housing units within its corporate boundaries. Of these units, 15,102 units were single-family homes, which represent 82.54% of the City’s total housing stock. Multi-Family -- which includes apartments, townhomes and condominiums -- had a total of 2,265 units or 12.38% of the City’s housing stock. In addition, there are eight (8) assisted living facilities with a total of 830 beds making up 4.54% and

100 government housing units totaling 0.55% of the housing stock (see Figure 4.2).

SINGLE-FAMILY

The single-family home is the basic building block of the City of Rockwall representing 82.54% of all housing units within the City and 25.94% of all developed land in the City.

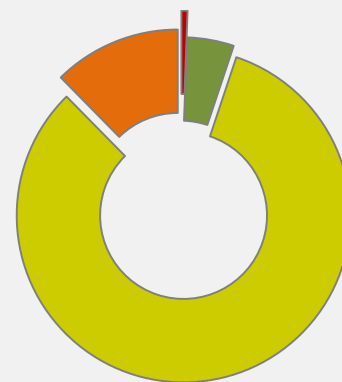
Existing Single-Family Housing Stock

The majority (65.87%) of the 15,102 residential housing units were constructed within the last 30-years. Of this, 5,440 homes were constructed between 2000-2009 (see Figure 4.3). This means that over 35% of the City’s total housing stock is between seven (7) and 16-years of age. The next highest period of growth for single-family housing was between 1990-1999. During this time period the city added 2,616 homes, which represents 17.32% of the City’s housing stock. Currently, about 12.52% (i.e. 1,891) of all homes in the City were constructed within the last six (6) years. Only about 33.66% (i.e. 5,155 homes) of all homes were constructed prior to 1990.

Looking at the average assessed value of homes -- based on Rockwall Central Appraisal District (RCAD)’s Market Values for 2016 --, houses that were constructed between 2010 and 2016

FIGURE 4.2: CURRENT HOUSING COMPOSITION

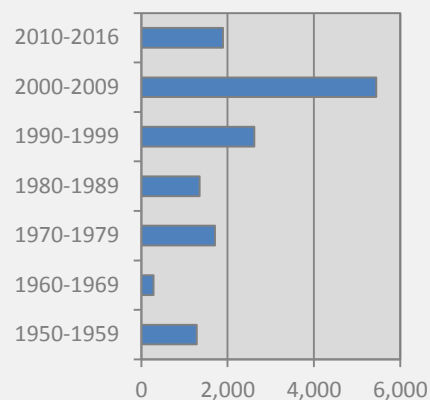
SINGLE FAMILY: 82.54%; MULTI-FAMILY: 12.38%; ASSISTED LIVING: 4.54%; GOVERNMENT HOUSING: 0.55%



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 4.3: SINGLE FAMILY LOT COUNT BY DECADE

NOTE: BASED ON THE PLATTING DATE



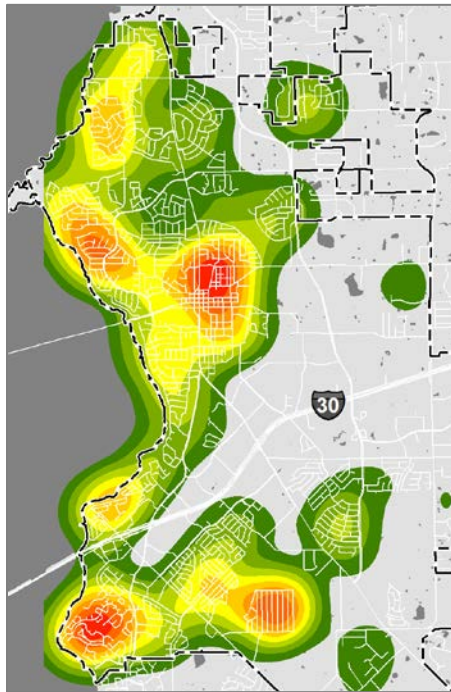
SOURCE: CITY OF ROCKWALL GIS DIVISION

have the highest assessed value at an average of \$304,596.00. In addition, the homes that were built during this period are also some of the largest homes with an average living area of 2,993 SF. This would equate to an estimated \$101.77 per square foot. Homes built between 1990-1999 had the next highest average value at \$247,902.00 followed by homes constructed from 2000-2009 at \$241,367.00 (see Table 4.1).

Building Permits: New Construction and Remodel Permits

As depicted in Figure 4.1 (on the previous page) the number of single-family housing permits dropped off significantly in 2006; however since 2008 the number of permits has steadily increased each year. While it is not anticipated that new construction permits will reach 2000-2006 levels, the homes being constructed currently have a much higher average value than the homes being built during that time period. The average value being reported on building permits during 2016 was \$241,367.00 with an average size of 3,835 SF.

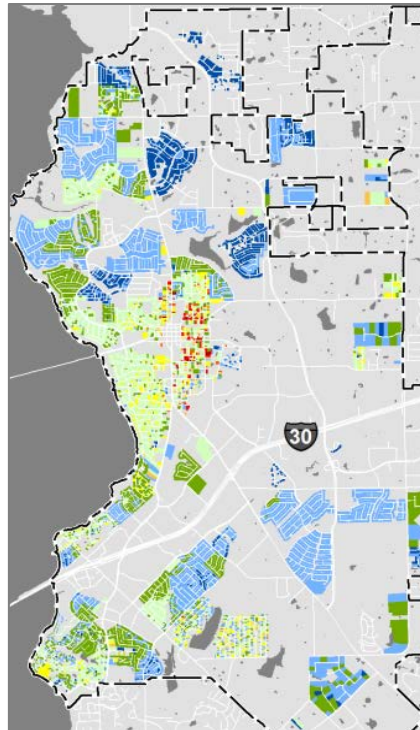
Map 4.1 Remodel Permits 2011-2016



Remodel permits within the City are an indication of reinvestment within the City's housing stock. Map 4.1 shows the aggregate value of all single-family remodel permits issued in the City

within the last five (5) years. Based on this map the City has seen large amounts of reinvestment in the Old Town Rockwall (OTR) Historic District (i.e. adjacent to/east of the Downtown area), the eastern side of the Lake Rockwall Estates subdivision, Chandler's Landing subdivision, and portions of the Shores subdivision. Map 4.2 depicts the age of the City's single-family housing stock. These two (2) maps show a correlation between age and reinvestment.

Map 4.2 Age of Housing Stock



KEY: Red = 1885 – 1959, Yellow = 1960-1979, Green = 1980 – 1999, Blue = 2000 – 2017

MULTI-FAMILY

Multi-Family housing currently makes up 12.38% of the City's housing stock. Of the 2,265 multi-family units that make up this ~12%, 42.74% (i.e. 968) were constructed prior to 1986. This means that a large percentage of the City's multi-family units are 30+ years in age. Despite their age, these units have a relatively low vacancy rate and are demanding relatively high rental rates for the region (see Table 4.6). The remaining 1,297 multi-family units (or 57.26%) were constructed from 1998-2011. These units are also demanding relatively high rental rates with low vacancy rates.

TABLE 4.1: HOUSING VALUE AND SIZE

Decade	Avg. Market Value	Avg. Living Area
Pre 1950	\$158,301.00	2,131
1950-1959	\$102,738.00	1,306
1960-1969	\$101,903.00	1,438
1970-1979	\$127,746.00	1,683
1980-1989	\$187,955.00	2,095
1990-1999	\$247,902.00	2,485
2000-2009	\$241,367.00	2,590
2010-2016	\$304,596.00	2,993

NOTES:

- (1) BASED ON 2016 ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD) VALUES.
- (2) DOES NOT ACCOUNT FOR DEMOS AND/OR ADDITIONS.

SOURCE: CITY OF ROCKWALL GIS DIVISION

TABLE 4.2: HOUSING VALUE AND SIZE BY YEAR

Decade	Avg. Market Value	Avg. Living Area
2010	\$190,917.00	3,498
2011	\$195,665.00	3,587
2012	\$198,060.00	3,840
2013	\$209,995.00	3,747
2014	\$243,169.00	3,915
2015	\$227,709.00	3,845
2016	\$237,939.00	3,835

NOTES:

- (1) BASED ON BUILDING PERMITS ISSUED BETWEEN 2010-2016.

SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

TABLE 4.3: MULTI-FAMILY PROPERTIES

Facility	# Units	Year
Canyon Ridge Apartments	164	1982
Pebblebrook Apartments	164	1980
Sonoma Court Apartments	124	2011
Mission Rockwall	224	1998
Rockwall Commons	202	2005
Orion Rockwall Apartments	200	2009
Lake Ray Hubbard Apartment Homes	334	2009
Evergreen at Rockwall	141	2007
Signal Ridge Condominiums	302	1983
Spyglass Hill Condominiums	155	1982
Waters Edge (Villas de Portofino)	72	2006
Cutter Hill Condominiums	62	1979
Matchpointe Townhomes	5	1985
The Cabanas	15	1985
Bent Creek Condominiums	101	1972
TOTAL:	2,265	

SOURCE: CITY OF ROCKWALL GIS/PLANNING DIVISION

TABLE 4.6: RANGE OF RENTS FOR APARTMENTS IN THE CITY OF ROCKWALL

Facility	Low	High
Bent Creek Condominiums	\$725	\$1,050
Pebblebrook Apartments	\$850	\$1,155
Canyon Ridge Apartments	\$899	\$2,395
Mission Rockwall	\$1,022	\$2,262
Rockwall Commons	\$1,210	\$1,870
Evergreen at Rockwall	\$757	\$1,526
Lake Ray Hubbard Apartments	\$1,265	\$2,215
Orion Rockwall Apartments	\$789	\$2,886
Sonoma Court Apartments	\$1,145	\$1,500

NOTES:

- (1) THESE NUMBERS ARE MEANT TO PROVIDE A GENERAL COMPARISON OF RENT VALUES AND DO NOT CORRESPOND TO THE NUMBER OF BEDROOMS OR SQUARE FOOTAGE OF EACH UNIT (I.E. THE NUMBERS HAVE NOT BEEN NORMALIZED).
- (2) EVERGREEN AT ROCKWALL IS AN INCOME AND AGE RESTRICTED FACILITY.
- (3) ALL RENTS WERE OBTAINED FROM ONLINE RESOURCES.

Of the 2,265 multi-family units in the City, 611 are owner occupied (i.e. townhome or condominium), 141 are income and age restricted (or subsidized), 200 are age restricted and market rate, and 1,313 are market rate apartments.

ASSISTED LIVING

The City currently has 830 assisted living units/beds (i.e. 4.54%). This housing type has seen a dramatic increase since 2010 with over 70.36% (i.e. 584 units) of all units being added to the City between 2011-2014 (see Table 4.3). This increase has been an emerging trend not just in the City of Rockwall but also across the country, and is attributed to the increasing number of baby boomers reaching retirement age.

GOVERNMENT HOUSING

There are currently 100 government-housing units within the City of Rockwall making up 0.55% of all housing in the City. Of these 100-units, the North Texas Community Development Corporation currently owns and operates 36-units in a housing complex (i.e. the Meadows) that provides housing to low-income families and recipients of Section 8 housing assistance. In

addition, the Rockwall Housing Authority is responsible for the provision of 64 affordable housing units within the City.

HOUSING OCCUPANCY/VACANCY

Looking at the City's occupancy rates, the percent of owner occupied housing units according to the 2000 US Census was 76.5% (i.e. 5,055 houses) of the estimated 6,605 homes in the City limits pre-2000. This number remained relatively unchanged by the 2010 US Censuses, which reported an estimated 13,212 homes in the City with an owner occupied rate of 76.9% (i.e. 10,165 houses). The remaining ~23% for both census years were renter occupied units or vacant units.

Like occupancy, the vacancy rates remained fairly consistent between 2000-2010. The 2000 US Census reported a homeowner vacancy rate of 3.9% and a rental vacancy rate of 7.2%, and the 2010 US Census reported a homeowner vacancy rate of 2.1% and a rental vacancy rate of 6.8%.

FUTURE HOUSING DEVELOPMENT

As of January 1, 2017, there was ~1,006 vacant single-family lots within 27 active subdivisions across the City. Based on the City's current permitting trends this represents an estimated 2½-year lot inventory. In addition, the City has an estimated 2,786 single-family lots that are entitled (but not platted) through various Planned Development Districts. Table 4.6 shows the estimated 2,786 single-family lots broken down by lot size. According to this table, the City is expecting 475, 7,200 SF lots, which equates to 17% of all entitled lots. The next highest entitled lots are the 8,400 SF and 10,000 SF lots, which are at 351 and 357 lots or ~13% of the housing stock. In addition, more than 80% of all expected lots will be less than 10,000 SF.

Looking at future multi-family units, the majority of the anticipated growth

TABLE 4.4: ASSISTED LIVING

Facility	# Units	Year
Rockwall Nursing Center	164	1984
Summer Ridge Assisted Living	82	1998
Autumn Leaves	46	2011
Arbor House of Rockwall	75	2012
Liberty Heights Senior Living	118	2013
Rock Ridge Senior Care	85	2013
Highland Meadows Health and Rehab / OAC Senior Living	120	2014
Broadmore Medical Resort	140	2012
TOTAL:	830	

SOURCE: CITY OF ROCKWALL GIS/PLANNING DIVISION

TABLE 4.5: ACTIVE SUBDIVISIONS BUILT/VACANT

Facility	Vacant	Built
Breezy Hill, Phase 2	65	63
Breezy Hill, Phase 3	41	30
Breezy Hill, Phase 4	4	47
Breezy Hill, Phase 5	74	5
Breezy Hill, Phase 9A	40	15
Caruth Lakes, Phase 8A	2	61
Caruth Lakes, Phase 8B	3	66
Caruth Lakes, Phase 7D	2	35
Castle Ridge, Phase 3	37	25
Eagle Point	5	5
Fontanna Ranch	50	0
Harbor Landing, Phase 2	16	16
Lakeview Summit, Phase 4	84	9
Lago Vista	9	82
Lakes of Somerset	276	0
Lakeside Village, Phase 5C	2	59
Park Place West	27	59
Preserve Phase 1	117	15
Preserve, Phase 2	3	79
Preserve, Phase 3	6	108
Rockwall Downes, Phase 1	1	33
Shady Dale Lane	4	10
Stone Creek, Phase 1	4	196
Stone Creek, Phase 4	1	58
Stone Creek, Phase 6	34	42
Stone Creek Phase 7	73	6
Townsend Village	26	51
TOTAL:	1,006	1,175

SOURCE: CITY OF ROCKWALL GIS/PLANNING DIVISION

FIGURE 4.4: SINGLE-FAMILY TO MULTI-FAMILY ENTITLEMENT RATIO

SINGLE FAMILY = 68%
MULTIFAMILY = 32%



SOURCE: CITY OF ROCKWALL GIS DIVISION

is in the City’s Harbor District. This area has entitlement for 1,161 multi-family units. Currently, there are three (3) active projects in this area that will provide 529 of the 1,161-units (*i.e. Summer Lee Condominiums, Atticus Harbor Urban Condominiums, and Atticus Harbor Urban Townhomes*). Beyond these units there are an additional 163 units entitled within the City for a total of 1,324 entitled multi-family units.

TABLE 4.6: ENTITLED SINGLE FAMILY LOTS BY LOT SIZE

<i>Lot Size</i>	<i># of Lots</i>	<i>% of Total</i>
4,000 SF	70	3%
5,000 SF	129	5%
6,600 SF	259	9%
7,200 SF	475	17%
7,700 SF	127	5%
8,125 SF	174	6%
8,400 SF	351	13%
8,750 SF	150	5%
9,600 SF	121	4%
10,000 SF	357	13%
10,400 SF	81	3%
12,000 SF	165	6%
12,500 SF	18	1%
15,000 SF	72	3%
16,000 SF	110	4%
20,000 SF	20	1%
1-Acre	107	4%
	2,786	100%

If all the City’s entitlements were constructed and no additional entitlements were granted the City’s housing mix would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

ENDNOTES

¹ *QuickFacts for the City of Rockwall, Texas (2016). Retrieved December 2, 2016, from <https://www.census.gov/quickfacts/table/IPE120215/>*

TABLE INDEX

(1) **TABLE 4.7: SUBDIVISION TABLE**

MAP INDEX

- (1) **MAP 4.3: SUBDIVISION MAP**
- (2) **MAP 4.4: MAP OF RESIDENTIAL LAND USES**

TABLE 4.7: SUBDIVISION LIST

#	SUBDIVISION NAME	LOTS
2000	SESQUICENTENNIAL CEMETERY	1
3001	7-ELEVEN / GOLIAD	1
3002	ABATE INJURY REHAB CENTER ADDN	1
3005	ADAMS ADDN	4
3012	ARTVENTURES STUDIO ADDN	1
3013	AIMEE ADDITION	2
3020	AIRPORT ACRES	20
3023	AJ SQUARED ADDITION	1
3024	ALBRIGHT-HILL ADDITION	1
3025	ALAMO VALLEY	3
3026	ALAMO WELLNESS	1
3027	ALBRITTON ADDN	1
3029	ALLEN ANDERSON	2
3030	ALEXANDER	6
3038	ALLIANCE ADDITION	1
3039	ALLIANCE ADDITION PH 2	18
3040	AMACHRIS PLACE	7
3050	AMICK	2
3051	AMICK 20A - THOMAS SUBD	1
3070	AUSTIN	10
3073	AVERY	1
3079	BARKER ADDN	2
3080	DANNY BARKER	1
3081	BALTAZAR GONZALES	1
3090	BARNES	6
3091	BARNES ESTATE (ETJ)	1
3092	BARZ ACRE	1
3096	BENTON COURT	6
3099	BENTON WOODS	34
3100	BERNICE	1
3106	BIN 303 RESTAURANT	1
3110	BISHOP (UNRECORDED)	8
3119	BLACKS COLLECTABLES ADDITION	1
3123	BLUE SKY SUBD	1
3124	BLASE	2
3130	BODIN INDUSTRIAL	4
3138	BOWLES ADDITION	1
3140	B F BOYDSTON	35
3141	BREEZY HILL PH 9A	55
3142	BREEZY HILL ESTATES (ETJ)	4
3145	BRAUM'S ADDITION	3
3146	BREEZY HILL PH 1	27
3147	BREEZY HILL PH 2A & 2B	128
3148	BREEZY HILL PH 3	71
3149	BREEZY HILL PH 4	51
3152	BRISCOE/HILLCREST ADDITION	2
3155	BROWN & BROWN SUBD	2
3158	BURKS	1
3160	ISAAC BROWN	16
3161	BREEZY HILL PH 5	79
3170	BUFFINGTON	1
3173	BUFFALO CREEK SHOPPING VILLAGE NO 2	2

