

CITY OF ROCKWALL

ORDINANCE NO. 25-55

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

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; and

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

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

SECTION 1. That Article 06, *Parking and Loading*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That Article 13, *Definitions*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

SECTION 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

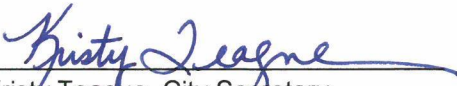
SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That this ordinance shall take effect immediately from and after its passage.

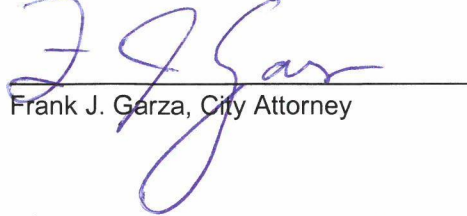
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15TH DAY OF SEPTEMBER, 2025.


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: September 2, 2025

2nd Reading: September 15, 2025

Exhibit 'A'
Article 06, Parking and Loading Standards, of the
Unified Development Code (UDC)

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 1. JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00 PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

EXAMPLE 1. JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
- Restaurant: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
TOTAL:			327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	100x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00 PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½ footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).

(B) Lighting as a Nuisance or Safety Hazard. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

(B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20 feet behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in Article 13, Definitions, of this Unified Development Code [UDC]).~~

(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.

Exhibit 'B'
Article 13, Definitions, of the
Unified Development Code (UDC)

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



(45) Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

(45)(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

(a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (i.e. the front property line). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (sometimes referred to as Flat Front Entry garages), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.

(b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (i.e. generally perpendicular to the front property line) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a J-Swing Garage that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) Traditional Swing Garage. A variation of the J-Swing garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a J-Swing. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (i.e. the front façade of the J-Swing Garage).

(f) Modified Traditional Swing Garage. A variation of the Traditional Swing Garage where a single garage door is situated in a J-Swing orientation, and a double garage door is facing the street.

(g) Swing Garage. A general term encompassing both the J-Swing and Traditional Swing garage configurations.

(46)(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

(47)(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

(48)(49) Ground Cover. Natural mulch or plants of species which

normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(49)(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

(50)(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

(51)(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses)

(52)(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

(53)(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(54)(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(55)(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).
- (c) Which is exclusive of any easements or right-of-way.

(56)(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

(57)(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

(58)(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

(59)(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

(60)(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

(61)(62) Lot. An undivided tract or parcel of land having frontage on a

AFFIDAVIT

STATE OF TEXAS

COUNTY OF ROCKWALL

Advertiser: City of Rockwall

Before me, the undersigned authority, in this day personally appeared

Lisa Chappell

who duly swears, deposes and says that she is the Publisher / Advertising Manager of the ***Royse City Herald-Banner*** and the ***Rockwall County Herald-Banner***; that said newspapers are regularly published in Rockwall County, Texas; and that the attached notice was published in said newspapers on the following date(s):

Royse City 9-18-25

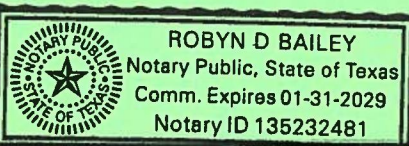
Rockwall 9-19-25

Alice
Publisher / Advertising Manager

Subscribed and sworn to, before me, this date Sept. 19, 2025.

Witness my hand and seal of office.

Robyn D Bailey
Notary Public, State of Texas



CLASSIFIEDS



Public Notices

NOTICE TO CREDITORS OF THE ESTATE OF ANNIE LOU COLLUM, DECEASED:

Notice is given that Letters Testamentary for the Estate of **Annie Lou Collum**, Deceased, were issued on the 2nd of September, 2025, in Cause Number **P250164**, pending in the County Court At Law No. 1 of Rockwall County, Texas to Jo Ann Price, Independent Executor. All persons having claims against this Estate are required to present their claims within the time and in the manner prescribed by law. Claims are to be addressed as follows:

c/o MATTHEW GRIFFETH
Law Office of Susan Satterwhite, PC
1509 Summer Lee Drive
Rockwall, Texas 75032

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of **Theresa Straub**, Deceased, were issued on September 10, 2025, in Cause No. **P250106**, pending in the County Court-At-Law No: 1, Rockwall County, Texas, to: **Roman Petr**.

