



## ROCKWALL CITY COUNCIL MEETING

Monday, August 4, 2025 - 5:00 PM

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

**I. Call Public Meeting to Order**

**II. Executive Session**

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

1. Discussion regarding City Manager *Agreement for Professional Services & Employment*, pursuant to Section 551.074 (Personnel Matters).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, including possible interviews, pursuant to §551.074 (Personnel Matters)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Harry Myers Park, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember Lewis**

**VI. Open Forum**

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

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

**VIII. Consent Agenda**

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

1. Consider approval of the minutes from the July 21, 2025 City Council meeting, and take any action necessary.

2. Consider approval of the minutes from the July 24, 2025 City Council and Planning & Zoning Commission joint special work session meeting, and take any action necessary.
3. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 36, Article IV., Division 2., Section 36-77 to modify the composition of the art review team (ART) commission from seven regular members down to five, and take any action necessary. **(2nd Reading)**
4. **Z2025-031** - Consider a request by Tom and Patti Muggeo for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary **(2nd Reading)**.
5. **Z2025-032** - Consider a request by the City of Rockwall for the approval of an **ordinance** for a Zoning Change amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary **(2nd Reading)**.
6. **Z2025-034** - Consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary **(2nd Reading)**.
7. **Z2025-035** - Consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary **(2nd Reading)**.
8. **Z2025-036** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary **(2nd Reading)**.
9. **Z2025-037** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary **(2nd Reading)**.

10. **Z2025-038** - Consider a request by Jerret R. Smith for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary **(2nd Reading)**.
11. **Z2025-041** - Consider a request by Paul Arce on behalf of Shirley Soto for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary **(2nd Reading)**.
12. **Z2025-042** - Consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of an **ordinance** for a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary **(2nd Reading)**.
13. **P2025-022** - Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.
14. **P2025-024** - Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.
15. Consider authorizing the City Manager to execute an Interlocal Agreement with North Central Texas Emergency Communications District (NCT9-1-1) for installation of telecommunications equipment on city-owned facilities, and take any action necessary.

## IX. Action Items

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

1. **Z2025-030** - Discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO)

District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary **(2nd Reading)**.

2. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

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

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

**XI. Adjournment**

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of August 2025 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Kristy Teague, City Secretary

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Date Removed

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**ROCKWALL CITY COUNCIL MEETING**

**Monday, July 21, 2025 - 5:00 PM**

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

**I. Call Public Meeting to Order**

Mayor McCallum called the public meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

Mayor McCallum read the below-listed items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

**II. Executive Session**

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Harry Myers Park and in the vicinity of Lake Rockwall Estates, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding *City Manager Agreement for Professional Services & Employment*, pursuant to Section 551.074 (Personnel Matters).

**III. Adjourn Executive Session**

Council adjourned from Executive Session at 5:41 p.m.

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

Mayor McCallum called the public meeting to order at 6:00 p.m. with all 7 councilmembers being present.

**V. Invocation and Pledge of Allegiance - Councilmember Campbell**

Councilmember Campbell delivered the invocation and led the Pledge of Allegiance.

**VI. Appointment Items**

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

Dr. Jean Conway, Chair of the city's P&Z Commission, came forth and addressed Council. She first briefed Council on an upcoming Shoes for Kids project she is personally involved in through First United Methodist Church, along with twenty other organizations. It's is part of a community-wide back to school event being held this coming Saturday, July 26. The event is co-sponsored by Rockwall County Helping Hands and over twenty organizations in town help financially support the event, which benefits approximately 2,000 children.

Dr. Conway then briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Following her briefing and some clarifying, subsequent discussions, Council took no action following Dr. Conway's report.

## VII. Open Forum

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

Nancy Dankson  
2790 Beacon Hill  
Rockwall, TX 75087

Ms. Dankson came forth and spoke about 2800 Beacon Hill, expressing various concerns about code-enforcement related nuisance at the neighboring property located at 2800 Beacon Hill. Her concerns, she said, have been ongoing for the past five years and are related to stagnant pool water, pests (i.e mosquitos, ants and a skunk), and general lack of upkeep that is causing negative impacts. She requested further action from the City.

There being no one else wishing to come forth and speak during Open Forum, Mayor McCallum then closed Open Forum.

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

Mayor McCallum indicated that there would be no action as a result of Executive Session this evening.

## IX. Consent Agenda

1. Consider approval of the minutes from the July 7, 2025 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(2nd reading)**
3. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 36, Article IV., Division 2., Section 36-77 to modify the composition of the art review team (ART) commission from seven regular members down to five, and take any action necessary. **(1st reading)**
4. Consider authorizing the City Manager to execute a grounds maintenance services contract with SLM Landscaping for a period of one-year with three one-year renewal options with a

2025-2026 projected cost in the amount of \$161,060.00 to be funded by the Parks Operations budget, and take any action necessary.

5. **P2025-021** - Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any action necessary.
6. Consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter L.L.P. for engineering services for the Eastside Ground Storage Reservoir #3 in an amount of \$433,290.00 to be funded by 2024 Water / Sewer Bonds, and take any action necessary.

**Councilmember Lewis moved to approve the entire Consent Agenda (item #s 1, 2, 3, 4, 5, and 6). Mayor Pro Tem Moeller seconded the motion. The ordinance captions were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 25-39**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE NO PARKING ON THE WEST SIDE OF KYLE DRIVE FROM 8:30 AM TO 4:30 PM WHILE ROCKWALL HIGH SCHOOL IS IN SESSION AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**CITY OF ROCKWALL  
ORDINANCE NO. 25-\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 36 STREETS, SIDEWALKS AND PUBLIC PLACES; ARTICLE IV, DIVISION 2. ART REVIEW TEAM (ART) COMMISSION TO AMEND ITS COMPOSITION FROM SEVEN (7) MEMBERS TO FIVE (5) MEMBERS; PROVIDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC; PROVIDING FOR AN EFFECTIVE DATE.**

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

**X. Public Hearing Items**

1. **Z2025-030** - Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of an **ordinance** for

a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary **(1st Reading)**.

**Planning Director, Ryan Miller provided background information regarding this agenda item. The original intent of PD-50 was to allow property owners along SH-205 the flexibility to convert their existing single-family homes to low-impact professional offices or to allow live-work arrangements. That's where you can live at the house and also work there, yet be exempt from the city's home occupation standards. Over the years, the district has been amended to add some additional commercial land uses, such as retail, restaurants, and banquet facilities. However, these land uses are only allowed through a specific use permit on a case-by-case basis. So, when considering this case, he pointed out there are currently no other properties in Plan Development District 50 that face onto Alamo Street, but there are several properties in the district that extend from South Goliad Street to Alamo Street. Although no properties face directly onto it, there are properties that do touch Alamo Street today. In addition, the base zoning for Plan Development District 50 is the residential office district, which is one of the city's most restrictive non-residential zoning classifications, and that's because the use set that's allowed in that district is very small, mostly only professional offices and then some of the additional uses that have been added.**

**Mr. Miller went on to explain that staff mailed out notices to property owners and occupants within 500 feet of the city property and all HOAs within 1,500 feet of the property on June 18, 2025. This included 406 notices, and as of tonight, staff only received one notice response in favor and one notice response in opposition. Mr. Miller explained this request represents a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On July 15th, the Planning and Zoning Commission did review this item and voted unanimously by a vote of 7 to 0 to recommend approval of the zoning change.**

**One of the applicants- 975 N. Alamo – came forth to make himself available to answer questions.**

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

**Councilmember Jeffus expressed some concerns about the potential that this change may set a precedence and may generate the need for more parking even though the lots are not very wide and likely could not accommodate such. Also, she is concerned that nearby neighbors living in some very nice homes may not want offices to surround them.**

**Caroline Harklau – 924 N. Alamo – came forth to address Councilmember Jeffus' concerns. She shared that her property actually backs up to Goliad. So the house right next door to her is already commercial and includes a parking lot. She explained she believes it makes sense to be included in PD-50 because the house directly behind are already within the PD 50. So she just wants the opportunity to be**

included, although she doesn't currently have any plans to turn the property into anything commercial. She indicated that she personally will not be living there – she plans to rent it out.

Following the comments, Councilmember Lewis moved to approve Z2025-030. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 2.57-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion to approve passed by a vote of 6 ayes with 1 nay (Jeffus).

2. **Z2025-029** - Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance** for a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary (**1st Reading**).

Mayor McCallum announced that this case has been withdrawn at the applicant's request.

3. **Z2025-031** - Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of an **ordinance** for a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family homes on 51.47-acres, and established the subject property as Lot 5, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*, and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the

Saddlebrook Estates #2 Subdivision -- which included the subject property -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,461 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 750 SF detached garage constructed in 2005, a 192 SF accessory building constructed in 2005, and a 291 SF pergola constructed in 2012.

Mr. Miller explained that the proposed accessory building will have an overall height of 12 feet 8 inches and be clad in an LP SmartSide OSB, which is typical of a tough shed design. According to the UDC, properties in a single family 16 district are permitted one detached garage up to 625 square feet in size and one accessory building that's 144 square feet in size. In this case, the applicant's request exceeds the number of accessory structures permitted on the property and slightly exceeds the maximum square footage by only 48 square feet; however, all aspects of the all other aspects of the applicant's request are considered to be conforming. Mr. Miller also noted that staff conducted a review of the surrounding properties in the Saddlebrook Estate subdivision and found that, out of the 57 accessory structures surveyed, the majority of these were much larger in size than what the applicant currently has or is proposing. Based on this and the size, architecture, and placement of the proposed accessory structure, it's not anticipated that the applicant's request will create any negative impacts on adjacent properties.

The P&Z Commission has voted 7 – 0 to recommend approval of this request to the City Council. Notices were sent out to twenty-five property owners and applicants within 500' of the subject property. Staff received back seven notices in favor of the applicant's request, and potential approval of this request is a discretionary decision on the part of Council.

The applicants – Patty and Tom Muggeo – came forth and explained that the purpose of this structure is to accommodate their gardening hobbies, and this will be a garden shed.

Mayor McCallum opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing. Mayor McCallum then moved to approve Z2025-031. Councilmember Jeffus seconded the motion.

The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;**

**PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

4. **Z2025-032** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance for a Zoning Change amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (i.e. developers, homebuilders, and citizens), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (i.e. Planned Development District 8 [PD-8]), Lakeside Village/Turtle Cove Subdivisions (i.e. Planned Development District 2 [PD-2]), the Shores Subdivision (i.e. Planned Development District 3 [PD-3]), the Windmill Ridge Subdivision (i.e. Planned Development District 13 [PD-13]), and Planned Development District 9 (PD-9).

Staff mailed out 658 notices to property owners and occupants within planned development District 11, as well as everybody within 500 ft. Staff also notified a ton of HOAs in this area, all the ones within 1500 ft. And as of tonight, staff received three property owner notifications from three property owners. Two of these notices were in favor, and one notice was opposed. However, that opposed notice stated that they don't want any affordable housing on the park. We will not be allowing any affordable housing on the park, so that's a non-issue.

Mayor McCallum opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing. Mayor Pro Tem Moeller then moved to approve Z2025-032. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL**

**ORDINANCE NO. 25-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE**

**N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

5. **Z2025-033** - Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of an ordinance for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, explained that this is a .2380 acre parcel of land, currently zoned Single Family 7 District, and according to the Rockwell Central Appraisal District, currently situated on the property is a 1,660 square foot single family home that was constructed in 1975. The applicant is requesting an SUP to establish a guest quarters or secondary living unit. Based on the exhibits provided by the applicant, the proposed structure will be 800 square feet, about 50% of the primary structure, and include two bedrooms, two bathrooms, a full kitchen area, living room, and laundry area. The structure will be situated approximately 6 feet from the northern or side property line and 10 feet from the eastern or rear property line. The structure will stand 12 feet 6 inches in total height and have a pitched roof that will be a 512 roof pitch. The exterior of the structure would be clad in stucco, and situated on a concrete foundation. Mr. Miller shared details of the city's regulations for this sort of structure and shared that the primary residence is 1,660 square feet, which would allow a maximum of 498 square feet, so the applicant is requesting a structure that exceeds this by a little over 300 square feet. He explained that the structure contains all elements of a dwelling unit, and if this request is approved, it would essentially violate the single-family SF-7 district zoning requirements that prohibit more than one dwelling unit per lot. So, based on this, staff recommended denial of the applicant's request. He pointed out that these concerns were communicated to the applicant prior to the P&Z Commission meeting on July 15th. However, the applicant failed to address the concerns. Namely, staff asked them to remove the kitchen and reduce the size to better conform to the intent of the UDC. The applicant failed to come to either the P&Z Work Session meeting or the public hearing, so staff has had no contact with them since they've submitted the application. Based on this, the P&Z Commission approved a motion to recommend denial. In making that denial recommendation, they cited the proposal's noncompliance with the UDC, specifically the size and self-sufficient nature of the proposed unit. Since a recommendation of denial is being forwarded by the P&Z Commission, Mr. Miller explained that potential approval of the case will require a supermajority vote of the City Council, or six out of the seven members. Should the City Council choose to approve this request tonight, staff has prepared conditions of approval that would limit the structure to the 800 square feet requested and prohibit the kitchen, meaning we would require an updated site plan removing the kitchen. The case does remain a discretionary decision for the City Council. Staff sent out 142 notices on June 18th to property owners and occupants within 500 feet. Staff also notified all the HOAs within 1,500 feet that are participating in the Neighborhood Notification Program. Staff has received one notice in favor and six notices opposed.

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

Councilmember Campbell then moved to deny Z2025-033. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mr. Miller shared that, since this has been denied this evening, the applicant cannot make the same request for a period of one year; however, if the applicant does potentially submit something that is substantially different, then the whole process would restart, and public notices would again be sent, the applicant would have to come before the P&Z Commission, etc.

6. **Z2025-034** - Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. The subject property was originally platted as Lot 610 with the Rockwall Lake Properties Development No. 1 Addition, which was filed with Rockwall County on June 15, 1956. According to the Rockwall County Appraisal District (RCAD), the subject property has a 1,876 SF single-family home situated on it that was built in 1982. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

The applicant -- Himmat Chauhan of Homestay Rentals, LP -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a Non-Owner-Occupied Short-Term Rental on the subject property, which is located within 1,000-feet of one (1) existing Non-Owner-Occupied Short-Term Rental.

Mr. Miller noted three distinguishing factors for this request. The first is the subject property is not located to the interior of the traditional subdivision, but rather it sits along a major roadway in Horizon Road, and that's considered to be a major arterial. Second, the property is adjacent to vacant floodplain lots to the north of the property, which help reduce direct neighborhood impact. And the third is that the proposed STR is in the Lake Rockwall State subdivision. The nearby existing STR is actually in the Windmill Ridge subdivision, and it's in the interior of the Windmill Ridge subdivision. So the two are not really in the same subdivision. With that being said, though, Mr. Miller reminded Council that approval of a specific use permit is a discretionary decision pending a recommendation from the P&Z Commission.

Staff mailed 113 notices to property owners and occupants located within 500' of the subject property. Staff has received three notices from two properties in opposition of the applicant's request. Also, the

P&Z Commission approved a motion to recommend denial of the SUP request by a vote of 5 to 2, with Commissioners Hustings and Brock dissenting.

Himmat Chauhan who indicated he has lived in the Lakeside Village subdivision for the last fifteen years and has also run a hotel business for the last fifteen years as well. During that time, he has consistently paid his hotel occupancy taxes, which – collectively – have amounted to about \$1.5 million dollars. Also, for the last years, until he recently sold it, he ran another STR in the city, and that was during a time when there was no permit required. He went on to explain that, when he purchased this particular property, he did not realize there as a 1,000 ft. separation rule for STRs, and – had he known this rule existed – he would not have purchased the property. He explained that he runs his businesses ethically and will do the same with this property, should it be approved by Council. He went on to show a video of the interior and exterior of the home. After he showed the video, he explained that in the five years he ran the other STR, he never had one complaint to the city and there were no parties held either. He shared that he rents his properties for a minimum of five nights, and – whether he is running a \$500k house or a \$5 million hotel, he runs the business very nicely and is confident there will be no complaints. He even sends someone out to personally greet renters upon their arrival.

Mayor McCallum opened the public hearing, asking if anyone would like to come forth and speak at this time.

Cameron Fairchild  
133 Althea Road  
Rockwall, TX

Mr. Fairchild came forth and shared that he lives one block away, or about 800 feet from this proposed STR. He wishes all short-term rental property owners were as conscientious and had such good-looking property as this one. However, he has some concerns, some of which are general, such as potential increase in crime, increases in property values and – therefore – increased taxes. He also has concerns about the potential for loud parties and noise at the STR. He went on to say that if this gets approved by Council this evening, he hopes the property owner will be held accountable and that the police will ensure quality of life continues in the area.

Mr. Miller pointed out that the STR ordinance requires that an owner have a local representative that can be reached any time the property is being rented for precisely that reason to address community concerns, potentially police or code enforcement violations. Another aspect of the ordinance is that it's kind of a “three strikes and you're out.” If there are issues or problems with the property, and those are reported to the Police Department or Code Enforcement, an STR permit can be expired by staff, in which case the owner would not be eligible to potentially get another permit for a period of one year.

There being no one else wishing to come forth and speak at this time, Mayor McCallum then closed the public hearing.

Councilmember Campbell spoke, expressing that the applicant in fact has a very nice, beautiful home, that – unfortunately – does not meet the 1,000 foot rule separating this home from another, nearby STR. It misses the 1,000 foot requirement by two homes / two lots. She acknowledged that the applicant lives here in the city, only about 5 minutes from Lake Rockwall Estates. The applicant has

been paying his hotel taxes for many years, so he has been compliant in that regard, and this home has added to the beautification of Lake Rockwall Estates. She thinks approval of this is a great idea.

Councilmember Lewis shared that he has voted against every STR, but he is not opposed to this one because it is in a separate neighborhood from the other STR that's within 1,000 square feet. There is a floodplain separating the two, and the applicant has a good track record of running these types of businesses and paying his taxes.

Councilmember Lewis moved to approve Z2025-034. Mayor McCallum shared that there are other Councilmember lights on for members of Council who are requesting to speak. So, he asked Councilmember Lewis to rescind his motion for now to allow some additional discussion. Councilmember Lewis did so.

Mayor Pro Tem Moeller went on to speak, generally expressing he shares some of the same sentiments expressed by Councilmembers Campbell and Lewis. Also, he believes the minimum 5 day rental requirement will likely discourage any possibility of loud parties at the location. He also likes that the applicant sends someone out to personally greet renters.

Councilmember Thomas asked the applicant to speak to how he evaluates individuals who want to rent the property. Mr. Chauhan explained he has house rules and regulations, so as soon as the reservation comes in, he sends the house rules and regulations to the client and tells them that rule number one is everybody has to provide their identification, age 18 and over, so that he knows who people are that are coming and going. He also goes and greets the people personally. Councilmember Thomas expressed an appreciation for the extra steps the applicant takes, and he believes this property adds value to the neighborhood, so he is in favor of this request.

Councilmember Jeffus shared that she has been a very strong advocate for 1,000 feet separating STRs. She believes that this particular request is an exception to this rule because there is a floodplain separating it from the next nearest STR, and the two of them are located within two separate subdivisions. She believes this applicant has a lovely home, has proved to run things well, and she will be happy to support this request this evening.

Mayor McCallum shared that he has only voted, so far, for one other exception to the STR regulations. He went on to share that he drives by this house every day, and this home is absolutely the nicest home on the block, especially compared to the four homes next door / on this same street that have junk showing in their front yards. He also pointed out that the applicant lives in our community and has a history of paying his hotel/motel (occupancy) taxes, so he will also be supporting this request.

Councilmember Lewis moved to approve Z2025-034. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO.  
16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-  
02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS**

PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

7. **Z2025-035** - Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of an ordinance for a Specific Use Permit (SUP) for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. The property is a 0.344-acre tract of land in the city's downtown district. It's addressed as 305 South Fannin Street. Currently situated on the subject property is a 3,920-square-foot church that was constructed in 1911, a 3,780-square-foot fellowship building constructed in 1970, and a single-family home, 1,472 square feet, constructed in 1978 that was converted to commercial in 2008. What the applicant is requesting is a specific use permit for the purpose of utilizing approximately 2,500 square feet of the existing fellowship building, which is the building in the middle there, for a daycare facility serving children aged 2 1/2, to 4 years old, and the applicant has stated that this is primarily for members of the church congregation. The site is surrounded by a mix of commercial, residential, and civic uses, including city hall and several city-owned parking lots. Access to the property is available from multiple directions via South Fannin Street and East Washington Street, and the site has adequate drop-off and pickup space consistent with our requirements for queuing of at least four vehicles. Per the city's UDC, a daycare serving seven or more children in the downtown district requires a specific use permit. It also mandates screening of outdoor play areas and adequate queuing be provided, both of which the applicant has addressed and committed to resolving through the future permitting process. The applicant has provided details of where he proposes the playground space on the right and a floor plan of how he plan on breaking up that fellowship hall to accommodate a daycare facility.

This request is a discretionary decision for the City Council pending a recommendation from the P&Z Commission. On July 15th, the P&Z Commission reviewed it and ultimately approved a motion to recommend approval by a vote of seven to zero. Staff also mailed out notices on June 18th. This included 140 notices to property owners and occupants within 500 feet, and all of the HOAs participating in the Neighborhood Notification Program. As of tonight, staff has received two notices in favor and four notices opposed. He noted that that the notices that were received opposed to the applicant's request wrongly cited that the approval of this case would lead to the automotive land use next door being forced to shut down. However, staff reviewed these concerns, and reported it doesn't have an impact on the adjacent property. Rather, they're actually referring to an abandonment that used to be a residential property, a topic which Council will hear more about at a future public hearing date. He again pointed out that this doesn't appear to have any negative impacts on any of the adjacent properties.

Ann Marie Sanford  
245 Vernon Drive  
Fate, TX

Mrs. Sanford indicated she is present on behalf of Pastor Lederman because he and his wife just had twins yesterday.

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

Councilmember Thomas moved to approve Z2025-035. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

8. **Z2025-036** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. The subject property pictured here is a 0.1165-acre tract of land situated within the Sanger Addition. It's addressed as 803 Sam Houston Street, and the property is currently vacant. It's zoned single-family 7 and is located within the Southside neighborhood residential overlay district. The applicant is requesting a specific use permit for residential infill in an established subdivision for the purpose of facilitating the construction of a 1,997 square foot single-family home. According to the UDC, an established subdivision is defined as any subdivision that has been in existence for 10 years, consists of five or more lots, and is 90% developed. In this case, the Sanger addition was established on May 11, 1895, consists of 90 residential lots and is more than 90% developed. In reviewing requests for

residential infill, the City Council is asked to consider the size, location, and architecture of the proposed home compared to homes in the existing subdivision. The proposed home does appear to be consistent with newer homes that have been constructed nearby within this subdivision, and it does meet the majority of the zoning requirements, including density and dimensional requirements. However, the applicant is requesting an exception to the garage orientation, which – in this instance – is proposed to be twelve feet back (as opposed to the required 20’ back) from the front façade. There are multiple other, older homes, with similar garage orientations. Staff mailed out 112 notices to owners and occupants within 500’, and one notice of opposition was received. However, the notice of opposition cited something pertaining to a survey, which is a civil matter, so it cannot really be considered by Council as part of this case. In addition, the P&Z Commission did vote 7 to 0 to recommend approval of this request.

Mayor McCallum opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he closed the public hearing. He then called the applicant forth.

Javier Silva  
58 Windsor Drive  
Rockwall, TX

Mr. Silva indicated he has been building homes in Rockwall for the last twenty-five years.

Councilmember Campbell moved to approve Z2025-036. Councilmember Lewis seconded the motion. Mayor McCallum shared that every house Mr. Silva has built has been quality and has aligned with standards. He thanked Mr. Silva for the work he is doing, and he pointed out that the City will soon be updating the regulating ordinance standards for this area. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

9. **Z2025-037** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition,

City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. He shared that this home is located 50' from the home that was just discussed during the previous item. This home is proposed to be a single-family home that is 2,673 square feet, and Council is asked to consider the size, location and architecture of the proposed home. He went on to share that it meets all the city's requirements other than the garage orientation. In this case the garage will be about 15' from the front of the home. The P&Z Commission voted 7 to 0 to recommend approval of this request to the Council. Also, staff mailed 107 notices to adjacent owners and occupants, and one notice of opposition was received. The opposition notice cited a survey, which is a civil matter that cannot be considered by Council when reviewing this request.

Mayor McCallum opened the public hearing, but no one wished to speak. So he closed the public hearing. Councilmember Campbell moved to approve Z2025-037. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

10. **Z2025-038** - Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval

of the Specific Use Permit (SUP) by a vote of 6-0; however, on December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0. The stated reason for the denial was due to the applicant not being present at the meeting. On March 25, 2025, the Planning and Zoning Commission approved a motion by a vote of 7-0, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period. On April 17, 2025, the applicant resubmitted the application for the *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision. On May 13, 2025, the P&Z Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent and one (1) vacant seat; however, on May 19, 2025, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 7-0. As with the first request, the stated reason for the denial was due to the applicant not being present at the meeting. Since the motion to deny passed without an indication of prejudice, the motion was once again considered to be a denial with prejudice. On June 3, 2025, the applicant submitted a letter to the Director of Planning and Zoning requesting to again resubmit an application stating that they "...sincerely apologize for missing the last meeting due to a scheduling conflict ... [and] that a representative or the applicant will be present at *all* meetings." On June 10, 2025, the P&Z Commission again approved a motion by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period.

On June 18, 2025, staff mailed 66 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

Mayor McCallum opened the public hearing, asking if anyone would like to speak and asking the applicant to come forth as well. No one in the audience indicated a desire to come forth and speak; however, the applicant did come forth.

Jerret Smith  
15299 Hwy. 34  
Terrell, TX

Mr. Smith shared this proposal is associated with what will be his own family home. Mayor McCallum asked him why he did not show up to the P&Z Commission meeting or the Council meeting when this topic was previously put forth for consideration. Mr. Smith shared that he did not show up in January because he was on vacation, and he most recently did not show up because he got his dates wrong and – therefore – inadvertently missed the meeting. He apologized.

There being no one wishing to speak, Mayor McCallum closed the public hearing.

Councilmember Campbell moved to approve Z2025-038. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**

**AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

- 11. Z2025-040** - Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an ordinance for a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary **(1st Reading)**.

**Planning Director, Ryan Miller provided background information concerning this agenda item. He explained this case involves an 80.50 acre tract of land located on the north side of Justin Road in between John King and FM 3549. The applicant is requesting to change the zoning from an AGI district to a Light Industrial District to facilitate the future development of a corporate headquarters and manufacturing facility. The property has a detailed zoning history, but portions of it, most notably the ten-acre tract in the middle and the six-acre tract to the far left, were previously zoned light industrial district in 2005 and 2019. The remainder of the tracts have remained vacant and zoned AG districts since annexation in 1998. In terms of the adjacent land uses, to the north is the Union Pacific Railroad right-of-way with industrial and residential zoning beyond it. To the south, the property faces Justin Road, and further south towards I-30 is a mixture of commercial and vacant tracts. That area was also most recently approved for a planned development district for the Super Regional Shopping Center and the IKEA. To the east and west are major thoroughfares – FM 3549 and John King Boulevard, which flank the property and are both identified as arterial routes on the Master Thoroughfare Plan. The request is consistent with the UDC’s intent for the Light Industrial District, which is to accommodate clean, modern industrial land uses with restrictions on externalities such as noise, smoke, and outside storage. To prove the development would be subject to all the standards for the Light Industrial District as defined by the UDC. Also, it would be subject to general overlay district standards, as it’s located within two overlay districts - the John King Overlay District and the FM 549 Overlay District.**

**Mr. Miller went on to share that staff sent out 36 notices to property owners and occupants within 500 feet of the subject property, and as of tonight staff has received one notice in opposition of the applicant's request. Also, the P&Z Commission voted 7 to 0 to recommend approval of this request.**

**Mayor McCallum opened the public hearing and called forth the applicant.**

Dylan Adame of Kimley Horn & Associates came forth, representing the applicant. The applicant indicated they are very excited to relocate their manufacturing facility to this light industrial area, if possible. They understand that there's an Ikea coming in front of the location. They will abide by all of the uses in the general light industrial district.

On person spoke during the public hearing, as follows:

Patty Griffin  
2140 Airport Road  
Rockwall, TX

Ms. Griffin shared that she lives directly behind this property. She and her neighbors who are present this evening at the meeting, as well as neighbors listening online who could not physically be present, are opposed to this request. She went on to share that she was unable to find information online related to this proposal. She then went on to also share extensive details of research she conducted online today, expressing many reasons why she is strongly opposed to this proposal. In summary, she cited serious concerns about safety, noise, pollution, lighting, property value loss, and quality of life for residents near Airport Road. She also expressed her belief that the plan violates local, state, and federal laws, including noise and environmental standards, and she claimed the city failed to provide legally required notice. She also highlighted conflicts of interest that she believes exist within the Planning and Zoning Commission. She urged the council to reject the rezoning, enforce existing regulations, and adopt measures to ensure fair, transparent, and resident-focused development.

There being no one else wishing to come forth and speak, Mayor McCallum closed the public hearing.

Councilmember Henson thanked Mrs. Griffin for her well thought out comments this evening. He also thanked the mayor for allowing a lot of grace for Mrs. Griffin to speak beyond the allotted 3-minute timeframe. He sought and received clarification from the applicant, who indicated the Colmet business extrudes steel landscape edging and landscape planters and is actually not an aluminum extrusion facility. The company basically takes split steel coils and forms them into landscaping products that are purchased at a Lowe's or a Home Depot. So there is no smelting, there is no hot processing or hot rolling. Their product is simply just cold metal forms that then goes on the shelving at the local hardware store. He went on to share that the applicant will not be utilizing the entire site, and he mentioned that a creek that runs through the property does pose some complications in planning for the remainder of the site. Councilmember Henson shared that, since the use for the rest of the property is not yet known, he will not be voting in favor of its approval.