#	SUBDIVISION NAME	LOTS
3180	BURGAMY	1
3191	BUTTGEN ADDITION	1
3193	BURKE RIDGE	2
3200	CAIN PROPERTIES PH 1 (REPLAT)	4
3205	W E CAMPBELL	1
3230	CANUP	4
3231	CARMEL CARWASH ADDITION	1
3237	CASTLE RIDGE PH3	60
3238	CASTLE RIDGE PH2	79
3239	CARABAJAL	1
3241	CASTLE RIDGE PH 1	53
3245	CARLISLE PLAZA ADDN	6
3247	CARROLL ESTATES SUBD	3
3248	CARUTH LAKE PH 1	32
3249	CARUTH LAKE PH 2	9
3251	CARUTH LAKE PH 3	20
3252	CARUTH LAKE PH 4	68
3253	CARUTH LAKE PH 5	137
3254	CEDAR GROVE CHRISTIAN CHURCH	1
3256	CARUTH LAKE PH 6	158
3257	CENTRAL FIRE STATION	1
3259	CHANDLERS LANDING YACHT CLUB	1
3260	CHANDLERS LANDING PH 1	20
3261	CARUTH LAKE PH 7A	20
3262	CARUTH LAKES PH 7B	66
3263	CARUTH LAKES PH 8A	63
3264	CARUTH LAKES PH 7C	31
3265	CARUTH LAKES PH 7D	37
3266	CARUTH LAKES PH 8B	69
3268	CAVENDERS BOOT CITY	1
3269	CARUTH LAKE PH 1B	2
3270	CHANDLERS LANDING PH 2	52
3280	CHANDLERS LANDING PH 3	33
3290	CHANDLERS LANDING PH 4	25
3300	CHANDLERS LANDING PH 5	11
3310	CHANDLERS LANDING PH 6	24
3320	CHANDLERS LANDING PH 7	8
3335	CHANDLERS LANDING PH 9 SEC 1	1
334	IGLESIA BAPTISTA DEL LAGO	1
3340	CHANDLERS LANDING PH 9	14
3350	CHANDLERS LANDING PH 10	61
3355	CHANDLERS LANDING PH 14	41
3356	CHANDLERS LANDING PH 15 (REPLAT-2)	86
3357	CHANDLERS LANDING PH 16 (REPLAT)	57
3358	CHANDLERS LANDING PH 17	60
3360	CHANDLERS LANDING PH 18	16
3361	CHANDLERS LANDING PH 18 SEC 2	42
3362	CHANDLERS LANDING PH 19	73
3363	CHANDLERS LANDING PH 20	57
3369	CHANNELL SUBDIVISION	2
3380	CHAPMAN	1
3381	CHRISTIAN CHURCH	1

#	SUBDIVISION NAME	LOTS
3384	CHILI'S SUBDIVISION	1
3387	HERITAGE BPG ADDITION	1
3398	CLARK HOMESTEAD ADDITION	1
3399	CLARK STREET HOMESITE	2
3407	COLUMBIA PARK	1
3408	CONOVER ADDITION	2
3411	COMFORT INN & SUITES ROCKWALL TOWNE CENTRE	1
3413	COMMUNITY BANK OF ROCKWALL ADDITION	2
3414	COUNSELMAN ADDITION	1
3416	COX ADDITION	1
3422	CREEKSIDE VILLAGE - PH 2	63
3423	CRAWFORD ADDN	1
3424	CREEKSIDE (THE SHORES)	27
3428	CRESTVIEW PH 1 (THE SHORES)	37
3429	CRESTVIEW PH 2 (THE SHORES)	76
3433	CRESTVIEW PH 3	93
3440	CULLINS ADDN	1
3445	CULLINS SUBD	1
3450	CUTTER HILL 1	1
3460	CUTTER HILL 2	1
3470	CUTTER HILL 3	1
3476	DABNEY ADDITION	2
3478	DALTON RANCH PH 1	142
3481	DALTON RANCH PH 2	2
3482	DALTON GOLIAD ADDITION	3
3500	DAWSON	15
3510	J W DAY	6
3511	DBK ADDITION	2
3512	DEL BOSQUE SUBD	1
3515	DERRICK	1
3520	DEWOODY	2
3525	DIRKWOOD ESTATES	2
3539	DOUBLE T VENTURES	1
3540	DODSON-HARDIN	3
3542	DOWELL RD ADDITION	9
3543	D R TAYLOR ADDITION	1
3544	DRAKE 1	1
3545	E.L.B. SUBDIVISION	1
3550	DUKE	1
3559	EAGLE POINT ESTATES	13
3560	EASTPLEX IND PARK	1
3561	EASTPLEX IND PARK 2	1
3570	EASTRIDGE CENTER	1
3581	EASTSHORE ADDITION	1
3583	ECKERD ADDITION	1
3584	EDWARDS ACRES SUBD	1
3585	ELLIS CENTRE	4
3586	ELLIS CENTRE 2	6
3587	ELSEY ADDITION	2
3590	EPPERSON	1
3591	EMERUS EMERGENCY HOSPITAL	1
3600	EPPSTEIN	10
3605	EPPSTEIN / STARK ADDITION	4
3606	ESTATES ON THE RIDGE	10

#	SUBDIVISION NAME	LOTS
3607	EYE CARE AND LASER MANAGEMENT OF ROCKWALL	1
3613	ESTEP SUBDIVISION	1
3615	THE ESTATES OF COAST ROYALE 1	5
3616	THE ESTATES OF COAST ROYALE 2	13
3617	FAIRWAY POINTE PH 1 (THE SHORES)	7
3618	FAIRWAY POINTE PH 2 (THE SHORES)	69
3619	FAIRWAY POINTE PH 3	36
3635	FAMILY LAW CENTER ADDITION	1
3667	FIRST BAPTIST CHURCH	1
3669	FIRST CHRISTIAN DISCIPLES OF CHRIST	1
3671	FIRST UNITED METHODIST CHURCH	2
3680	FIRST UNION PRESBYTERIAN CHURCH	1
3683	FLAGSTONE CORNERS	7
3685	FLAGSTONE ADDITION	87
3690	F & M	1
3700	FONDREN	24
3705	FONTANNA RANCH PH 1	106
3706	FONTANNA RANCH PH2	47
3710	FOREE	40
3711	FOXCHASE PH 2	25
3712	FOXCHASE PH 3	25
3713	FOXCHASE PH 1	32
3714	FOXCHASE PH 4	40
3716	FOXCHASE PH 5	48
3717	FOXCHASE PH 6	37
3718	FOXCHASE PH 7	9
3719	FREE METHODIST CHURCH OF NORTH AMERICA	1
3722	GAMEZ ADDITION, (RIDGE RD)	1
3723	GAMEZ ADDITION	1
3725	GARLAND FEDERAL SAVINGS & LOAN ADDN	1
3730	GARNER	22
3741	GOLIAD PLACE ADDITION	1
3743	GOLDENCREST	1
3748	GRANDY'S ADDITION	1
3750	GREENLEE	22
3753	GOODMAN ADDITION	1
3755	GOLIAD DENTAL ADDITION	2
3760	GREEN MEADOWS	1
3770	GREENVALLEY	18
3780	GRIFFITH	36
3786	GUSSIO ADDITION	1
3795	HALDEMAN ADDN	2
3804	HAMMER ADDITION	1
3807	HARBOR LANDING PH 1	38
3808	HARBOR LANDING PH 2	21
3809	HARBOR - ROCKWALL, THE	5
3812	HARBOR DISTRICT ADDITION	5
3813	HAIRSTON ADDN	2
3816	HARLAN PARK PH 1	84
3817	HARLAN PARK PH 2	28
3820	HARRIS	8
3825	HARRIS HEIGHTS 1	59
3826	HARRIS HEIGHTS 2	14
3827	HARRIS HEIGHTS 3	26

#	SUBDIVISION NAME	LOTS
3828	HARRIS HEIGHTS 4	4
3830	RICHARD HARRIS	1
3834	HAZEL AND OLIVE ADDITION	1
3835	RICHARD HARRIS 2	7
3836	RICHARD HARRIS 3	2
3837	RICHARD HARRIS 4	1
3838	RICHARD HARRIS 5	1
3839	HARRISON SUBD	1
3841	RICHARD HARRIS 6	1
3842	HARTMAN ADDITION	2
3851	HEAVENLY HANDS	1
3853	HELWIG ADDN	1
3856	HENRY ADDITION	1
3858	HERITAGE CHRISTIAN ACADEMY ADDN	1
3859	HERITAGE CHRISTIAN ACADEMY ADDN PH 2	3
3860	HERITAGE HEIGHTS	79
3861	HERMAN E. UTLEY MIDDLE SCHOOL	1
3865	HERRING ADDN	1
3867	HICKORY RIDGE PH 1	139
3868	HICKORY RIDGE PH 2	119
3869	HICKORY RIDGE PH 3	41
3871	HICKORY RIDGE PH 4	242
3880	HIGHLAND ACRES	12
3890	HIGHLAND HILLS	56
3895	HIGHLAND MEADOWS 1	100
3896	HIGHLAND MEADOWS 2	97
3940	HIGHRIDGE EST	98
3947	HIGHWAY 276 SELF STORAGE	2
3950	HIGHWOOD	74
3965	HILLCREST CENTER	2
3967	HILLCREST SHORES	68
3968	HILLCREST SHORES PH 2	112
3971	HILLSIDE PH 1 (THE SHORES)	9
3972	HILLSIDE PH 2 (THE SHORES)	74
3973	HILLSIDE PH 3 (THE SHORES)	65
3974	HILLSIDE PH 4 (THE SHORES)	69
3975	HILLSIDE PH 5 (THE SHORES)	117
3976	HILLCREST SHORES PH 3	101
3981	HGJ PLAZA ADDITION	2
3983	HOARDSTROMS ADDITION	1
3991	DAVID HOGG SUBDIVISION	1
3995	ALLEN HOGUE SUBD	1
3998	HONDA OF ROCKWALL	1
4001	HOLLEY ADDITION	1
4002	HOME DEPOT-ROCKWALL ADDITION	1
4006	HORIZON RIDGE CENTER	4
4007	HOUSER ADDN	1
4008	HORIZON CARWASH ADDITION	1
4009	HORIZON RIDGE ADDITION	3
4011	HORIZON VILLAGE ADDITION	4
4012	HORIZON RIDGE MEDICAL PARK, BLOCK C, LOT 7	1
4012	HORIZON RIDGE MEDICAL PARK, BLOCK C, LOT 6	1
4019	HUDSON-SOTO	1
4020	HUDSPETH	1

#	SUBDIVISION NAME	LOTS
4021	HURST ADDITION	2
4030	I-30 - 205 PLAZA 1	1
4039	INTEGRITY ADDITION PH 2	4
4040	I-30 740 WEST ADDN	1
4041	INTEGRITY ADDITION PH 1	3
4042	IHOP NO. 9448 ADDITION	1
4043	INDEPENDENCE PASS	1
4044	INDALLOY ADDITION	1
4047	JACK IN THE BOX-ROCKWALL ADDITION	1
4048	ISAAC PENA	1
4049	JAMESON ADDITION	1
4050	JAYROE ADDN	1
4051	JACK CANUP	4
4070	J J JONES	1
4075	JUSTIN DRIVE PROFESSIONAL PARK	2
4092	KROGER 205 ADDITION	3
4093	K.H.D. INC. SUBDIVISION	1
4096	KATHLEEN'S ADDITION	2
4098	KENWAY HILL ADDN	1
4116	KWIK ADDITION	1
4118	LA JOLLA POINTE ADDITION PH 1	4
4119	LA JOLLA POINTE ADDITION PH 2	1
4126	LAGO VISTA	91
4129	LAKES ASSEMBLY ADDITION	1
4131	JERRI LAMROCK ADDN	1
4132	LANE BUSINESS PARK	1
4134	LAS PRIMERAS	4
4160	LEONARD & ADAMS	10
4180	LOWE & ALLEN	29
4190	LAKE MEADOWS	26
4191	LAKE POINTE BAPTIST CHURCH	1
4192	LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL	1
4200	LAKE RAY HUBBARD EST	65
4210	LAKERIDGE EST	3
4220	LAKERIDGE PARK	88
4221	LAKERIDGE PARK - BOTO ADDN	2
4247	LAKESIDE BATTING PARK	2
4248	LAKESIDE CHEVROLET ADDITION	2
4250	LAKESIDE VILLAGE PH 1	116
4260	LAKESIDE VILLAGE PH 2	120
4270	LAKESIDE VILLAGE PH 3	120
4280	LAKESIDE VILLAGE PH 4	25
4282	LAKESIDE VILLAGE PH 5C	61
4283	LAKESIDE VILLAGE PH 5B	25
4284	LAKESIDE VILLAGE PH 5A	25
4289	LAKEVIEW SUMMIT PH 1	99
4291	LAKEVIEW SUMMIT PH 1A	156
4292	LAKEVIEW SUMMIT PH 2	104
4293	LAKEVIEW SUMMIT PH 3	84
4294	LAKEVIEW SUMMIT PH 4	97
4300	LAKESIDE VILLAGE PH 5A	8
4306	LARSEN SCHOOL ADDITION, THE	2
4307	LIFE SPRING CHURCH	3
4310	L L LEONARD	1

#	SUBDIVISION NAME	LOTS
4311	LOFLAND FARMS PH 5B	69
4313	THE LIGHTHOUSE	1
4314	LOFLAND FARMS PH 5A	83
4316	LOFLAND FARMS PH 1	83
4317	LOFLAND FARMS PH 2	60
4318	LOFLAND FARMS PH 3	9
4319	LOFLAND FARMS PH 4	74
4320	LOFLAND	1
4322	LOFLAND INDUSTRIAL PARK	1
4323	LOFLAND LAKE ESTATES	7
4324	LOFLAND LAKE ESTATES 2	8
4327	LORETTA ANDERSON ADDN	2
4329	LOVE'S ADDITION	1
4330	L & W	13
4331	LYNDEN PARK ESTATES PHASE 1A	71
4332	LYNDEN PARK ESTATES PHASE 1B	37
4333	LYNDEN PARK ESTATES PHASE 2	104
4334	LYNDEN PARK ESTATES PHASE 3	71
4335	MAC NO 1 SUBD	4
4336	LYNDEN PARK ESTATES PHASE 4	84
4340	H P MAIS	6
4341	M R P ADDITION	2
4348	MARK CARSON ADDITION	1
4349	MASON-STEED ADDITION	4
4350	MASSIE	1
4351	MAYNARD PLACE	1
4352	MATCHPOINT TOWNHOMES WEST	1
4358	MEADOWCREEK ESTATES PH 1	153
4359	MEADOWCREEK ESTATES PH 2	100
4363	MEADOWCREEK ESTATES PH 3	129
4364	MEADOWCREEK ESTATES PH 4	187
4366	MEADOWCREEK BUSINESS CENTER PH 1	1
4368	MEADOWCREEK BUSINESS CENTER PH 2	2
4369	MEADOWCREEK BUSINESS CENTER PHASE 3	1
4372	MANSIONS FAMILY ADDITION	1
4373	MANSIONS SENIOR ADDITION	1
4374	MAVERICK RANCH	12
4377	MARRIOTT ADDITION	1
4383	M&M JOHNSON	1
4385	THE MEADOWS	23
4390	MELTON	1
4392	MELTON & FRAZIER	2
4393	MENDEZ ADDITION	2
4405	MICK	1
4420	MILL CO	18
4429	MILLER ADDITION	1
4436	MISTY ADDITION	1
4443	MONNIE RODGERS SUBDIVISION	4
4444	MONTEGO ADDITION	1
4450	MORRIS	1
4460	MOTON	37
4465	MR M ADDITION	1
4467	MUCKLEROY ADDITION	1
4470	MUNICIPAL INDUSTRIAL PARK	2

#	SUBDIVISION NAME	LOTS
4472	MUNICIPAL PARK	1
4475	MURPHY PLAZA	1
4476	MURPHY PLAZA ADDITION PH 2	1
4480	MUSTANG ACRES	5
4494	MCKEOWN-BELAUSTEGUI ADDN	1
4497	MCLEAN / MOORE ADDITION	2
4500	THE MCLENDON COMPANIES ADDITION	5
4501	NEC RIDGE / SUMMER LEE ADDITION	1
4502	NOLAN POWER BUILDING	1
4505	NANCY D	3
4506	NEWMAN CENTER 1	2
4507	NEWPORT PLACE	43
4508	NORTH WEST SUBD	2
4509	NORTH TOWNE ADDITION	41
4511	NISSAN ROCKWALL	1
4515	NORTH LAKESHORE VALLEY BLOCK D, LOT 1	1
4515	NORTH LAKESHORE VALLEY BLOCK B	2
4520	NORTHCREST EST 2	14
4550	NORTHSHORE PH 1A	93
4560	NORTHSHORE PH 1	133
4575	NORTHSHORE PH 2A	4
4576	NORTHSHORE PH 2B	76
4581	NORTHSHORE PLAZA PH 4	1
4581	NORTHSHORE PH 4	45
4590	OUR SAVIOR LUTHERAN CHURCH	1
4600	OAK CREEK	78
4601	OAKS OF BUFFALO WAY PH 2	4
4603	OAKS OF BUFFALO WAY	60
4605	ORLEANS ON THE LAKE	41
4606	OREILLY ADDITION	2
4608	ORSORNIO SILVA	4
4610	OUR LADY OF THE LAKE CATHOLIC CHURCH	1
4612	PANNELL SUBDIVISION	1
4613	OUR HOUSE ADDITION	1
4615	PANEX LTD ADDN (REPLAT)	3
4618	PARK PLACE 1	1
4619	PARK PLACE BUSINESS CENTRE	1
4621	PARK PLACE WEST PH II ADDITION	95
4623	PARKS OF ROCKWALL	1
4624	PATRIOT PAWS	1
4625	M C PASSMORE	1
4626	PATRICIA A MAY ADDITION	1
4627	PATRICK-STEPHENSON SUBDIVISION	1
4629	PEAR PEDI MEDICAL OFFICE	1
4630	PEBBLEBROOK	1
4631	PEBBLEBROOK 2	1
4640	PECAN GROVE	2
4650	BILLY PEOPLES NO 1	3
4662	PFEFFER INMAN	1
4679	PIERCY PLACE	1
4680	HAL PHELPS	11
4682	PHILLIPS OFFICE ADDITION	1
4683	THE PINNACLE-PH 1	16
4684	THE PINNACLE PH 2	29