All persons having claims against this Estate which is currently being administered are required to present them to the under-signed within the time and in the manner prescribed by law.

Roman Petr, Independent Executor
c/o: **Jeffery L. Butler**
Attorney at Law
1131 W. Yellow Jacket Lane
Rockwall, Texas 75087

Notice to Creditors

Notice is hereby given that original Letters Testamentary for the Estate of **WILLIAM BRADFORD MOSS**, Deceased, were issued on August 28, 2025, in Docket No. **P250131**, pending in County Court at Law No. 1 of Rockwall County, Texas, to:

KIMBERLY HOWARD
C/O Ford R. Hale, III, Attorney
9201 Warren Pkwy, Ste 200
Frisco, TX 75035-6242

All persons having claims against this estate which is currently being administered are required to present them within the time and in the manner prescribed by law. All persons having claims should address them in care of the representative at the address stated above.

DATED the 13th day of September, 2025.

/s/ _____
FORD R. HALE, III
Texas State Bar #08733500
9201 Warren Pkwy, Ste. 200
Frisco, TX 75035-6242
214/793-7436
fhale@me.com
ATTORNEY FOR THE ESTATE

CITATION BY PUBLICATION

THE STATE OF TEXAS
TO: Uyi Charles Idahosa
Wherever he may be found

CAUSE NO. 1-25-1250

GREETINGS:

"You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 28 days after you were served this citation, a default judgment may be taken against you. The Original Petition of divorce of, was filed in the 382nd District Court of Rockwall County, Texas, on 07/24/2025, by Ernest O. Izedonmwun, whose address is 8585 N Stemmons Frwy #375 S Dallas TX 75247, Numbered 1-25-1250, and entitled In the Matter of the Marriage of in the Interest of Oyema Owen Idahosa and Iziebe Ruby Idahosa, Minor Children. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of the suit. These disclosures generally must be made no later than 30days after you file your answer with the clerk. Find more at Texas.Law.Help.org."

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition, at or before ten o'clock A.M. of the Monday next after the expiration of 28 days after the date of issuance of this Citation, on Monday 22nd of September at 10:00 AM before the Honorable 382nd District Court of Rockwall County, Texas at the Rockwall County Courthouse, 1111 E. Yellowjacket Lane of said County in Rockwall, Texas. Said Plaintiff's Petition, was filed in said Court on 07/24/2025, A.D., in this case numbered 1-25-1250 on the docket of said court, and styled, In the Interest of Oyema Owen Idahosa and Iziebe Ruby Idahosa, Minor Children. The suit requests Parent-Child Relationship as is more fully shown by Petition on file in this suit.

The Court has the authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property which will be binding on you.

Issued and given under my hand and seal of the Court at Rockwall, Texas, this on this the 21st day of August, 2025.

Lea Carlson, District Clerk
Rockwall County Courthouse
1111 E. Yellowjacket Lane., Ste. 200
Rockwall, Texas 75087
By: /s/ Kaylah Tucker
Kaylah Tucker, Deputy

Rockwall Herald Banner 2305 King Street Greenville, TX 75401
Issued at the request of: Ernest O. Izedonmwun
8585 N Stemmons Frwy #375 S, Dallas TX 75247 214-631-1616

NOTICE TO CREDITORS

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF HENSEL EARL CROSIER, JR. DECEASED:

Notice is hereby given that original Letters of Independent Administration upon the Estate of **Hensel Earl Crosier, Jr.**, Deceased were issued to **Jeanette Bonita Crosier**, who qualified on the 11th day of September, 2025, in Cause No. **P250140**, in the County Court of Rockwall County, Texas, which is still pending, and that Jeanette Bonita Crosier now holds such Letters. All persons having claims against said estate are required to present the same within the time prescribed by law. Claims should be billed to:

Jeanette Bonita Crosier,
Independent Administrator
c/o Amy M. Lorenz, Esq.,
Kelly, Hart & Hallman LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76102

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Fate, Rockwall County, Texas, Case No. 25-06-1009P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

The City of Rockwall Engineering Department, hereby gives notice of the City's intent to revise the flood hazard information, generally located between State Highway 66 and N John King Boulevard. Specifically, the flood hazard information shall be revised along Squabble Creek from a point approximately 150 feet upstream of State Highway 66 to a point approximately 1,000 feet downstream of N. John King Boulevard.

As a result of the revision, the 1% annual chance water-surface elevations shall be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the City of Rockwall Engineering Department at 385 S. Goliad, Rockwall, Texas, 75087. Interested persons may call Jonathan Browning, P.E., CFM, at 972-772-6405 for additional information from 8 a.m. to 5 p.m., Monday through Friday.

ROCKWALL CENTRAL APPRAISAL DISTRICT

The Rockwall Central Appraisal District (RCAD) is currently accepting **proposals for 2nd floor (interior) finish** - 2 locations to the RCAD building in Rockwall, Texas. Preference shall be given to bidders local to the DFW area and willing and able to follow all other requirements included in the bid package.

To receive the email link for plans, specifications, selection criteria, and other information required to respond, interested parties shall email Carroll Architects, Inc. @ jc@carrollarch.com. General Contractors are required to attend the pre bid meeting October 1, 2025 @ 841 Justin Rd. Rockwall, TX.

Sealed responses (**one copy**) to the Request for 2nd floor finish out are to be submitted to Chief Appraiser Kevin Passons @ 841 Justin Rd. Rockwall, TX 75087 and will be accepted until 11:00 a.m. October 24, 2025. Sealed proposals will be opened and read aloud October 29, 2025, 6:00 p.m. @ 841 Justin Rd. Rockwall, TX.

Application has been made with the Texas Alcoholic Beverage Commission for a mixed beverage permit with late hours certificate by Chili's Beverage Company, Inc. dba Chili's Grill & Bar #1694 located at 410 W Interstate 30, Royse City, Rockwall County, Texas 75189.

Christopher Green – Dir/Pres/Sec/Treas;
Daniel Fuller – Dir/VP/Sec.

Submit
public notices
by emailing:
legals@heraldbanner.com

CITY OF ROCKWALL
ORDINANCE NO. 25-55

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

1st Reading: Sept. 2, 2025
2nd Reading: Sept. 15, 2025

- PUBLIC NOTICE -
CITY OF ROCKWALL, TEXAS

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, October 14, 2025** and the Rockwall City Council will hold a public hearing on **Monday, October 20, 2025** to consider the following item(s). Both hearings will take place at 6:00 PM in the Council Chambers at Rockwall City Hall, 385 S. Goliad Street, Rockwall, Texas.

Z2025-062: SUP for Indoor Commercial Amusement/Recreation
Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Z2025-063: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Z2025-064: SUP to exceed the Maximum Permissible Height
Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Z2025-065: SUP for a Retail Store with Gasoline Sales
Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

All interested parties are welcome to attend these meetings. Interested parties that wish to submit public comments via email may do so by sending the comments to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be provided to the Planning and Zoning Commission and/or City Council at the public hearing meeting. For all questions concerning these cases, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745 or email Planning@rockwall.com. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.