Mayor McCallum expressed reasons why he is opposed to this proposal this evening. He explained he takes a conservative approach to zoning, and he votes against rezoning property when there is not a certain, known plan for what will end up going there. He'd prefer that this property be considered as a Planned Development District. Mr. Miller agreed this could be facilitated as a PD property instead of in the manner in which it's being brought forth this evening. Mr. Miller went on to provide comments pertaining to potential zoning options and development options for the property. Mayor McCallum shared he believes this request should be denied this evening until a plan can be presented that shows details regarding use of the full, entire property, not just a portion.

Councilmember Jeffus shared that she believes this land should be left alone for now to allow time for the city's Comprehensive Plan to be reviewed.

Councilmember Lewis indicated he is in favor of economic development; however, he believes this should be denied this evening, and the applicant should come back with a proposal for a Planned Development District instead and with a firm plan for what the full property will be used for after potential approval.

Mayor McCallum then moved to deny Z2025-040. Councilmember Henson seconded the motion.

Councilmember Lewis asked if this is denied this evening, will the applicant have to wait one year before coming back. Mr. Miller shared that – no, the applicant could come back as soon as the next P&Z cycle.

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

12. **Z2025-041** - Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary **(1st Reading)**.

Mr. Miller gave some background on this property, indicating it is in Lake Rockwall Estates, and it is a combined two lot property on which the applicant would like to construct a secondary living quarters on this site which already contains a single-family home. The proposed structure would be 685 square feet in size and would include an office or game room, storage area, and full bathroom. It would be on a concrete foundation and be about 12' 8" from the primary structure and would have an overall height of 14' 2" tall with brick cladding and siding. Mr. Miller went on to indicate that the proposed structure does not meet all the city's requirements in that it has a full bath and living area (but, so far, plans do not show a kitchen). The applicant's request is, therefore, not in conformance with the city's conditional land use standards for quest quarters. The City's P&Z Commission voted six to one to recommend approval of this request. Staff mailed out 85 notices to adjacent property owners and occupants located within 500', but no notices were received back.

Mayor McCallum opened the public hearing and asked if the applicant is present this evening. No one in the audience spoke up. So, given that the applicant was not present, Mayor McCallum closed the public hearing and moved to deny Z2025-041. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

13. **Z2025-042** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary **(1st Reading)**.

Mr. Miller provided background information concerning this agenda item. The applicant is requesting a specific use permit for outdoor commercial amusement slash recreation in conjunction with a future restaurant with drive-thru. Specifically, the applicant has indicated that if the SUP is approved, they will be following this submittal up with a site plan, bringing forward a coffee shop, which is a permitted by right land use in Planned Development District 71. Also, their proposal will include two pickleball courts, which will be located behind the coffee shop.

Mayor McCallum opened the public hearing and also called the applicant forth to speak. The applicant, Tyler Adams (100 N. Cottonwood Drive – Richardson, TX), came forth and provided a brief presentation to Council concerning this request. His presentation included showing renderings of what the future coffee shop and two pickleball courts will look like, as well as the trees and vegetation that will provide screening and essentially help mitigate any potential impacts on adjacent properties.

Mayor McCallum asked if anyone in the audience would like to speak at this time.

Bill Bricker  
505 Westway Drive  
Rockwall, TX

Mr. Bricker provided brief comments of support for this zoning case this evening. He believes that the nearby subdivision will allow for about 400 rooftops that will be within walking distance. He generally likes this proposal.

Councilmember Henson shared that he believes Mr. Bricker has had some good vision for this area. Councilmember Henson shared that the outdoor cocktail bar known as “The Northside” has resulted in complaints of nearby residents who say that the business emits noise. He wonders how this might be differentiated from, say, an outdoor cocktail bar. Mr. Miller explained that this coffee shop would not be able to sell alcohol since, in order to do so, it would have to have a food and beverage certificate. In order to have a F&B certificate, it would have to have a full kitchen and menu. So, this is what differentiates it from what Councilman Henson has described.

Councilmember Jeffus shared that she is looking forward to this coffee shop, as it is right near her home. She, however, has concerns about the residents in Park Hills potentially being disturbed by the noise that may emit from these two pickleball courts. Discussion then ensued about the landscape plan and future installation of trees that will help dampen any noise. Also, city staff periodically inspects properties to ensure that any dead trees or landscaping is replaced and that properties stay in conformance with what is approved. The applicant shared the courts will not be open to the public, per say – just utilized by patrons of the coffee shop.

Following additional discussion, Councilmember Henson moved to approve Z2025-042. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**

AMENDING PLANNED DEVELOPMENT DISTRICT 71 (PD-71) [ORDINANCE NO. 07-19] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN OUTDOOR COMMERCIAL AMUSEMENT/RECREATION IN CONJUNCTION WITH A PROPOSED RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN ON A 2.50-ACRE PORTION OF A LARGER 4.50-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

#### XI. Action Items

1. **SP2025-023** - Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with a site plan for a Soccer Complex and Parking Lot Expansion for an existing Corporate Campus (i.e. Rayburn Electric Cooperative) being an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

Mr. Miller provided background information on this item. The subject property is a portion of the Rayburn corporate campus. It was recently approved for a site plan for a soccer facility with a concession area. What the applicant is requesting is an alternative tree mitigation settlement agreement as allowed under article 8 of the Unified Development Code and really there's two key components to what they're requesting. The first is to allow the use of sample areas to estimate the tree mitigation impact rather than conducting a full tree survey. The reason they're proposing this is there are several very densely populated areas of trees. So, in lieu of spending the money to identify all of those trees, they'd rather put the money into this public sports complex, which would be a public soccer complex. The second is they're requesting to waive the mitigation requirements for the eastern red cedar trees. This site has a lot of eastern red cedar trees, and they state that those are typically considered to be invasive and typically not credited towards high value species under our code. Mr. Miller went on to share more details about the city's existing tree mitigation requirements. He explained that site development usually is required to have trees mitigated by planting caliber inches of trees back on site or paying a fee in lieu of doing so; however, this site does not have the space to absorb tree plantings given that it is going to be used as soccer fields and, therefore, has to remain open and without trees.

The applicant then came forth to address Council.

Frank Polma  
618 Main Street

**Garland, TX**

**Mr. Polma explained they would like to construct, maintain, and operate this facility. for use by Rockwall youth soccer, schools, and local organizations . He explained that there will be no public funding and that all development costs be funded by Rayburn. Also, post construction, the cost operationally will be heavily subsidized by Rayburn with only very minimal fees charged to users. He shared that this is clearly not a “for-profit” venture but is, rather, keeping with Rayburn's commitment to the City of Rockwall and to being a good corporate citizen. Mr. Polma explained that there will be a gate around the fields, and the gates will be open when soccer is transpiring, and they will be closed and secured when not in use. He explained that Rayburn will oversee the soccer scheduling and will likely not contract that out.**

**Mayor McCallum understands that the cost of mitigating for the Eastern Red Cedar trees is notable. He wonders if the applicant is open to potentially scheduling and holding multiple tree transplanting days as part of efforts to mitigate for the trees. Mr. Polma shared that Rayburn Electric would be wide open to this.**

**Councilmember Jeffus indicated that she drives by Rayburn Electric daily, and she has been impressed with the development of the Rayburn campus. She is glad that local kids will soon have a place to play soccer, which is a need she heard expressed many, many times by voters when she was running her campaign.**

**Mayor McCallum moved to approve SP2025-023 with the understanding that the applicant will be required to advertise and hold three Tree Transplanting Days. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

- 2. Discuss and consider Resolution 05-06 (adopted Jan. 18, 2005) pertaining to the city’s Tree Transplanting Day, and take any action necessary.**

**Councilmember Lewis shared that he requested this item be placed on tonight’s agenda for discussion. He shared that Meals on Wheels is about to break ground on its new facility, and its Tree Transplanting Day was held this past Friday. No one showed up, though. He explained that, as part of the process, he discovered some problems with the Tree Transplanting Days that are concerning. One thing of concern is the difficulties involved in digging up and transporting a tree, and it essentially requires that someone hire a professional to do so. Also, he has concerns about the city requiring a private property owner to host an event on the property owner’s land. He knows that the City has immunity and would not be held liable if someone were to go onto the land and get hurt while digging up and transplanting a tree. So, the property owner would likely be the one to get sued, and it essentially is a liability issue for the property owner – one that the property owner should not have to be forced to take on. Therefore, he believes this program should be eliminated.**

**Mayor McCallum shared that he was the councilman back in 2005 who came up with this Tree Transplanting Day idea, and he disagrees with Councilmember Lewis. He actually believes this program and associated opportunities should actually be expanded rather than done away with.**

Extensive discussions ensued. Councilmember Lewis shared that it only takes one event that could be devastating to a property owner and to a family who might have someone either injured or killed by going onto a property to dig up and relocate a tree during one of these events.

Mayor McCallum shared that he has had conversations with Mr. Miller, Planning Director, to let him know that we should revisit and reevaluate the city's current Tree ordinance. He went on to share that the average cost is less than \$400 to pay a professional to dig up, burlap, transfer and replant a tree, and this is less expensive than what would be paid if someone were going to purchase a tree at a nursery. He also emphasized that the program helps developers save money on tree mitigation costs.

Councilmember Lewis moved to do away with the city's current Tree Transplanting resolution. Councilmember Campbell shared that, although she believes that it sounds good to save trees, she has to agree with Councilmember Lewis' concerns. So, she seconded the motion.

Mayor McCallum went on to share additional reasons for disagreeing with stopping this program. The topic of liability and possible waivers was discussed. In addition, City Manager, Mary Smith suggested that perhaps the city could make a Tree Transplanting Day optional for a property owner. That way it could be made available as an option to a property owner if he needs to mitigate for trees and wants to allow for this sort of opportunity. Councilmember Lewis shared that his stance remains the same regarding his concerns. However, Councilmember Lewis went on to subsequently withdraw his original motion, and Councilmember Campbell withdrew her second.

Following additional, lengthy discussion, Councilmember Lewis again made a motion to rescind the resolution that established the Tree Transplanting Day program, as he had stated in his original motion. Councilmember Campbell seconded the motion. Following further discussion, the motion to rescind (do away with) the city's existing Tree Transplanting Day resolution failed by a vote of two in favor with five against (Thomas, Jeffus, Moeller, McCallum and Henson).

## XII. Adjournment

The meeting was adjourned at 8:39 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS  
4th DAY OF AUGUST, 2025.**

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TIM McCALLUM, MAYOR

ATTEST:

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KRISTY TEAGUE, CITY SECRETARY

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**ROCKWALL CITY COUNCIL AND PLANNING & ZONING COMMISSION**

**JOINT SPECIAL WORK SESSION MEETING**

**Thursday, July 24, 2025 - 6:00 PM**

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

**I. Call Public Meeting to Order**

Mayor McCallum called the meeting to order at 6:00 p.m. The following members of City Council were present:

Mayor Tim McCallum; Mayor Pro Tem Mark Moeller; Councilmembers Sedric Thomas, Melba Jeffus, Dennis Lewis and Richard Henson. Councilmember Campbell was absent from the meeting.

The following members of the Planning & Zoning Commission were also present:

Chair of the P&Z Commission, Dr. Jean Conway and Commissioners Ross Hustings, Doug Roth (newest member, starting his term on Aug. 1), John Hagaman, and Carin Brock. Commissioners Kyle Thompson and Ellis Bentley were absent (and Commissioner, John Womble, who was also not present is about to 'term out').

City Manager, Mary Smith; Assistant City Manager, Joey Boyd; Planning Director, Ryan Miller; Director of Administrative Services, David Sweet; and City Secretary, Kristy Teague were also present at the meeting.

**II. Introductions**

Mayor McCallum provided introductory comments, indicating he was given a copy of the 1966 Comp Plan map, which he shared may have prevented a lot of the traffic problems we experience today if it had been followed. He stressed that decisions that the P&Z Commission and City Council make related to zoning, building and density are not policy-related decisions that can be changed. Rather, they are 'forever' decisions, and they are really important. Issues related to the city's Comp Plan are a big reason he ran for mayor, and he believes addressing the plan is one of the most important things that needs to be worked on currently. He shared that every P&Z Commissioner and councilmember will be given an opportunity to provide feedback related to the Comp Plan this evening.

Planning Director, Ryan Miller, shared that the last update to the Comp Plan was done at the end of 2018 / the beginning of 2019. Typically a comp plan has about a 10 year lifespan, with an interim review and update typically occurring once every five years or so. He indicated feedback expressed this evening will be taken to the CPAC members, and they will then utilize the input as they review and make recommendations to Council relative to the Comp Plan.

### III. Open Forum

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

### IV. Work Session

1. Hold joint City Council/Planning and Zoning Commission work session to discuss and consider providing direction to the Comprehensive Plan Advisory Committee (CPAC) concerning updates to the City's OURHometown Vision 2040 Comprehensive Plan, and take any action necessary.

Mayor McCallum begun discussions. Regarding density calculations, the mayor expressed that it should be simple to calculate and impossible to manipulate, should be based upon "developable acres," should not include flood plain credit in the calculation, should have no parkland credit for any flood plain and no credit for park land without full amenitization. Regarding the definition of 'density,' it should be tightly defined from high to estate based on new calculations. All high/medium density districts should be removed and replaced with 10k square foot lots, and all future multifamily potential zoning possibilities should be removed from zoning on non-developed lands, including special commercial districts. Regarding lot sizes, "estate lots" should be defined, and the minimum lot size going forward should be 10k square feet or more. Side setbacks and lot coverages should be adjusted to ensure quality development. The mayor believes reducing lot coverage percentages will assist in larger lot sized to drive the price points needed for payback. He also believes there should be family friendly neighborhood layouts, rather than developer friendly ones, noting the Klutts Farm is one that's developer friendly. He'd like to see actual curvilinear streets, cul-de-sacs, pocket parks, required sidewalks, and retention versus detention since it would create an amenity versus an eyesore.

The mayor would also like to address the anti-monotony standards. Today they are 5-1, but he believes it should change to 100-1, creating more unique neighborhoods, discouraging volume builders while encouraging customized building instead. He believes this will encourages multi-builders within a development, which will create more unique neighborhoods. John King Bypass/Future 205 should be evaluated to understand how the city wants it to look and what we do and do not want placed there when it becomes one of our major roadways. Things likes, usage, overlay district and signage standards, etc. should be considered. Finally, he stressed the need for appropriate economic and commercial development (i.e. .549 property, 552/John King Boulevard, etc.).

P&Z Commissioner Hagaman spoke next, indicating he would like to see the City increase its design standards, as he does not believe that developers are paying enough money to come here and develop. He shared that he also is not in favor of multi-family; however, he would like to see more opportunities for senior housing to accommodate older residents. He would also like to look at Commercial districts, as he believes that a lot of times new commercial shopping centers vary greatly in how they visually look. He gave the example of Casa Linda Plaza in Dallas, pointing out how all of those shopping areas have the same look and feel. He would like to see residential developments that essentially promote community and that have curvilinear streets.

Dr. Conway shared that she would like to somehow maintain a small town feel and culture while also having larger town amenities. She'd also like to see better traffic light engineering throughout the city.

She has heard that some cities are utilizing Artificial Intelligence to help with traffic light engineering. Also, she would like to see more traffic circles, as she believes they really can keep the traffic moving well (in lieu of traffic lights at intersections). She is concerned there will likely be a huge increase in population over the next 15 years, and she wonders what the city can do – roadway planning wise – to handle the number of people, growth-wise, who are expected to come (30k+ additional population). She also wonders if the city could possibly work with RISD to expand parks that the school is already planning to put in. This could be a way to double utilize land.

Councilmember Jeffus would like to see developers pay more money so those funds can be utilized to plan and develop parks – not just limit developers to donating raw land. Planning Director, Mr. Miller spent a few minutes explaining the various ways in which the city has leveraged resources in order to purchase and to develop parks throughout the city. She would also like drainage ditches eliminated in new developments. Instead, she would like to see developers be required to install curbs and gutters.

Commissioner Brock hopes the CPAC has good guidance on what is happening at the state level so that we don't end up with comp plan updates that do not align with state regulations that may be forthcoming. Costs associated with things that were put in 30+ years ago is also of concern to her. She is aware that old infrastructure will, at some point, have to be replaced. So she wants to ensure there are plans in place for generating revenue to make those repairs without burdening tax payers. She also would like to see an even more vibrant downtown area, and she mentioned downtown McKinney as being a nice, ideal downtown. Mayor McCallum shared that Council has recently prompted a review of the city's existing downtown plan.

Newly appointed P&Z Commissioner Doug Roth spoke next, sharing he appreciates a meeting like this being held. He's concerned about density and traffic, and – although growth cannot be stopped – how it occurs matters. He shared that the roundabouts along Lakeshore are awful, since they are too small; however, he expressed he has seen larger ones work well elsewhere. He is aware of constant drainage issues in residential areas, so he wonders how developers could be held accountable for drainage.

Commissioner Hustings expressed appreciation for the opportunity for this joint meeting with Council this evening. He knows growth is inevitable, but he wants it to be done responsibly. He pointed out that the Commission ensures that a development or site plan meets the requirements, and then discretionary decisions get left to the Council. Mayor McCallum interjected, utilizing the somewhat recent Ikea proposal as an example of how the P&Z Commission saying 'no' led to the developer coming back with more positive changes compared to what was originally proposed. Hustings went on to generally express concerns about traffic and how TXDOT seems to not listen to concerns expressed by residents as well as those expressed by the city itself. Although the Comp Plan is not required by regulation, he does believe it's a good planning tool to use, including to help leverage discretionary decisions.

Mayor McCallum believes that minor details in the Comp Plan should be carefully looked at, such as small General Retail, Neighborhood Services and/or Commercial zoning pockets that are located right beside and/or right at the entryway of residentially zoned areas. Hustings shared he is a huge fan of hiking and biking trails and interconnectivity of trails throughout a city. He prefers very wide trails that allow for strollers, bicyclers, kids and families being active along those trails. He wants to leverage these sorts of things out of developers as much as possible. He spoke about how he enjoys bike rides

that allow him to visit certain restaurants via utilization of certain trails within the city, and he would like to see more and more of these, including citywide interconnectivity.

Dr. Conway mentioned Fort Collins, Colorado, sharing that she has observed it to be a good example of a municipality that has kept a small town feel, has a lot of really good biking trails, roundabouts and parks, while – at the same time – being a larger city that has good amenities and has done a good job as it's grown.

Councilmember Henson commented about the trails along White Rock Lake in Dallas and how some folks drive far distances to visit that area. He likes setbacks with a divided median, such as the divided median throughout the Stone Creek subdivision. He does not like wide road ways with the ability to drive 30 mph once you turn onto the residential street. He is concerned, in part, about 29' wide roads and them not truly allowing the ability for a fire truck to drive along such a narrow roadway and get to its destination if, for example, a boat trailer is parked along that roadway when the fire truck is attempting to come through. He commented that he likes Georgetown, TX and believes it was well designed (i.e. the Del Webb development down there). He'd like to see a certain percentage of estate lots within each residential development. Additionally, he'd like to limit the number of front entry and J-Swing garage entries. The intent is to reduce the number of vehicles parked on concrete in the front yard of homes by at least 50%. He pointed out we are a lakeside community, but we have allowed residential developments that have very small 6' side yards that won't even accommodate a jet ski. He has concerns about how low density is defined and calculated. He also has concerns about Klutts Farm. Regarding the recent industrial park proposal along the railway for an aluminum business, he shared that P&Z voted for that proposal; however, when the applicant came to Council, the Council voted to deny it because the applicant articulated they would not end up using the whole area, yet they did not know what type of additional business(es) might go in there in the future. As a separate matter, he indicated that – regarding the recent STR proposal in LRE - the P&Z denied the request by a vote of 5 to 2; however, when the applicant came to Council, the Council passed the proposed STR by a 7 to 0 vote. He believes that this particular proposal was going to result in raising the quality of the neighborhood, and the applicant was a good, established hotelier already operating well within our city. He expressed concern about the roadway that will eventually go into the new Juniper development, and that roadway will be a lot like Quail Run. He believes it will be a high traffic type street, and he'd like to see that type of roadway be wider and have a median dividing it. Indication was given that slip streets, such as that on Featherstone, would be ideal. Mr. Miller shared that the city does push for those types of streets, but developers always push back and say 'no' to installing them.

Mayor Pro Tem Moeller commented on the downtown apartments that will be forthcoming, will be multi-storied and will be a nightmare for traffic on SH-66 in that area. He went on to share that those living there will be able to walk to the downtown area, so he hopes that will be beneficial to those businesses. He wishes the city would have had more boulevards and slip streets as it has developed, but he knows that a lot of our roadways are TXDOT owned, and dealing with TXDOT is quite challenging. He looks forward to the SH-205 / John King Boulevard swap, which will really help resolve some traffic concerns in the long run. He spoke about the past discussions that transpired regarding redevelopment of the downtown square. All along, it was assumed buildings in and around downtown would always only be no more than two-stories tall. It was never imagined a developer

would buy those lots, combine them and build a multi-story apartment complex so close to downtown. He thinks 'more teeth' should be put into the downtown ordinance and regulations. Mayor McCallum shared that sidewalks in and around the downtown area are needed and desired.

Mayor McCallum went on to share that the downtown plan currently in place encourages development, and he believes – in time – this will decimate downtown. Therefore, he'd rather see the downtown plan focus on historic preservation instead of focusing on (new) development. He believes this will encourage preservation of the downtown's hometown feel.

Councilmember Thomas echoed some things others have stated this evening. He'd like to see "Commercial" areas looked at more carefully. He'd also like to look into encouraging reinvestment in older neighborhoods and older areas. He has concerns that a lot of the older neighborhoods have turned into rental properties. He does not know, legally, if at all, a city could regulate rentals. He has concerns about density calculations and wants to ensure that various densities that get proposed and approved really make sense. Roadways, parks and sidewalks are all of concern to him. He wants to also try and ensure that Rockwall remains viable for businesses. He wants to be certain that, when planning, everyone keeps in mind – not only our current population – but also future generations. He went on to really encourage the P&Z Commission to not worry about what Council may think or do on a given planning-related proposal, but – instead – just focus on bringing forth a strong recommendation to Council, whatever that may be. He shared he does his best to take bias out of decisions he evaluates and ultimately makes. He doesn't want P&Z Commissioners to be overly concerned about what Council might think such that they might pigeon hole themselves and their decisions.

Councilmember Jeffus shared that she really loves that those serving on P&Z are all really strong, intelligent commissioners who study and evaluate proposals and end up making good, solid decisions. Mayor McCallum agreed, and went on to share that he really enjoys when the P&Z commissioners vote with individual discretion, and the vote ends up being a split vote, rather than a unanimous one. He believes that diversity of opinions makes us stronger.

Councilmember Lewis shared that he really agrees with everything Commissioner Hustings said about the intent and role of the P&Z Commission. He went on to share that he's heard a lot of residents expressing concern about sidewalks. Many want them, but some of them are in very poor condition, and their upkeep poses challenges. He shared that there are no trails on the south side of IH-30, so there are no trails to connect to, and this is a problem. He further shared that, over the years, TXDOT has actually worked pretty well with the City. He pointed out that there is no local match money available right now; however, there are roadway plans in place. He encouraged everyone to go look up those plans on the countywide consortium's webpage online. He went on to comment on the "existing conditions report" that the Planning Director recently issued. He pointed out that the Baby Boomers demographics makes up the largest part of the population, but he does not want that to distract from the younger generations and their needs.

Mayor McCallum shared that there is only 14-15% of developable land left within the City. However, it used to be about 30% when the city was allowed to count land in its extraterritorial jurisdiction (ETJ). But, the state legislature has screwed the city over since now, those located in the ETJ, can petition for removal and be removed. He went on to share that the 'outer loop' is coming and is inevitable. The

**governor wants it, and it is coming, so there will be growth down in the eastern corridor of the city and county. One huge need is for utilities so that developers have those already in place when growth comes at some point. He encouraged forward thinking pertaining to what the city wants to see in the far eastern portion of the city, both residential wise and business wise.**

**Mrs. Smith agreed with sentiments expressed regarding houses filling up a large part of lots and not having larger setbacks.**

**Mayor McCallum would like to see a minimum of quarter acre lots being a requirement, especially within the last 15% of land within the city that is yet to be developed.**

**Mr. Miller shared details on the city having hired an economist a number of years ago and what some of her report spoke to, in part related to her assessment that estate lots do not pay for themselves. He indicated that a 10k square foot lot was, according to the study, believed to be the most effective size in terms of the city's cost of service. Mrs. Smith shared the belief that this may be because those living on estate lots are often times gone, traveling, not at home and are, therefore, not shopping locally or spending money locally.**

**Mr. Miller shared that having CPAC review the Comp Plan and issue its recommendations to Council by a deadline of this December is not viable for several reasons. Councilmember Henson wonders if the city can somehow avoid developer proposals during the time period during which the Comp Plan is being reviewed. Mr. Miller shared that this may be possible, but the city attorney will have to advise in this regard. He pointed out that the existing Comp Plan is actually very strong and good in that it gives a lot of latitude for possibly saying 'no.' Mayor McCallum acknowledged that ambitious timeframes have been expressed by himself relative to review of the Comp Plan and the Downtown Plan.**

**Commissioner Hustings touched on rezoning and its importance. He pointed out that some things that are allowed 'by right' make it very difficult, at times, to control.**

**Mayor McCallum shared that his own very conservative approach to zoning was taught to him by former Rockwall Councilmember Billy Morris. He explained how he tries to leave zoning as "AG" especially when it's not known, for sure, what will end up going there. He does not believe that a property should be rezoned just so it can be marketed by a land owner and sold. Rather, he believes it should remain as "AG" until it sells and the city knows that actually will end up going there.**

**Mr. Miller pointed out that Council recently denying a proposal associated with 80 acres was able to be denied – in large part – because the existing Comp Plan allowed wide discretion for Council to deny it. The Comp Plan can be utilized to justify not rezoning in a of instances.**

**Mayor McCallum thanked everyone for attending and participating this evening. No action was taken as a result of the work session discussions.**

## **V. Adjournment**

**Mayor McCallum adjourned the meeting at 8:10 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 4th DAY OF AUGUST, 2025.**

\_\_\_\_\_  
**TIM McCALLUM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KRISTY TEAGUE, CITY SECRETARY**

**PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF ROCKWALL, TEXAS ON THIS 12<sup>TH</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
**DR. JEAN CONWAY, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**MELANIE ZAVALA, PLANNING COORDINATOR**

CITY OF ROCKWALL

ORDINANCE NO. 25-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 36 STREETS, SIDEWALKS AND PUBLIC PLACES; ARTICLE IV, DIVISION 2. ART REVIEW TEAM (ART) COMMISSION TO AMEND ITS COMPOSITION FROM SEVEN (7) MEMBERS TO FIVE (5) MEMBERS; PROVIDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council of the City of Rockwall, Texas ("City") adopted Ordinance 06-17 on June 5, 2006, originally establishing the Art Review Team (ART) Commission; and,

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

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

**Section 1. Findings of Fact.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact;

**Section 2. Amendments.** The municipal code of ordinances shall hereafter be amended at Chapter 36 "Streets, Sidewalks and Public Places," Article IV. Art in Public Places Master Plan, Division 2. Art Review Team (ART) Commission, Section 36-77 "Established," which shall hereafter read as follows:

**Sec 36-77 Established.**

- (a) *Composition; appointment of members; term; compensation.* There is hereby created a commission known as the Art Review Team (ART) commission. The commission shall be organized as follows:
- (1) The art review team (ART) commission shall consist of ~~seven~~ five members, who shall all be "interested citizens" appointed by the city council. All team members should possess knowledge of, or have an interest in contemporary, visual art, artistic principles and art media.
    - a. The art review team (ART) commission shall consist of ~~seven~~ five regular members appointed by a majority of the city council. A staff liaison will be appointed by the city manager.
    - b. In the case of a vacancy of the commission, the city council, by a majority vote, may appoint a replacement member to the commission. Any person appointed shall serve until the expiration of the term of office of the vacated position.
    - c. Each member of the commission shall be a resident citizen and qualified voter of the city.

- d. Upon the initial appointment of the commission by the city council, members shall draw lots for three two-year terms and two one-year terms of service. Thereafter, the term of office of members of the commission shall be for two years. Members may be removed, as determined by the city council.
- e. Members shall serve without compensation.