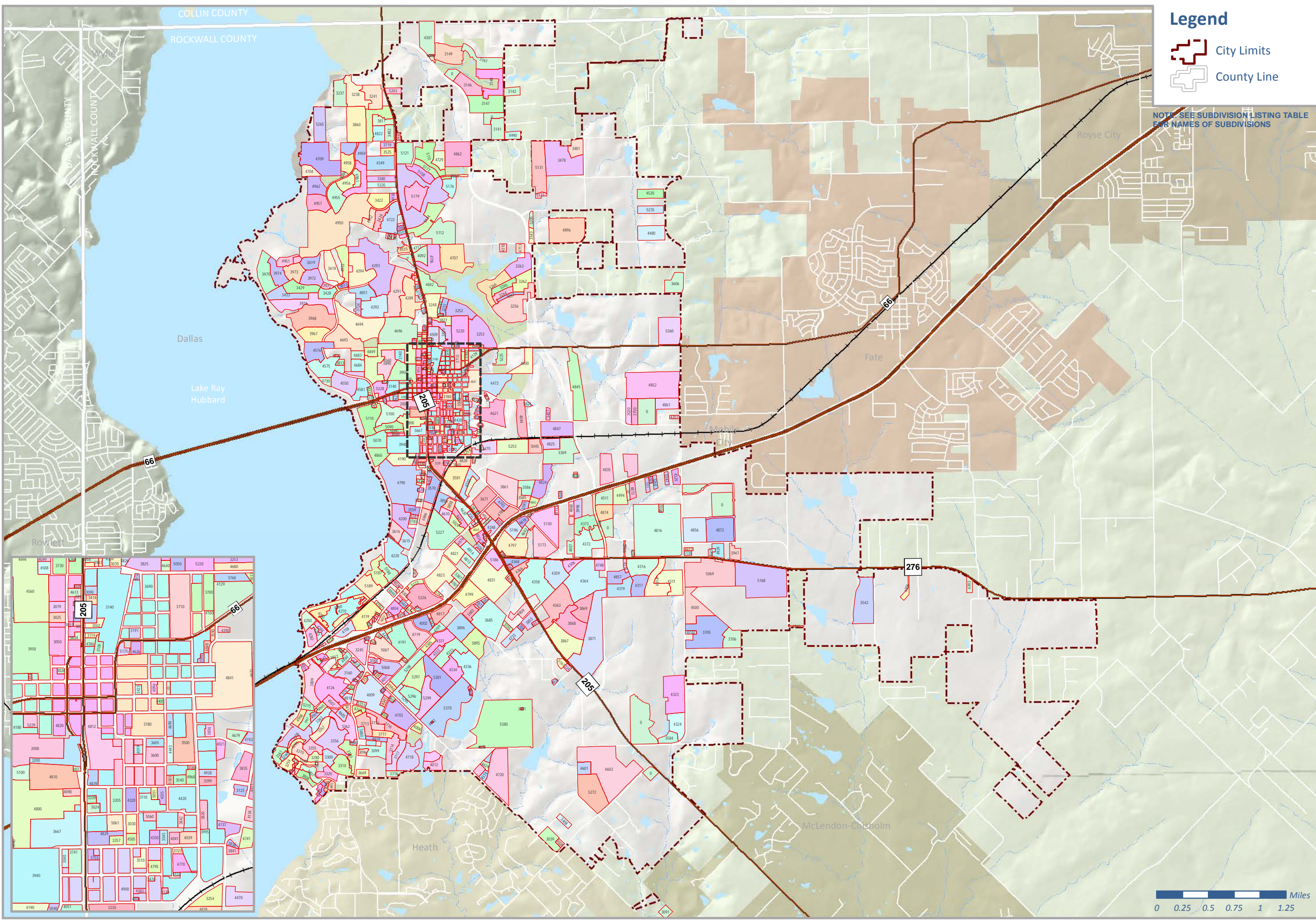
#	SUBDIVISION NAME	LOTS
4690	PITTMAN	4
4692	PLATINUM STORAGE ADDITION	1
4693	THE PRESERVE PH 2	82
4694	THE PRESERVE PH 3	114
4695	PREGNANCY RESOURCE CENTER	1
4696	THE PRESERVE PH 1	132
4701	POPEYE'S ADDITION	1
4703	PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION	14
4704	PROMENADE HARBOR PH 2	16
4705	POTT SHRIGLEY ADDITION	1
4706	QUAIL RUN VALLEY NO 1	1
4707	QUAIL RUN VALLEY NO 2	53
4709	PROMENADE HARBOR	166
4713	PROMISE LAND ADDITION	1
4717	QUAIL RUN RETAIL	1
4718	RAINBOW LAKE ESTATES	66
4719	R W MARKETCENTER ADDITION	1
4720	RAINBOW ACRES	19
4721	RAKICH ADDITION	2
4722	RANDOM OAKS AT THE SHORES	1
4723	RALPH HALL ADDITION PH 2	1
4724	RANCH HOUSE ADDITION	1
4729	RISD ELEMENTARY SCHOOL ADDITION - LOT 1	1
4730	GRADY RASH SUBD	5
4731	RDI RETAIL ADDITION	1
4732	RED RIVER I	1
4733	RAYBURN COUNTRY ADDITION	3
4737	RENFRO CREEKSIDE ESTATES	2
4740	REEVES	1
4741	RENFRO PLACE SOUTH	2
4742	RENFRO PLACE NORTH	2
4745	LEE RHOADES SUBDIVISION	1
4748	ROCKWALL BYPASS ADDITION	1
4760	RIDGE HAVEN ESTATES PH2	12
4763	RIDGE SUMMER LEE ADDITION	2
4770	RIDGELL	7
4780	RIDGE ROAD OFFICE PARK	2
4785	ROCKWALL COUNTY COURTHOUSE ADDITION	1
4786	ROCKWALL RUSTIC RANCH ADDITION	1
4787	ROCKWALL PINE ADDITION	1
4789	ROCKWALL MARKET CENTER SOUTH	4
4790	RIDGE ROAD VILLAGE	185
4793	ROCKWALL LIBRARY ADDITION	1
4795	ROBBINS ADDITION	10
4797	ROCKWALL CENTRE CORNERS	7
4798	ROCK RIDGE OFFICE PLAZA	1
4799	ROCKWALL CROSSING	4
4800	RIDGEVIEW	22
4804	RIOS BUFFINGTON ADDITION	2
4806	ROCKWALL EAST SUBSTATION ADDITION	1
4807	ROAD RUNNER ADDITION	1
4809	ROCKWALL HOSPITAL ADDITION	1
4810	ROCCA VILLA	1
4812	ROCKWALL CITY HALL ADDITION	1

#	SUBDIVISION NAME	LOTS
4813	ROCKWALL DODGE ADDITION	1
4814	ROCKWALL FORD ADDITION	1
4816	ROCKWALL TECHNOLOGY PARK	5
4817	ROCKWALL MARKET CENTER EAST	4
4818	ROCKWALL ASSISTED LIVING ADDITION	2
4819	ROCKWALL HARBOR PH 1	4
4820	ROCKWALL ORIGINAL TOWN	24
4821	ROCKWALL PLACE APARTMENTS	1
4822	ROCKWALL SCHOOL NORTH ADDITION	1
4823	ROCKWALL HIGH SCHOOL	1
4824	INDUSTRIAL ADDITION	1
4825	ROCKWALL INDUSTRIAL EAST	1
4826	ROCKWALL 205 BUSINESS PARK	1
4828	ROCKWALL COUNTY LAW ENFORCEMENT CENTER	1
4829	ROCKWALL MAIN POST OFFICE	1
4830	ROCKWALL BUSINESS PARK	3
4831	ROCKWALL BUSINESS PARK EAST	6
4832	ROCKWALL BUSINESS PARK EAST PH 2	2
4834	ROCKWALL CENTRAL SHOPPING CENTER	3
4835	ROCKWALL COMMERCIAL PARK	4
4837	ROCKWALL TOWNE CENTER PH 1	4
4838	ROCKWALL TOWNE CENTER PH 2 & 3	4
4838	ROCKWALL TOWNE CENTER PH 2 & 3	4
4839	ROCKWALL RETAIL STRIP CENTER	1
4841	ROCKWALL SCHOOL ADDITION NO. 1	1
4842	ROCKWALL CO BRANCH YMCA	1
4843	ROCKWALL INDUSTRIAL FOUNDATION	3
4844	ROCKWALL EXECUTIVE CENTER ADDN	1
4845	ROCKWALL MUNICIPAL AIRPORT	1
4847	ROCKWALL SERVICE CENTER & PARK	2
4848	ROCKWALL SCHOOL ADDITION NO. 1 [CULLINS REPLAT]	2
4849	ROCKWALL SCHOOL ADDITION NO. 2	1
4851	ROCKWALL ELEMENTARY SCHOOL NO. 9	1
4852	ROLLING MEADOWS ESTATES	18
4854	ROCKWALL TOWNE CENTRE PH 4	3
4856	ROCKWALL TECHNOLOGY PARK, PHASE 2	2
4857	ROCKWALL ELEMENTARY SCHOOL NO. 8	1
4858	ROCKWALL TOWNE CENTRE PH 3	1
4859	ROSS ADDITION	1
4860	ROYAL PARK PLACE	16
4861	ROCKWALL LAKESIDE CHURCH OF CHRIST	2
4862	ROCKWALL MIDDLE SCHOOL ADDITION NO. 4	2
4866	ROCKWALL COMMONS	2
4868	ROCKWALL RECREATION CENTER	2
4868	ROCKWALL RECREATION CENTER	2
4870	RUDOLPH	1
4871	ROCKWALL MEDICAL CENTER	1
4872	ROCKWALL TECHNOLOGY PARK PH 3	1
4873	ROCKWALL KIA	1
4874	ROCKWALL DOWNES PH 1	34
4878	RUFF AND SARTAIN ADDITION	2
4879	ROCKWALL RETIREMENT RESIDENCE	1
4896	SADDLEBROOK ESTATES 2	45
4900	SANGER	70

#	SUBDIVISION NAME	LOTS
4901	ROCKWALL LAKE DEVELOPMENT NO 1 - LAKE ECHO	3
4902	ROCKWALL LAKE ESTATES WEST	6
4902	ROCKWALL LAKE ESTATES WEST ADDITION, BLK D, LOT 1	1
4903	SANSS ADDITION	1
4918	SHADYDALE ESTATES	14
4922	SHAFER PLAZA - CITY OF ROCKWALL	1
4928	SHAW	2
4929	SHARP ADDITION	3
4938	SHOPS AT RIDGE CREEK	2
4940	SHOREVIEW EST	12
4941	SHORELINE PLAZA ADDITION	3
4950	THE SHORES	259
4951	THE SHORES CLUB HOUSE	3
4952	THE SHORES PH 2	32
4953	THE SHORES PH 3	51
4954	SHORES NORTH PH 2B	76
4955	SHORES NORTH PH 2A	82
4956	SHORES NORTH PH 3A	56
4957	SHORES NORTH PH 4A	68
4958	SHORES NORTH PH 5	61
4959	SHORES NORTH PH 6	69
4960	SHIELDS	4
4961	SHORES NORTH PH 3B	32
4962	SHORES NORTH PH 4B	63
4965	SIGNAL RIDGE 1	1
4966	SIGNAL RIDGE 2	1
4967	SIGNAL RIDGE 3	2
4968	SIGNAL RIDGE 4	1
4969	SIX O SUBD	1
4990	SKYVIEW COUNTRY ESTATES PHASE 3	4
4995	SPYGLASS HILL 1	1
4996	SPYGLASS HILL 2	2
4997	SPYGLASS HILL 3	1
4998	SPYGLASS HILL 4	1
5013	SOLAR VILLAGE	6
5023	SONG ADDN	1
5024	SOROPTIMIST ROCKWALL CHILDRENS HOME	1
5029	SONOMA COURT	1
5035	S SPARKS ADDITION	1
5036	SPARKS OFFICE PLAZA	1
5040	SPONG	5
5045	SPR PACKAGING	1
5050	STARK	8
5051	STARK SUBDIVISION	2
5058	STEELE	1
5060	ST MARYS	3
5061	ST MARYS PLACE	14
5064	STEAK-N-SHAKE ADDITION	1
5065	STEGAR SUBD 1	1
5066	STEGER RETAIL ADDITION	1
5067	STEGER TOWNE CROSSING PH 1	1
5068	STEGER TOWNE CROSSING PH 2	3
5069	STERLING FARMS ADDITION	48

#	SUBDIVISION NAME	LOTS
5070	STONEBRIDGE MEADOWS 1	1
5080	STONEBRIDGE MEADOWS 2	13
5090	STONEBRIDGE MEADOWS 3	39
5100	STONEBRIDGE MEADOWS 4	4
5110	STONEBRIDGE MEADOWS 5	72
5111	STONE CREEK PH 6	76
5112	STONE CREEK PH 7	80
5119	STONEBRIDGE CENTER PH 1	1
5120	STONEBRIDGE CENTER PH 2	2
5121	STONE CREEK RETAIL ADDITION	6
5131	STONEY HOLLOW	98
5131	STONEY HOLLOW ADDITION	98
5133	STRANGE-DENSON ADDN	1
5139	SUBWAY / GATEWAY/ HEALTH FOODSTORE	1
5151	TEMUNOVIC ADDITION	3
5158	STONE CREEK PH 5	45
5167	TEXAS STAR ADDITION	1
5168	TIMBER CREEK ESTATES	235
5170	THE CABANAS AT CHANDLERS LANDING	10
5171	THE CABANAS-REPLAT	10
5172	THE WOODS AT ROCKWALL	1
5173	TOWNSEND VILLAGE	77
5174	STONE CREEK PH 4	59
5175	THOMAS & SMITH ADDITION	2
5176	STONE CREEK PH 2A	41
5177	STONE CREEK PH 2B	52
5178	STONE CREEK PH 1	200
5179	STONE CREEK PH 3	50
5183	TOVAR SUBDIVISION	2
5186	TRAVEL CENTERS OF AMERICA ADDN	2
5187	TURTLE COVE	75
5188	TURTLE COVE ADDITION PH 2	52
5189	TURTLE COVE PH 3	102
5196	TOYOTA OF ROCKWALL	1
5200	VILLAGE 1	1
5203	VALK ROCKWALL ADDITION	1
5205	UTLEY ADDITION	2
5210	VILLAGE 2	2
5215	WATERSEdge AT LRH (FKA: VILLAS DE PORTOFINO)	1
5219	WALKER ADDITION	-
5220	WADE	105
5221	WAFFLE HOUSE	1
5225	WAGGONER GARDENS INC ADDITION	1
5226	WAL-MART SUPER CENTER ADDITION	5
5227	WATERSTONE ESTATES	123
5228	WAL-MART ROCKWALL	4
5229	WASHINGTON PLACE	2
5231	WARDEN ADDITION	1
5233	WAGNER CHRISTENSEN	1
5235	WATSON ESTATES	3
5245	WHITE HILLS ADDITION	1
5253	WHITMORE MANUFACTURING ADDITION	1
5260	WILLIAMS	1
5265	WILLIS ADDITION	1