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of IMPORTANCE
to the PUBLIC

CLASSIFIEDS



Public Notices

NOTICE TO CREDITORS OF THE ESTATE OF ANNYE LOU COLLUM, DECEASED:

Notice is given that Letters Testamentary for the Estate of **Annye Lou Collum**, Deceased, were issued on the 2nd of September, 2025, in Cause Number **P250164**, pending in the County Court At Law No. 1 of Rockwall County, Texas to **Jo Ann Price**, Independent Executor. All persons having claims against this Estate are required to present their claims within the time and in the manner prescribed by law. Claims are to be addressed as follows:

c/o MATTHEW GRIFFETH
Law Office of Susan Satterwhite, PC
1509 Summer Lee Drive
Rockwall, Texas 75032

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of **Theresa Straub**, Deceased, were issued on September 10, 2025, in Cause No. **P250106**, pending in the County Court-At-Law No: 1, Rockwall County, Texas, to: **Roman Petr**.

All persons having claims against this Estate which is currently being administered are required to present them to the under-signed within the time and in the manner prescribed by law.

Roman Petr, Independent Executor
c/o: **Jeffery L. Butler**
Attorney at Law
1131 W. Yellow Jacket Lane
Rockwall, Texas 75087

Notice to Creditors

Notice is hereby given that original Letters Testamentary for the Estate of **WILLIAM BRADFORD MOSS**, Deceased, were issued on August 28, 2025, in Docket No. **P250131**, pending in County Court at Law No. 1 of Rockwall County, Texas, to:

KIMBERLY HOWARD
C/O Ford R. Hale, III, Attorney
9201 Warren Pkwy, Ste 200
Frisco, TX 75035-6242

All persons having claims against this estate which is currently being administered are required to present them within the time and in the manner prescribed by law. All persons having claims should address them in care of the representative at the address stated above.

DATED the 13th day of September, 2025.

/s/ _____
FORD R. HALE, III
Texas State Bar #08733500
9201 Warren Pkwy, Ste. 200
Frisco, TX 75035-6242
214/793-7436
fhale@me.com
ATTORNEY FOR THE ESTATE

CITATION BY PUBLICATION

THE STATE OF TEXAS
TO: Uyi Charles Idahosa
Wherever he may be found
CAUSE NO. 1-25-1250

GREETINGS:
"You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 28 days after you were served this citation, a default judgment may be taken against you. The Original Petition of divorce of, was filed in the 382nd District Court of Rockwall County, Texas, on 07/24/2025, by Ernest O. Izedonmwun, whose address is 8585 N Stemmons Frwy #375 S Dallas TX 75247, Numbered 1-25-1250, and entitled in the Matter of the Marriage of in the Interest of Oyema Owen Idahosa and Iziebe Ruby Idahosa, Minor Children. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of the suit. These disclosures generally must be made no later than 30days after you file your answer with the clerk. Find more at Texas.Law.Help.org."

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition, at or before ten o'clock A.M. of the Monday next after the expiration of 28 days after the date of issuance of this Citation, on Monday 22nd of September at 10:00 AM before the Honorable 382nd District Court of Rockwall County, Texas at the Rockwall County Courthouse, 1111 E. Yellowjacket Lane of said County in Rockwall, Texas. Said Plaintiff's Petition, was filed in said Court on 07/24/2025, A.D., in this case numbered 1-25-1250 on the docket of said court, and styled, In the Interest of Oyema Owen Idahosa and Iziebe Ruby Idahosa, Minor Children. The suit requests Parent-Child Relationship as is more fully shown by Petition on file in this suit.

The Court has the authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property which will be binding on you.

Issued and given under my hand and seal of the Court at Rockwall, Texas, this on the 21st day of August, 2025.