**Section 3. Remaining Provisions Unchanged.** The remainder of the existing Chapter 36 “Streets, Sidewalks and Public Places,” Article IV. Art in Public Places Master Plan, Division 2. Art Review Team (ART) Commission, remains unchanged and shall remain in full force and effect, save and except as amended by this Ordinance;

**Section 4. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**1<sup>st</sup> Reading: July 21, 2025**

**2<sup>nd</sup> Reading: August 4, 2025**

CITY OF ROCKWALL

ORDINANCE NO. 25-42

SPECIFIC USE PERMIT NO. S-369

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size and the number of accessory buildings permitted on a property for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of an *Accessory Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- 4) The subject property shall be limited to a maximum of four (4) accessory structures.
- 5) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

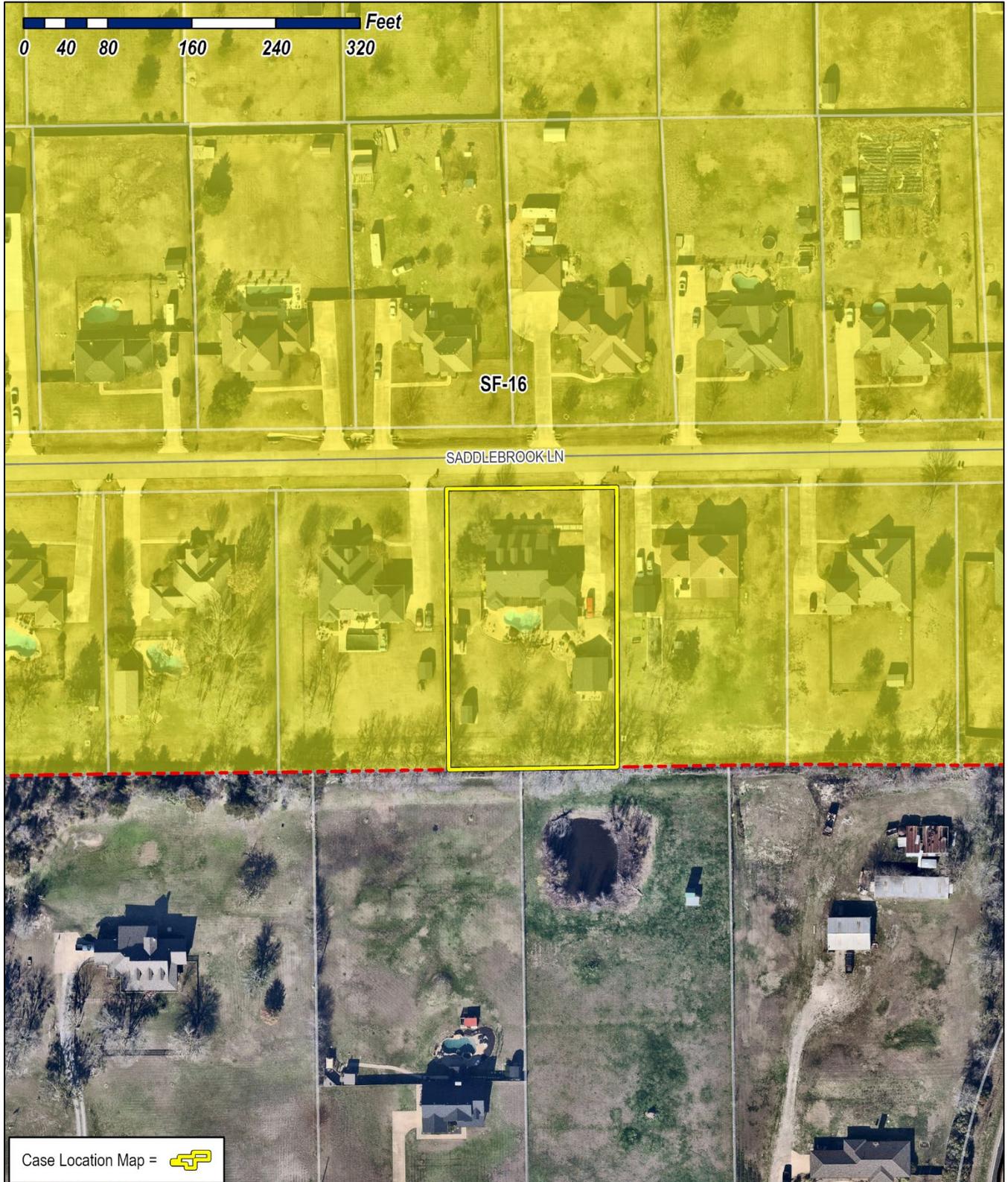
1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

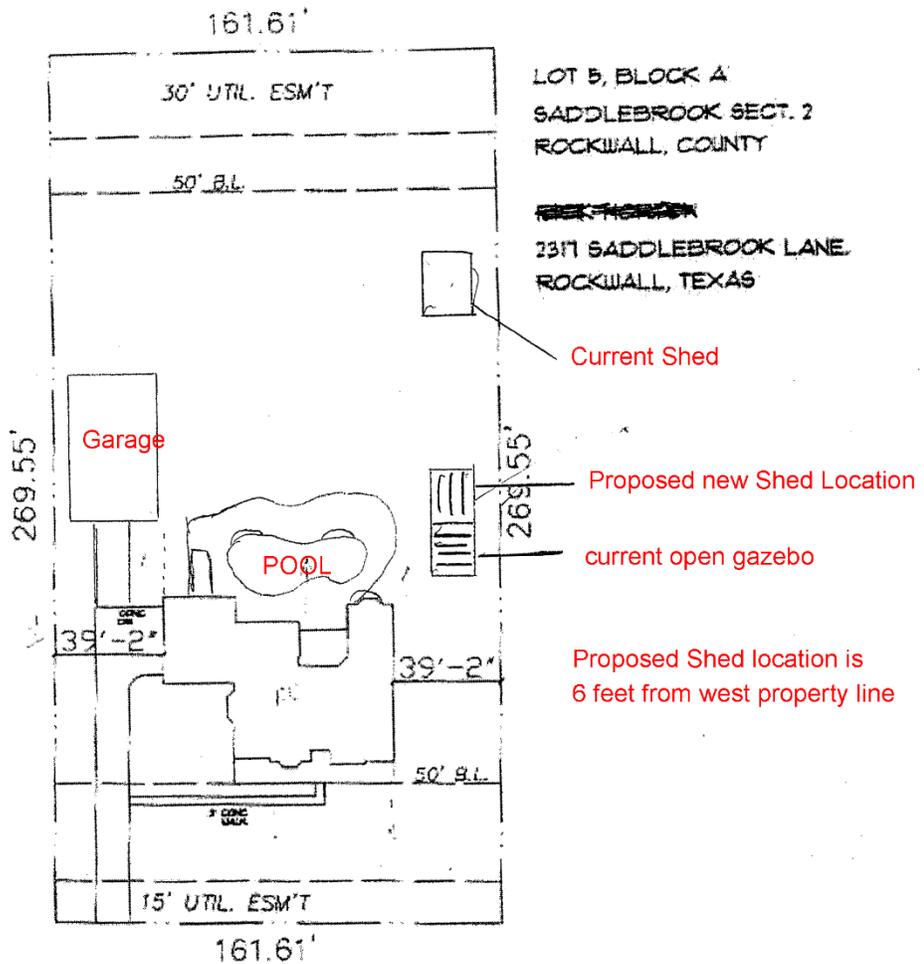
**Exhibit 'A'**  
*Location Map and Legal Description*

Address: 2317 Saddlebrook Lane

Legal Description: Lot 5, Block A, Saddlebrook Estates #2 Addition



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



SITE PLAN



1" = 50' - 0"

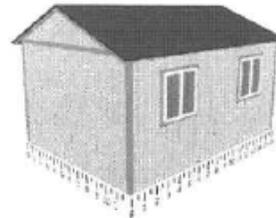
NORTH

	PROJECT:	SHEET:
	<p><u>D.R. Horton, Inc.</u></p> <p>DATE: 7 / 10 / 01</p> <p>NO: 01782 / 921 (MUGGED)</p>	<p>SAI</p> <p>OF: 1</p>

**Exhibit 'C':  
Building Elevations**

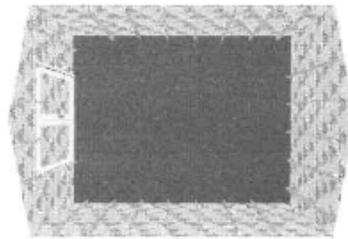


Patti Muggeo  
2317 Saddlebrook lane  
Rockwall TX 75087  
Q-3103334



Wall D

Wall A



Wall C

Wall B

**Base Details/Permit Details**

**Building Size & Style**  
Premier Pro Tall Ranch - 12' wide by 16' long

**Paint Selection**  
Base: Tundra Frost, Trim: Smoky Slate

**Roof Selection**  
Charcoal Dimensional Premium Shingle

**Drip Edge**  
Black

**Is a permit required for this job?**  
Yes

**Who is pulling the permit?**  
Tuff Shed

**Optional Details**

**Doors**  
Full-Lite Residential Double Door (6' x 6'8"),

**Windows**  
3 3'x3' Insulated Horizontal Sliding Window

**Walls**  
461 Sq Ft House Wrap

**Roof**  
240 Sq Ft Clerestory Upgrade

**Floor and Foundation**  
192 Sq Ft No Floor

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
Yes

**Is there a power outlet within 100 feet of installation location?**  
Yes

**The building location must be level to properly install the building. How level is the install location?**  
Slab provided by customer will be within 1/8" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
Yes

**Substrate Shed will be installed on?**  
Concrete without Shed Floor

CITY OF ROCKWALL

ORDINANCE NO. 25-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*]; and,

**WHEREAS**, Planned Development District 11 (PD-11) is a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

**SECTION 5.** That 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 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

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

**BEING** 118.53 acres of land situated in Abstract 98, A. Hanna and Abstract 21, N. Butler Surveys in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Southeast corner of Lot 16, Block M, Hillcrest Shores Addition, RCAD # 44180, and the West Right of Way line of North Lakeshore Drive (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,588,906.727, N7,030,070.403 Feet*);

- 1 **THENCE** North 88°-56'-18" West, along the Southern boundary line of the Hillcrest Shore Addition, a distance of 724.279 feet to a point;
- 2 **THENCE** North 83°-45'-12" West, continuing along said boundary line, a distance of 49.405 feet to a point;
- 3 **THENCE** South 02°-36'-24" West, a distance of 5.253 feet to a point;
- 4 **THENCE** North 86°-25'-49" West, a distance of 121.1 feet for a corner;
- 5 **THENCE** North 05°-32'-43" East, along the City of Dallas Lake Ray Hubbard Takeline, a distance of 60.502 feet for a corner;
- 6 **THENCE** North 42°-07'-32" West, continuing along said Takeline, a distance of 503.224 feet to a point;
- 7 **THENCE** North 34°-38'-28" West, a distance of 119.083 feet to a point;
- 8 **THENCE** North 36°-04'-27" West, a distance of 359.701 feet to a point;
- 9 **THENCE** North 01°-58'-02" East, a distance of 106.557 feet to a point;
- 10 **THENCE** North 14°-10'-52" West, a distance of 326.452 feet to a point;
- 11 **THENCE** North 84°-56'-38" West, a distance of 238.245 feet to a point;
- 12 **THENCE** North 02°-26'-00" East, a distance of 153.538 feet to a point;
- 13 **THENCE** North 81°-55'-48" East, a distance of 200.961 feet to a point;
- 14 **THENCE** North 80°-31'-26" East, a distance of 216.91 feet to a point;
- 15 **THENCE** North 68°-22'-45" East, a distance of 260.441 feet to a point;
- 16 **THENCE** North 23°-23'-19" West, a distance of 96.295 feet to a point;
- 17 **THENCE** South 71°-49'-15" West, a distance of 229.31 feet to a point;
- 18 **THENCE** North 77°-23'-38" West, a distance of 356.781 feet to a point;
- 19 **THENCE** South 86°-51'-07" West, a distance of 125.365 feet to a point;
- 20 **THENCE** South 47°-47'-09" West, a distance of 220.357 feet to a point;
- 21 **THENCE** North 57°-32'-43" West, a distance of 190.446 feet to a point;
- 22 **THENCE** North 41°-36'-42" West, a distance of 688.446 feet to a point;
- 23 **THENCE** North 30°-34'-19" West, a distance of 45.538 feet for a corner (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,586,183.472, 7,032,240.766 Feet*);
- 24 **THENCE** North 89°-54'-31" East, along the Northern boundary line of the Hillcrest Shore Addition Phase 3, a distance of 606.247 feet to a point;
- 25 **THENCE** North 00°-12'-51" East, continuing along said boundary line, a distance of 15.459 feet to a point;
- 26 **THENCE** South 89°-29'-32" East, a distance of 665.819 feet to a point;
- 27 **THENCE** South 89°-52'-24" East, a distance of 762.35 feet for a corner;
- 28 **THENCE** North 00°-21'-55" West 291.147 feet to the beginning of a curve;
- 29 **THENCE** along said curve to the right having an angle of 70°-50'-26", and a radius of 34.945 feet, with a chord bearing of North 49°-30'-26" East, and a chord distance of 40.506 feet;
- 30 **THENCE** South 89-15-07" East, a distance of 437.391 to the beginning of a curve;
- 31 **THENCE** along said curve to the right having an angle of 94°-01'-39", and a radius of 35.92 feet, with a chord bearing of South 42°-21'-29" East, and a chord distance of 52.552 feet;
- 32 **THENCE** South 01°-21'-08" East, a distance of 273.833 feet for a corner;
- 33 **THENCE** South 89°-25'-39" East, a distance of 737.795 feet to a point;
- 34 **THENCE** South 74°-56'-00" East, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
- 35 **THENCE** South 89°-35'-03" East, a distance of 17.421 to the beginning of a curve;
- 36 **THENCE** along said curve to the left and along the Eastern Right of Way line of North Lakeshore Drive, having an angle of 18°-18'-37", and a radius of 282.065 feet, with a chord bearing of South 05°-33'-18" West, and a chord distance of 89.757 feet;
- 37 **THENCE** continuing along said curve to the left having an angle of 05°-07'-36" and a radius of

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

750.064 feet, with a chord bearing of South 05°-02'-27" East, and a chord distance of 67.09 feet;  
38 **THENCE** South 10°-08'-02" East, a distance of 268.924 feet to a point;  
39 **THENCE** South 10°-18'-33" East, a distance of 463.091 feet to a point;  
40 **THENCE** South 10°-18'-22" East, a distance of 103.877 feet to the beginning of a curve;  
41 **THENCE** along said curve to the right having an angle of 30°-06'-45", and a radius of 681.101 feet,  
with a chord bearing of South 04°-45'-34" West, and a chord distance of 353.855 feet;  
42 **THENCE** along said curve to the right having an angle of 37°-09'-18", and a radius of 681.094 feet,  
with a chord bearing of South 38°-23'-35" West, and a chord distance of 433.974 feet;  
43 **THENCE** South 56°-58'-57" West, a distance of 279.925 feet to the beginning of a curve;  
44 **THENCE** along said curve to the left having an angle of 53°-15'-29", and a radius of 450.979 feet,  
with a chord bearing of South 30°-19'-37" West, and a chord distance of 404.269 feet, for a corner;  
45 **THENCE** South 88°-43'-09" West, crossing North Lakeshore Drive, a distance of 95.674 feet to the  
POINT OF BEGINNING AND CONTAINING 118.53 acres of land (5,163,135.046 square feet)  
more or less.

**Exhibit 'B':  
Survey**

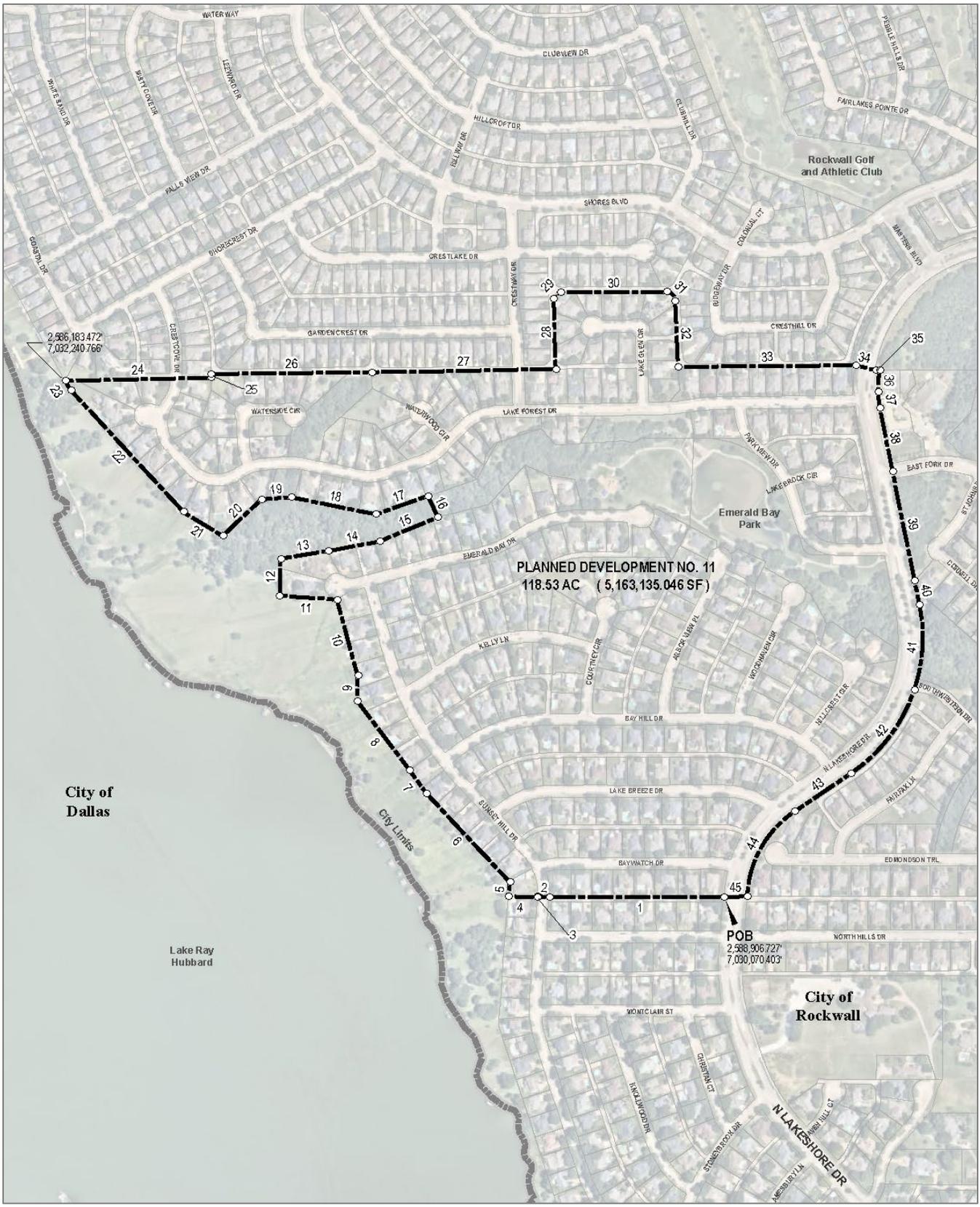
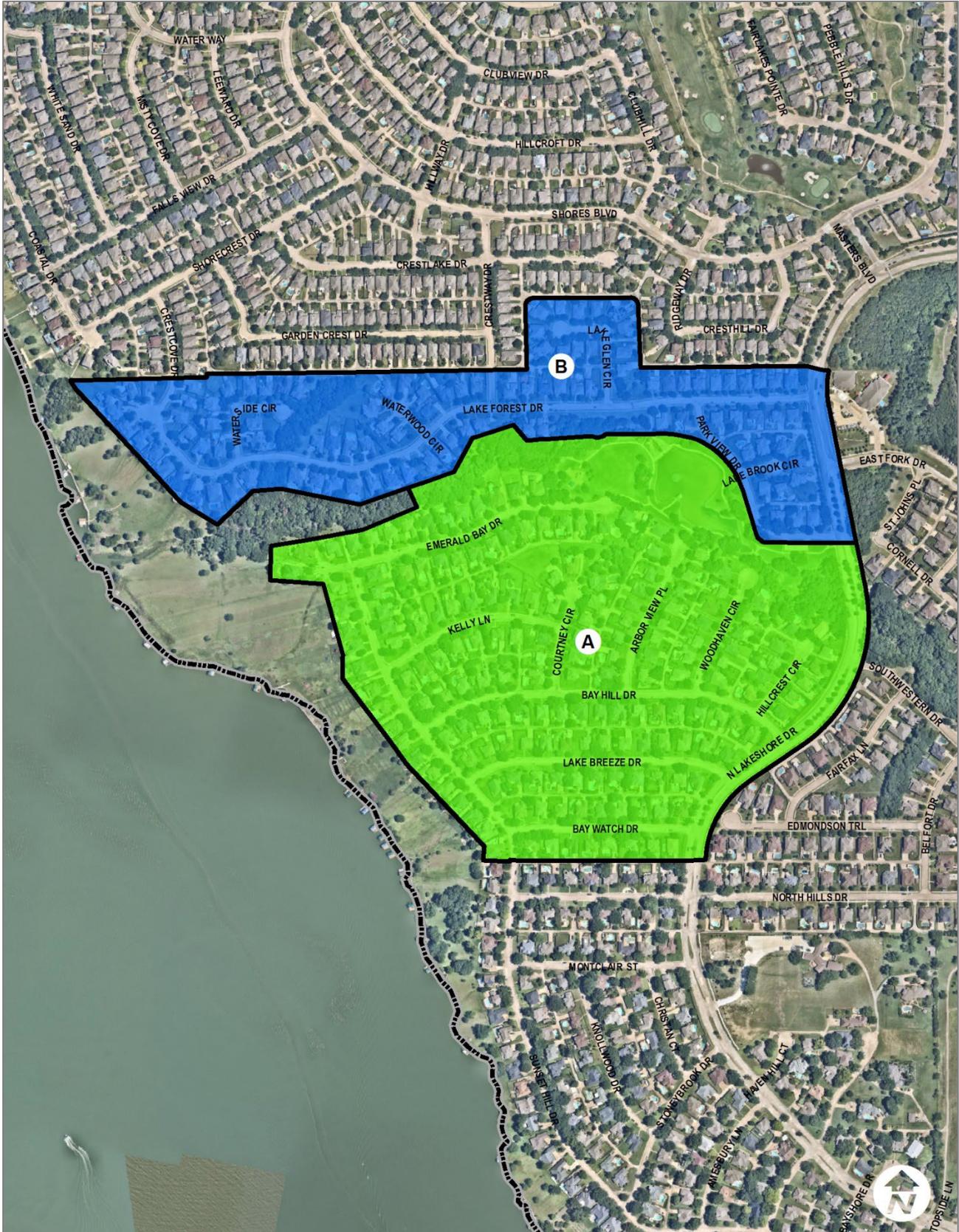


Exhibit 'C':  
Concept Plan



**Exhibit 'D':  
Density and Development Standards**

(A) TRACT A. [Hillcrest Shores, Phases 1 & 2]

(1) Concept Plan. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

**FIGURE 1. CONCEPT PLAN FOR TRACT A**



(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract A* shall conform to the additional standards depicted in *Table 1*, which are as follows:

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT A**

	LOT TYPE ►	SINGLE-FAMILY
<b>MINIMUM FRONT YARD SETBACK</b>		
ONE (1) STORY STRUCTURE		20'
TWO (2) STORY STRUCTURE		25'

**Exhibit 'D':  
Density and Development Standards**

(B) TRACT B. [Hillcrest Shores, Phase 3]

(1) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

**FIGURE 2. CONCEPT PLAN FOR TRACT B**



(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B**

	LOT TYPE ►	SINGLE-FAMILY
AVERAGE LOT SIZE <sup>(1)</sup>		10,600 SF
MINIMUM DWELLING UNIT SIZE		2,000 SF
MINIMUM LOT WIDTH		60'
MINIMUM LOT DEPTH		100'
MINIMUM FRONT YARD SETBACK		20'
MINIMUM SIDE YARD SETBACK		6'
MINIMUM SIDE YARD ADJACENT TO A STREET <sup>(2)</sup>		15'
MINIMUM REAR YARD SETBACK		10'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>		2

**GENERAL NOTES:**

- <sup>1</sup>: *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- may consist of 117 lots with at least 83 lots having a minimum lot size of 10,000 SF and the remaining 34 lots having a minimum lot size of 8,400 SF.
- <sup>2</sup>: The side yard setback adjacent to North Lakeshore Drive shall be 20-feet.
- <sup>3</sup>: Minimum of two (2) car garage is required for each dwelling unit. All garages shall be side or rear entry only.

**Exhibit 'D':**  
*Density and Development Standards*

- (4) Masonry Requirement. The exterior façades of the dwelling unit shall consist of a minimum of 75.00% masonry materials.
- (5) Roof Design Standards. The minimum roof pitch shall be 6:12 or higher.
- (6) Subdivision Entry Signage and Fencing. The screening walls or fences along North Lakeshore Drive shall be wrought iron with masonry columns. The entry sign will be stone or masonry.
- (7) Anti-Monotony Standards. Building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and no closer than 200-feet on the opposite side of the street or around a corner.
- (8) Access to Public Park and Takeline. *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall adhere to the following:
  - (a) Access to the public park and takeline shall be provided via walkways at approximately the locations as shown in *Exhibit 'C'* of this ordinance and as was established by the subdivision plat for Phase 3 of the Hillcrest Shores Subdivision.
  - (b) If requested by the City, the developer will build up to eight (8) parking spaces adjacent to the public park.

CITY OF ROCKWALL

ORDINANCE NO. 25-44

SPECIFIC USE PERMIT NO. S-370

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01], addressed as 3985 Horizon Road, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

Planned Development District 75 (PD-75) [*Ordinance No. 16-01*]; Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future --*, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.
- (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

## 2.2. COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>th</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

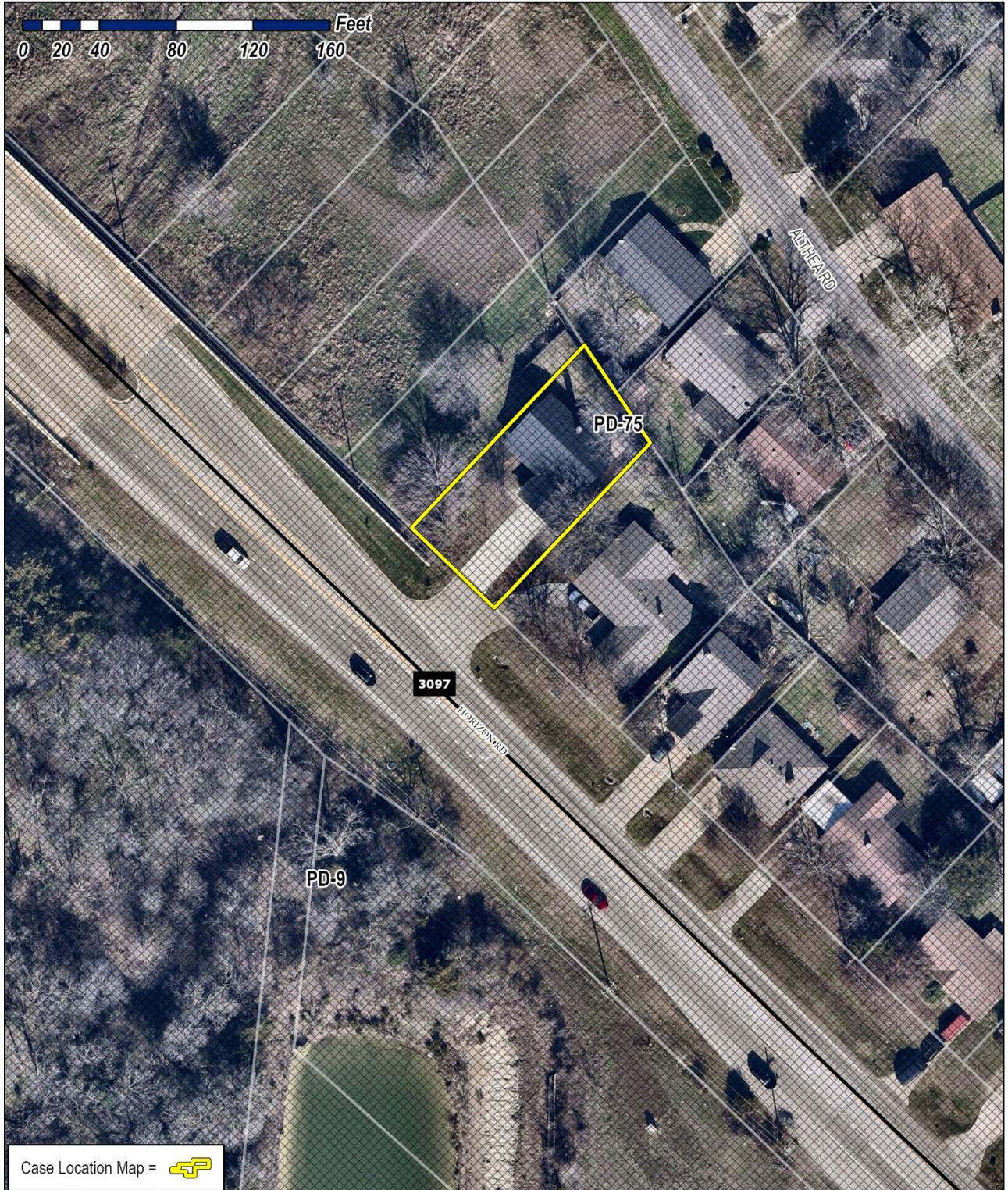
1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

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

Address: 3985 Horizon Road

Legal Description: A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1



**Exhibit 'B'**  
*Short-Term Rental Photographs*



**Exhibit 'B'**  
*Short-Term Rental Photographs*



**Exhibit 'B'**  
*Short-Term Rental Photographs*



CITY OF ROCKWALL

ORDINANCE NO. 25-45

SPECIFIC USE PERMIT NO. S-371

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *Church/House of Worship* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* or *Daycare Facility* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
- 3) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

### 3.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'B':  
Floor Plan**

**SHM**

5646 Milton Street, Suite 900 ·  
Dallas, Texas 75206  
214.252.3830  
shmarchitects.com

STOKER HOLDING COMPANY P.L.L.C. 225  
These documents have been prepared specifically for  
the DIVINE PEACE CHURCH  
and shall not be used for any other project, in  
whole or in part, without the approval of the architect.