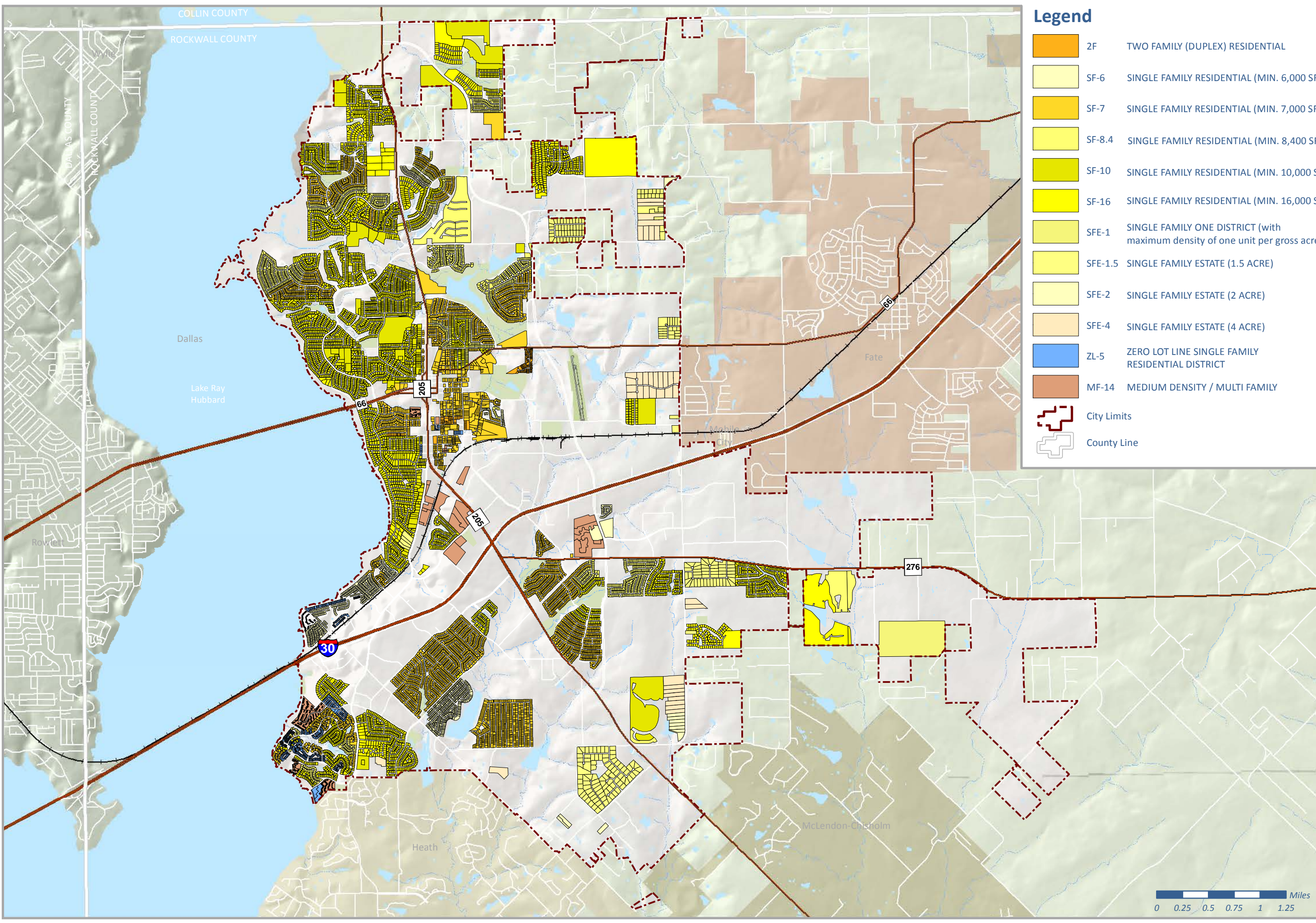
#	SUBDIVISION NAME	LOTS
5266	WILLIS-SEALOCK ADDITION	4
5272	WILLOWCREST ESTATES	28
5290	WILSON	1
5295	WINDMILL RIDGE	54
5296	WINDMILL RIDGE ESTATES 2A	82
5297	WINDMILL RIDGE ESTATES 3A	112
5298	WINDMILL RIDGE ESTATES 3B	78
5299	WINDMILL RIDGE ESTATES 4	76
5301	WINDMILL RIDGE ESTATES 4B	165
5320	WINKLER	1
5347	YA-HOO SUBDIVISION	1
5355	YELLOW JACKET ADDITION	1
5357	YETTS ADDITION	1
5360	ZION ADDITION	26
5370	ROCKWALL LAKE ESTATES PH1	442
5380	ROCKWALL LAKE ESTATES PH2	638
9000	CARRIER DR (ROW)	1
9001	DISCOVERY BLVD & DATA DR (ROW)	1
9002	DATA DRIVE & CAPITAL BOULEVARD (ROW)	1
9003	FEATHERSTONE DR (ROW)	1
9004	SHORES NORTH PH 1 (ROW)	1
9005	SH NO 205 BYPASS (ROW)	1
9006	LIFE SPRING DR (ROW)	1
PENDING	BREEZY HILL PH 9B	91
PENDING	SOMERSET PARK PH1	152
PENDING	ROCKWALL DOWNES PH 2	-
PENDING	ROCKWALL DOWNES PH 3	-
PENDING	BREEZY HILL PH 7	-
PENDING	RIDGECREST ADDITION	-
PENDING	SERVICE KING IH30 ADDITION	-
PENDING	ROCKWALL TECHNOLOGY PARK PH 4	-
PENDING	JBR2 ADDITION	-
PENDING	LAKESHORE COMMONS	-
PENDING	AUTUMN ADDITION	1



Legend

- City Limits
- County Line

NOTE: SEE SUBDIVISION LISTING TABLE FOR NAMES OF SUBDIVISIONS



0 0.25 0.5 0.75 1 1.25 Miles

5

NON-RESIDENTIAL



NON-RESIDENTIAL DEVELOPMENT

Since 2012, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated 2,353,533 SF of building area. This translates to an estimated value of \$225,394,713.79, based on the values indicated on building permits issued between 2012 and 2016 (see Figures 5.1 & 5.2). This growth has started to shape the landscape of the Rockwall, and improve job opportunities and shopping, entertainment and dining options within the community. As a result, residents from Rockwall and adjoining communities are able to shop locally helping to make Rockwall a regional destination (see Map 5.2). In addition, many jobs are offered within the community; however, the majority of residents continue to commute to jobs outside of the city limits.

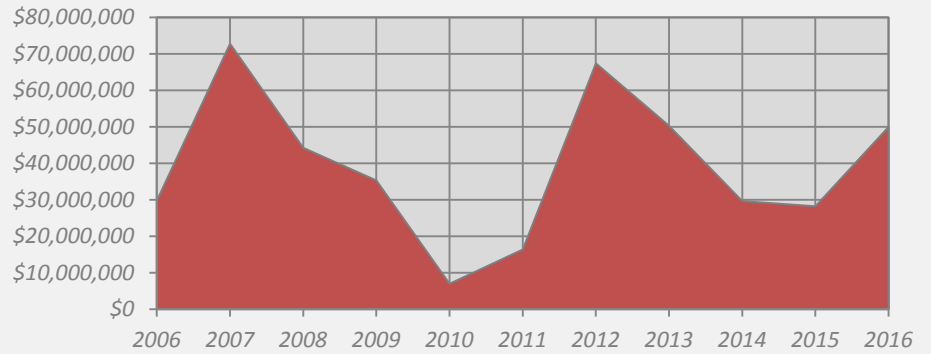
COMMERCIAL/RETAIL

Looking at current commercial/retail development trends, the City has seen the majority of its growth along the IH-30 corridor, which serves as the primary retail corridor; however, both the downtown and Harbor District have made significant contributions to the addition of retail and restaurant square footage and sales tax within the City (see Map 5.1). In addition, the frontage along the Ridge Road [FM-740] and Goliad Street [SH-205] Corridors have primarily developed with commercial/retail businesses.

TRADE AREA

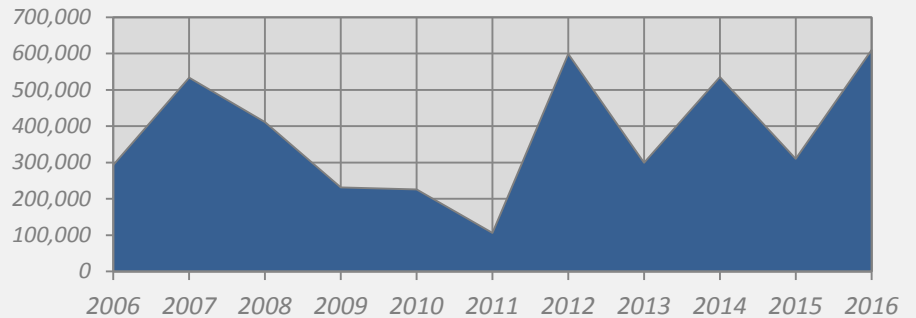
Some of the growth in the City's commercial/retail sector can be attributed to its large trade area (see Map 5.2). Trade area is considered to be the geographic area from which a community generates the majority of its customers. The trade areas depicted in Map 5.2 are the result of a study by the Geographic Information Systems (GIS) Division of the City and are based on an aggregate of the Huff Model, Gravity Model and a drive-time analysis. This trade area map shows Rockwall's Convenience Trade Area -- which is assumed to be the area in which people will drive for convenience goods (i.e.

FIGURE 5.1: VALUE OF NON-RESIDENTIAL BUILDING PERMITS ISSUED 2012-2016



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

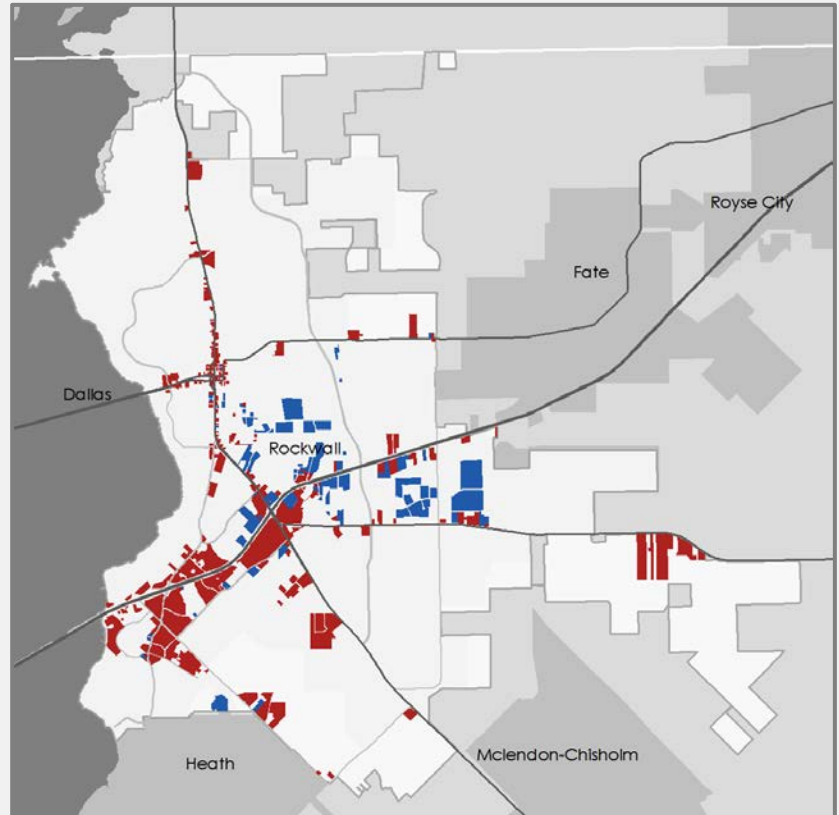
FIGURE 5.2: TOTAL SF OF NON-RESIDENTIAL BUILDING PERMITS ISSUED 2012-2016



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

MAP 5.1: COMMERCIAL DEVELOPMENT WITHIN THE CITY OF ROCKWALL

BLUE: COMMERCIAL NON-RETAIL; RED: COMMERCIAL/RETAIL



SOURCE: CITY OF ROCKWALL GIS DIVISION

grocery's, gasoline, etc.) [and is largely based on ease of access to these types of products] -- and the City's Shopping Trade Area -- which is a trade area for larger purchases (i.e. clothing, furniture, appliances, etc.). As depicted in the map the City's trade area extends farther east than west. This is due to two (2) factors: 1) the density of stores located west of Rockwall in the DFW Metroplex, and 2) Lake Ray Hubbard, which creates a natural barrier to attracting people east of the lake to shop in Rockwall. This also creates a benefit for the City, as people are less likely to cross the lake to travel west of Rockwall to shop. Not depicted in this map is the City's Wide Trade Area, which extends beyond the City of Greenville to the northeast and takes in the City of Terrell to the south (see Map 5.4 to view the wide trade area).

SALES TAX

As was stated in the *Population and Demographics* chapter of this document, a study by smartasset™ -- a personal

finance and technology company -- ranked the County's national Purchasing Power Index at sixth (second in the State of Texas) [see Table 5.2]. In addition, a 2016 study by Texas Retail Survey -- a California based market intelligence company -- indicated that Rockwall County was third in the State of Texas in terms of retail market growth at the County level (see Table 5.3). These studies support the sales tax analysis performed by the City that showed, of comparable cities, Rockwall had the highest per capita sales tax at \$340.41 per person (see Table 5.1 and Figure 5.3).

TABLE 5.1: PER CAPITA SALES TAX

City	Population (01/01/2015)	Per Capita Sales Tax
Allen	91,390	\$193.70
Flower Mound	66,820	\$145.91
Rowlett	56,910	\$101.87
Wylie	45,000	\$86.93
Rockwall	40,620	\$340.41
AVERAGE:	60,148	\$173.77

TABLE 5.2: PURCHASING POWER RANKING 2015

Rank	County, State	Purchasing Power Index
1	Danali, AK	100.00
2	Williamson, TN	99.31
3	Delaware, OH	98.14
4	Glasscock, TX	97.64
5	Lander, NV	97.37
6	Rockwall, TX	96.96
7	Fort Bend, TX	96.16
8	Collin, TX	95.12
9	Lincoln, SD	94.87
10	Borden, TX	94.46

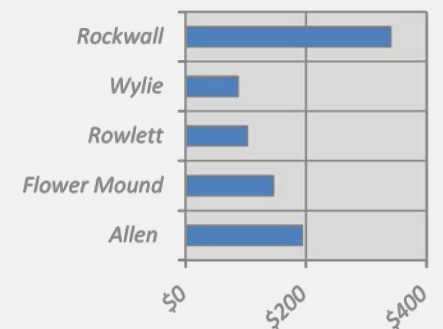
SOURCE: SMARTASSET™

TABLE 5.3: RETAIL GROWTH IN 2016

Rank	County	Average Annual Growth
1	Brazoria	19.8%
2	Tarrant	12.1%
3	Rockwall	10.7%
4	Guadalupe	10.7%
5	Williamson	10.2%

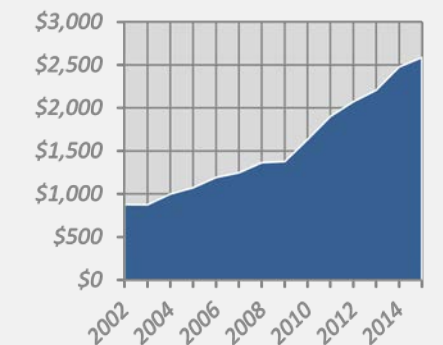
SOURCE: TEXAS RETAIL SURVEY

FIGURE 5.3: PER CAPITA SALES TAX 2015



SOURCE: CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT

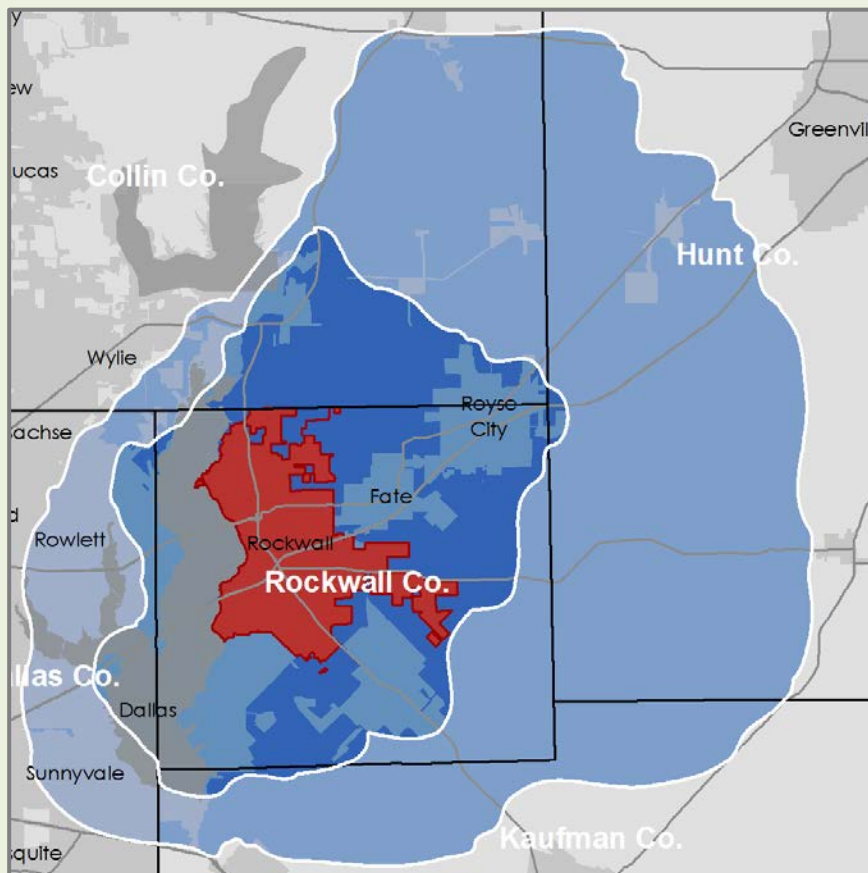
FIGURE 5.4: ANNUAL REPORTED SALES TAX 2002-2015 (IN MILLIONS)



SOURCE: TEXAS COMPTROLLER OF PUBLIC ACCOUNTS WEBSITE

MAP 5.2: CITY OF ROCKWALL ESTIMATED TRADE AREAS

LIGHT BLUE: SHOPPING TRADE AREA; DARK BLUE: CONVENIENCE TRADE AREA; RED: CITY LIMITS



SOURCE: CITY OF ROCKWALL GIS DIVISION

All of this information points to Rockwall having a thriving local economy (see Figure 5.4).

BUILDING PERMITS

Looking at building permits issued for commercial/retail over the last decade, the number and value of the permits has fluctuated significantly from year to year; however, in 2016 eight (8) building permits were issued for commercial/retail developments that had a total value of \$27,675,616.00. This represents the highest overall value and average value for building permits issued since 2006 (see Figure 5.5 & 5.6).

COMMERCIAL/NON-RETAIL DEVELOPMENT

Looking at commercial/non-retail development, Rockwall has seen positive trends in the amount of office and industrial development being permitted (see Figures 5.7, 5.8, 5.9 & 5.10).

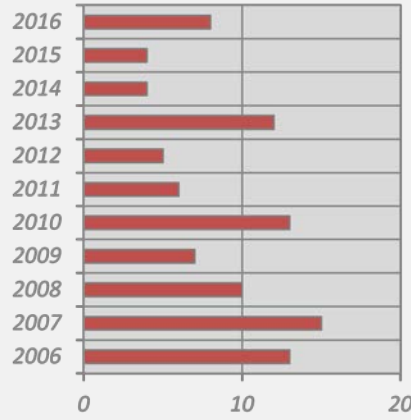
INDUSTRIAL

Over the last three (3) years, industrial permitting has been steady, with permitting values exceeding previous years (with the exception of 2012, which is skewed due to the addition of Bimbo Bakery). The growth in industrial development can be attributed to the Rockwall Economic Development Corporation’s (REDC) effective recruitment of industrial businesses to the City’s Technology Park (see Map 5.3). Over the last five (5) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakery, and Pegasus Foods (see the Employers section below for a complete list of the City’s major employers). They have also been able to retain businesses like Col-Met, which recently outgrew its existing facility and constructed a new facility in Phase II of the City’s Technology Park (see Map 5.5).