Lea Carlson, District Clerk
Rockwall County Courthouse
1111 E. Yellowjacket Lane., Ste. 200
Rockwall, Texas 75087
By: */s/ Kaylah Tucker*
Kaylah Tucker, Deputy

Rockwall Herald Banner 2305 King Street Greenville, TX 75401
Issued at the request of: Ernest O. Izedonmwun
8585 N Stemmons Frwy #375 S, Dallas TX 75247 214-631-1616

NOTICE TO CREDITORS
NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF HENSEL EARL CROSIER, JR. DECEASED:

Notice is hereby given that original Letters of Independent Administration upon the Estate of **Hensel Earl Crosier, Jr.**, Deceased were issued to **Jeanette Bonita Crosier**, who qualified on the 11th day of September, 2025, in Cause No. **P250140**, in the County Court of Rockwall County, Texas, which is still pending, and that Jeanette Bonita Crosier now holds such Letters. All persons having claims against said estate are required to present the same within the time prescribed by law. Claims should be billed to:

Jeanette Bonita Crosier,
Independent Administrator
c/o Amy M. Lorenz, Esq.,
Kelly, Hart & Hallman LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76102

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Fate, Rockwall County, Texas, Case No. 25-06-1009P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

The City of Rockwall Engineering Department, hereby gives notice of the City's intent to revise the flood hazard information, generally located between State Highway 66 and N John King Boulevard. Specifically, the flood hazard information shall be revised along Squabble Creek from a point approximately 150 feet upstream of State Highway 66 to a point approximately 1,000 feet downstream of N. John King Boulevard.

As a result of the revision, the 1% annual chance water-surface elevations shall be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the City of Rockwall Engineering Department at 385 S. Goliad, Rockwall, Texas, 75087. Interested persons may call Jonathan Browning, P.E., CFM, at 972-772-6405 for additional information from 8 a.m. to 5 p.m., Monday through Friday.

ROCKWALL CENTRAL APPRAISAL DISTRICT

The Rockwall Central Appraisal District (RCAD) is currently accepting **proposals for 2nd floor (interior) finish** - 2 locations to the RCAD building in Rockwall, Texas. Preference shall be given to bidders local to the DFW area and willing and able to follow all other requirements included in the bid package.

To receive the email link for plans, specifications, selection criteria, and other information required to respond, interested parties shall email Carroll Architects, Inc. @ jc@carrollarch.com. General Contractors are required to attend the pre bid meeting October 1, 2025 @ 841 Justin Rd. Rockwall, TX.

Sealed responses **(one copy)** to the Request for 2nd floor finish out are to be submitted to Chief Appraiser Kevin Passons @ 841 Justin Rd. Rockwall, TX 75087 and will be accepted until 11:00 a.m. October 24, 2025. Sealed proposals will be opened and read aloud October 29, 2025, 6:00 p.m. @ 841 Justin Rd. Rockwall, TX.

Application has been made with the Texas Alcoholic Beverage Commission for a mixed beverage permit with late hours certificate by Chili's Beverage Company, Inc. dba Chili's Grill & Bar #1694 located at 410 W Interstate 30, Royse City, Rockwall County, Texas 75189.

Christopher Green – Dir/Pres/Sec/Treas;
Daniel Fuller – Dir/VP/Sec.

You can find it in the RW

HB

CITY OF ROCKWALL
ORDINANCE NO. 25-55

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

1st Reading: Sept. 2, 2025
2nd Reading: Sept. 15, 2025

- PUBLIC NOTICE -
CITY OF ROCKWALL, TEXAS

The City of Rockwall Planning and Zoning Commission will hold a public hearing on ***Tuesday, October 14, 2025*** and the Rockwall City Council will hold a public hearing on ***Monday, October 20, 2025*** to consider the following item(s). Both hearings will take place at 6:00 PM in the Council Chambers at Rockwall City Hall, 385 S. Goliad Street, Rockwall, Texas.

Z2025-062: SUP for Indoor Commercial Amusement/Recreation
Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Z2025-063: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Z2025-064: SUP to exceed the Maximum Permissible Height
Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Specific Use Permit (SUP)* to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Z2025-065: SUP for a Retail Store with Gasoline Sales
Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

All interested parties are welcome to attend these meetings. Interested parties that wish to submit public comments via email may do so by sending the comments to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be provided to the Planning and Zoning Commission and/or City Council at the public hearing meeting. For all questions concerning these cases, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745 or email Planning@rockwall.com. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.



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