**DIVINE PEACE  
CHURCH**  
Rockwall, Texas  
Permit and Construction

SHM PROJECT #

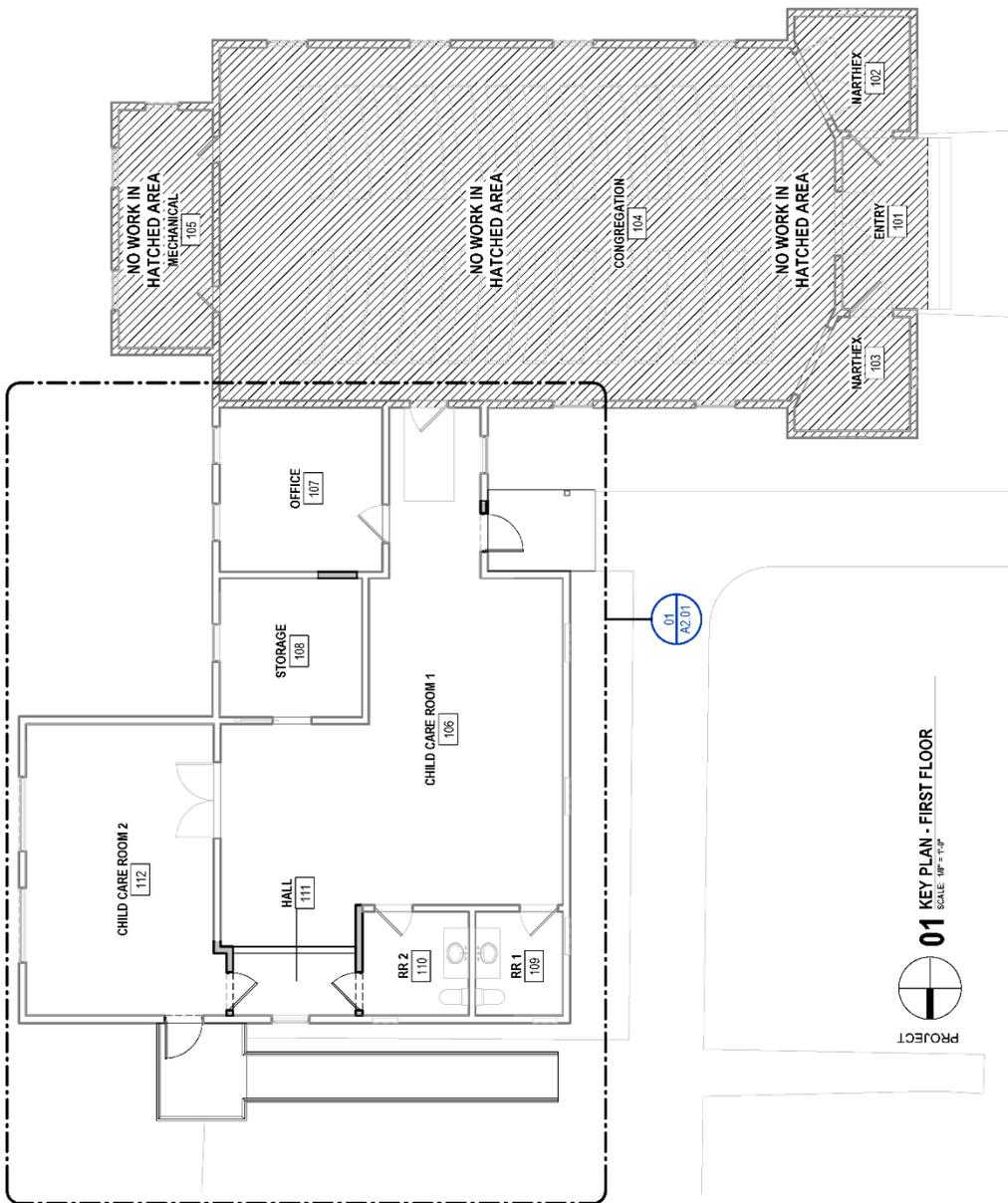
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

**A2.00**



**01** KEY PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 25-46

SPECIFIC USE PERMIT NO. S-372

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

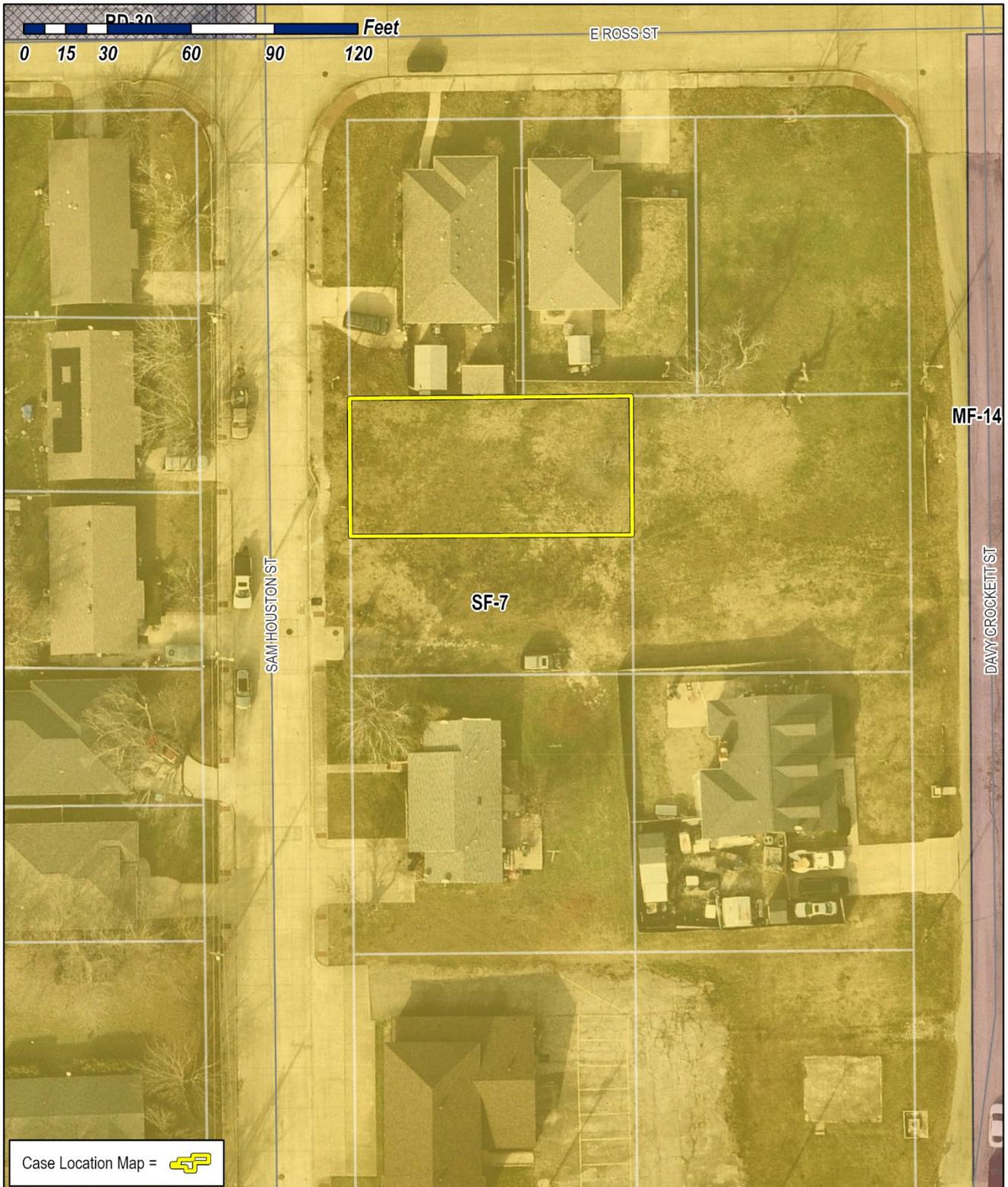
1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

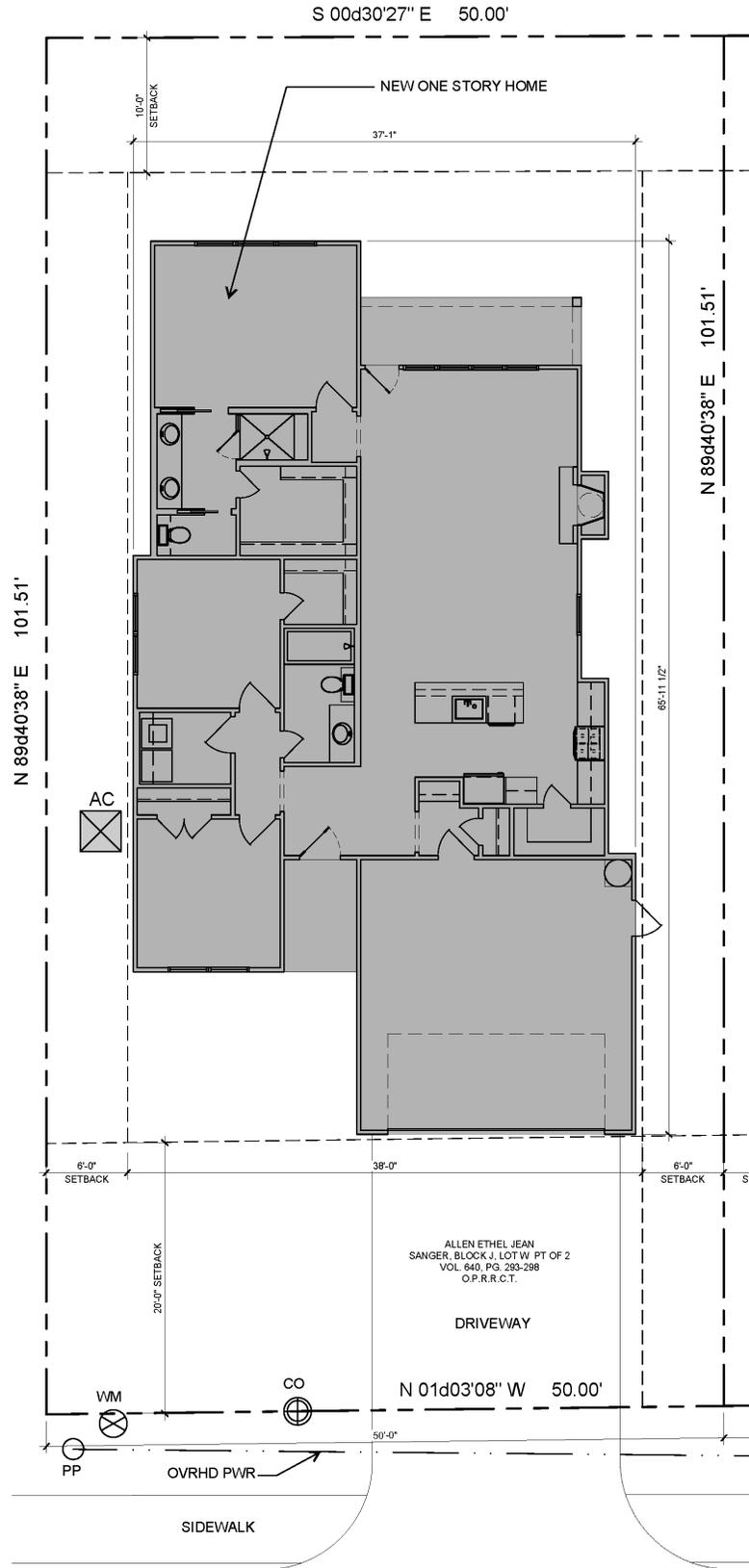
**Exhibit 'A':**  
**Location Map**

Address: 803 Sam Houston Street

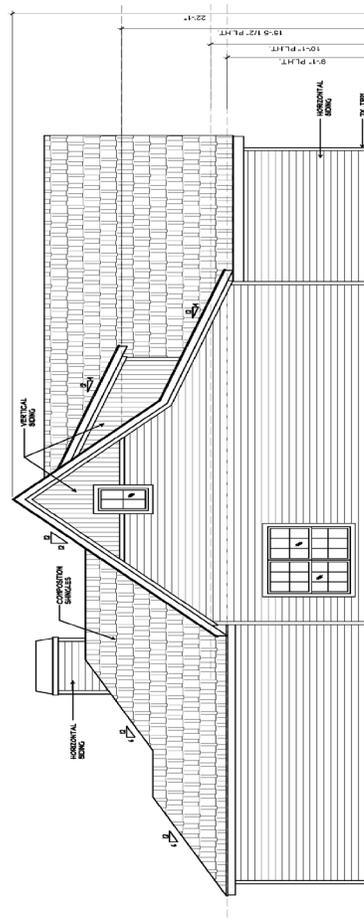
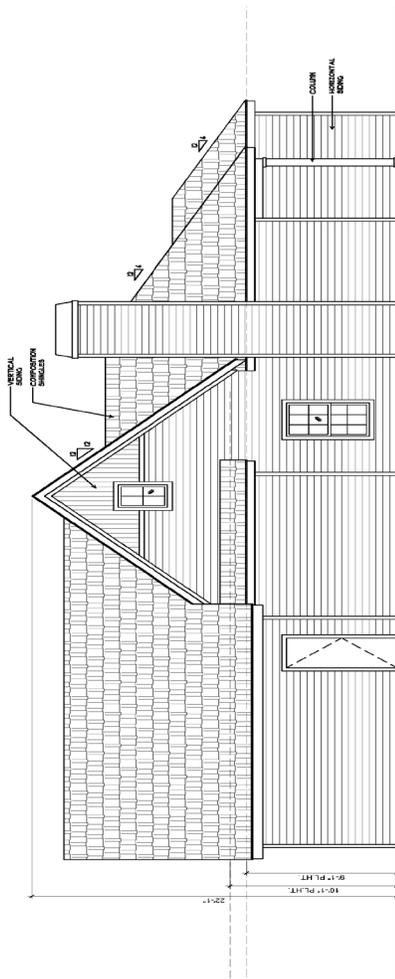
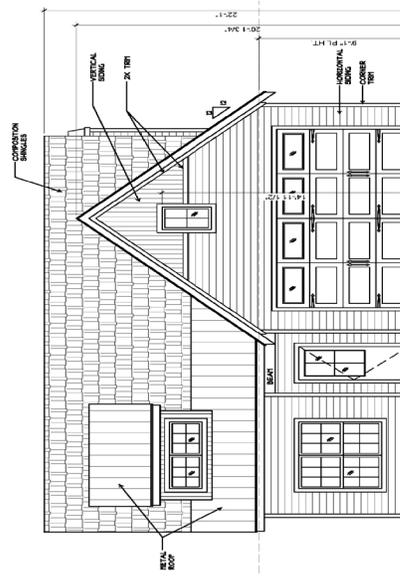
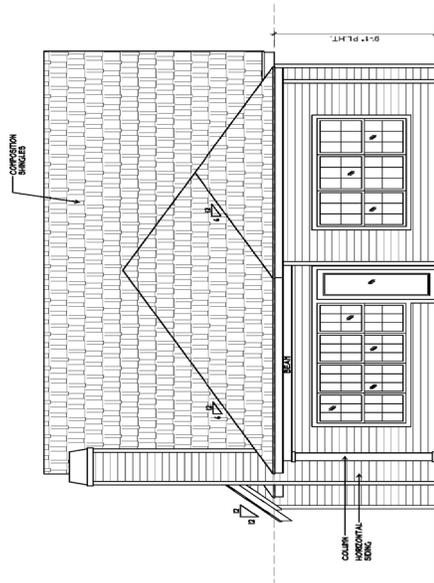
Legal Description: Lot W, Block J, Sanger Addition



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



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



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



CITY OF ROCKWALL

ORDINANCE NO. 25-47

SPECIFIC USE PERMIT NO. S-373

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 805 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

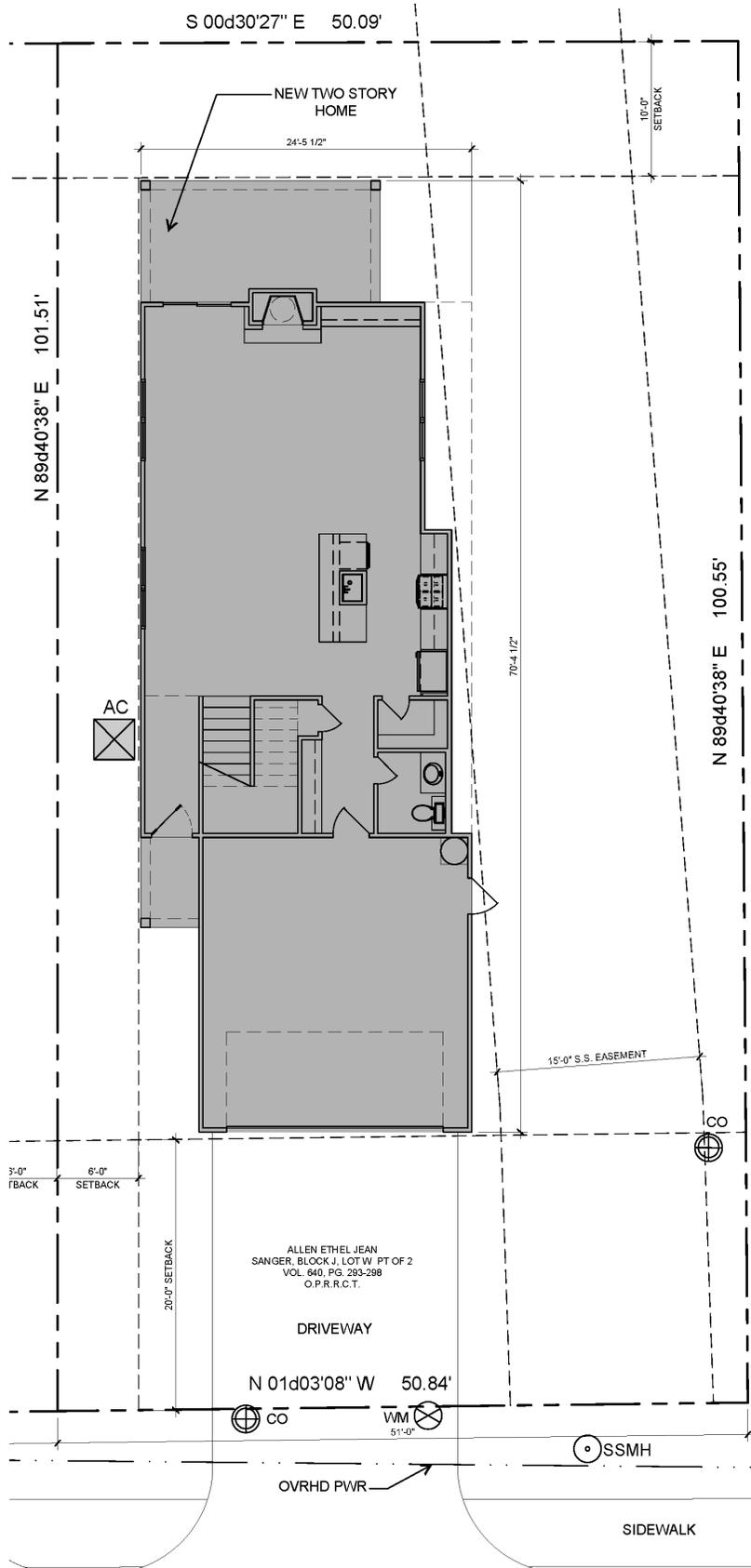
**Exhibit 'A':**  
**Location Map**

Address: 805 Sam Houston Street

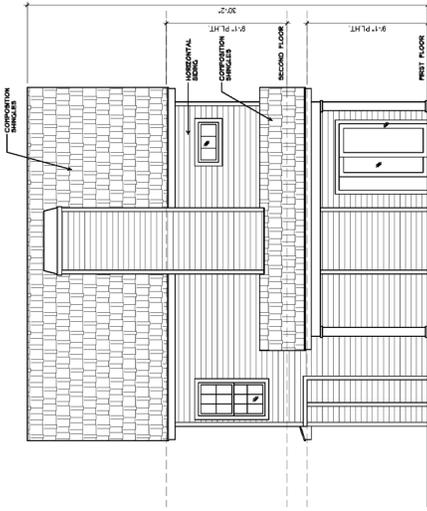
Legal Description: Lot W, Block J, Sanger Addition



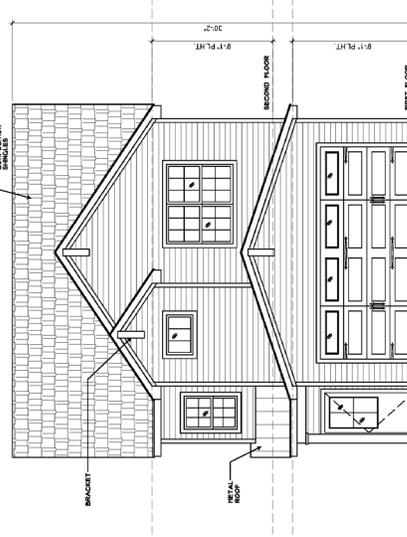
**Exhibit 'B':  
Residential Plot Plan**



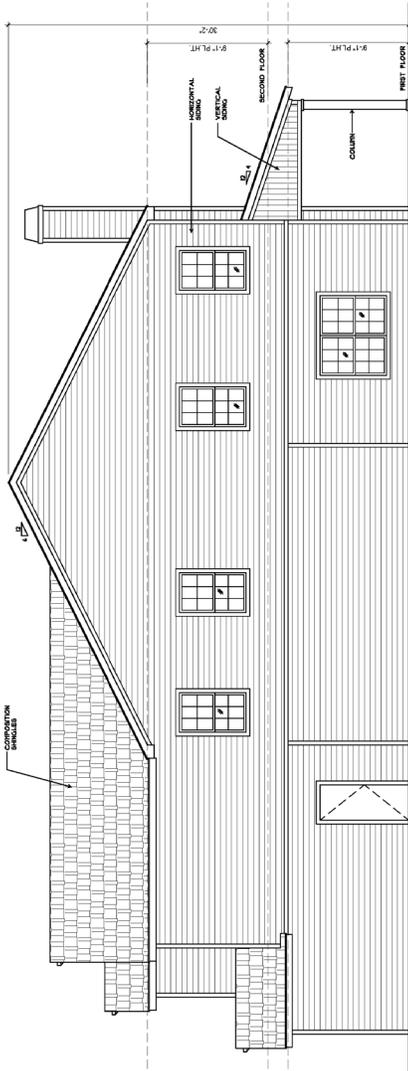
**Exhibit 'C':  
Building Elevations**



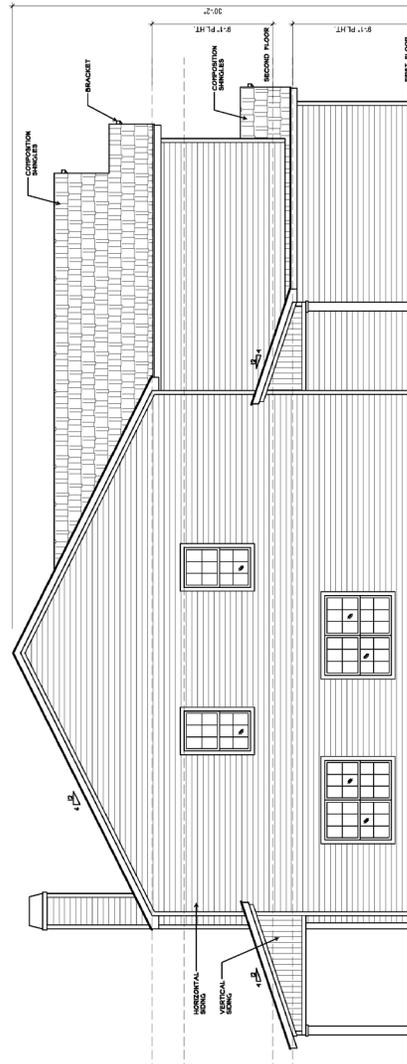
**03 EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**01 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**04 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**02 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

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



CITY OF ROCKWALL

ORDINANCE NO. 25-48

SPECIFIC USE PERMIT NO. S-374

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance;
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

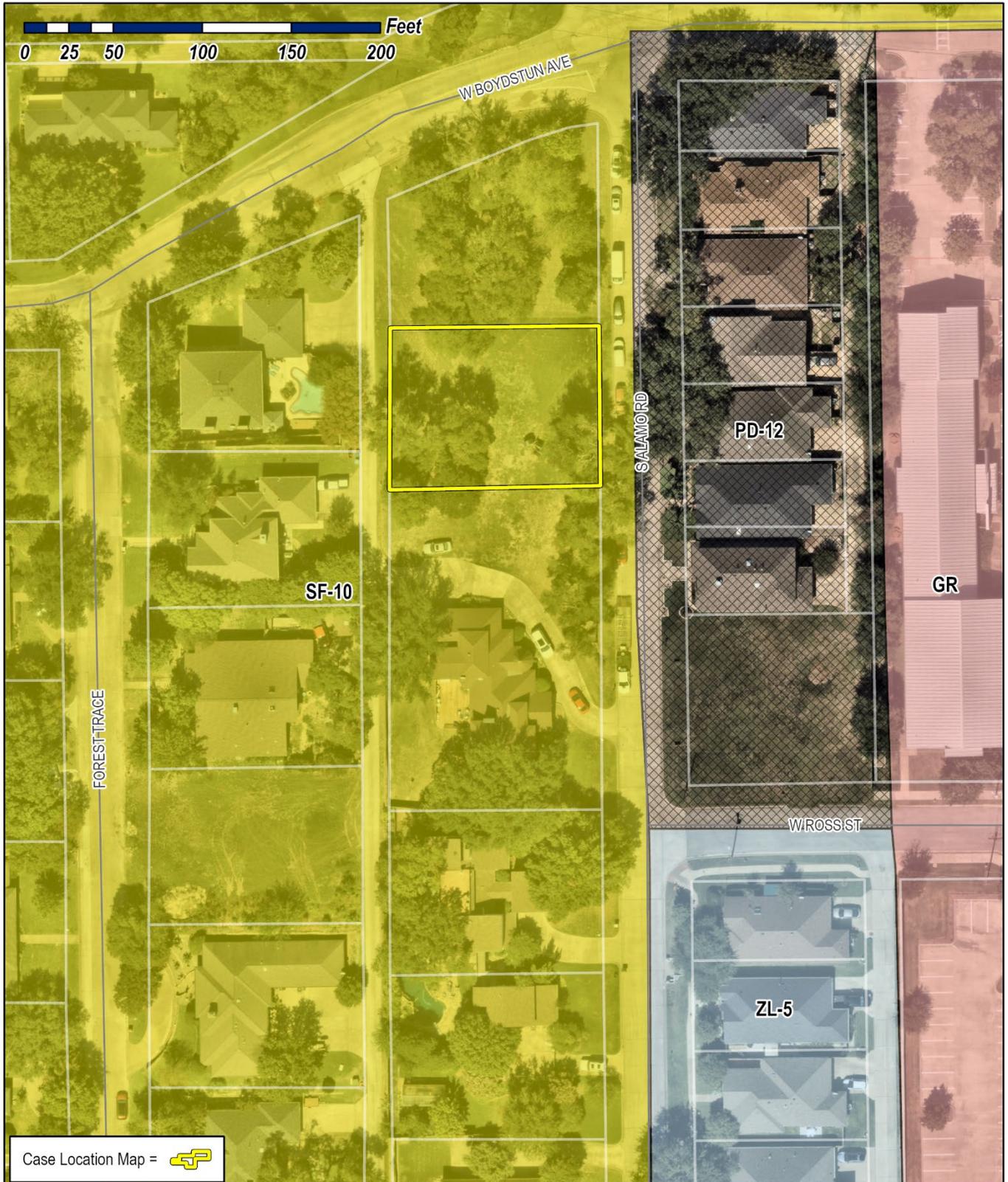
1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