OFFICE

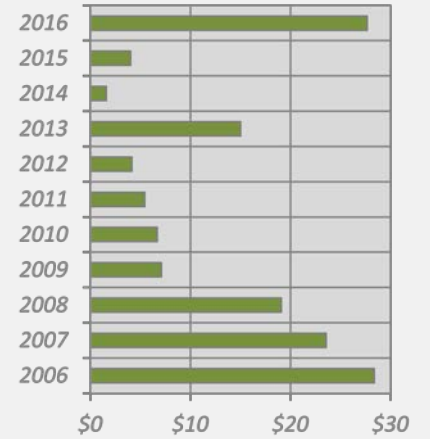
Despite 2016 being a down year for the permitting of office buildings, the City of Rockwall has seen an uptick in the number of permits issued for office uses from 2011 to 2015 (see Figures 5.9 &

FIGURE 5.5: NUMBER OF RETAIL PERMITS ISSUED 2006-2016



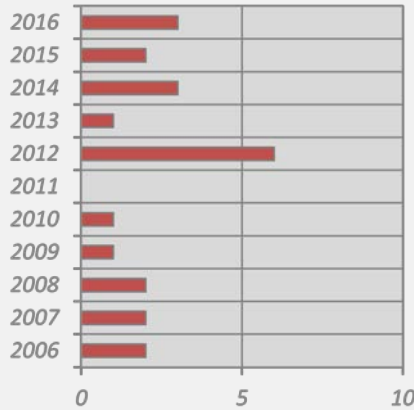
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.6: VALUE OF RETAIL PERMITS ISSUED 2006-2016 (IN MILLIONS)



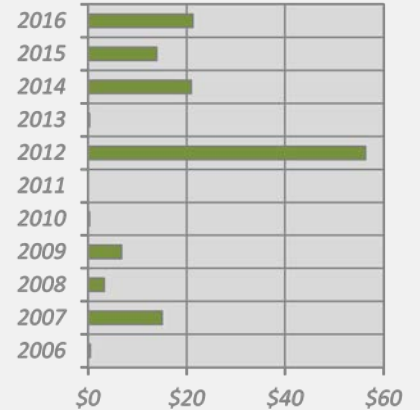
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.7: NUMBER OF INDUSTRIAL PERMITS ISSUED 2006-2016



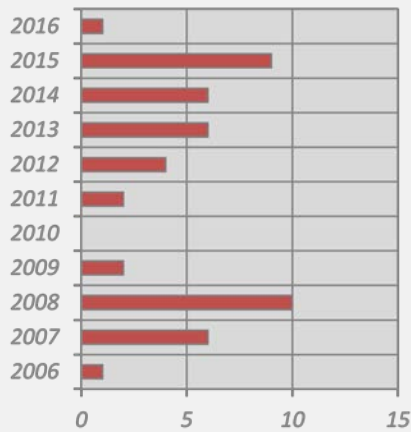
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.8: VALUE OF INDUSTRIAL PERMITS ISSUED 2006-2016 (IN MILLIONS)



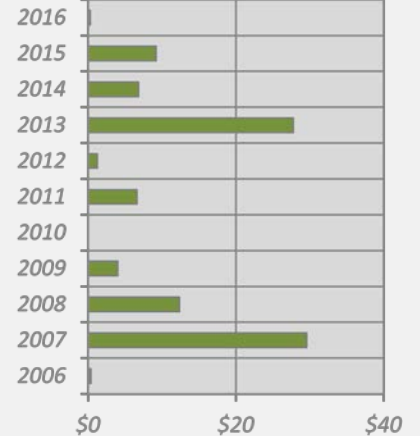
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.9: NUMBER OF OFFICE PERMITS ISSUED 2006-2016



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.10: VALUE OF OFFICE PERMITS ISSUED 2006-2016 (IN MILLIONS)



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

5.10). In 2013, the value of office building permits increased dramatically due to the City permitting Trend Tower - a six (6)-story office building located in the City's Harbor District --; however, in recent years the majority of office building permits issued have been for smaller single tenant buildings that tend to have a lesser value than larger projects. This explains why values have not increased even as the number of permits have increased.

CERTIFICATES OF OCCUPANCY

A Certificate of Occupancy (CO) is a permit issued by a local government certifying that a proposed land use is permitted on a property, the building or lease space on that property complies with all applicable building codes, and the building is in suitable condition for occupancy. CO's are a good indication of how many new businesses are coming into a community on an annual basis. The City of Rockwall has issued 1,580 CO's from 2007 to present. A breakdown of the number of CO's issued by year is depicted in Figure 5.12. In addition, Figure 5.11 depicts the occupational use -- as defined by the International Building Code -- of all CO's issued from 2012 to 2016. This shows that the majority of all CO's fall under a general business designation, which is defined as an assembly use, with less than 50 people, intended for office or professional service occupation. Mercantile (i.e. consumer goods) and assembly uses (i.e. social, civic, religious, recreation, etc. type of uses) were the next highest issued categories of CO's.

LABOR FORCE AND EMPLOYMENT

From 2000 to 2015, the City of Rockwall's labor force and employment has grown consistently with the population gains in the area.

LABOR FORCE

The civilian labor force, according to the QuickFacts page on the US Census Bureau's website, was 69.2% of the City's total population from 2010-2014. This equates to an estimated 29,456 residents, based on the current population, that are in the workforce. This compared to the estimated labor

force in 2000 of 9,663 residents (according to the 2000 US Census) means the City's overall labor force has grown by ~204.83% in the last 14-years.

A study by the Rockwall Economic Development Corporation (REDC) showed, that of the members of the workforce, 15% were in Sales, 15% were in Office or Administrative Support, 13% were in Management, 7% in Health, 7% in Business or Financial Operations, 5% in Education, 5% in Construction and 33% were in other occupations (see Figure 5.13).

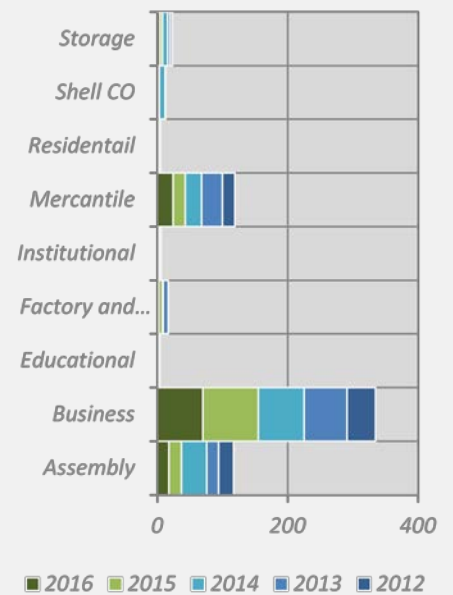
SALARY

The City of Rockwall's median household income reflects the high salaries earned by its residents. The median household income in 2014 was estimated to be \$86,627.00 and the per capita income was \$34,789.00 according to the US Census Bureau's website. To give a general idea of the scope of these numbers, the State of Texas median income in 2014 was \$50,740.00 and the United States median income in 2013 was \$51,939.00. Table 5.4 depicts the typical annual salaries for various professions in Rockwall County. This was the results of a larger study on living wages conducted by the Massachusetts Institute of Technology¹.

TABLE 5.4: TYPICAL ANNUAL SALARY BY OCCUPATION IN ROCKWALL COUNTY

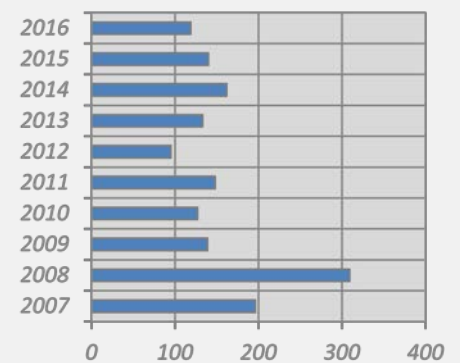
Occupation Area	Annual Salary
Management	\$101,670
Business and Financial Operations	\$67,280
Computer and Mathematical	\$80,360
Architecture and Engineering	\$80,430
Life, Physical, and Social Science	\$57,500
Community and Social Service Legal	\$44,040
Legal	\$77,220
Education, Training, and Library	\$47,820
Arts, Design, Entertainment, Sports, and Media	\$43,810
Healthcare Practitioners and Technical	\$61,080
Healthcare Support	\$24,590
Protective Service	\$38,020
Food Preparation and Serving Related	\$18,930

FIGURE 5.11: OCCUPATIONAL USE OF CERTIFICATES OF OCCUPANCY ISSUED 2016-2012



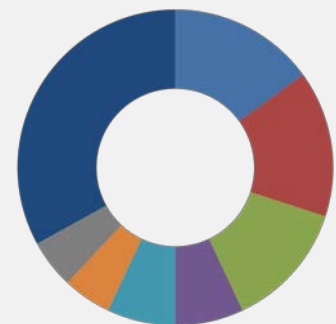
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.12: CERTIFICATES OF OCCUPANCY (CO) ISSUED FROM 2007-2016



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT

FIGURE 5.13: LABOR FORCE BY OCCUPATION SALES (15%); OFFICE AND ADMINISTRATION (15%); MANAGEMENT (13%); HEALTH (7%); BUSINESS & FINANCIAL OPERATIONS (7%); EDUCATION (5%); CONSTRUCTION (5%); OTHER (33%)



SOURCE: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

Building and Grounds Cleaning/Maintenance	\$21,170
Personal Care and Service	\$18,680
Sales and Related	\$26,300
Office and Administrative Support	\$31,850
Farming, Fishing, & Forestry	\$21,970
Construction and Extraction	\$36,320
Installation, Maintenance, and Repair	\$39,950
Production	\$31,530
Transportation and Material Moving	\$29,780

EMPLOYMENT

According to the North Central Texas Council of Governments (NCTCOG), the City of Rockwall has 29,560 jobs as of 2014². Of these jobs 19,834 were in a *Service Providing Industry*, 5,701 were in a *Good Producing Industry* and 4,025 were in a *Retail Industry*. This number is projected to grow to 32,430 by 2040 according to NCTCOG's 2040 Demographic Forecast³. In addition, the NCTCOG estimates that the City has a day-time population of 43,024 and a ER Ratio of 1.11. An ER Ratio evaluates employment to the overall population. An ER Ratio greater than 1.00 indicates that there are more workers in a place than the total population. In Rockwall's case, it is estimated that there are 11% more people working in the City than living in the city. This means that the City of Rockwall is a labor importer, which further suggests Rockwall's position as a regional employment center.

EMPLOYERS

The City's largest employers include Bimbo Bakeries, Col Met Spray Booths, Channell Commercial Corporation, L-3 Concepts, Special Products & Manufacturing, Whitmore Manufacturing Co., Lake Point Medical Center, Texas Health Presbyterian Hospital of Rockwall, and the Hilton Hotel and Resort.

UNEMPLOYMENT

According to the Texas Workforce Commission the number of unemployed residents is 681 or 3.1% of the total population. This is lower than the County employment rate, which was estimated to be between 3.4% to 3.7% during October 2015 and October 2016.

In addition, the City of Rockwall's unemployment rate is well below the state and national unemployment rates, which were 4.2% and 4.9% (*according to the Bureau of Labor Statistics*).

LOOKING FORWARD

The demographic and permitting information provided in this section indicates that the City of Rockwall has emerged as a regional center for employment and consumer goods (*i.e. commercial/retail*). In addition, the evidence suggests that the City has additional capacities for expanding its current employment centers and preserving its strategic retail centers. Moving forward the City should take a regional look when planning for employment and commercial opportunities.

ENDNOTES

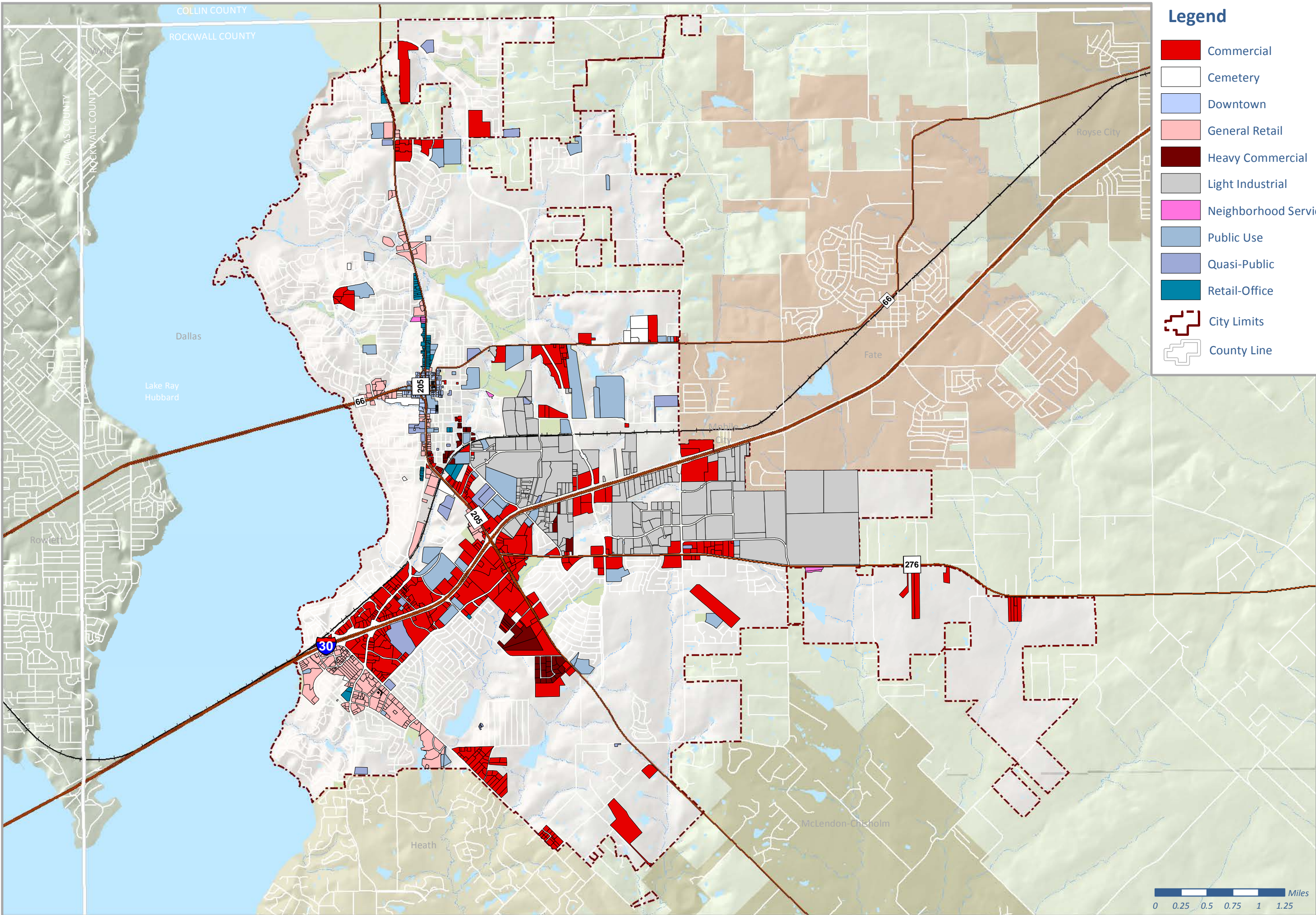
¹ *Living Wage Calculator (2017)*. Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology. Retrieved January 31, 2017. <http://livingwage.mit.edu/>

² *North Central Texas Council of Government's Demographic Query*. Retrieved January 20, 2017.

³ *North Central Texas Council of Government's 2040 Demographic Forecast*. Retrieved January 20, 2017.