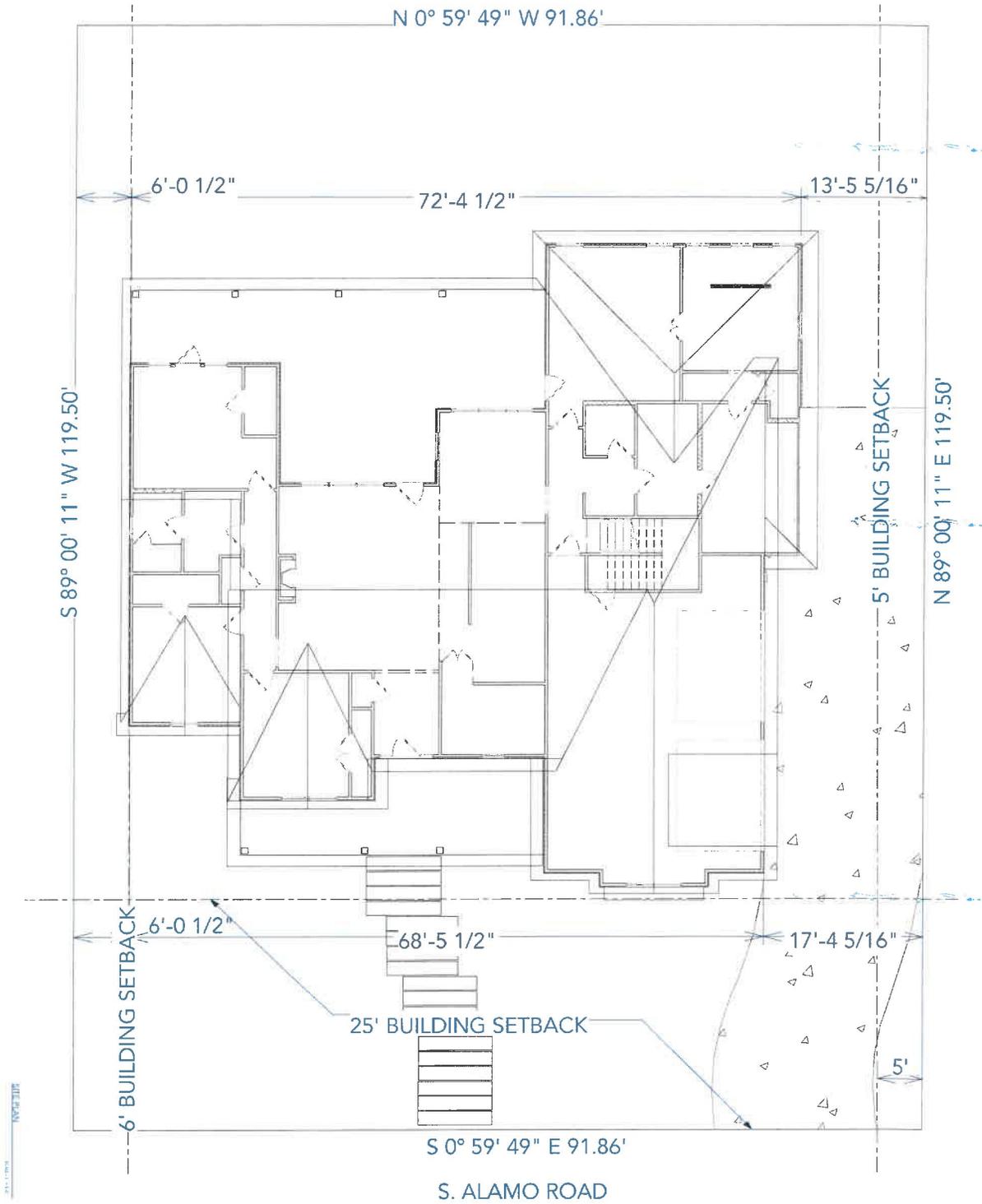
**Exhibit 'A':  
Location Map**

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition



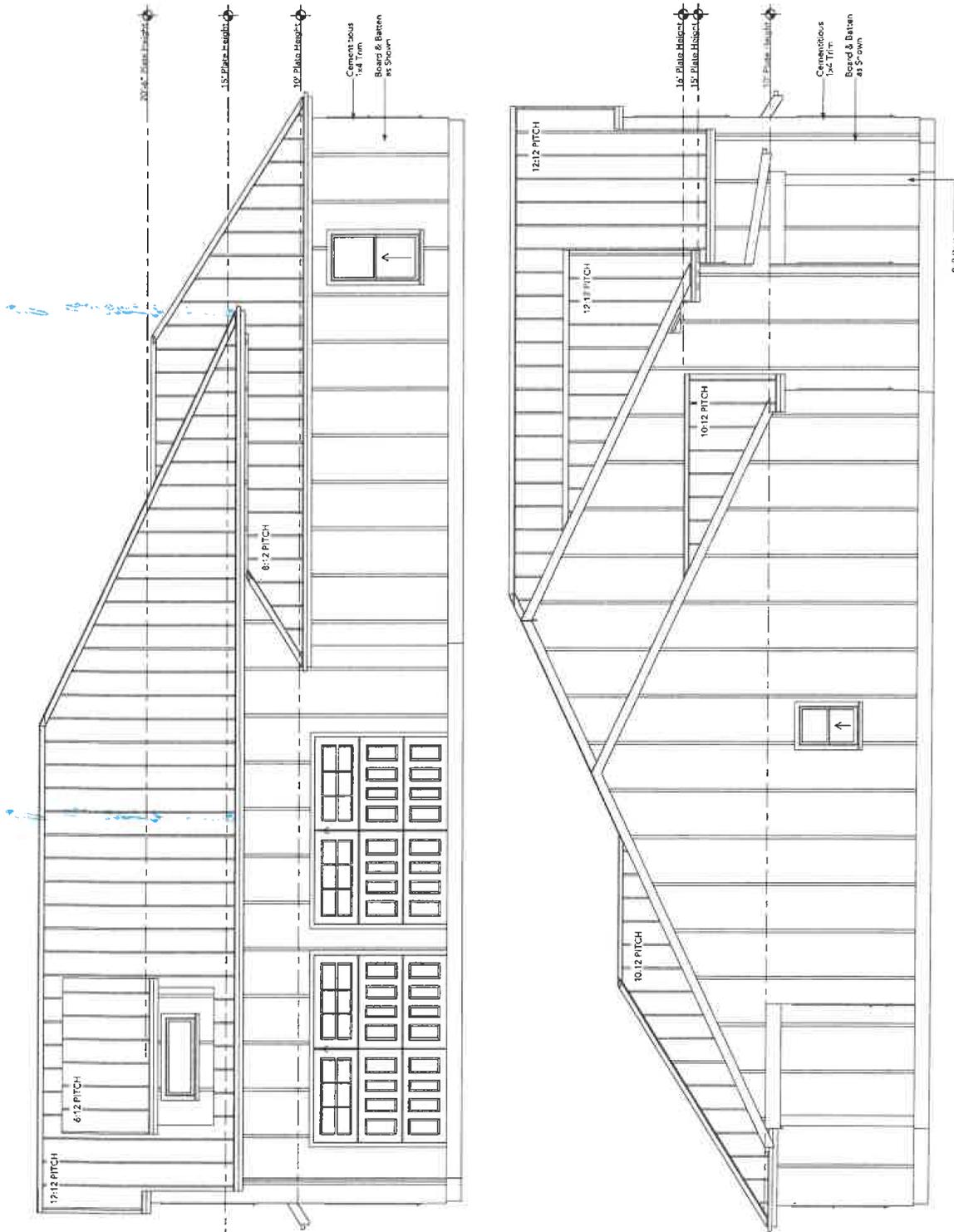
**Exhibit 'B':**  
*Residential Plot Plan*



**Exhibit 'C':  
Building Elevations**



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



CITY OF ROCKWALL

ORDINANCE NO. 25-49

SPECIFIC USE PERMIT NO. S-375

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 685 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) No additional accessory buildings will be allowed on the subject property.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

---

Tim McCallum, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

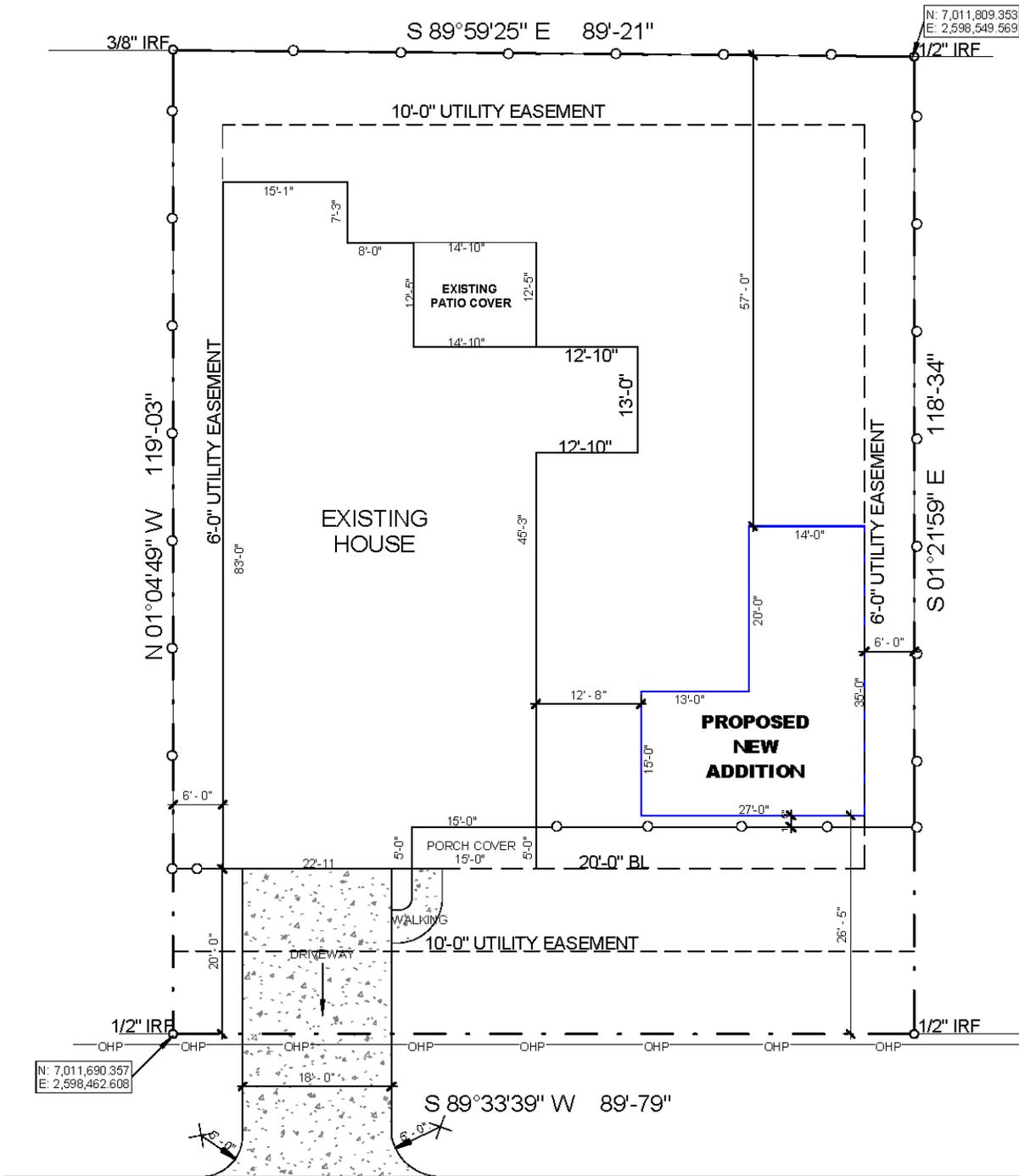
**Exhibit 'A':  
Location Map**

Address: 340 Evans Road

Legal Description: Lot 1, Block B, Rockwall Lake Estates East Addition

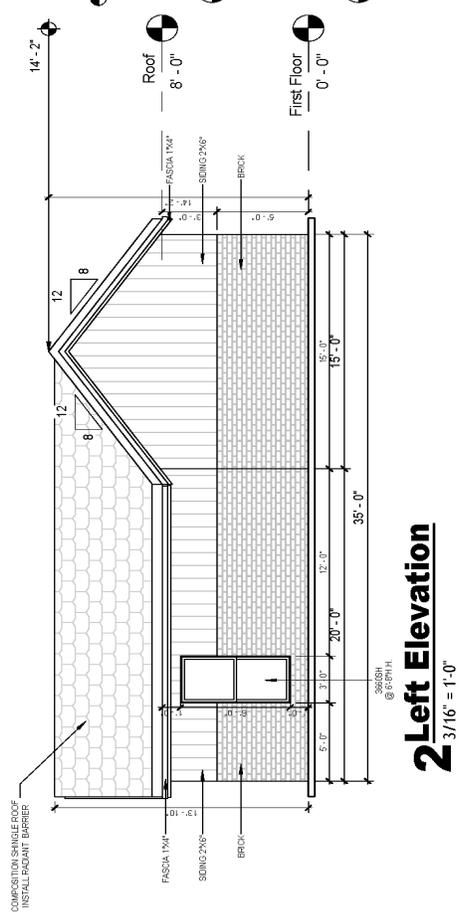
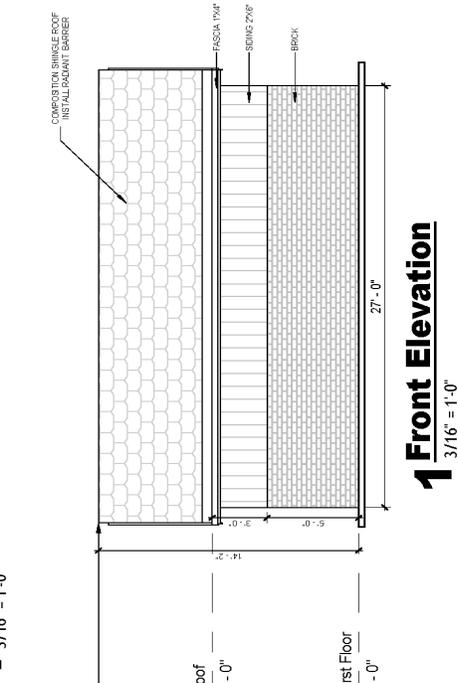
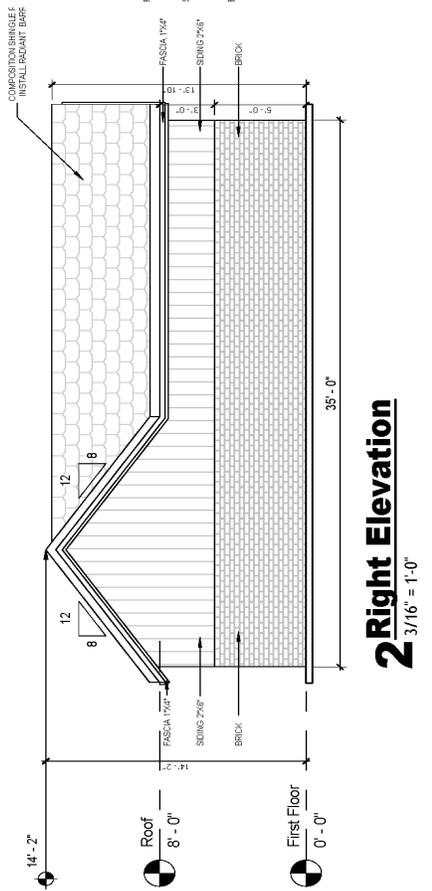
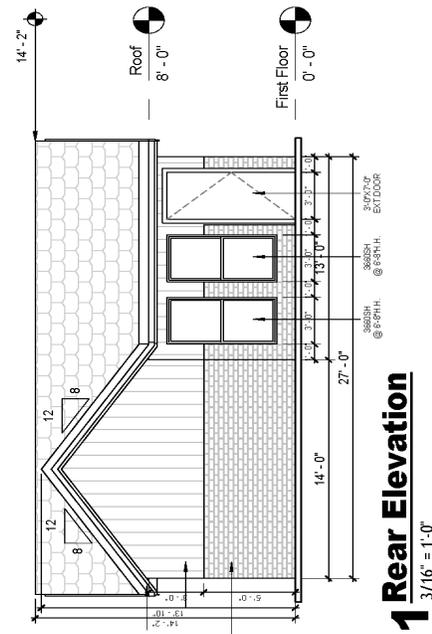


**Exhibit 'B':  
Site Plan**



**1 Site Plan**  
 $1/16" = 1'-0"$

**Exhibit 'C':  
Building Elevations**



**CITY OF ROCKWALL**

**ORDINANCE NO. 25-50**

**SPECIFIC USE PERMIT NO. S-376**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 71 (PD-71) [ORDINANCE NO. 07-19] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* IN CONJUNCTION WITH A PROPOSED *RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN* ON A 2.50-ACRE PORTION OF A LARGER 4.50-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] and Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] and the

Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow an *Outdoor Commercial Amusement/Recreation* land use in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 71 (PD-71) [*Ordinance No. 07-19*]; Subsection 04.01, *General Commercial (C) District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) Screening and buffering shall be provided between the pickleball courts and adjacent residential areas, as depicted in *Exhibit 'B'* of this ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

---

Tim McCallum, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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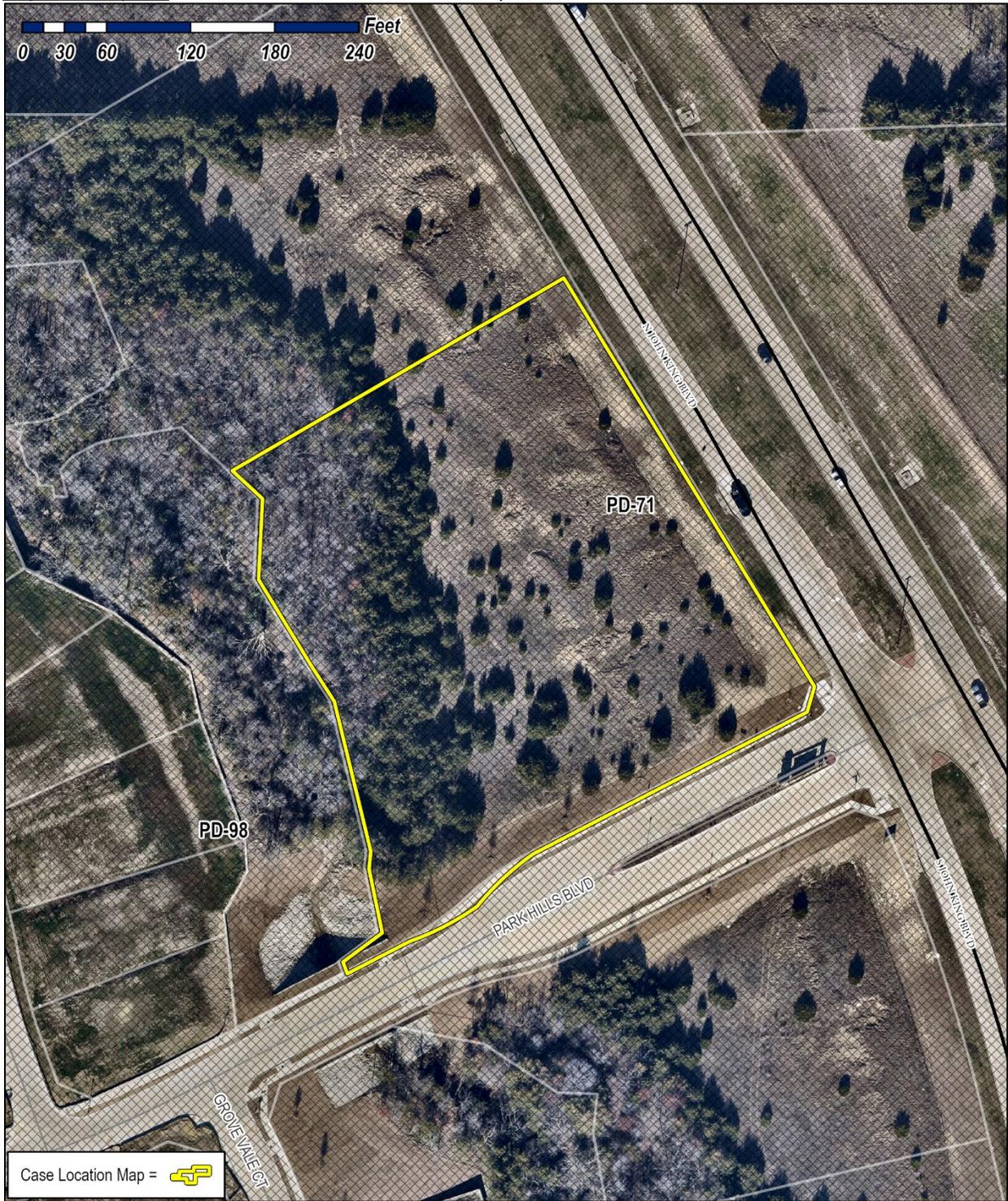
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

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

*Legal Description: Lot 1, Block A, Boardwalk Development Addition*







**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

**TO:** Mayor and City Council  
**DATE:** August 4, 2025  
**APPLICANT:** Todd Martin, PE of Kimley-Horn  
**CASE NUMBER:** P2025-022; *Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition*

**SUMMARY**

Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

**PLAT INFORMATION**

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 34.4904-acre tract of land (*i.e. Lot 3, Block A, Lake Pointe Baptist Church Addition*) for the purpose of dedicating and abandoning easements on the subject property.
- ☑ Background. The subject property was annexed on November 7, 1960 by *Ordinance No. 60-03 [i.e. Case No. A1960-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 3, 1983, the City Council approved a conditional use permit [*i.e. PZ1983-032-01*] for temporary wood frame buildings to use as a Sunday school on the property for up to two (2) years. On May 9, 1984, the City Council approved a conditional use permit [*i.e. PZ1983-068-01*] and a final plat [*i.e. PZ1983-069-01*] to add drainage and detention easements for the construction of a church, a parking lot, and addition to an existing building. On May 7, 1984, the City Council approved a zoning change [*i.e. PZ1984-042-01*] to rezone the property from an Agricultural (AG) District to a Commercial (C) District. On February 18, 1985, the City Council approved a site plan [*i.e. PZ1984-088-01*] to allow the construction of a 5,000-seat sanctuary, proposed education facility adjoining the sanctuary not to exceed three (3) stories, the addition of a 20-foot paved road on the east side of the property, and the construction of a road along FM-3097. On January 7, 1985, the City Council approved a conditional use permit [*i.e. PZ1984-109-01*] allowing a day care center and kindergarten at the existing church site with no time limit. On May 6, 1985, the City Council approved a plat [*i.e. PZ1985-026-01*] for the placement of a sidewalk that was needed prior to the issuance of a building permit for the future development of the property. On April 15, 1996, the City Council approved a site plan [*i.e. Case No. PZ1996-017-01*] allowing the relocation of eight (8) portable building from their existing church in Rowlett to the subject property. On July 20, 1998, the City Council approved a replat [*i.e. Case No. PZ1998-036-01*] accommodating new property acquired by the church which included a land swap with the adjacent property owner. On February 15, 1999, the City Council approved a site plan and landscape plan [*i.e. Case No. PZ1998-82-1*] to accommodate a Children’s Educational Building along with parking and drainage improvements. On June 21, 1999, the City Council approved a conditional use permit (CUP) [*i.e. Case No. PZ1999-038-01*] for two (2) additional buildings not meeting the masonry requirements for the district. These would be allowed on the subject property for a period of five (5) years. On April 10, 2001, the City Council approved a commercial replat [*i.e. Case No. PZ 2001-036-01*] to create two (2) lots and remove two (2) “out parcels” on the subject property. On April 9, 2002, a replat, site plan, and building elevations [*i.e. Case No. PZ2002-026-01*] were approved by City Council to facilitate the construction of a youth center on the subject property. On January 17, 2017, a site plan was approved [*i.e. Case No. 2016 SP2016-032*] by City Council for the purpose of constructing a 44,873 SF worship and education building for an existing church. On October 2, 2017, a replat was approved [*i.e. Case No. P2017-048*] in order to abandon and reestablish different easements located within the property. On September 3, 2024, City Council approved an Alternative Tree Mitigation Plan Settlement Agreement [*i.e. Case No. MIS2024-018*] that would be required for later improvements on the subject property. On May 27, 2025, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2025-016*] in order to update the existing campus, creating a plaza area that incorporated two (2) shade structures, artificial turf areas, and a new commercial building for food service on the subject property.

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the Replat for *Lot 4, Block A, Lake Pointe Baptist Church Addition*, staff would propose the following conditions of approval:

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

### **PLANNING AND ZONING COMMISSION**

On July 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 701 E INTERSTATE 30, ROCKWALL, TX 75087

SUBDIVISION LAKE POINTE BAPTIST CHURCH ADDITION

LOT 3 BLOCK A

GENERAL LOCATION PLAZA AREA ADJACENT TO MAIN BUILDING

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

CURRENT ZONING COMMERCIAL

CURRENT USE CHURCH PLAZA

PROPOSED ZONING N/A

PROPOSED USE CHURCH PLAZA

ACREAGE 34.490

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER LAKEPOINTE CHURCH

APPLICANT KIMLEY-HORN

CONTACT PERSON TRACY TUTTLE

CONTACT PERSON TODD MARTIN, P.E.

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

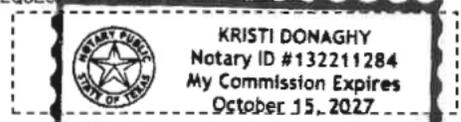
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John P. Wardell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 989.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF JULY 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF July, 2025.

OWNER'S SIGNATURE John P. Wardell

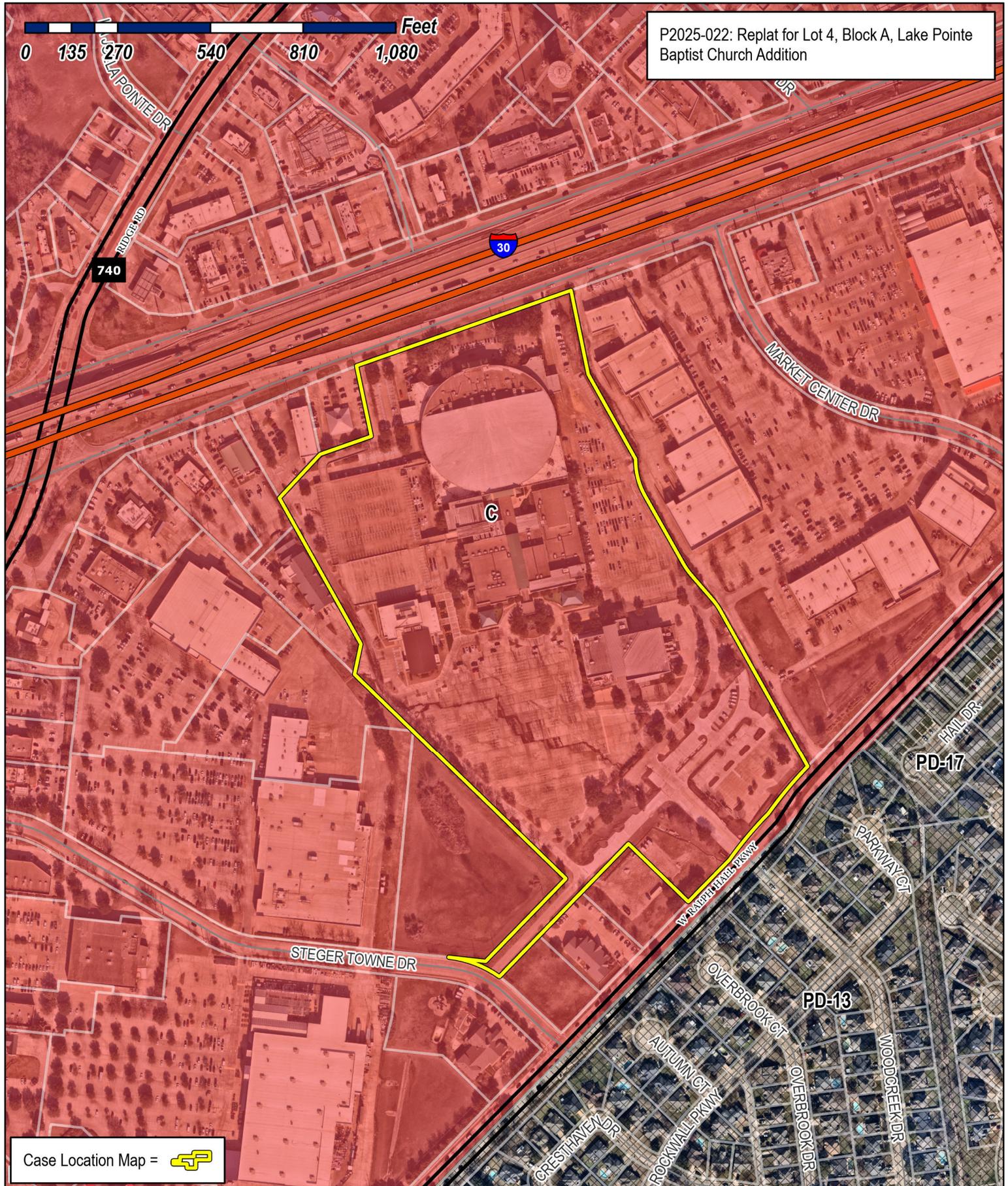
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghy



MY COMMISSION EXPIRES October 15, 2027  
10/15/2027



P2025-022: Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition



Case Location Map =

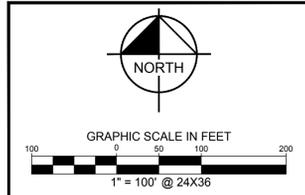


# City of Rockwall

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

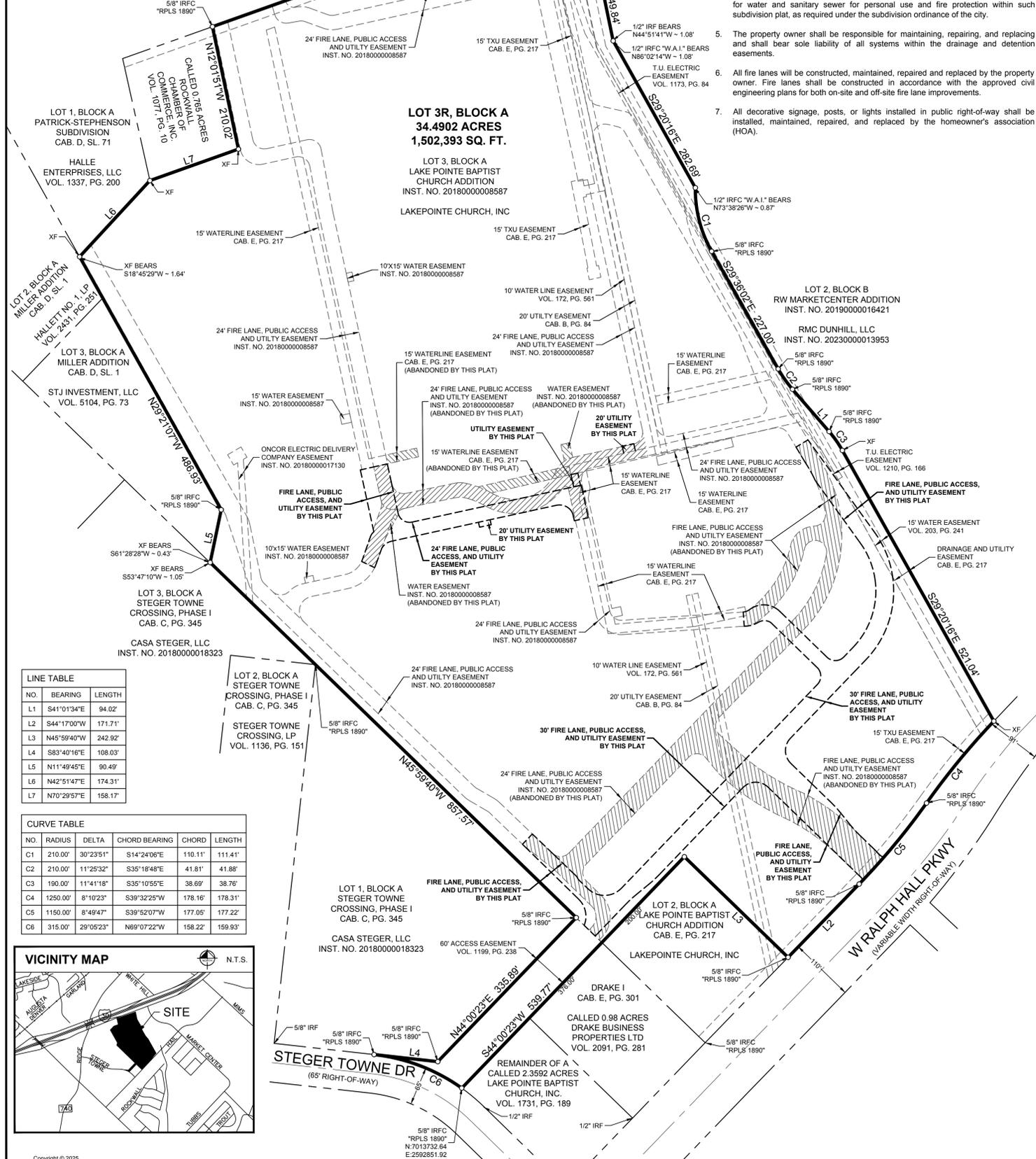
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





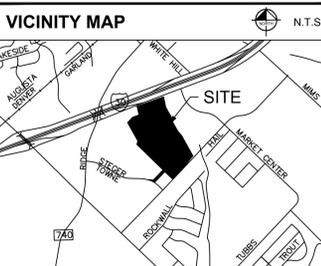
LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND



LINE TABLE						
NO.	BEARING	LENGTH				
L1	S41°01'34"E	94.02'				
L2	S44°17'00"W	171.71'				
L3	N45°59'40"W	242.92'				
L4	S83°40'16"E	108.03'				
L5	N11°49'45"E	90.49'				
L6	N42°51'47"E	174.31'				
L7	N70°29'57"E	158.17'				

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	210.00'	30°23'51"	S14°24'06"E	110.11'	111.41'
C2	210.00'	11°25'32"	S35°18'48"E	41.81'	41.88'
C3	190.00'	11°41'18"	S35°10'55"E	38.69'	38.76'
C4	1250.00'	8°10'23"	S39°32'25"W	178.16'	178.31'
C5	1150.00'	8°49'47"	S39°52'07"W	177.05'	177.22'
C6	315.00'	29°05'23"	N69°07'22"W	158.22'	159.93'



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Kimley-Horn and Associates, Inc.  
All rights reserved.

- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on January 17, 2025 with an applied combined scale factor of 1.000146135.
  - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
  - Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
  - It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
  - The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.
  - All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
  - All decorative signs, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION** subdivision to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

LAKEPOINTE CHURCH, INC.

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

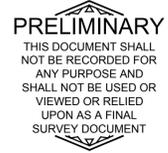
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Joshua D. Wargo  
Registered Professional Land Surveyor  
No. 6391

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

According to Map No. 48397C0040L, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**OWNER**  
Lake Pointe Church, Inc  
701 Interstate 30,  
Rockwall, Texas 75087

**SURVEYOR**  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-962-2193

APPROVED: I hereby certify that the above and forgoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

_____ Mayor of the City of Rockwall	_____ Date
_____ Planning and Zoning Commission Chairman	_____ Date
_____ City Secretary	_____ Date
_____ City Engineer	_____ Date

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**

**WHEREAS** Lakepointe Church, Inc. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 34.4902 acre (1,502,393 square foot) tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Instrument No. 2018000008587, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the north corner of said Lot 3, and being in the southeast right-of-way line of Interstate Highway No. 30, a variable width right-of-way;

**THENCE** along the northeast line of said Lot 3, the following eight (8) courses and distances:

South 11°44'37" East, a distance of 249.84 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44°51'41" West, a distance of 1.08 feet, and from which a 1/2-inch iron rod with cap stamped "W.A.I." bears North 86°02'14" West, a distance of 1.08 feet;

South 29°20'16" East, a distance of 282.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 210.00 feet, a central angle of 30°23'51", and a chord bearing and distance of South 14°24'06" East, 110.11 feet, from which a 1/2-inch iron rod with cap stamped "W.A.I." found bears North 73°38'26" West, a distance of 0.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 111.41 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 29°36'02" East, a distance of 227.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the left with a radius of 210.00 feet, a central angle of 11°25'32", and a chord bearing and distance of South 35°18'48" East, 41.81 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 41.88 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 41°01'34" East, a distance of 94.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the right with a radius of 190.00 feet, a central angle of 11°41'18", and a chord bearing and distance of South 35°10'55" East, 38.69 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 38.76 feet to an "+" cut found for corner;

South 29°20'16" East, a distance of 252.04 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1,250.00 feet, a central angle of 08°10'23", and a chord bearing and distance of South 39°32'25" West, 178.16 feet, being at the east corner of said Lot 3, and being in the northwest right-of-way line of W Ralph Hall Parkway, a 110-foot right-of-way;

**THENCE** along the said northwest right-of-way line, the following three (3) courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 178.31 feet to a point at the beginning of a reverse curve to the right with a radius of 1,150.00 feet, a central angle of 08°49'47", and a chord bearing and distance of South 39°52'07" West, 177.05 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 177.22 feet to a point for corner;

South 44°17'00" West, a distance of 171.71 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the east corner of Lot 2, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 217, said Plat Records;

**THENCE** North 45°59'40" West, departing the said northwest right-of-way line of W Ralph Hall Parkway, along the northeast line of said Lot 2, a distance of 242.92 feet to a point for corner, being the north corner of said Lot 2;

**THENCE** South 44°00'23" West, along the northwest line of said Lot 2, at a distance of 200.00 feet passing the north corner of Drake I, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 301, said Plat Records, and continuing along the northwest line of said Drake I, at a distance of 376.00 feet passing the west corner of said Drake I, and continuing in all a total distance of 539.77 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a non-tangent curve to the left with a radius of 315.00 feet, a central angle of 29°05'23", and a chord bearing and distance of North 69°07'22" West, 158.22 feet, being in the northeast right-of-way line of Steger Towne Drive, a 65-foot right-of-way, and being the southernmost southwest corner of said Lot 3;

**THENCE** in a westerly direction, along the said northeast right-of-way line, with said non-tangent curve to the left, an arc distance of 159.93 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the westernmost southwest corner of said Lot 3, and being in the southwest line of Block A, Steger Towne Crossing, Phase I an addition to the City of Rockwall according to the plat recorded in Cabinet C, Page 345, said Plat Records;

**THENCE** South 83°40'16" East, departing the said northeast right-of-way line, and along the said southeast line, a distance of 108.03 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the south corner of said Block A, Steger Towne Crossing, Phase I;

**THENCE** North 44°00'23" East, along the southeast line of said Lot 1, Block A, Steger Town Crossing, Phase I, a distance of 335.89 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being at the east corner of Block A, Steger Towne Crossing Phase I;

**THENCE** North 45°59'40" West, along the northeast line of said Block A, Steger Towne Crossing Phase I, a distance of 857.57 feet to an "+" cut found for corner, being the south corner of Block A, Miller Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 1, said Plat Records;

**THENCE** North 11°49'45" East, along the southeast line of said Block A, Miller Addition, a distance of 90.49 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the southeast corner of said Block A, Miller Addition;

**THENCE** North 29°21'07" West, along the northeast line of said Block A, Miller Addition, a distance of 486.93 feet to an "+" cut found for corner, being the southwest corner of Lot 1, Block A, Patrick-Stephenson Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 71, said Plat Records;

**THENCE** North 42°51'47" East, along the south line of said Lot 1, Block A, Patrick-Stephenson Subdivision, a distance of 174.31 feet to an "+" cut found for corner, being the southwest corner of a called 0.76 acre tract of land described in Warranty Deed with Vendor's Lien to Rockwall Chamber of Commerce, Inc. recorded in Volume 1077, Page 10, Deed Records, Rockwall County, Texas;

**THENCE** North 70°29'57" East, along the south line of the said called 0.76 acre tract, a distance of 158.17 feet to an "+" cut found for corner, being the southwest corner of the said called 0.76 acre tract;

**THENCE** North 12°01'51" West, along the east line of the said called 0.76 acre tract, a distance of 210.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1819" found for corner, being the northwest corner of said Lot 3, and being in the aforementioned southeast right-of-way line of Interstate Highway No. 30;

**THENCE** North 70°31'20" East, along the said southeast right-of-way line, and along the north line of said Lot 3, a distance of 662.26 feet to the **POINT OF BEGINNING** and containing 1,502,393 square feet or 34.4902 acres of land, more or less.

**FINAL PLAT**  
**LOT 3R, BLOCK A,**  
**LAKE POINTE BAPTIST CHURCH ADDITION**  
**BEING ALL OF LOT 3, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION**  
**34.4902 ACRES**  
**JAMES SMITH SURVEY, ABSTRACT No. 200**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**

**Kimley»Horn**  
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DMD	JDW	7/18/2025	064608805	1 OF 1

DRAWING: DASHMAN 7/19/2025 10:33 AM LASTLY SAVED FILE: 0225 10:32 AM



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** August 4, 2025  
**APPLICANT:** Ryan Snitzer; *WAS Holdings LLC*  
**CASE NUMBER:** P2025-024; *Replat for Lot 4, Block A, Boardwalk Development Addition*

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### SUMMARY

Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 1.50-acre parcel of land (*i.e. Lot 2, Block A, Boardwalk Development Addition*) for the purpose of establishing one (1) lot (*i.e. Lot 4, Block A, Boardwalk Development Addition*). The purpose of the proposed Replat is to establish the necessary utility, detention, and fire easements required to develop the subject property.
- ☑ Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to amend Planned Development District 71 (PD-71). On November 4, 2024, the City Council approved a conveyance plat [*Case No. P2024-036*] that establish the subject property as Lot 2, Block A, Boardwalk Development Addition. On December 10, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-048*] to allow the construction of an *Animal Boarding/Kennel without Outside Pens* on the subject property. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 4, Block A, Boardwalk Development Addition, staff would propose the following conditions of approval:

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

**PLANNING AND ZONING COMMISSION**

On July 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 100 S. John King Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SWC John King and Park Hills Blvd

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

CURRENT ZONING PD

CURRENT USE Rear land

PROPOSED ZONING

PROPOSED USE Dog Boarding No Outdoor Kennels

ACREAGE 1.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HR3167 THE CITY NO LONGER HAS FINALITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER WAS Holdings LLC

APPLICANT WAS Holdings LLC

CONTACT PERSON Ryan Snitzer

CONTACT PERSON Ryan Snitzer

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

## NOTARY VERIFICATION (REQUIRED)

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

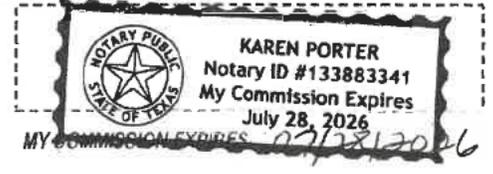
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

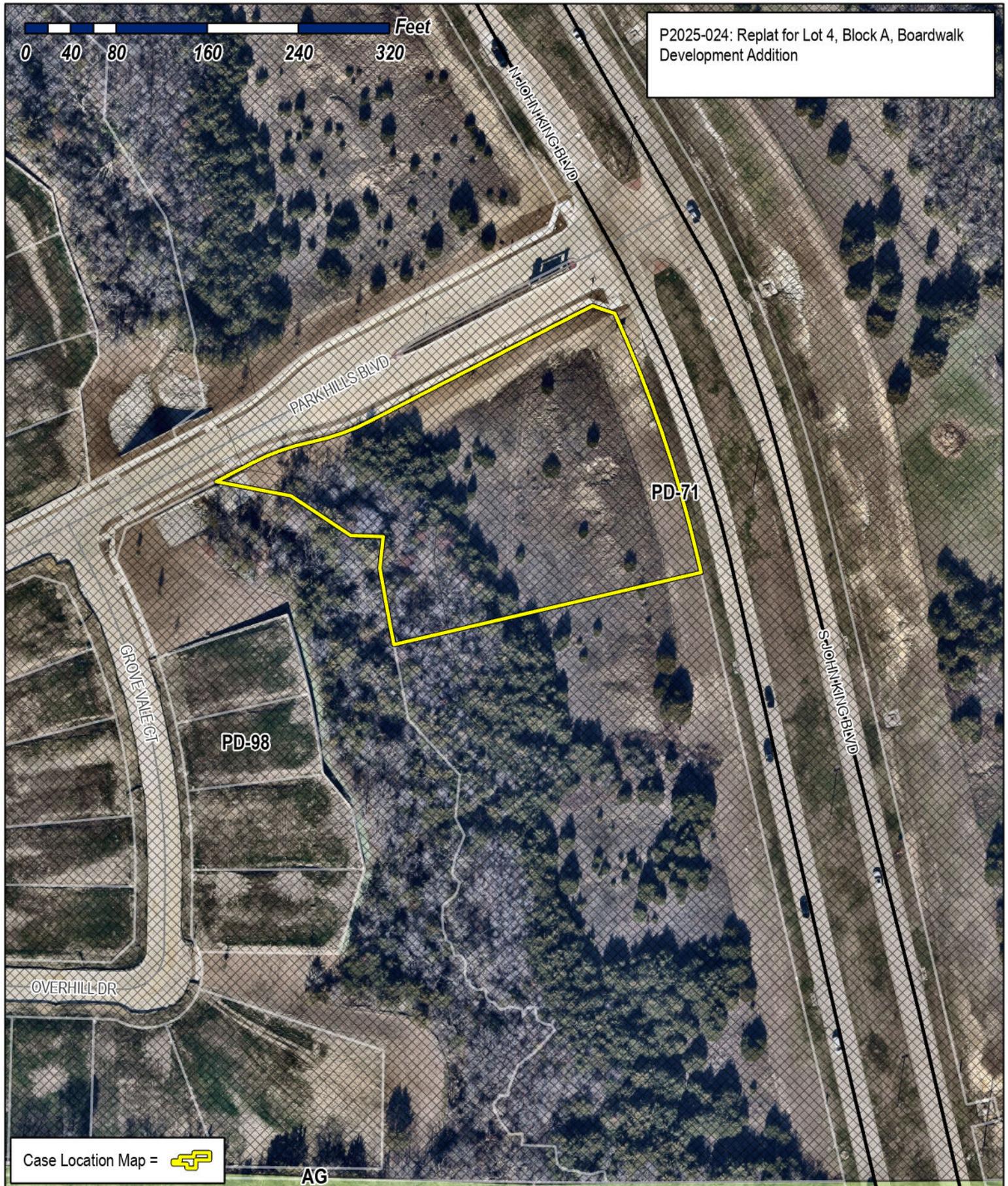
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*[Signature]*





P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition

0 40 80 160 240 320 Feet

PD-71

PD-98

Case Location Map = 

AG



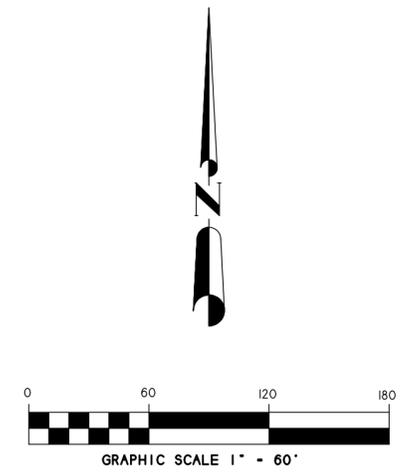
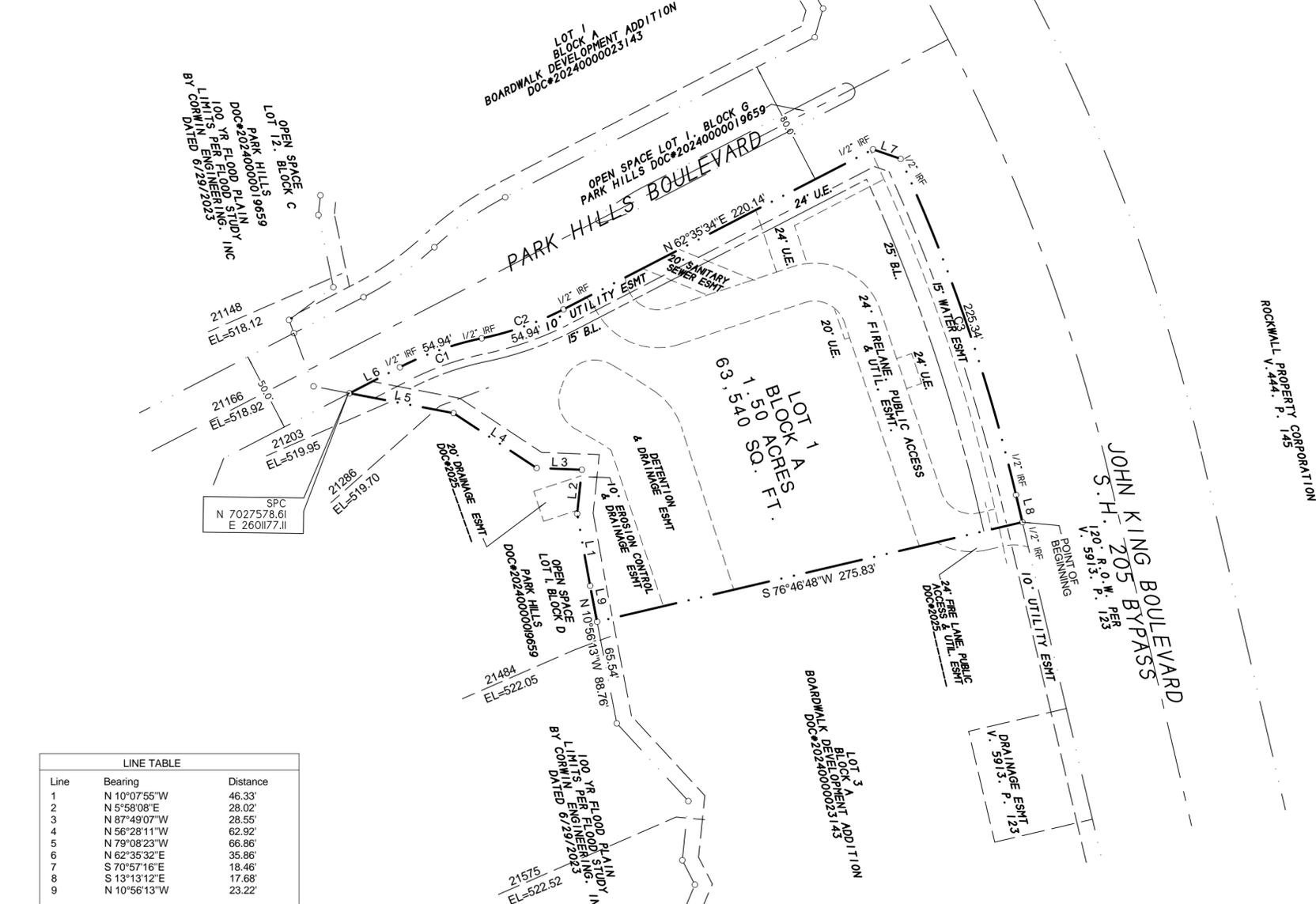
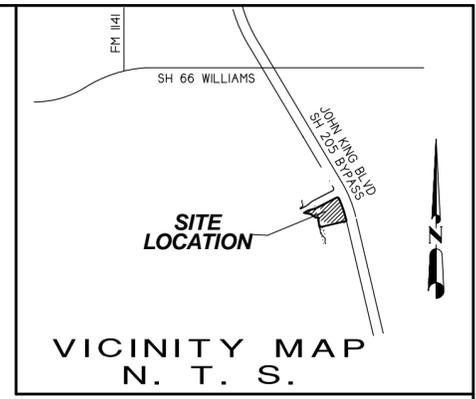
# City of Rockwall

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

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



CURVE DATA TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
2	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
3	11°19'32"	1140.00	225.34	113.04	224.97	S 18°52'58"E



LINE TABLE		
Line	Bearing	Distance
1	N 10°07'55"W	46.33'
2	N 5°58'08"E	28.02'
3	N 87°49'07"W	28.55'
4	N 56°28'11"W	62.92'
5	N 79°08'23"W	66.86'
6	N 62°35'32"E	35.86'
7	S 70°57'16"E	18.46'
8	S 13°13'12"E	17.68'
9	N 10°56'13"W	23.22'

FINAL PLAT  
**LOT 1, BLOCK A  
 RIVER'S DOG RETREAT  
 ADDITION**

BEING ONE (1) LOT  
 1.50 ACRES/ 63,540 S.F.  
 A REPLAT OF LOT 2, BLOCK A,  
 BOARDWALK DEVELOPMENT ADDITION

SITUATED WITHIN THE  
 GEORGE W. REDLIN SURVEY, A-183  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**GENERAL NOTES:**

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

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

**SURVEYOR'S NOTES**

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:  
 WAS HOLDINGS, LLC  
 7091 ELM STREET  
 FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

**SHEET 1 OF 2**

SYMBOL LEGEND	
TV TELEVISION CABLE RISER	PP POWER POLE
GAS METER	FP FIRE HYDRANT
TEL RISER	LP 1/2" IRP (W/ RAMP FORD 1' CORNER)
WATER METER	WATER LIGHT POLE
ELEC. SUBSURFACE METER	AR COND. UNIT
ELEC. JUNCTION BOX	PROpane TANK
PROPERTY LINES	

SURVEY DATE: OCTOBER 7, 2024  
 SCALE: 1" = 60' FILE # 20240108-RP  
 CLIENT: RDR





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

## MEMORANDUM

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**TO: Rockwall City Council**

**FROM: Joey Boyd, Assistant City Manager**

**DATE: July 22, 2025**

**SUBJECT: Interlocal Agreement with NCT 911**

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The North Central Texas Emergency Communications District (NCT9-1-1) is the 9-1-1 telecommunications infrastructure and system provider for more than 40 Emergency Communication Centers (ECCs) in 14 counties surrounding the Dallas Fort Worth Metroplex, including the Rockwall Police Department Dispatch Center. NCT9-1-1 serves a population of approximately 2 million and 9,800+ square miles.

NCT9-1-1 employs a network of microwave towers (MWTs) to ensure redundancy within the 9-1-1 network. This equipment is currently located on the rooftop of the Rockwall PD and has been in place for many years. A recent audit revealed that a formal ILA was never completed between NCT9-1-1 and the City for location of their equipment on the city-owned facility.

Included for your consideration is an Interlocal Agreement between our two agencies for location of telecommunication equipment on city facilities.

## **AGREEMENT FOR COMMUNICATIONS INFRASTRUCTURE USE**

**THIS AGREEMENT** ("Agreement"), made and entered into pursuant to the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code (the "Act"), by and between the **North Central Texas Emergency Communications District** hereinafter referred to as "NCT9-1-1," having its principal place of business at 616 Six Flags Drive, Arlington, TX 76011, and the **City of Rockwall**, a political subdivision of the State of Texas, hereinafter referred to as "Participant," having its principal place of business at 385 S Goliad St, Rockwall, TX 75087.

**WHEREAS**, NCT9-1-1 is a political subdivision of the State of Texas operating under Chapter 792, Texas Health and Safety Code; and

**WHEREAS**, pursuant to the Act, NCT9-1-1 is authorized to contract with eligible entities to perform governmental functions and services, including the operation, management, and facilitation of emergency communication services in North Texas; and

**WHEREAS**, in reliance on such authority, NCT9-1-1, as part of its 9-1-1 Program, has contracted to install telecommunication equipment on telecommunication towers on selected sites throughout North Texas, many of which sites are located on property owned/leased by other local governments; and

**WHEREAS**, Participant has agreed to allow for the location of such equipment on a Participant-owned telecommunications tower and has represented that it is an eligible entity under the Act, that its governing body has authorized this Agreement on July 7, 2025 and that it desires to contract with NCT9-1-1 on the terms set forth below,

**NOW, THEREFORE**, NCT9-1-1 and the Participant do hereby agree as follows:

### **ARTICLE I: LEGAL AUTHORITY**

The Participant represents and warrants to NCT9-1-1 that it is eligible to contract with NCT9-1-1 under the Act for the purposes recited herein because it is one of the following: a local government, as defined in the Act (a county, a municipality, a special district, or other political subdivision of the State of Texas or any other state, or a combination of two or more of those entities, a state agency (an agency of the State of Texas as defined in Section 771.002 of the Texas Government Code, or a similar agency of another state), or a non-profit corporation created and operated to provide one or more governmental functions and services, and it possesses adequate legal authority to enter into this Agreement.

### **ARTICLE 2: DESCRIPTION OF PROJECT**

NCT9-1-1 agrees to install at its expense various telecommunication equipment on the building rooftop owned by Participant at 205 W Rusk St, Rockwall, TX 75087. NCT9-1-1 agrees during the term hereof to maintain the equipment and related facilities at its sole expense. The equipment shall at all times be exclusively owned by NCT9-1-1.

### **ARTICLE 3: INSURANCE**

Participant shall at all times maintain adequate insurance on the equipment and all related facilities, including comprehensive general liability coverage that includes NCT9-1-1 as the equipment owner. If Participant elects to move the location of the telecommunications equipment, Participant must consider effects on 9-1-1 services as relocation may remove the Participant from redundant 9-1-1 service rings. All costs associated with removal and/or relocation of NCT9-1-1 equipment necessitated by a decision of Participant shall be the responsibility of the Participant.

### **ARTICLE 4: TERM**

This Agreement shall be effective on the Effective Date shown below and shall remain in full force and effect for ten (10) years. This Agreement shall automatically renew for successive five (5) year terms unless sooner terminated in accordance with Article 6 below. Any modification of this Agreement must comply with the requirements of Article 5 below. Upon termination of this Agreement NCT9-1-1 shall be responsible at its expense for removing the equipment and all related facilities from the building rooftop.

#### **ARTICLE 5: CHANGES AND AMENDMENTS**

This Agreement may be amended only by a written amendment executed by both parties, except that any alternations, additions, or deletions to the terms of this Agreement which are required by changes in Federal and State law, or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

#### **ARTICLE 6: TERMINATION PROCEDURES**

NCT9-1-1 or the Participant may terminate this Agreement for cause provided written notice is provided to the other party specifying the nature of the cause and allowing the defaulting party six (6) months' time to cure any alleged default under the Agreement. If the default is not cured, this Agreement will terminate upon thirty (30) days written notice by certified mail to the other party. The parties may also terminate this Agreement by mutual written agreement. In the event of termination for default by Participant, NCT9-1-1 shall be entitled to reimbursement from Participant for all expenses incurred in removing and relocating the equipment. In the event of termination for default by NCT9-1-1, NCT9-1-1 shall be responsible for all costs incurred in removing and relocating the equipment.

#### **ARTICLE 7: AVAILABILITY OF FUNDING**

Except for tort or tort-related claims, this Agreement and all claims, suits, or obligations arising under or related to this Agreement are subject to and limited to the receipt and availability of funds which are received from the funding agencies by NCT9-1-1 and that are dedicated for the purposes of this Agreement. NCT9-1-1 will give prompt written notice to Participant in the event NCT9-1-1 loses funding. In the event NCT9-1-1 loses funding, Participant and NCT9-1-1 shall immediately terminate this Agreement.

#### **ARTICLE 8: DISPUTE RESOLUTION**

The parties to this Agreement agree to the extent possible and not in contravention of any applicable state or federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation, arbitration, or any other local dispute mediation process before resorting to litigation.

#### **ARTICLE 9: MISCELLANEOUS**

- a. This Agreement has been made under and shall be governed by the laws of the State of Texas. Venue and jurisdiction of any suit or cause of action arising under, or in connection with, this Agreement shall lie exclusively in Rockwall County, Texas.
- b. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entities.
- c. This Agreement and the rights and obligations contained herein may not be assigned by either party without the prior written approval of the other party to this Agreement.
- d. All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.
- e. To the extent that either party to this Agreement shall be wholly or partially prevented from the performance within the term specified of any obligation or duty placed on such party by reason of or through strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, accident, order of any court, act of God, or specific cause reasonably beyond the party's control and not attributable to its neglect or nonfeasance, in such event, the time for the performance of such obligation or duty shall be suspended until such disability to perform is removed; provided, however, force majeure shall not excuse an obligation solely to pay funds.
- f. This Agreement and any attachments/addendums, as provided herein, constitute the complete agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.
- g. NCT911 shall have the right to enter the premises on a 24-hour, seven day per week basis to exercise its rights under this Agreement, subject to limited restrictions as may be reasonably imposed by Participant.

- h. TO THE MAXIMUM EXTENT PERMITTED BY LEGAL REQUIREMENTS, DISTRICT WILL FULLY RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE PARTICIPANT FROM AND AGAINST ANY AND ALL LIABILITIES OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON OR SUFFERED DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO, DISTRICT'S ACTIVITIES UNDER THIS AGREEMENT OR PRESENCE ON THE PROPERTY, INCLUDING ANY ACTS OR OMISSIONS OF DISTRICT OR ANY OF ITS REPRESENTATIVES IN PERFORMING THIS AGREEMENT TO THE EXTENT SUCH LIABILITIES ARE CAUSED BY THE NEGLIGENCE OR INTENTIONAL, WILLFUL OR CRIMINAL MISCONDUCT OF DISTRICT OR ANY OF ITS REPRESENTATIVES.
  
- i. Each Party acknowledges that the other Party is a political subdivision of the State of Texas and under the Constitution and laws of the State of Texas, possesses certain rights and privileges, is subject to certain limitations and restrictions, and only has such authority as is granted to it under the Constitution and the laws of the State of Texas. Notwithstanding any provision of this Agreement, nothing in this Agreement is intended to be, nor will it be construed to be, a waiver of either Party's sovereign immunity of the State of Texas or a prospective waiver of restriction of any of the rights, remedies, claims and privileges of the State of Texas. THE PARTIES ALSO EXPRESSLY AGREE THAT NO PROVISION OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER BY EITHER PARTY OF ANY IMMUNITIES FROM SUIT OR LIABILITY THAT THE PARTY MAY HAVE BY OPERATION OF LAW.

**THIS INSTRUMENT HAS BEEN EXECUTED IN TWO ORIGINALS BY THE PARTIES HERETO AS FOLLOWS:**

**North Central Texas Emergency Communications District**  
 616 Six Flags Drive  
 Arlington, Texas 76011

\_\_\_\_\_  
 NCT9-1-1 Executive Director or Designee

\_\_\_\_\_  
 Signature of Executive Director or Designee

\_\_\_\_\_  
 Date

**Participant**

\_\_\_\_\_  
 Name of Entity

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 City, State, Zip Code

\_\_\_\_\_  
 Name and Title of Authorized Official or Designee

\_\_\_\_\_  
 Signature of Authorized Official or Designee

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Effective Date

CITY OF ROCKWALL

ORDINANCE NO. 25-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 2.57-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford, requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 25-19] for the purpose of incorporating an additional 2.57-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [Ordinance No. 25-19] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-19*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District*

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

**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 5.** 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 6.** 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. 04-38*], 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 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

**EXHIBIT 'A':**  
*Legal Description*

**BEING** 24.76 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

- 1     **THENCE** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
- 2     **THENCE** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
- 3     **THENCE** South 00°-42'-57" West, a distance of 100.01 feet for a point;
- 4     **THENCE** South 01°-05'-44" West, a distance of 103.776 feet for a point;
- 5     **THENCE** South 00°-53'-50" West, a distance of 106.804 feet for a point;
- 6     **THENCE** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
- 7     **THENCE** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
- 8     **THENCE** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
- 9     **THENCE** North 88°-26'-16" East, a distance of 59.875 feet for a point;
- 10    **THENCE** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
- 11    **THENCE** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
- 12    **THENCE** South 01°-50'-12" East, a distance of 41.682 feet for a point;
- 13    **THENCE** South 01°-42'-25" East, a distance of 70.308 feet for a point;
- 14    **THENCE** South 01°-25'-05" West, a distance of 16.294 feet for a point;
- 15    **THENCE** South 02°-24'-05" West, a distance of 64.26 feet for a point;
- 16    **THENCE** South 01°-55'-17" West, a distance of 61.135 feet for a point;
- 17    **THENCE** North 86°-53'-45" West, a distance of 2.769 feet for a point;
- 18    **THENCE** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
- 19    **THENCE** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
- 20    **THENCE** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
- 21    **THENCE** South 00°-43'-05" West, a distance of 101.948 feet for a point;
- 22    **THENCE** South 00°-23'-39" West, a distance of 88.33 feet for a point;
- 23    **THENCE** South 00°-20'-35" West, a distance of 92.791 feet for a point;
- 24    **THENCE** North 89°-28'-33" East, a distance of 3.192 feet for a point;
- 25    **THENCE** South 00°-27'-32" East, a distance of 82.208 feet for a point;
- 26    **THENCE** South 00°-20'-15" West, a distance of 57.808 feet for a point;
- 27    **THENCE** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
- 28    **THENCE** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydston Addition, a distance of 218.38 feet for a corner;
- 29    **THENCE** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydston Addition, a distance of 237.657 feet for a corner;
- 30    **THENCE** North 38°-55'-51" East, a distance of 1.766 feet for a point;
- 31    **THENCE** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
- 32    **THENCE** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
- 33    **THENCE** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
- 34    **THENCE** South 12°-49'-45" West, a distance of 100.827 feet for a point;
- 35    **THENCE** South 31°-59'-28" West, a distance of 144.954 feet for a point;
- 36    **THENCE** South 03°-33'-21" East, a distance of 30.835 feet for a point;
- 37    **THENCE** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
- 38    **THENCE** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
- 39    **THENCE** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
- 40    **THENCE** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
- 41    **THENCE** North 84°-16'-51" West, a distance of 89.8 feet for a corner;
- 42    **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;

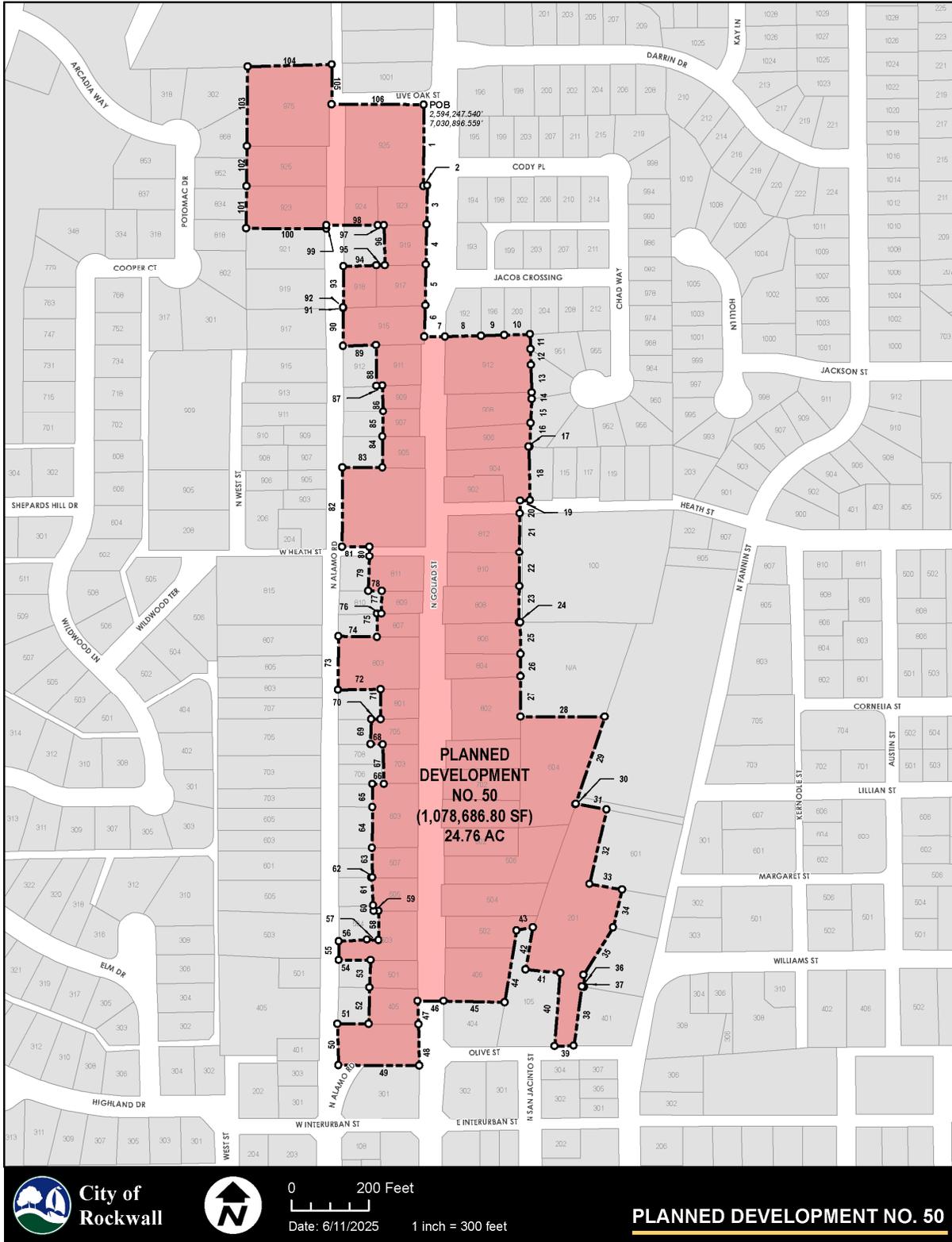
**EXHIBIT 'A':**  
*Legal Description*

- 43 **THENCE** South 79°-25'-20" West, a distance of 42.84 feet for a corner;
- 44 **THENCE** South 09°-15'-34" West, a distance of 188.846 feet for a corner;
- 45 **THENCE** North 88°-58'-49" West, a distance of 159.029 feet for a point;
- 46 **THENCE** North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
- 47 **THENCE** South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
- 48 **THENCE** South 01°-09'-56" East, a distance of 107.267 feet for a corner;
- 49 **THENCE** North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
- 50 **THENCE** North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
- 51 **THENCE** South 89°-48'-28" East, a distance of 81.111 feet for a corner;
- 52 **THENCE** North 01°-01'-35" East, a distance of 94.583 feet for a point;
- 53 **THENCE** North 02°-11'-56" East, a distance of 70.566 feet for a corner;
- 54 **THENCE** North 89°-29'-36" West, a distance of 82.39 feet for a corner;
- 55 **THENCE** North 00°-20'-39" East, a distance of 48.38 feet for a corner;
- 56 **THENCE** North 86°-48'-58" East, a distance of 73.1 feet for a point;
- 57 **THENCE** South 88°-56'-56" East, a distance of 30.19 feet for a corner;
- 58 **THENCE** North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
- 59 **THENCE** South 89°-41'-11" West, a distance of 13.306 feet for a corner;
- 60 **THENCE** North 01°-43'-14" West, a distance of 14.259 feet for a point;
- 61 **THENCE** North 03°-42'-44" West, a distance of 72.701 feet for a corner;
- 62 **THENCE** South 88°-32'-39" East, a distance of 2.44 feet for a corner;
- 63 **THENCE** North 00°-38'-31" West, a distance of 77.321 feet for a point;
- 64 **THENCE** North 00°-44'-24" East, a distance of 106.811 feet for a point;
- 65 **THENCE** North 00°-04'-02" West, a distance of 58.427 feet for a corner;
- 66 **THENCE** North 88°-36'-34" East, a distance of 29.61 feet for a corner;
- 67 **THENCE** North 01°-35'-35" West, a distance of 102.087 feet for a corner;
- 68 **THENCE** North 89°-07'-40" West, a distance of 31.895 feet for a corner;
- 69 **THENCE** North 01°-15'-26" East, a distance of 64.198 feet for a corner;
- 70 **THENCE** North 89°-16'-05" East, a distance of 24.602 feet for a corner;
- 71 **THENCE** North 00°-08'-40" East, a distance of 78.548 feet for a corner;
- 72 **THENCE** South 89°-15'-57" West, a distance of 110.141 feet for a corner;
- 73 **THENCE** North 00°-14'-19" East, a distance of 138.192 feet for a corner;
- 74 **THENCE** South 89°-14'-11" East, a distance of 100.056 feet for a corner;
- 75 **THENCE** North 00°-28'-22" East, a distance of 59.629 feet for a corner;
- 76 **THENCE** North 88°-47'-25" East, a distance of 10.941 feet for a corner;
- 77 **THENCE** North 00°-27'-45" East, a distance of 58.522 feet for a corner;
- 78 **THENCE** North 89°-31'-38" West, a distance of 34.39 feet for a corner;
- 79 **THENCE** North 01°-37'-43" East, a distance of 90.437 feet for a point;
- 80 **THENCE** North 00°-05'-15" West, a distance of 25.776 feet for a corner;
- 81 **THENCE** South 89°-58'-13" West, a distance of 70.505 feet for a corner;
- 82 **THENCE** North 00°-15'-03" East, a distance of 205.322 feet for a corner;
- 83 **THENCE** South 89°-37'-04" East, a distance of 103.923 feet for a corner;
- 84 **THENCE** North 00°-06'-55" East, a distance of 80.142 feet for a point;
- 85 **THENCE** North 01°-05'-13" East, a distance of 66.682 feet for a point;
- 86 **THENCE** North 01°-43'-52" West, a distance of 66.37 feet for a corner;
- 87 **THENCE** South 88°-08'-14" West, a distance of 15.221 feet for a corner;
- 88 **THENCE** North 00°-33'-05" West, a distance of 104.855 feet for a corner;
- 89 **THENCE** South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
- 90 **THENCE** North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
- 91 **THENCE** North 88°-10'-39" East, a distance of 0.97 feet for a point;

**EXHIBIT 'A':**  
*Legal Description*

92 **THENCE** North 63°-02'-46" West, a distance of 1.081 feet for a point;  
93 **THENCE** North 00°-35'-17" East, a distance of 108.322 feet for a corner;  
94 **THENCE** North 88°-52'-14" East, a distance of 84.238 feet for a point;  
95 **THENCE** North 88°-29'-31" East, a distance of 22.662 feet for a corner;  
96 **THENCE** North 01°-14'-44" West, a distance of 104.349 feet for a corner;  
97 **THENCE** South 89°-40'-23" West, a distance of 16.16 feet for a corner;  
98 **THENCE** South 89°-52'-21" West, a distance of 133.009 feet for a corner;  
99 **THENCE** South 00°-03'-55" West, a distance of 9.2 feet for a corner;  
100 **THENCE** North 89°-46'-36" West, a distance of 208.213 feet for a corner;  
101 **THENCE** North 00°-35'-23" East, a distance of 109.389 feet for a corner;  
102 **THENCE** North 00°-31'-30" East, a distance of 103.492 feet for a corner;  
103 **THENCE** North 00°-31'-24" East, a distance of 206.701 feet for a corner;  
104 **THENCE** North 88°-41'-01" East, a distance of 218.752 feet for a corner;  
105 **THENCE** South 00°-34'-03" West, a distance of 102.403 feet for a corner;  
106 **THENCE** South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

**EXHIBIT 'B':**  
Location Map



**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) Antique/Collectable Sales. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - (1) Antique Sales is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - (2) Collectable Sales is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - (3) The sale of new or used clothing and appliances shall be prohibited.
    - (4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - (5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) Banquet Facility (Event Venue). A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - (1) Banquet Facility or Event Venue is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) Animal Clinic for Small Animals. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - (1) An Animal Clinic for Small Animals is defined as a place where animals or pets are given medical or surgical treatments and care.
    - (2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - (3) No outdoor pens or kennels shall be permitted.
  - (d) General Personal Service. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

**EXHIBIT 'C':**  
*District Development Standards*

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- (2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- (3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:
  - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
  - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
  - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- (4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- (5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

**Rockwall Area Chamber of Commerce & Visitors Center  
Hotel Occupancy Tax Financial Review  
Program Year 2024-2025 Q1, Q2, Q3**

	Q3 Ending 6/30/2025	Q2 Ending 3/31/2025	Q1 Ending 12/31/2024	YTD	
	2024-2025				
	Actual	Actual	Actual	Actual	Awarded/Rec'd
<b>Program Year Revenues</b>					
Money Awarded					400,000
Payments Received					300,000
<b>Expense</b>					
Digital Advertising/Marketing	12,196	7,250	3,300	22,746	
Print Advertising/Marketing	9,124	14,023	3,064	26,211	
Misc Advertising/Marketing					
Sales/ Expo Travel	655	150	1,497	2,303	
Expo Registration Fees	1,440	975	1,278	3,693	
Misc. Expenses					
Staffing	40,312	45,413	41,587	127,312	
Other Operational Expenses	2,987	4,291	1,940	9,218	
Events	297	450	100	847	
Professional Dues / Memberships	5,890	1,950	1,150	8,990	
Website Support.	1,665	1,665	885	4,215	
Supplies	-	12	60	72	
Postage	646	705	1,086	2,437	
Total Expenses	75,212	76,884	55,948	208,044	208,044
Funds Surplus/(Deficit)					91,956



City of Rockwall  
*The New Horizon*

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# Building Inspections Department Monthly Report

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June 2025

## Permits

<b>Total Permits Issued:</b>	<b>438</b>
Building Permits:	53
Contractor Permits:	385
<b>Total Commercial Permit Values:</b>	<b>\$14,487,329.08</b>
Building Permits:	\$4,893,463.49
Contractor Permits:	\$9,593,865.59
<b>Total Fees Collected:</b>	<b>\$485,601.80</b>
Building Permits:	\$419,754.87
Contractor Permits:	\$65,846.93

## Board of Adjustment

Board of Adjustment Cases: 0

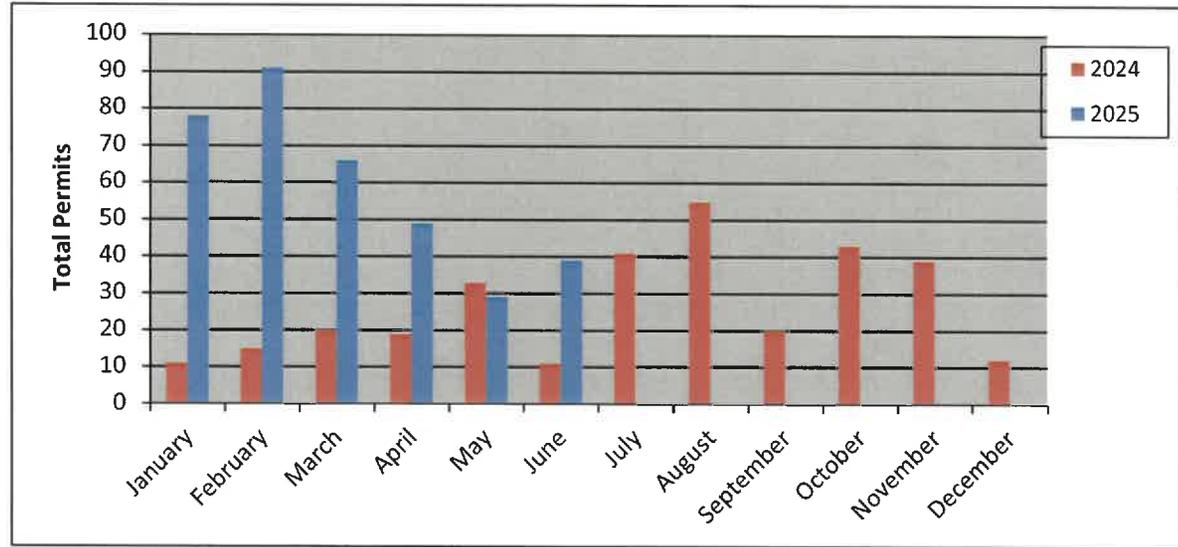
City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 6/1/2025 to 6/30/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	51	\$14,487,329.08	\$156,600.81
Addition	2	631,463.49	\$4,512.22
Backflow Permit	1	5,000.00	\$125.21
Cell Tower Permit	1	15,000.00	\$268.01
Certificate of Occupancy	2		\$151.50
Demolition	2	2,000.00	\$102.00
Electrical Permit	4	123,999.00	\$1,421.27
Fence Permit	1	0.00	\$50.00
Mechanical Permit	5	4,586,702.00	\$635.98
New Construction	3	4,262,000.00	\$120,640.61
Plumbing Permit	2	4,634.00	\$171.26
Pool	1	239,634.00	\$306.00
Remodel	15	3,849,382.59	\$26,865.25
Retaining Wall Permit	1		\$51.00
Roofing Permit	1	530,916.00	\$76.50
Sign Permit	10	236,598.00	\$1,224.00
Residential Building Permit	387		\$329,000.99
Accessory Building Permit	9		\$839.16
Artificial Turf	1		\$51.00
Concrete Permit	13		\$976.34
Electrical Permit	9		\$1,045.50
Fence Permit	96		\$4,890.00
Fire pit/Fireplace	2		\$102.00
Generator	2		\$306.00
Irrigation Permit	53		\$4,054.50
Mechanical Permit	38		\$4,636.00
New Single Family Residential	39		\$293,762.88
Outdoor Kitchen Permit	4		\$520.61
Patio Cover/Pergola	18		\$3,196.41
Plumbing Permit	25		\$2,011.50
Pool	9		\$1,377.00
Remodel	4		\$567.61
Retaining Wall Permit	9		\$457.00
Roofing Permit	38		\$2,754.00
Solar Panel Permit	3		\$1,283.24
Temporary Construction Trailer	1		\$5,456.24
Window & Door Permit	14		\$714.00
<b>Totals:</b>	<b>438</b>		<b>\$485,601.80</b>

## New Residential Permits

## Calendar Year

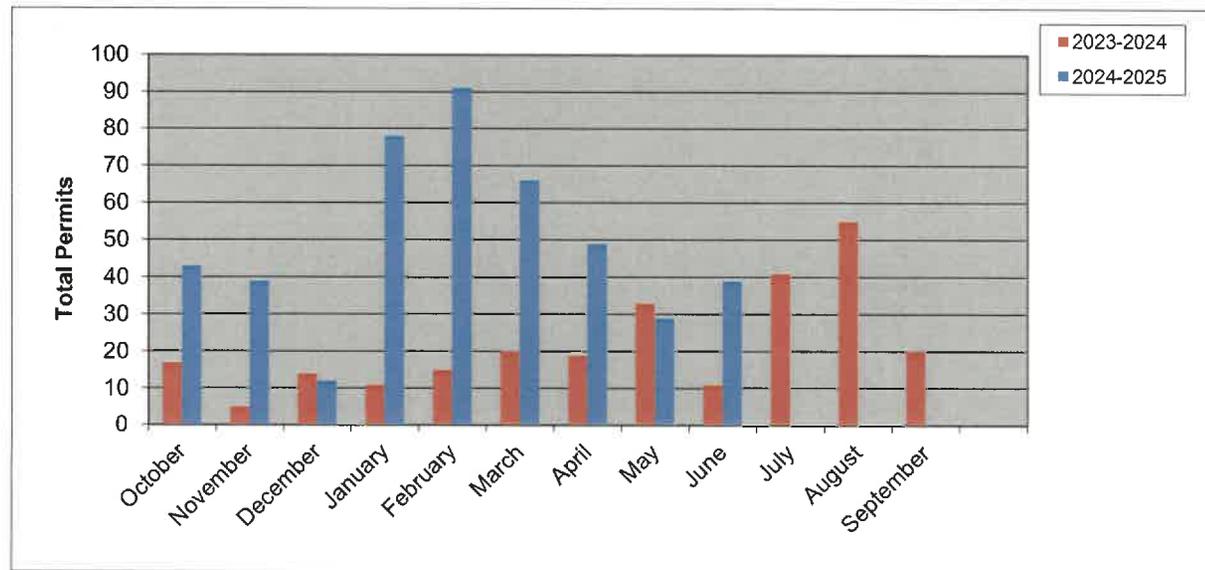
	Year	
	2024	2025
January	11	78
February	15	91
March	20	66
April	19	49
May	33	29
June	11	39
July	41	
August	55	
September	20	
October	43	
November	39	
December	12	
<b>Totals</b>	<b>319</b>	<b>352</b>



## New Residential Permits

## Fiscal Year

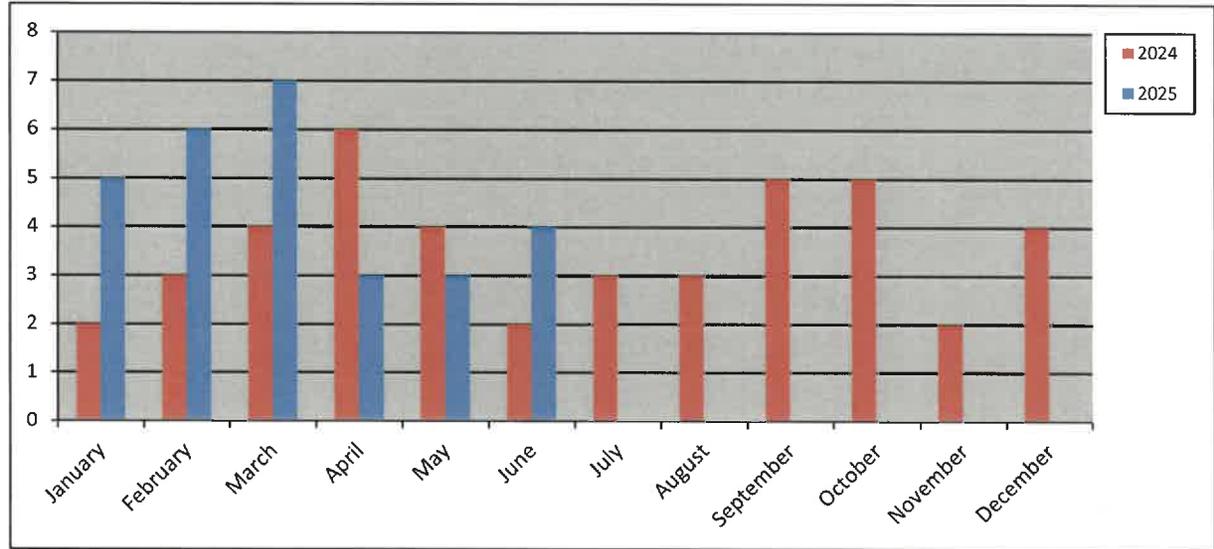
	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	78
February	15	91
March	20	66
April	19	49
May	33	29
June	11	39
July	41	
August	55	
September	20	
<b>Totals</b>	<b>261</b>	<b>446</b>



## Residential Remodel/Additions Permits

## Calendar Year

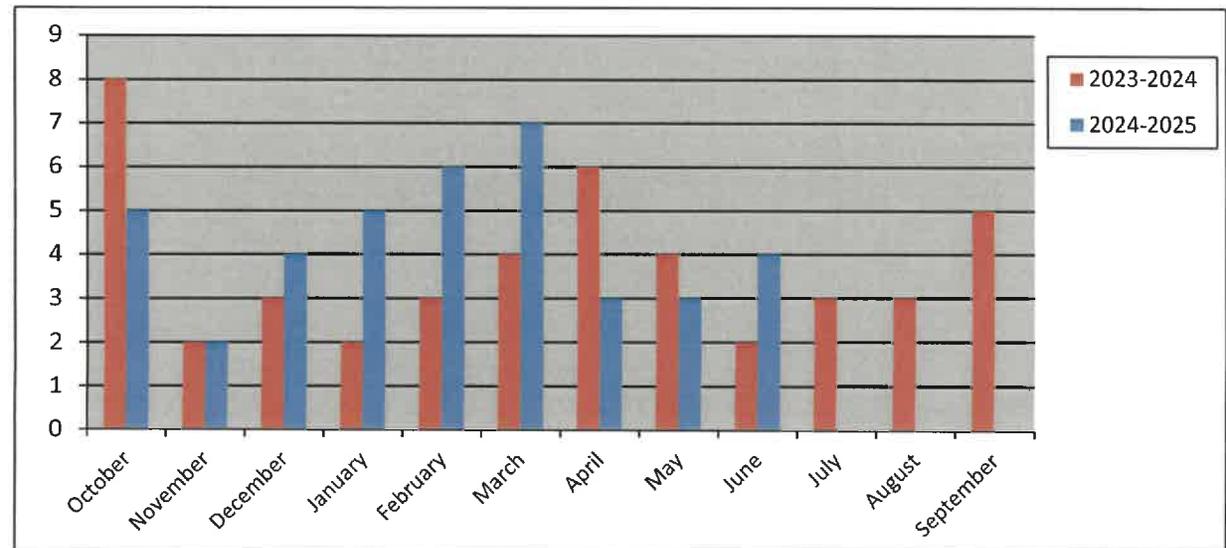
Year		
	2024	2025
January	2	5
February	3	6
March	4	7
April	6	3
May	4	3
June	2	4
July	3	
August	3	
September	5	
October	5	
November	2	
December	4	
<b>Totals</b>	<b>43</b>	<b>28</b>



## Residential Remodel/Additions Permits

## Fiscal Year

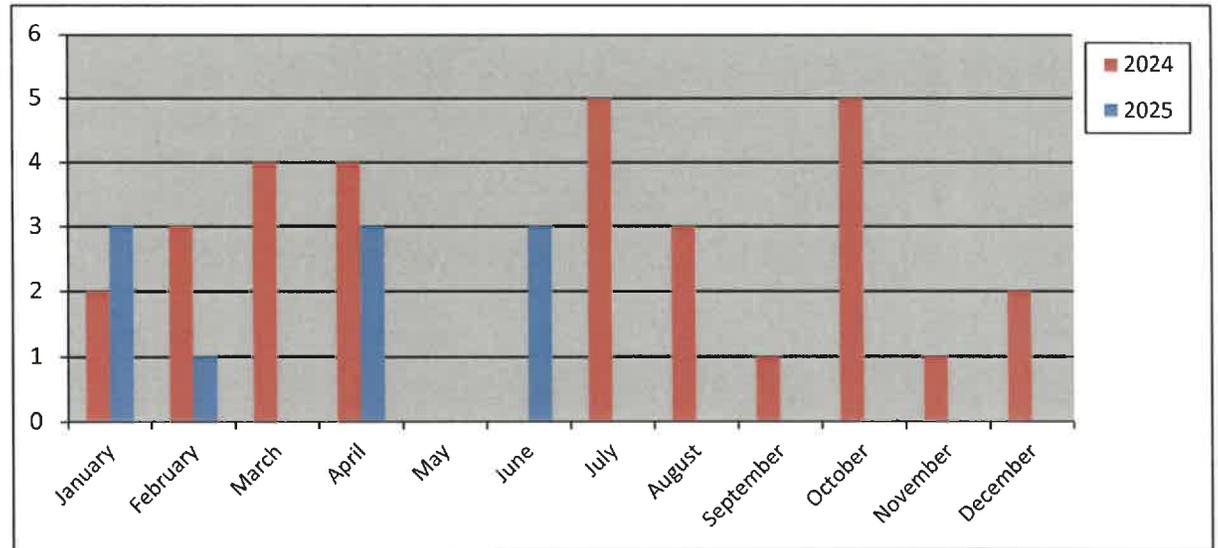
Year		
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	5
February	3	6
March	4	7
April	6	3
May	4	3
June	2	4
July	3	
August	3	
September	5	
<b>Totals</b>	<b>45</b>	<b>39</b>



## New Commercial Permits

## Calendar Year

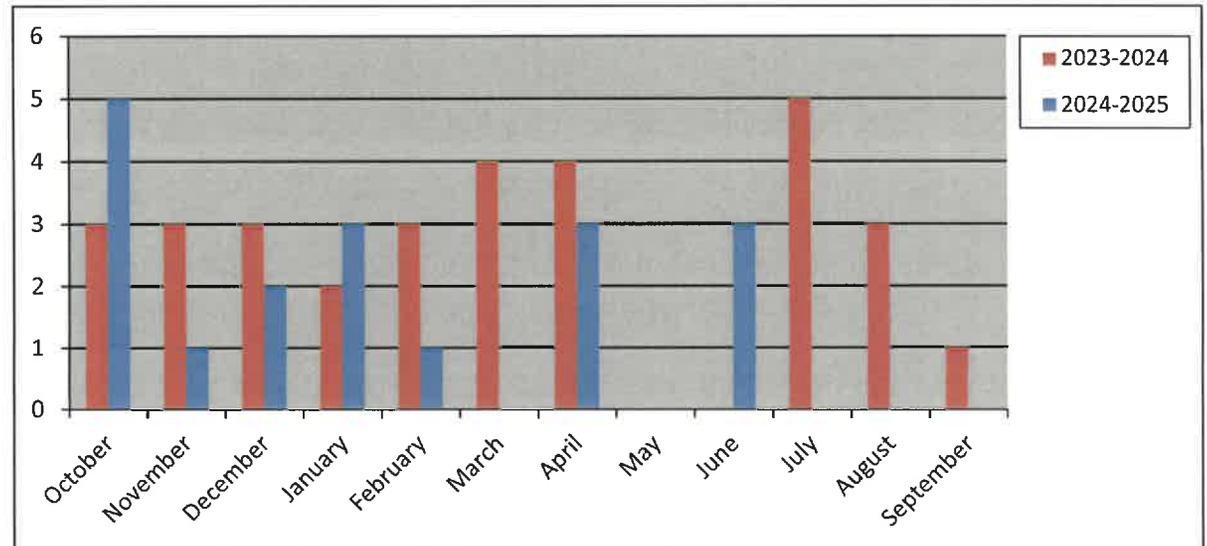
	Year	
	2024	2025
January	2	3
February	3	1
March	4	0
April	4	3
May	0	0
June	0	3
July	5	
August	3	
September	1	
October	5	
November	1	
December	2	
<b>Totals</b>	<b>30</b>	<b>10</b>