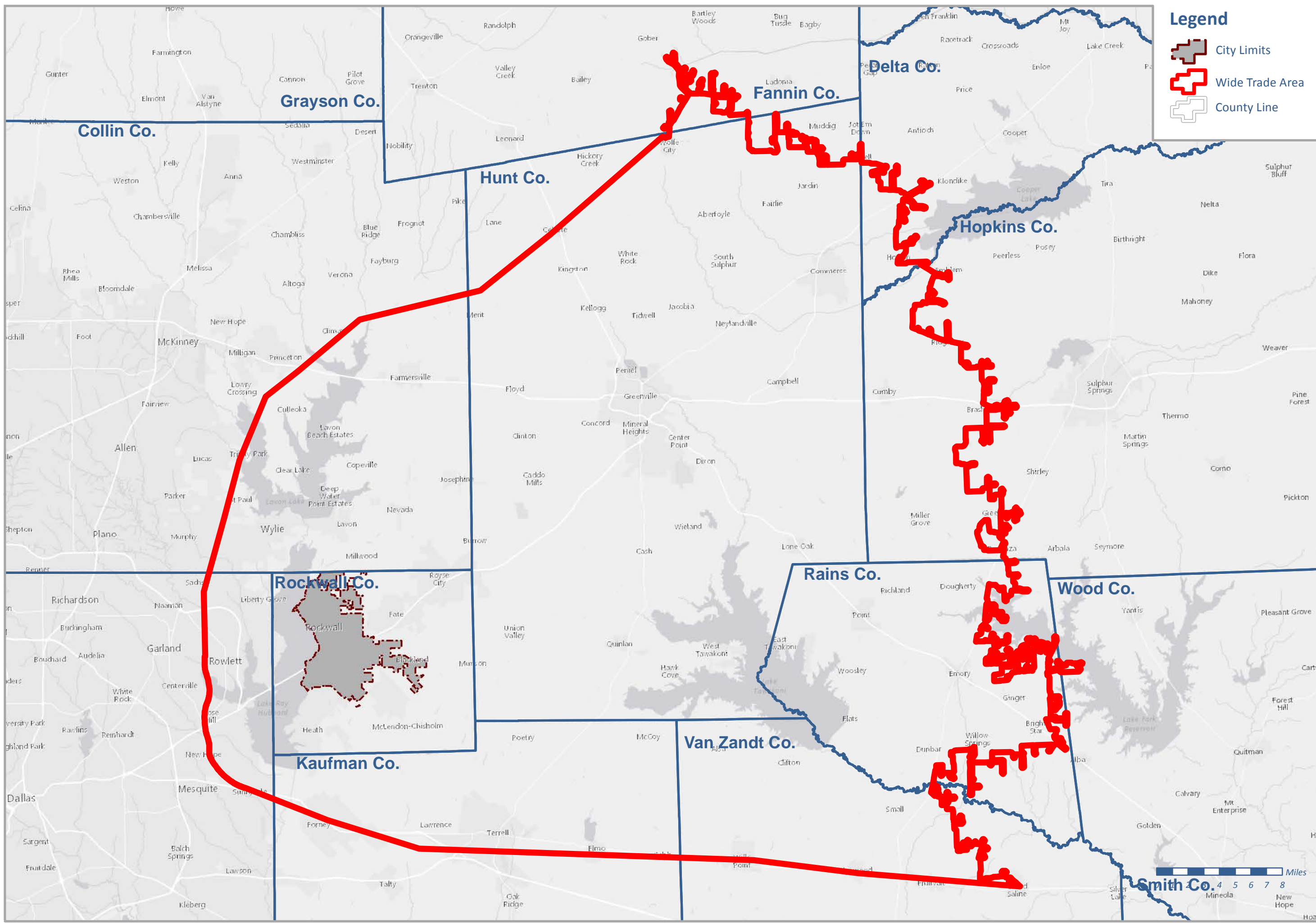
MAP INDEX

- (1) MAP 5.3: NON-RESIDENTIAL LAND MAP
- (2) MAP 5.4: WIDE TRADE AREA MAP
- (3) MAP 5.5: MAP OF THE TECHNOLOGY PARK



- Legend**
- Commercial
 - Cemetery
 - Downtown
 - General Retail
 - Heavy Commercial
 - Light Industrial
 - Neighborhood Service
 - Public Use
 - Quasi-Public
 - Retail-Office
 - City Limits
 - County Line

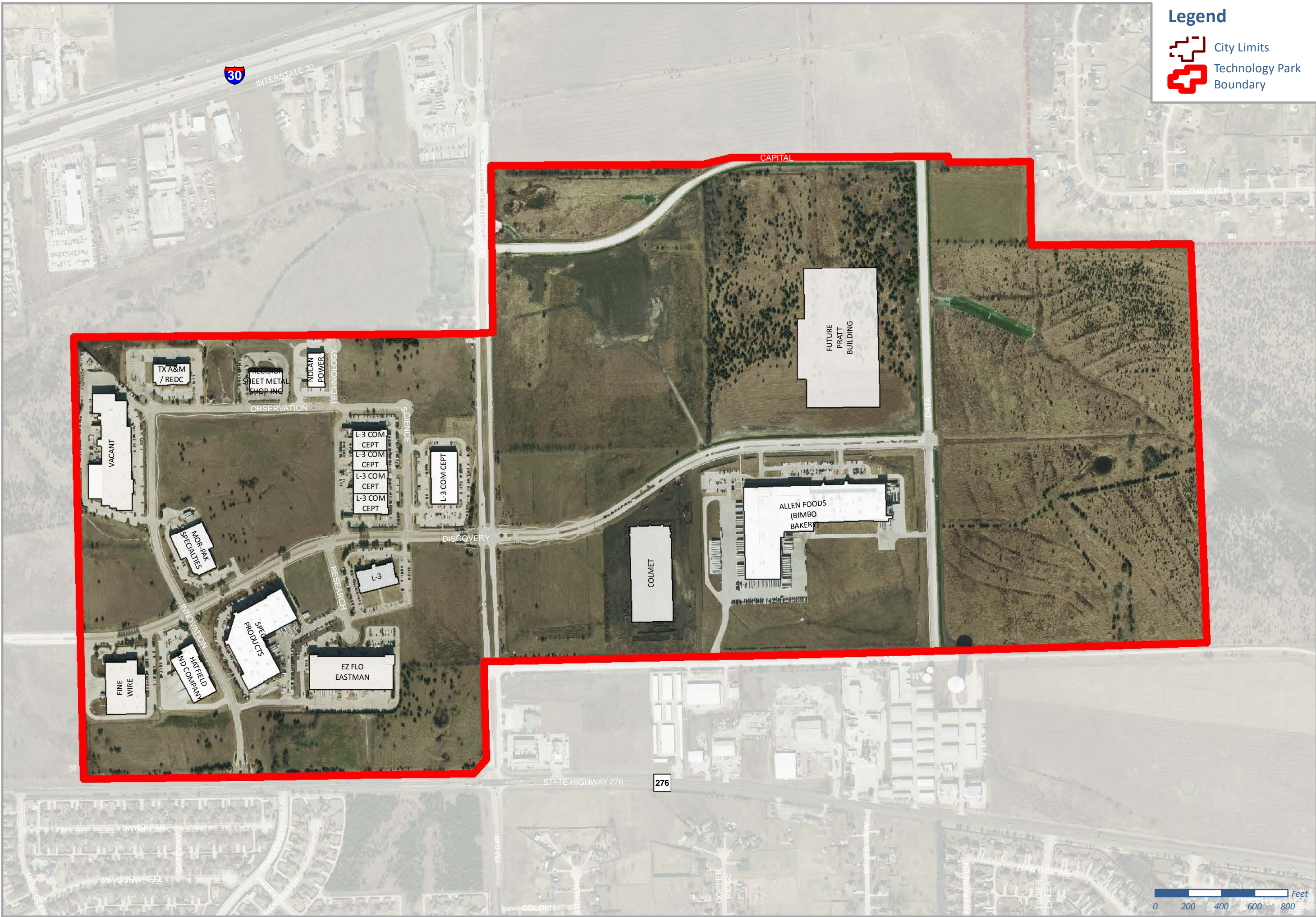




Legend

- City Limits
- Wide Trade Area
- County Line





Legend



City Limits
Technology Park Boundary

5.5

**ROCKWALL
TECHNOLOGY PARK**

CH 5: NON-RESIDENTIAL



6

PUBLIC FACILITIES



PUBLIC FACILITIES

The following is a list of all major public facilities within the corporate boundaries of the City of Rockwall.

CITY OF ROCKWALL: CITY SERVICES

Animal Adoption Center ①

Year: 2007
Building: 7,122 SF
Acreage: 64.514-Acres
Address: 1825 Airport Road
Rockwall, TX 75087

City Hall ②

Year: 2002
Building: 19,530 SF
Acreage: 5.0-Acres
Address: 385 S. Goliad Street
Rockwall, TX 75087

City Service Center ③

Year: 1984
Building: 8,400 SF
Acreage: 8.43-Acres
Address: 1600 Airport Road
Rockwall, TX 75087

Community Center ④

Year: N/A
Building: 2,820 SF
Acreage: 0.7-Acres
Address: 815 E. Washington Street
Rockwall, TX 75087

The Center ⑤

Year: 2002
Building: 10,441 SF
Acreage: 2.0-Acres
Address: 108 E. Washington Street
Rockwall, TX 75087

Municipal Courts ⑥

Year: 1999
Building: 7,224 SF
Acreage: 2.0-Acres
Address: 2860 SH-66
Rockwall, TX 75087

Parks and Recreation ⑦

Year: N/A
Building: 3,600 SF
Acreage: 0.122-Acres
Address: 108 E. Washington Street
Rockwall, TX 75087

Ralph Hall Municipal Airport ⑧

Year: N/A
Buildings: 4,411 SF
Acreage: 47.89-Acres
Address: 1701 Airport Road
Rockwall, TX 75087



① Animal Adoption Center



② City Hall



③ City Service Center



④ Community Center



⑤ The Center



⑥ Municipal Courts



⑦ Parks and Recreation



⑧ Ralph Hall Municipal Airport

130.656 - ACRES OF CITY SERVICES
11.048 - ACRES OF POLICE SERVICES
ACRES OF FIRE STATIONS - **15.383**

18 YEARS - AVERAGE AGE OF CITY SERVICE BUILDING
AVERAGE AGE OF FIRE STATION - **16 YEARS**
26 YEARS - AVERAGE AGE OF POLICE SERVICES BUILDING

CITY OF ROCKWALL: FIRE SERVICES

Fire Station #1 (Benny Grace Memorial Fire Station) ①

Year: 1984
Building: 8,600 SF
Acreage: 0.732-Acres
Address: 305 E. Boydston Avenue
Rockwall, TX 75087



① Fire Station #1



② Fire Station #2

Fire Station #2 ②

Year: 2002
Building: 9,400 SF
Acreage: 1.24-Acres
Address: 920 Rockwall Parkway
Rockwall, TX 75032



③ Fire Station #3



④ Fire Station #4

Fire Station #3 ③

Year: 2009
Building: 10,949 SF
Acreage: 1.512-Acres
Address: 191 E. Quail Run Road
Rockwall, TX 75087

Fire Station #4 ④

Year: 2009
Building: 12,081 SF
Acreage: 2.462-Acres
Address: 2915 S. Goliad Street
Rockwall, TX 75032

CITY OF ROCKWALL: POLICE SERVICES

Police Station ①

Year: 1984
Building: 15,904 SF
Acreage: 1.048-Acres
Address: 205 W. Rusk Street
Rockwall, TX 75087



① Police Station



② Police Community Center

Police Community Center ②

Year: 1978
Building: 5,600 SF
Acreage: N/A
Address: 1113 Ridge Road
Rockwall, TX 75087



③ Regional Firearms Training Center

Regional Firearms Training Center ③

Year: 2007
Building: 16,837 SF
Acreage: 10.0-Acres
Address: 1815 Airport Road
Rockwall, TX 75087

QUASI-PUBLIC FACILITIES

Rockwall Central Appraisal District ①

Year: 1998
Building: 6,138 SF
Acreage: 1.707-Acres
Address: 841 Justin Road
Rockwall, TX 75087



① Rockwall Central Appraisal District

Rockwall Economic Development Corporation (REDC) ②

Year: 2005
Building: 2,262 SF
Acreage: 4.895-Acres
Address: 2610 Observation Trail
Rockwall, TX 75032



② Rockwall Economic Development Corp.

Rockwall Chamber of Commerce ③

Year: 1986
Building: 3,606 SF
Acreage: 0.765-Acres
Address: 697 E. IH-30
Rockwall, TX 75087



③ Chamber of Commerce

ROCKWALL COUNTY: GOVERNMENT BUILDINGS

Rockwall County Courthouse ①

Year: 2011
Building: 121,208 SF
Acreage: 12.79-Acres
Address: 1111 E. Yellow Jacket Road
Rockwall, TX 75087



① Rockwall County Courthouse

Historic Courthouse ②

Year: 1941
Building: 12,000
Acreage: 0.918-Acres
Address: 101 E. Rusk Street
Rockwall, TX 75087



② Historic Courthouse

Rockwall County Library ③

Year: 2007
Building: 52,621 SF
Acreage: 5.909-Acres
Address: 1215 Yellow Jacket Lane
Rockwall, TX 75087



③ Rockwall County Library

Rockwall County Detention Center, Rockwall County Justice Center, & Rockwall County Sheriff's Office ④

Year: 1999
Building: 57,082 SF
Acreage: 10.193-Acres
Address: 950 & 964 T. L. Townsend Drive
Rockwall, TX 75087



④ Detention/Justice Center & Sheriff's Off.

Rockwall County Maintenance ⑤

Year: 2005
Building: 30,308 SF
Acreage: 3.35-Acres
Address: 915 Whitmore Drive
Rockwall, TX 75087



⑤ Rockwall County Maintenance

Rockwall County Adult Probations ⑥

Year: 1990
Building: 8,240 SF
Acreage: 0.918-Acres
Address: 365 W. Rusk Street
Rockwall, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT: SCHOOLS & OFFICES

Amanda Rochell Elementary School 1

Year: 1980
Building: ~63,974 SF
Acreage: 11.605-Acres
Address: 899 Rochell Court
Rockwall, TX 75032

Celia Hayes Elementary School 2

Year: 2007
Building: 93,932 SF
Acreage: 11.036-Acres
Address: 1880 Tannerson Drive
Rockwall, TX 75087

Dorris A. Jones Elementary School 3

Year: 2003
Building: ~97,276 SF
Acreage: 15.428-Acres
Address: 2051 Trail Glen
Rockwall, TX 75032

Grace Hartman Elementary School 4

Year: 1980
Building: ~78,150 SF
Acreage: 15.092-Acres
Address: 1325 Petaluma Drive
Rockwall, TX 75087

Herman E. Utley Middle School 5

Year: 2009
Building: 266,277 SF
Acreage: 41.649-Acres
Address: 1201 T. L. Townsend Drive
Rockwall, TX 75087

Howard Dobbs Elementary School 6

Year: 1990
Building: ~40,720 SF
Acreage: 18.407-Acres
Address: 101 S. Clark Street
Rockwall, TX 75087

J. W. Williams Middle School 7

Year: 2002
Building: 149,569 SF
Acreage: 25.569-Acres
Address: 625 FM-552
Rockwall, TX 75087

Nebbie Williams Elementary School 8

Year: 1995
Building: 65,504 SF
Acreage: 11.599-Acres
Address: 350 Dalton Road
Rockwall, TX 75087



6 Rockwall County Adult Probations



1 Amanda Rochell Elementary School



2 Celia Hayes Elementary School



3 Dorris A. Jones Elementary School



4 Grace Hartman Elementary School



5 Herman E. Utley Middle School



6 Howard Dobbs Elementary School



7 J. W. Williams Middle School



8 Nebbie Williams Elementary School

Ouida Springer Elementary School 9

Year: 2005
Building: 78,596 SF
Acreage: 12.556-Acres
Address: 3025 Limestone Hill Lane
Rockwall, TX 75032



9 Ouida Springer Elementary School

Rockwall High School 10

Year: 1992
Building: 413,908 SF
Acreage: 35.295-Acres
Address: 901 Yellow Jacket Lane
Rockwall, TX 75087



10 Rockwall High School

Rockwall Quest Academy & RISD Administrative Offices 11

Year: 2003
Building: ~100,901 SF
Acreage: 21.326-Acres
Address: 1050 Williams Street
Rockwall, TX 75087



11 Quest Academy/RISD Admin. Offices



12 Sharon Shannon Elementary School

Sharon Shannon Elementary School 12

Year: 2007
Building: 93,932 SF
Acreage: 10.001-Acres
Address: 3130 Fontanna Boulevard
Rockwall, TX 75032

Virginia Reinhardt Elementary School 13

Year: 1984
Building: 52,051 SF
Acreage: 6.98-Acres
Address: 615 Highland Drive
Rockwall, TX 75087



13 Virginia Reinhardt Elementary School



14 RISD Bus Barn

Rockwall Independent School District Bus Barn 14

Year: N/A
Building: 27,000 SF
Acreage: 3.810-Acres
Address: 801 E. Washington Street
Rockwall, TX 75087

Rockwall Independent School District Bus Maintenance and Storage Facility 15

Year: N/A
Building: 4,800 SF
Acreage: 5.5-Acres
Address: 801 E. Washington Street
Rockwall, TX 75087



15 RISD Bus Maintenance and Storage Facility

STATE OF TEXAS: STATE FACILITIES

Texas Department of Transportation: Rockwall Maintenance Facility 1

Year: N/A
Building: ~17,163
Acreage: 5.0-Acres
Address: 981 Sids Road
Rockwall, TX 75087



1 TXDOT Rockwall Maintenance Facility

SUMMARY OF PUBLIC FACILITIES

The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and, three (3) police facilities, totaling 38,341 SF of building area on ~11.048-acres of land. This equates to a total of 15 buildings, 142,919 SF of building area, on 147.65-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities.

Rockwall County has six (6) facilities inside the city limits including the Rockwall County Courthouse, which was constructed in 2011. These facilities have a total square footage of 281,459 SF on 34.078-Acres. In addition, the City has three (3) quasi-public facilities, totaling 12,006 SF of building area, on 7.367-Acres; and, one (1) State facility operated by the Texas Department of Transportation (TXDOT) that has an estimated 17,163 SF of building area on five (5) acres of land.

The Rockwall Independent School District has 13 schools and two (2) supporting facilities in the city limits. Of the 13 schools, there are nine (9) elementary schools, two (2) middle schools and one (1) high school. The nine (9) elementary schools have a total building area of ~646,137.19 SF on 112.70-acres of land; the two (2) middle schools have a total building area of ~415,846 SF on 67.22-acres of land; and, the high school has a total building square footage of 413,908 SF on 35.295-acres. The supporting facilities have a total square footage of 31,800 SF on 9.31-acres of land. This all equates to a total of ~1,507,691.19 SF of building area on 224.525-acres of land owned and operated by the Rockwall Independent School District (RISD).

In the City of Rockwall, there are a total of 411.253-acres of public land

with 1,949,232.19 SF of improvements. See *Figure 6.1* for a breakdown of all public facilities in the City of Rockwall. A map showing the location of all public facilities is depicted in *Map 6.1* (note this includes facilities).

FIGURE 6.1: PUBLIC LAND WITHIN THE CITY OF ROCKWALL

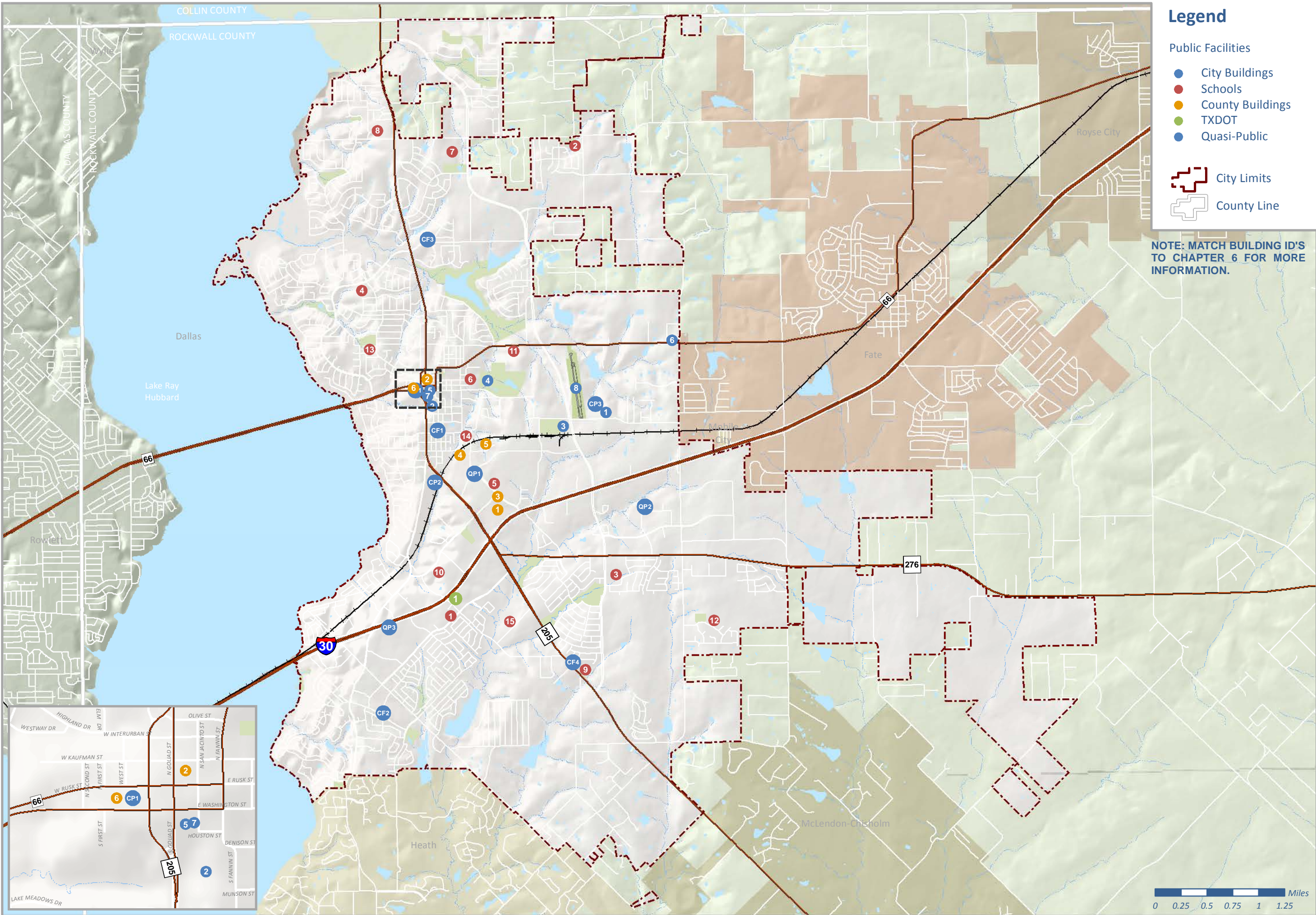
RED: ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD) [224.525-ACRES]; BLUE: CITY OF ROCKWALL [147.65-ACRES]; GREEN: STATE OF TEXAS [5.0-ACRES]; ORANGE: ROCKWALL COUNTY [34.078-ACRES]



SOURCE: CITY OF ROCKWALL GIS DIVISION

MAP INDEX

(1) MAP 6.1: MAP OF PUBLIC FACILITIES



Legend

Public Facilities

- City Buildings
- Schools
- County Buildings
- TXDOT
- Quasi-Public

- City Limits
- County Line

NOTE: MATCH BUILDING ID'S TO CHAPTER 6 FOR MORE INFORMATION.



0 0.25 0.5 0.75 1 1.25 Miles

7

PARKS, TRAILS AND OPEN SPACE



PARKS

The City of Rockwall has over ~555-acres of park facilities, which broken down as follows:

COMMUNITY PARKS

Alma Williams Park ①

Address: North Country Lane/FM-1141
Hours: COMING SOON
Acreage: 44.96-Acres

Harry Myers Park ②

Address: 815 E. Washington Street
Hours: 5:00 AM – 11:00 PM
Acreage: 66.989-Acres
Features: Dog Park, Swimming Pool, Community Building, three (3) Playgrounds (including a KidZone), Walking Trails, two (2) Baseball Fields, three (3) Ponds, an Amphitheater, Spray Grounds, BBQ Grills, Gazebo, Pavilions and Natural Open Space.

Lakes of Squabble Creek Park ③

Address: 1325 Memorial Drive
Hours: 5:00 AM – 11:00 PM
Acreage: 168.211-Acres
Features: Kayak Launch, Fishing Pier, Running Trails, Concrete Trails and benches.

GREENBELTS AND GREENWAYS

Highland Meadows ①

Address: Mims Road/Sids road
Hours: 5:00 AM – 10:00 PM
Acreage: 5.90-Acres

Lago Vista ②

Address: Summer Lee Drive/Lakefront Trail
Hours: 5:00 AM – 10:00 PM
Acreage: 3.02-Acres

Lakeview Summit ③

Address: N. Lakeshore Drive/Sutter Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 11.8179-Acres

Lynden Park ④

Address: Tubbs Road/Glenhurst Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 12.06-Acres

Meadow Creek ⑤

Address: 1441 Foxwood Lane
Hours: 5:00 AM – 10:00 PM
Acreage: 24.2016-Acres

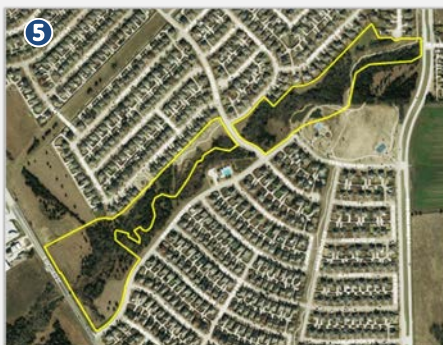
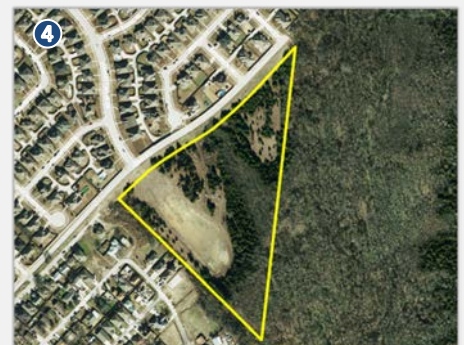
Meadow Creek-Madison ⑥

Address: 1430 Madison Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 17.1937-Acres
Features: Playground and Trails



COMMUNITY PARKS: A park that is larger than a neighborhood park, that provides service to several neighborhoods or specific sections of the community, and generally provides recreational opportunities not feasible in a neighborhood park.

GREENBELTS AND GREENWAYS: These areas are generally natural corridors along creeks/flood prone areas and which are typically undevelopable. These areas are used as a component to linking trails or other park facilities.



Timbercreek 7

Address: Timber Creek Subdivision
Hours: 5:00 AM – 10:00 PM
Acreage: 8.27-Acres

Waterstone 8

Address: Murphy Drive/Damascus Road
Hours: 5:00 AM – 10:00 PM
Acreage: 12.83-Acres

MINI-PARKS

Clark Street Park 1

Address: 308 Clark Street
Hours: 5:00 AM to 10:00 PM
Acreage: 1.712-Acres
Features: N/A

Dalton Ranch Park 2

Address: FM-552/Tannerson Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 2.006-Acres
Features: N/A

Foxwood Park 3

Address: 1441 Foxwood Lane
Hours: 5:00 AM to 10:00 PM
Acreage: 0.50-Acres
Features: Playgrounds and Trails

Gloria Williams Park 4

Address: 807 Davey Crockett
Hours: 5:00 AM – 10:00 PM
Acreage: 0.476-Acres
Features: Basketball Goals, Picnic Stations, Playground Structure, and Swimming Pool.

Lofland Park 5

Address: 407 Kernodle Street
Hours: 5:00 AM – 10:00 PM
Acreage: 1.215-Acres
Features: Picnic Tables, Bar-B-Que, and Playground

NEIGHBORHOOD PARKS

The Park at Breezy Hill 1

Address: Breezy Hill Subdivision
Hours: COMING SOON
Acreage: 11.333-Acres
Features: TBA

The Park at Emerald Bay 2

Address: 1816 Emerald Bay
Hours: 5:00 AM – 10:00 PM
Acreage: 11.854-Acres
Features: Multipurpose Ballfield, Benches, Natural Open Space, Picnic Stations, Fishing, Playground Structure, and Swings, Trails.



MINI-PARKS: A Mini-Park is typically smaller than a Neighborhood Park and only serves a population of 500-2,500 residents. These types of parks typically have limited amenities (e.g. fountains, playgrounds, benches, etc.).

NEIGHBORHOOD PARKS: A highly amenitized park that generally consists of a minimum of ten (10) acres and is situated in an existing subdivision. These are typically parks meant to service properties within a ½-mile distance or a population up to 10,000 residents.



Fontanna Park 3

Address: 300 Fontanna Boulevard
Hours: 5:00 AM – 10:00 PM
Acreage: 5.228-Acres
Features: N/A

The Park at Fox Chase 4

Address: 4475 Tubbs Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 9.77-Acres
Features: Multipurpose Ballfield, Basketball Court, Benches, Drinking Fountain, Natural Open Spaces, Picnic Stations, Playground Structure, Pond, Spray Ground, Swings, Trails and Pavilion

Henry M. Chandler Park 5

Address: FM-740/Henry M. Chandler
Hours: 5:00 AM – 10:00 PM
Acreage: 4.199-Acres
Features: Soccer Fields

Hickory Ridge Park 6

Address: 1910 Walnut Ridge Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 12.340-Acres
Features: Multipurpose Ballfield, Basketball Court, Natural Open Space, Drinking Fountain, Public Picnic Stations and Pavilion

Jewel Park 7

Address: 7123 Hunt Lane
Hours: 5:00 AM – 10:00 PM
Acreage: 3.488-Acres
Features: Multipurpose Ballfield, Benches, Natural Open Space, Swings, Picnic Shelter, Playground Structure, Pond and Water & Sand Table

Shores Park 8

Address: 2302 Shores Boulevard
Hours: 5:00 AM – 10:00 PM
Acreage: 11.897-Acres
Features: Multipurpose Ballfield, Basketball Court, Natural Open Space, Drinking Fountains, Picnic Stations, BBQ Grill, Benches, Playground Structure, Trails, Swings and Pavilion

The Park at Stone Creek 9

Address: Featherstone Drive & Hays Road
Hours: 5:00 AM – 10:00 PM
Acreage: 11.496-Acres

Windmill Ridge Park 10

Address: 139 Westwood Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 8.485-Acres
Features: Benches, Natural Open Space, Drinking Fountains, Picnic Shelter, Playground Structure, Trails



280.16	- ACRES OF COMMUNITY PARKS	
	ACRES OF PARK/SCHOOL -	10.00
95.29	- ACRES OF GREENBELTS/GREENWAYS	
	ACRES OF SPORTS COMPLEX -	26.29
5.91	- ACRES OF MINI-PARKS	
	ACRES OF SPECIALTY PARK -	39.18
90.09	- ACRES OF NEIGHBORHOOD PARKS	
	ACRES OF SPECIAL-USE PARKS -	8.36

PARK/SCHOOL

Northshore Park 1

Address: 609 Highland Drive
Hours: 5:00 AM – 10:00 PM
Acreage: 10.0-Acres
Features: Basketball Court, Natural Open Space, Benches, Picnic Stations, Playground Structure, and Swings

SPORTS COMPLEXES

Leon Tuttle Athletic Complex 1

Address: 1600 Airport Road
Hours: 5:00 AM – 11:00 PM
Acreage: 18.655-Acres
Features: Eight (8) Baseball Fields

Yellow Jacket Park 2

Address: Yellow Jacket Lane
Hours: 5:00 AM – 10:00 PM
Acreage: 7.630-Acres
Features: Three (3) Baseball Fields, Playground with Shade Canopies, Music Play, Interactive Panels and Classic Playground Elements

SPECIALTY PARKS

SH-66 Boat Ramp 1

Address: 1120 W. Rusk Street
Hours: 5:00 AM to 10:00 PM
Acreage: 0.520-Acres
Features: Benches, Natural Open Space, Drinking Fountains, Trails, a Pavilion, and two (2) Boat Ramps

Squabble Creek Mountain Bike Trail 2

Address: 1401 Dickson Lane
Hours: 5:00 AM to 10:00 PM
Acreage: 38.659-Acres
Features: Trails, Picnic Table, Restrooms and Drinking Fountains

SPECIAL-USE PARKS

The Harbor 1

Address: 2059 Summer Lee Drive
Hours: 8:00 AM to 10:00 PM
Acreage: 8.36-Acres
Features: Shopping, Dining, Scenic Views, and Rental Facilities

TRAILS

As was stated in *Chapter 2: Infrastructure and Transportation* of this document, the City of Rockwall has 216.36 linear miles of on-street sidewalks, 16.15 linear miles of neighborhood trails, 9.20 linear miles of park trails, and 5.41 linear miles of mountain bike trails (see *Map 7.1 and Figure 7.1*). These trails are mostly



PARK/SCHOOL: The *Park/School* classification is typically used to describe a park that is directly adjacent to a public school. These parks provide equipment that is appropriate for school aged children and include a large amount of open space.

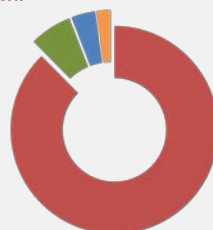
SPORTS COMPLEXES: A *Sports Complex* typically provides both park facilities and ball fields/sports fields with bleachers. They are intended to be 40-acres to 150-acres and serve the entire City



SPECIALTY PARKS: These parks generally are identified by a single use that falls into one of three categories: (1) Historical/Cultural/Social, (2) Recreational Facilities, and (3) Outdoor Recreation Facilities. These single uses include things like Marinas, Community Centers, Golf Courses, Stadiums, historical sites, etc.

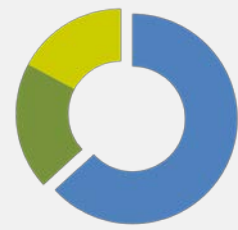
SPECIAL-USE PARKS: Parks that involve special amenities not found in other parks. These are usually associated with adjacent development and are used to host special City events.

FIGURE 7.1: SIDEWALKS AND TRAILS
 SIDEWALKS: 216.36 LM; NEIGHBORHOOD TRAILS: 16.15 LM; PARK TRAILS: 9.20; MOUNTAIN BIKE TRAILS: 5.41 LM.



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 7.2: OPEN SPACE AND FLOODPLAIN
 FLOODPLAIN: 2,041.75-ACRES; OPEN SPACE: 632.42-ACRES; OPEN SPACE AND FLOODPLAIN: 556.66-ACRES.



SOURCE: CITY OF ROCKWALL GIS DIVISION

utilized for recreation purposes and don't really serve as a commuter option.

JOHN KING BOULEVARD CONCEPT PLAN

A major component of the City's trail system is the proposed hike/bike trails that will run on either side of John King Boulevard. This include 15.22 linear miles of ten (10) foot trail (7.61 linear miles of roadway) intended to provide trail connections from the northern city limits to the southern city limits. Also, incorporated in this plan are trail rest stops, trailheads (*which incorporate on-site parking and access to the trail*), and city enhancement features intended to create a unique corridor that is central to the community (*see Map 7.4*).

OPEN SPACE

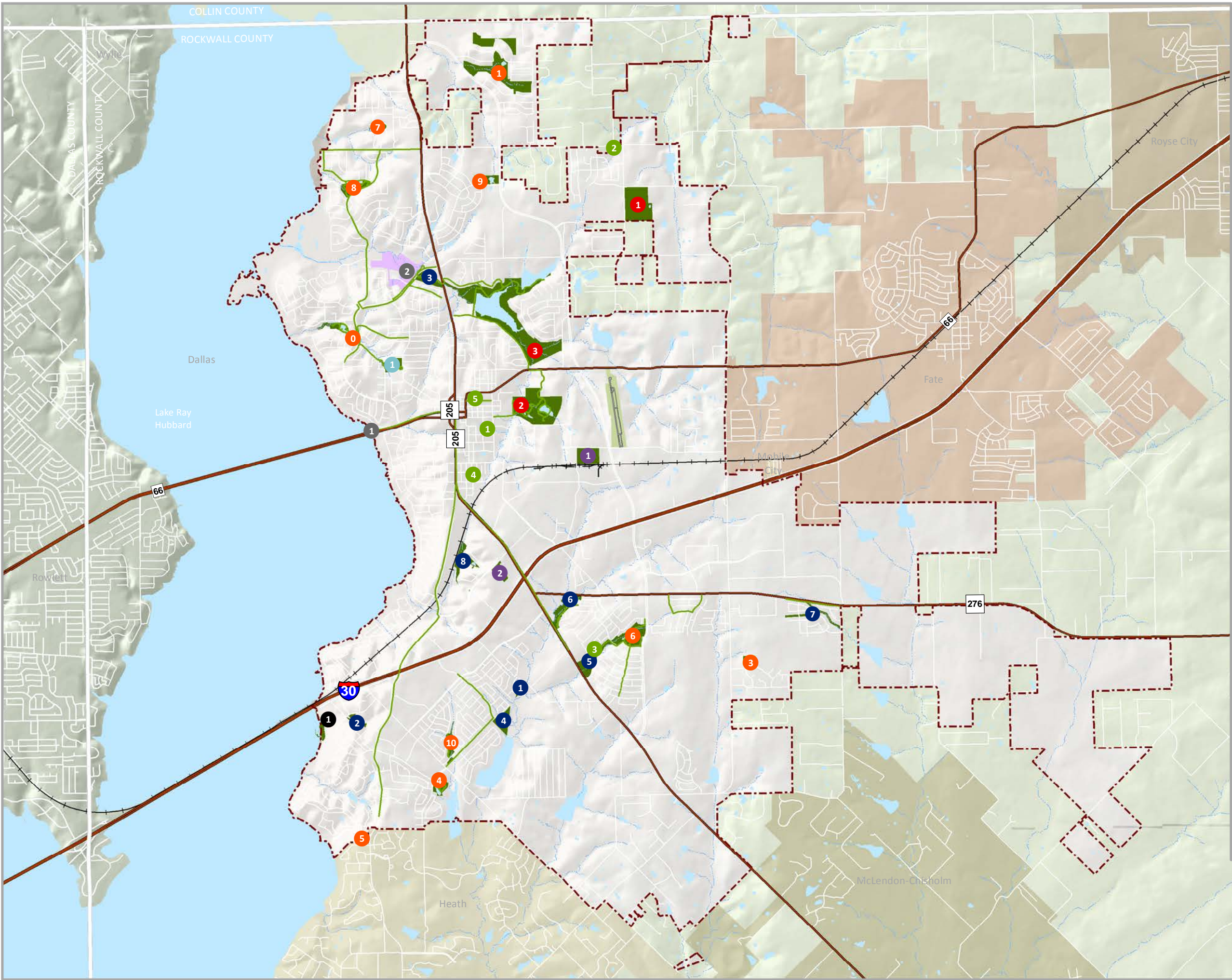
There are currently 3,230.83-acres of open space and floodplain within the City (*see Map 7.3*). Of this, 1,189.080-acres are considered to be dedicated open space (*this includes 556.66-acres of floodplain*). In addition, the City has a total of 2,598.41-acres of floodplain. See *Figure 7.2* to see a breakdown of the City's open space and floodplain.

PARKS, RECREATION AND OPEN SPACE MASTER PLAN

The Parks Department is currently in the process of updating the Parks, Recreation and Open Space Master Plan. This new plan coupled with the updated Comprehensive Plan will strive to provide exceptional parks, trails and recreation amenities across the community for all the City's residents.

MAP INDEX

- (1) MAP 7.1: MAP ALL PARKS AND TRAILS
 - (2) MAP 7.2: MAP OF PARKS DISTRICTS
 - (3) MAP 7.3: MAP OF FLOODPLAINS & OPENSACE
 - (4) MAP 7.4: JOHN KING BOULEVARD CONCEPT PLAN
-



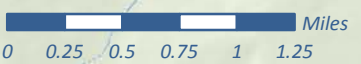
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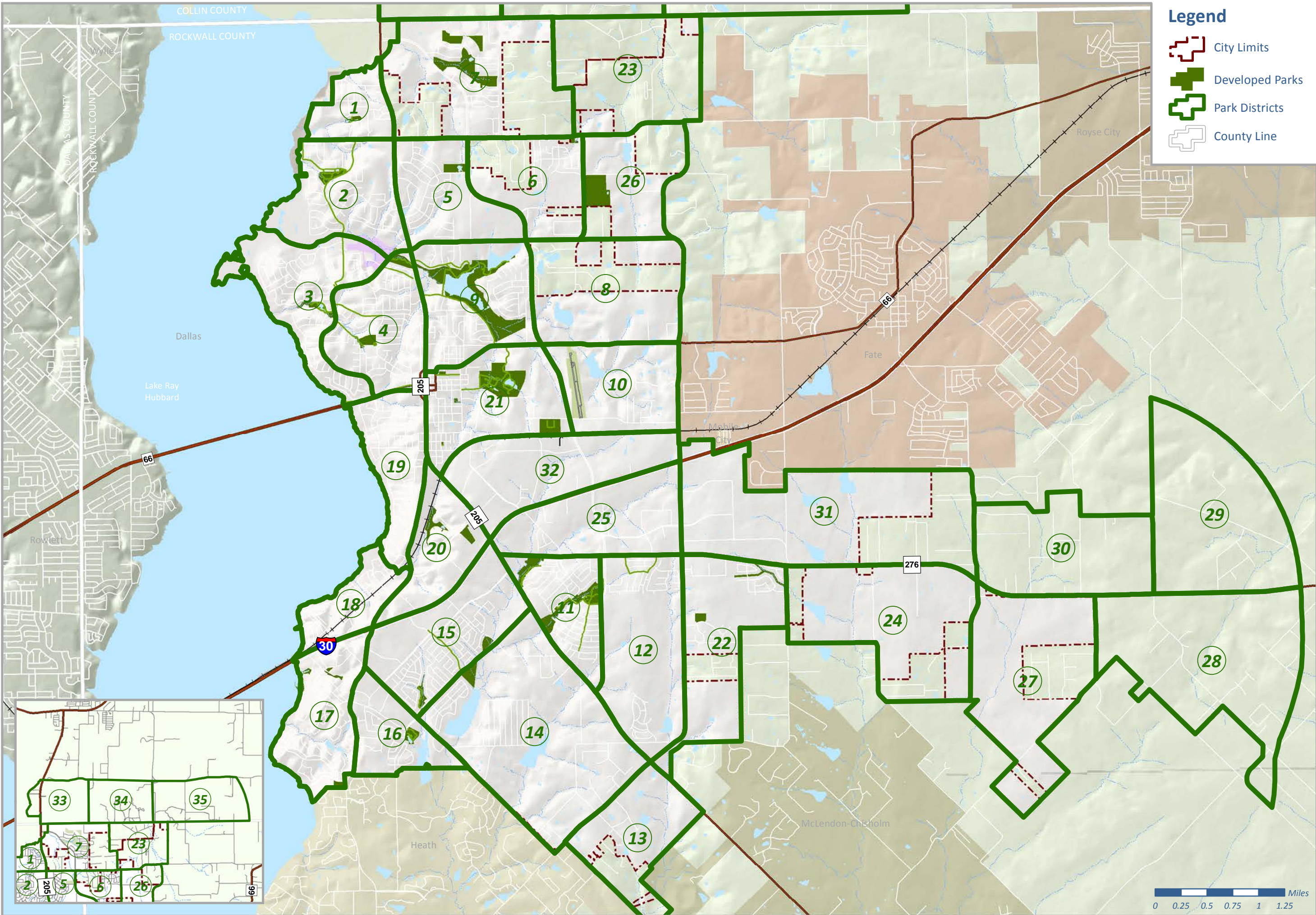
- City Limits
- Developed Parks
- Special Use Parks
- Developed Trails
- County Line

Park Descriptions





- Community Parks*
 - 1 Alma Williams Park
 - 2 Harry Myers Park
 - 3 Lakes of Squabble Creek Park
- Greenbelts / Greenways*
 - 1 Highland Meadows
 - 2 Lago Vista
 - 3 Lakeview Summit
 - 4 Lynden Park
 - 5 Meadow Creek
 - 6 Meadow Creek-Madison
 - 7 Timbercreek
 - 8 Waterstone
- Mini-Parks*
 - 1 Clark Street Park
 - 2 Dalton Ranch Park
 - 3 Foxwood Park
 - 4 Gloria Williams Park
 - 5 Lofland Park
- Neighborhood Parks*
 - 1 The Park at Breezy Hill
 - 2 The Park at Emerald Bay
 - 3 Fontanna Park
 - 4 The Park at Fox Chase
 - 5 Henry M Chandler Park
 - 6 Hickory Ridge Park
 - 7 Jewel Park
 - 8 Shores Park
 - 9 The Park at Stone Creek
 - 10 Windmill Ridge Park
- Park/School*
 - 1 Northshore Park
- Sports Complexes*
 - 1 Leon Tuttle Athletic Complex
 - 2 Yellow Jacket Park
- Specialty Parks*
 - 1 SH-66 Boat Ramp
 - 2 Squabble Creek Mountain Bike Trail
- Special-Use Parks*
 - 1 The Harbor

NOTE: MATCH PARK ID'S TO CHAPTER 7 FOR MORE INFORMATION.

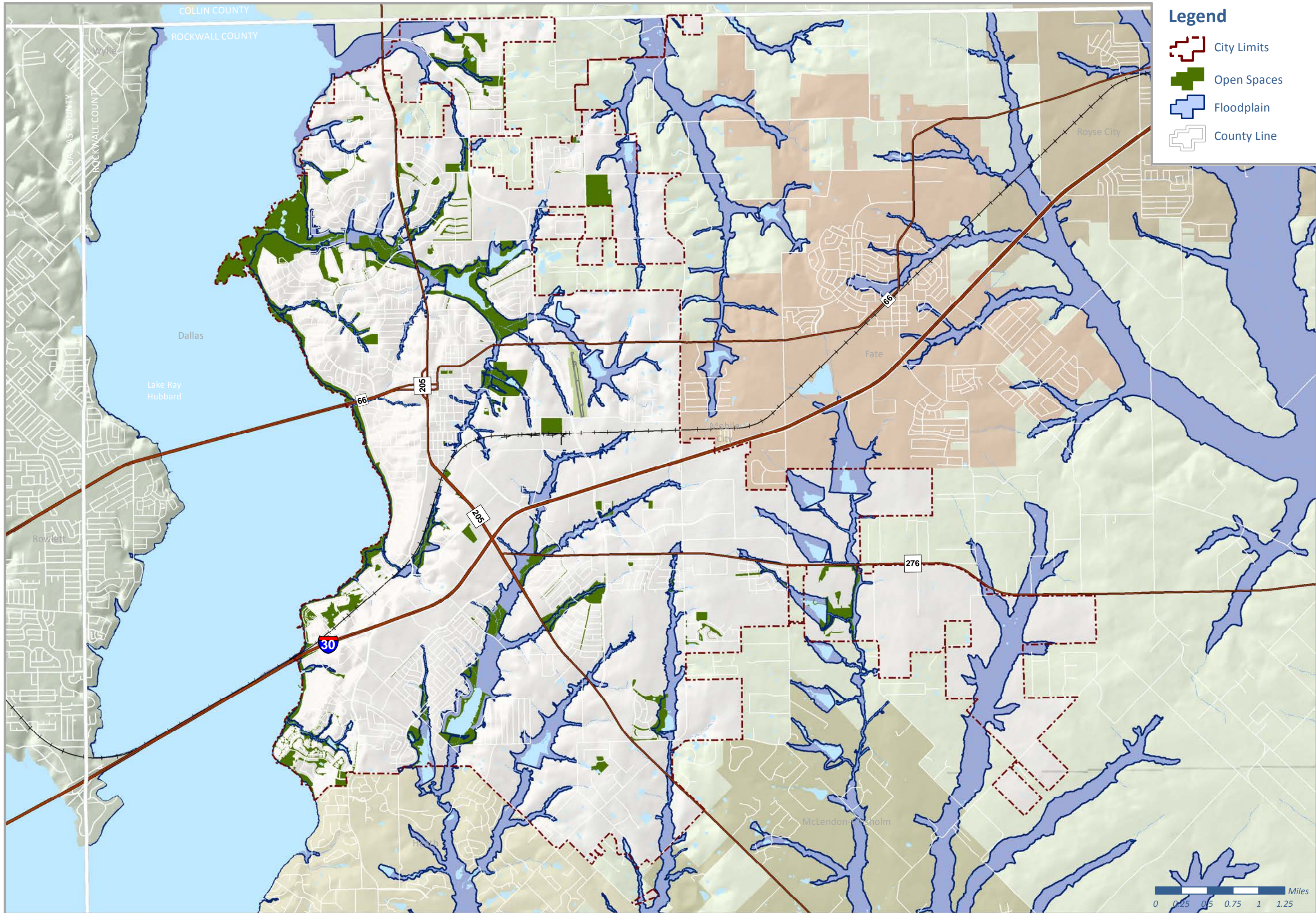




Legend

-  City Limits
-  Developed Parks
-  Park Districts
-  County Line





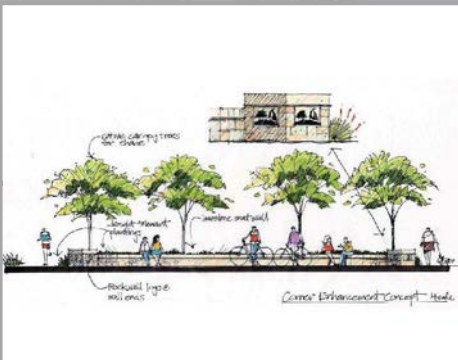
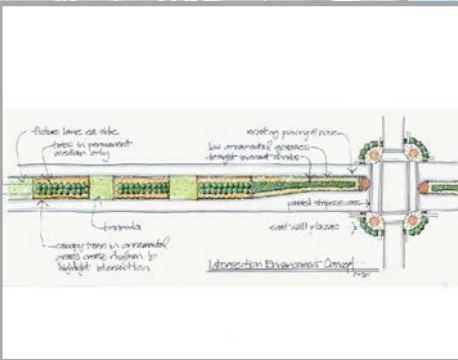
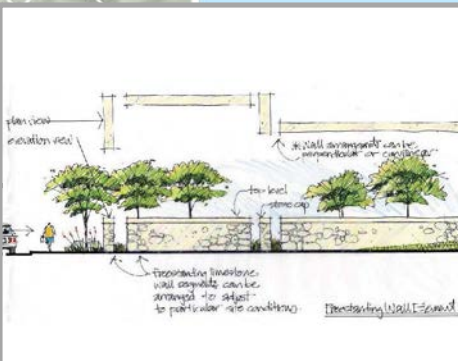
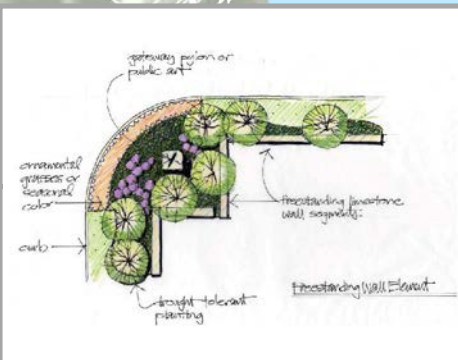
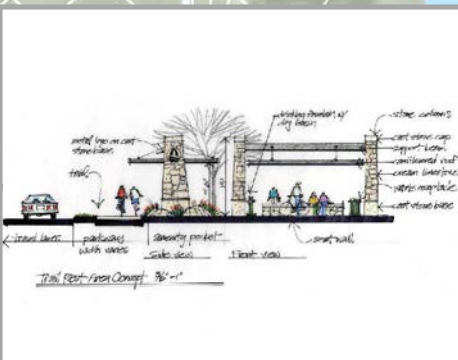
DICKWALL COUNTY

Dallas

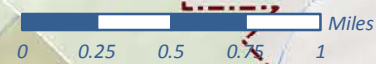
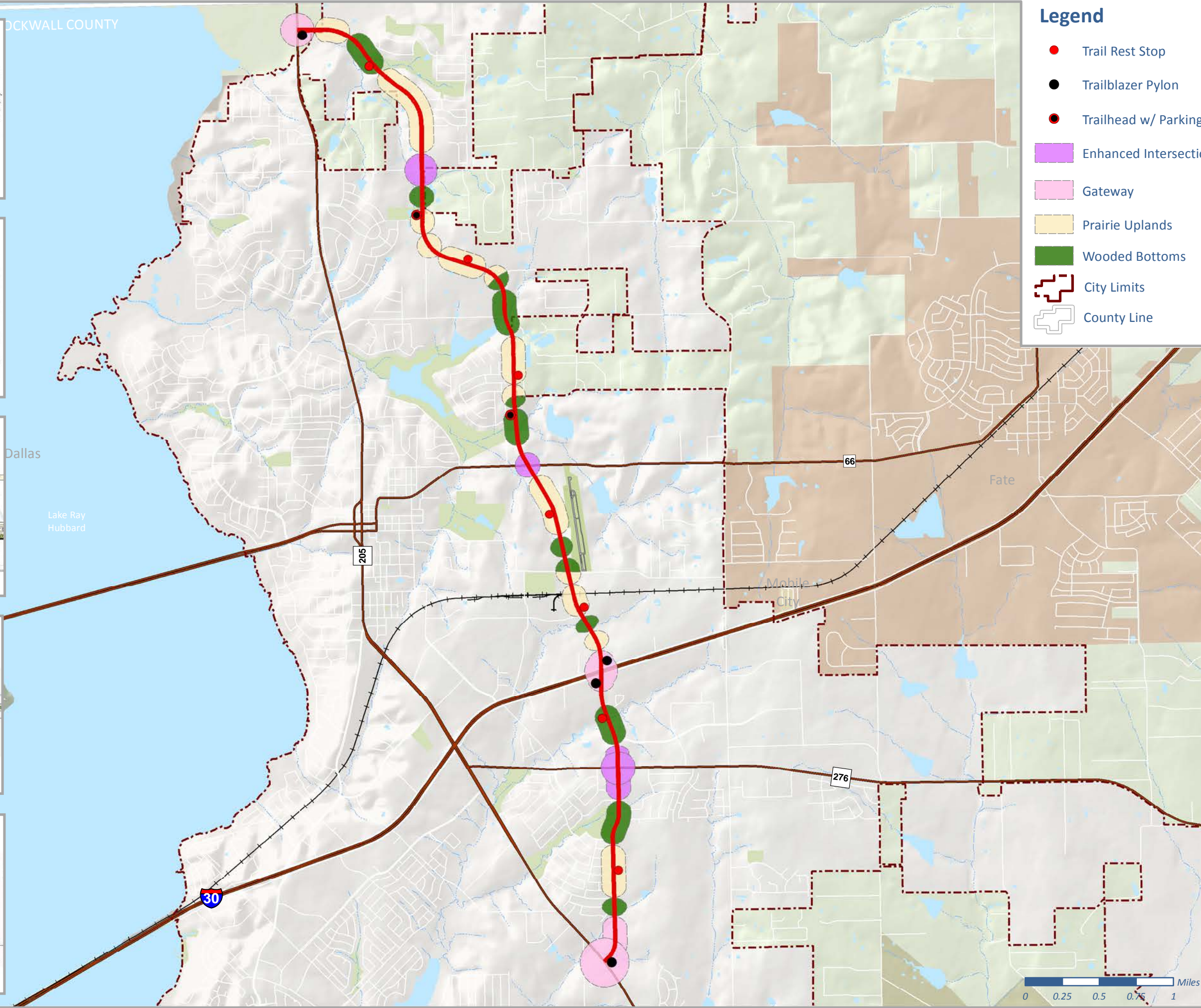
Lake Ray
Hubbard

Fate

Mobile
City



- Legend**
- Trail Rest Stop
 - Trailblazer Pylon
 - Trailhead w/ Parking
 - Enhanced Intersection
 - Gateway
 - Prairie Uplands
 - Wooded Bottoms
 - City Limits
 - County Line



7.4

JOHN KING BLVD. CONCEPT PLAN

CH 7: PARKS, TRAILS, AND OPEN SPACE