## New Commercial Permits

## Fiscal Year

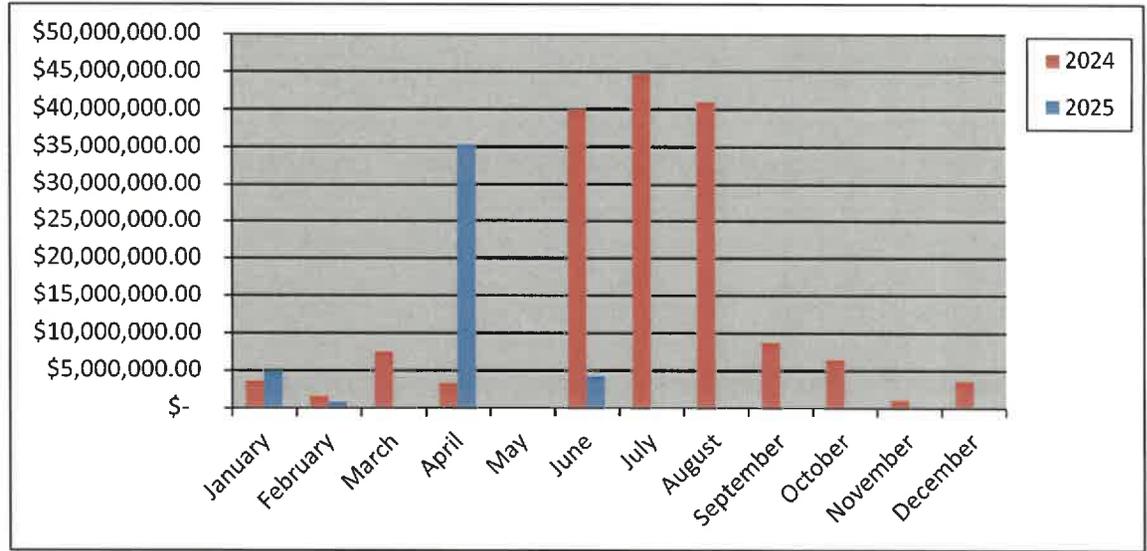
	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	3
February	3	1
March	4	0
April	4	3
May	0	0
June	0	3
July	5	
August	3	
September	1	
<b>Totals</b>	<b>31</b>	<b>18</b>



**New Commercial Value**

**Calendar Year**

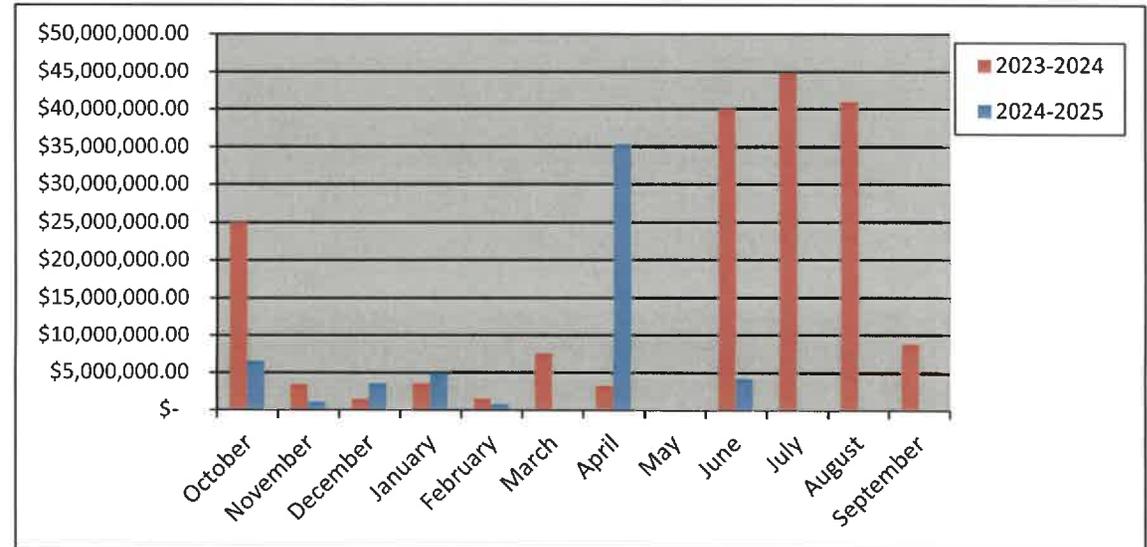
	Year	
	2024	2025
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	\$ 850,000.00
March	\$ 7,573,400.00	\$ -
April	\$ 3,400,000.00	\$ 35,348,077.00
May	\$ -	\$ -
June	\$ 40,015,846.78	\$ 4,262,000.00
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
October	\$ 6,526,233.00	
November	\$ 1,100,000.00	
December	\$ 3,600,000.00	
<b>Totals</b>	<b>\$ 162,054,992.43</b>	<b>\$ 45,260,077.00</b>



**New Commercial Value**

**Fiscal Year**

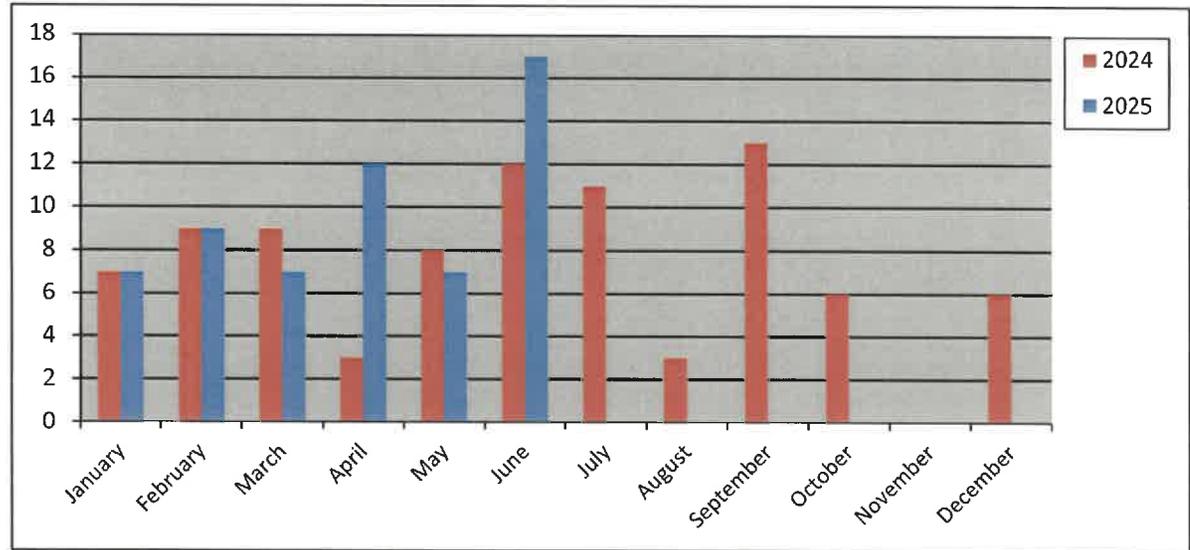
	Year	
	2023-2024	2024-2025
October	\$ 25,014,439.00	\$ 6,526,233.00
November	\$ 3,500,000.00	\$ 1,100,000.00
December	\$ 1,539,000.00	\$ 3,600,000.00
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	\$ 850,000.00
March	\$ 7,573,400.00	\$ -
April	\$ 3,400,000.00	\$ 35,348,077.00
May	\$ -	\$ -
June	\$ 40,015,846.78	\$ 4,262,000.00
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
<b>Totals</b>	<b>\$ 180,882,198.43</b>	<b>\$ 56,486,310.00</b>



## Commercial Additions/Remodel Permits

## Calendar Year

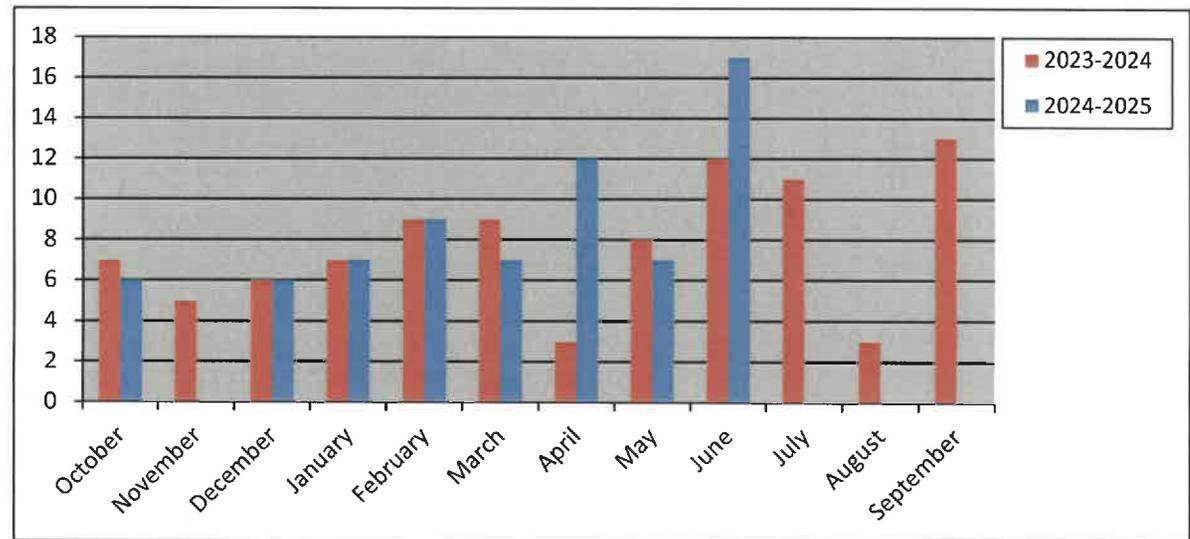
	Year	
	2024	2025
January	7	7
February	9	9
March	9	7
April	3	12
May	8	7
June	12	17
July	11	
August	3	
September	13	
October	6	
November	0	
December	6	
<b>Totals</b>	<b>87</b>	<b>59</b>



## Commercial Additions/Remodel Permits

## Fiscal Year

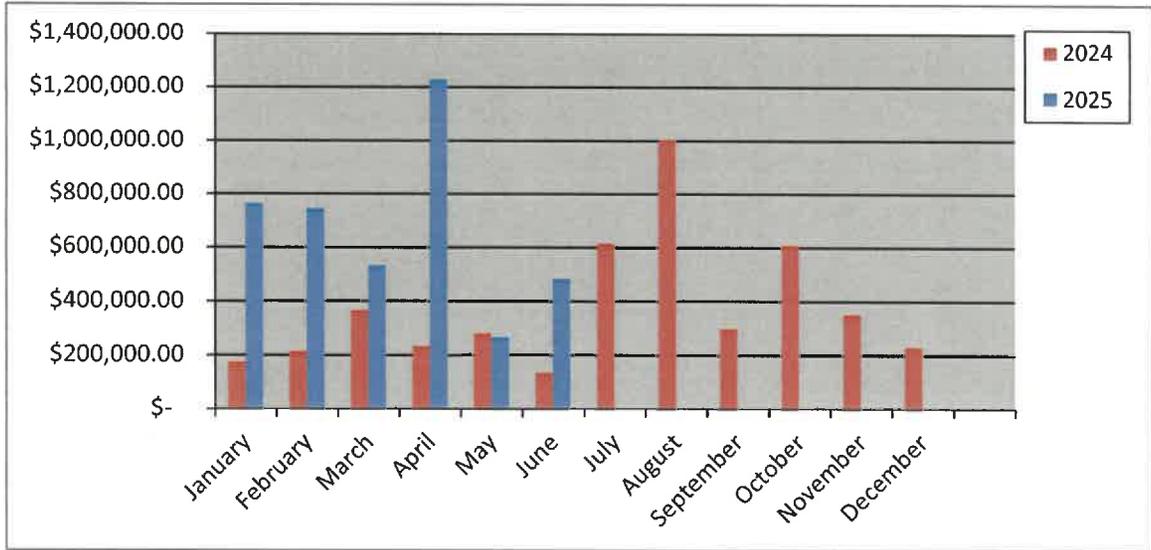
	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	7
February	9	9
March	9	7
April	3	12
May	8	7
June	12	17
July	11	
August	3	
September	13	
<b>Totals</b>	<b>93</b>	<b>71</b>



### Total Fees Collected

### Calendar Year

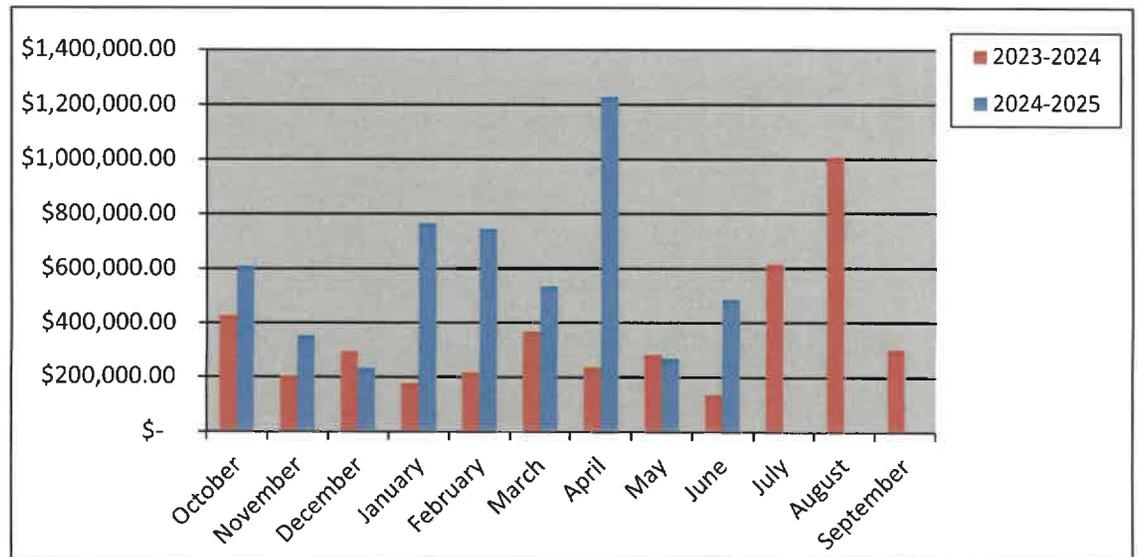
	Year	
	2024	2025
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	\$ 745,613.47
March	\$ 368,481.32	\$ 533,967.61
April	\$ 236,650.24	\$ 1,230,931.00
May	\$ 283,718.89	\$ 268,369.56
June	\$ 137,783.50	\$ 485,601.80
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
October	\$ 610,616.91	
November	\$ 353,133.50	
December	\$ 232,852.46	
<b>Totals</b>	<b>\$ 4,542,670.39</b>	<b>\$ 4,029,414.19</b>



### Total Fees Collected

### Fiscal Year

	Year	
	2023-2024	2024-2025
October	\$ 428,622.49	\$ 610,616.91
November	\$ 204,858.87	\$ 353,133.50
December	\$ 295,452.22	\$ 232,852.46
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	\$ 745,613.47
March	\$ 368,481.32	\$ 533,967.61
April	\$ 236,650.24	\$ 1,230,931.20
May	\$ 283,718.89	\$ 268,369.56
June	\$ 137,783.50	\$ 485,601.80
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
<b>Totals</b>	<b>\$ 4,275,001.10</b>	<b>\$ 5,226,017.26</b>



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number		Total SQFT	
CO2024-112	Certificate of Occupancy				
06/21/2024		1785 E INTERSTATE 30,		\$76.50	\$76.50
06/25/2025	ISSUED	109, ROCKWALL, TX,			
	Tim Johnson Custom Homes	75087			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Tim Johnson	PO Box 2423	Rockwall	TX	75087
Business Owner	Tim Johnson 214-460-9172	1785 E Interstate 30, 109	Rockwall	TX	75087
Property Owner	Middlebrooks Holdings LLC	513 St Mary St	Rockwall	TX	75087
Inspection Report Contact	Tim Johnson	PO Box 2423	Rockwall	TX	75087
<b>Contractors</b>					

CO2024-114	Certificate of Occupancy				
06/21/2024		2727 S JOHN KING BLVD		\$76.50	\$76.50
06/24/2025	ISSUED				
	Rockwall ISD Rockwall-Heath High School 9th Grade Campus				

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Rockwall-Heath High School Ninth Grade Campus	2727 S John King Blvd	Rockwall	TX	75032
Business Owner	Rockwall Independent School District <del>669-698-7152</del>	1050 Williams Street	Rockwall	TX	75087
Property Owner	Rockwall Independent School District	1050 Williams Street	Rockwall	TX	75087
Inspection Report Contact	Rockwall-Heath High School Ninth Grade Campus	2727 S John King Blvd	Rockwall	TX	75032
<b>Contractors</b>					

CO2024-201	Certificate of Occupancy				
12/26/2024		1810 S Goliad St		\$0.00	\$0.00
06/19/2025	ISSUED				
	Cluckin' Great				

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name Business Name Business Phone	Contact Address	Valuation	Total SQFT	Fees Paid
Applicant	John McKenzie	9796 FM 1565	Terrell	TX	75160
Business Owner	John McKenzie 972-722-4794	1810 S Goliad St	Rockwall	TX	75087
Property Owner	John McKenzie	9796 FM 1565	Terrell	TX	75160
Inspection Report Contact	John McKenzie	9796 FM 1565	Terrell	TX	75160
<b>Contractors</b>					
<hr/>					
CO2024-97	Certificate of Occupancy				
05/10/2024		2922 S Goliad St,			\$75.00
06/19/2025	ISSUED	Rockwall, TX 75032			\$75.00
	Sports World Athletics of Texas				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Stephen Gray / Yvette Prado	2922 S Goliad, Ste 201	Rockwall	TX	75032
Business Owner	Stephen Gray / Yvette Prado 214-680-9241	2922 S Goliad, S. 201	Rockwall	TX	75032
Property Owner	Rubin Luna / Luis Layza	3265 Broadway Blvd	Mesquite	TX	75149
Inspection Report Contact	Stephen Gray / Yvette Prado	2922 S Goliad, Ste 201	Rockwall	TX	75032
<b>Contractors</b>					
<hr/>					
CO2025-26	Certificate of Occupancy				
02/10/2025		1940 S JOHN KING			\$76.50
06/26/2025	ISSUED	BLVD, ROCKWALL, TX, 75032			\$76.50
	SBM Contractors				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Aaron Davis	670 MISSION DR	ROCKWALL	TX	75087
Business Owner	SBM Contractors, LLC	1940 S JOHN KING BLVD	Rockwall	TX	75032
Property Owner	John King OC, LLC	709 W. Rusk St. #810	Rockwall	TX	75087
Inspection Report Contact	Aaron Davis	670 MISSION DR	ROCKWALL	TX	75087
<b>Contractors</b>					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	
CO2025-37	Certificate of Occupancy			
02/24/2025		2014 S GOLIAD ST, 122,	\$76.50	\$76.50
06/25/2025	ISSUED	ROCKWALL, TX, 75087		
	School of Rock, Rockwall			

Contact Type	Contact Name Business Phone	Contact Address	Valuation	TX	75218
Applicant	Fran Rapattoni	PO Box 181883	Dallas	TX	75218
Business Owner	Fran Rapattoni	PO Box 181883	Dallas	TX	75218
Property Owner	Fran Rapattoni	PO Box 181883	Dallas	TX	75218
Inspection Report Contact	Fran Rapattoni	PO Box 181883	Dallas	TX	75218

Contractors

CO2025-38	Certificate of Occupancy			
03/07/2025		1001 N GOLIAD ST,	\$76.50	\$76.50
06/19/2025	ISSUED	Office #2, ROCKWALL,		
	Center for Better Therapy PLLC	TX, 75087		

Contact Type	Contact Name Business Phone	Contact Address	Valuation	TX	75087
Applicant	Jessie Groth	521 Indian Paintbrush	Fate	TX	75087
Business Owner	ADAT Estate	1001 N Goliad St	Rockwall	TX	75087
Property Owner	ADAT Estate	1001 N Goliad St	Rockwall	TX	75087
Inspection Report Contact	Jessie Groth				

Contractors

CO2025-41	Certificate of Occupancy			
03/09/2025		1001 N GOLIAD ST,	\$76.50	\$76.50
06/19/2025	ISSUED	BLDG A, Office #4,		
	Nina Reyna, LMFT	ROCKWALL, TX 75087		

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Nina Reyna	1001 N. Goliad	Rockwall	Tx	75087
Business Owner	Nina Reyna	1001 N. Goliad	Rockwall	Tx	75087
Property Owner	Adat Estate	1001 N. Goliad	Rockwall	TX	75087
Inspection Report Contact	Unknown				
<b>Contractors</b>					

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CO2025-42	Certificate of Occupancy			\$76.50	\$76.50
03/10/2025		1001 N GOLIAD ST,			
06/19/2025	ISSUED	BLDG A, Office #3,			
	Katherine Crane, LPC	ROCKWALL, TX, 75087			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Katherine Crane	302 W. Kaufman	Rockwall	TX	75087
Business Owner	Adat Estate	1101 N Goliad	Rockwall	TX	75087
Property Owner	Adat Estate	1101 N Goliad	Rockwall	TX	75087
Inspection Report Contact	Andrea Andes				
<b>Contractors</b>					

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CO2025-45	Certificate of Occupancy			\$76.50	\$76.50
03/12/2025		2504 RIDGE RD, SUITE			
06/16/2025	ISSUED	207 ROCKWALL, TX,			
	Lifeologie Counseling	75087			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Noel Baker	2504 Ridge Rd Suite 207	Rockwall	TX	75087
Business Owner	Melanie Wells	3303 Lee Parkway Suite 102	Dallas	TX	75219
Property Owner	Moni Brooks	2504 Ridge Rd	Rockwall	TX	75087
Inspection Report Contact	Noel Baker				
<b>Contractors</b>					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	
	Business Name	Plan Number	Valuation
			Total SQFT
			Fees Paid
CO2025-59	Certificate of Occupancy		
04/21/2025		343 COUNTY LINE RD,	\$76.50
06/19/2025	ISSUED	ROCKWALL, TX, 75032	\$76.50
	DRA Logistics LLC		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	David Rodriguez	1525 Melrose LN	Rockwall	TX	75032
Business Owner	David Rodriguez	1525 Melrose Ln	Rockwall	TX	75032
Property Owner	David Rodriguez	1525 Melrose Ln	Rockwall	TX	75032
Inspection Report Contact	David Rodriguez	1525 Melrose Ln	Rockwall	TX	75032

Contractors

CO2025-70	Certificate of Occupancy		
05/14/2025		2931 RIDGE RD, 107,	\$76.50
06/03/2025	ISSUED	ROCKWALL, TX, 75032	\$76.50
	Sharkey Cut for Kids		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Danial Rizvi	1520 Blue Mesa	Carrollton	TX	75007
Business Owner	Bryan King	2931 Ridge Road #107	Rockwall	Tx	75032
Property Owner	Bryan King	2931 Ridge Road #107	Rockwall	Tx	75032
Inspection Report Contact	Danial Rizvi	1520 Blue Mesa	Carrollton	TX	75007

Contractors

CO2025-71	Certificate of Occupancy		
05/14/2025		1915 ALPHA DR, SUITE	\$76.50
06/04/2025	ISSUED	130, ROCKWALL, TX	\$76.50
	CC Carpet	75087	

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Macy Fitzgerald	1915 Alpha Dr suite 130	Rockwall	tx	75032
Business Owner	Steve Fitzgerald	1915 Alpha Dr, Suite 130	Rockwall	TX	75087
Property Owner	Cedar Ridge property management	12001 N CENTRAL EXPRESSWAY, SUI	DALLAS	TX	75243
Inspection Report Contact	MACY FITZGERALD	1915 ALPHA DR SUITE130	ROCKWALL	TX	75032
<b>Contractors</b>					
<hr/>					
CO2025-73	Certificate of Occupancy			\$76.50	\$76.50
05/21/2025		1121 W YELLOW			
06/13/2025	ISSUED	JACKET LN,			
	Atrium Legal Group	ROCKWALL, TX, 75087			
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jeff Butler	1131 W. Yellow Jacket Lane	Rockwall	TX	75087
Business Owner	Jeff Butler	1131 W. Yellow Jacket Lane	Rockwall	TX	75087
Property Owner	YELLOW JACKET OB 1, LLC, C/O RIDGE POINTE ASSET MGMT	102 S GOLIAD SUITE 200	Rockwall	TX	75087
Inspection Report Contact	Jeff Butler	1131 W. Yellow Jacket Lane	Rockwall	TX	75087
<b>Contractors</b>					
<hr/>					
CO2025-74	Certificate of Occupancy			\$76.50	\$76.50
05/19/2025		2095 SUMMER LEE DR,			
06/09/2025	ISSUED	200, ROCKWALL, TX,			
	Mercer Global Advisors	75032			
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Logan Brewer	4099 McEwen Rd, Ste 516	Farmers Branch TX		75244
Business Owner	Mercer Global Advisors	1200 17th St, Suite 500	Denver	CO	80202
Property Owner	PA Harbor Retail, LLC	8222 Douglas Avenue, Suite 390	Dallas	TX	75225
Inspection Report Contact	Kelly Horak	4099 McEwen Rd, Ste 516	Farmers Branch TX		75244

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
<b>Contractors</b>					
CO2025-75	Certificate of Occupancy				
05/28/2025		104 N SAN JACINTO ST,		\$76.50	\$76.50
06/19/2025	ISSUED	ROCKWALL, TX, 75087			
	MargotMiss				
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
	<b>Business Phone</b>				
Applicant	Amanda Paschall	104 N San Jacinto st	Rockwall	TX	75087
Business Owner	Amanda Paschall	104 N San Jacinto St	Rockwall	TX	75087
Property Owner	Marilyn Heffernan	102 S Goliad st suite 200	Rockwall	TX	75087
Inspection Report Contact	Amanda Paschall	104 N San Jacinto st	Rockwall	TX	75087
<b>Contractors</b>					
CO2025-78	Certificate of Occupancy				
05/30/2025		990 E INTERSTATE 30,		\$75.00	\$0.00
06/09/2025	ISSUED	ROCKWALL, TX 75087			
	Group 1 Ford of Rockwall				
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
	<b>Business Phone</b>				
Applicant	Stephanie Peace	990 E Interstate 30	Rockwall	TX	75087
Business Owner	Group 1 Realty Inc	15943 Gulf Freeway	Webster	TX	77598
Property Owner	Group 1 Realty Inc	730 Town & Country Blvd. Ste 500	Houston	TX	77024
Inspection Report Contact	Stephanie Peace	990 E Interstate 30	Rockwall	TX	75087
<b>Contractors</b>					
CO2025-80	Certificate of Occupancy				
06/01/2025		1940 N LAKESHORE DR,		\$76.50	\$76.50
06/19/2025	ISSUED	ROCKWALL, TX, 75087			
	Kiddie Academy				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Lomesh Patel	6501 abrams drive	plano	TX	75074
Business Owner	Lomesh Patel	6501 abrams drive	plano	TX	75074
Property Owner	Ben Seo	PO BOX 27373	Anaheim	CA	92809
Inspection Report Contact	Lomesh Patel	6501 abrams drive	plano	TX	75074
<b>Contractors</b>					

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CO2025-81	Certificate of Occupancy				\$76.50	\$76.50
06/02/2025		2604 RIDGE RD,				
06/11/2025	ISSUED	ROCKWALL, TX, 75087				
	Middle Child Title, LLC dba Harbor Town Title					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Valerie Jobe	PO Box 162022	Austin	TX	78716
Business Owner	Sarah Blackburn	PO Box 162022	Austin	TX	78716
Property Owner	Alvin Chandler	PO Box 220	Rockwall	TX	75087
Inspection Report Contact	Valerie Jobe	PO Box 162022	Austin	TX	78716
<b>Contractors</b>					

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CO2025-85	Certificate of Occupancy				\$76.50	\$76.50
06/09/2025		991 I-30 Frontage Road,				
06/27/2025	ISSUED	Suite 111 Rockwall, Texas 75087				
	Solis Mammography TX Rockwall					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Michael Walker Construction- Kacy Abel	14901 Quorum Dr, Suite 475	Dallas	TX	75254
Business Owner	Solis Mammography - Todd Bradbury	15601 Dallas Pkwy, Ste 300	Dallas	TX	75001
Property Owner	CTO Rockwall LLC- Elizabeth Weiner	1140 N. Williamson Blvd, Ste 140	Daytona Beach	FL	32114
Inspection Report Contact	Michael Walker Construction- Kacy Abel	14901 Quorum Dr, Suite 475	Dallas	TX	75254

8:32:49AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

Permit Number	Permit Type	Site Address				Total Fees
Application Date	Subtype	Parcel Number				
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
<b>Contractors</b>						
CO2025-95	Certificate of Occupancy					
06/24/2025		2927 RIDGE RD, SUITE				\$76.50
06/27/2025	ISSUED	109, ROCKWALL, TX,				\$76.50
	ROSSINI NAIL BAR	75032				
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
	<b>Business Phone</b>					
Applicant	PHONG HOANG	3618 IRVIN DR	SACHSE	TX	75048	
Business Owner	PHONG HOANG 214-727-0578	2927 RIDGE RD, SUITE 109	ROCKWALL	TX	75032	
Property Owner	Rick Landrum	1014 Vine Street	Cincinnati	OH	45202	
Inspection Report Contact	PHONG HOANG	3618 IRVIN DR	SACHSE	TX	75048	
<b>Contractors</b>						
COM2023-3938	Commercial Building Permit					
08/15/2023	Certificate of Occupancy	1905 ALPHA DR, #160,				\$76.50
06/25/2025	ISSUED	ROCKWALL, TX 75087				2,411.00
	Iteris Inc					
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
	<b>Business Phone</b>					
Business Owner	Iteris Inc	1700 Carnegie	Santa Ana	CA	92705	
Property Owner	Cedar Ridge Property Management	12001 N Central Expwy #200	Dallas	TX	75243	
Applicant	Steven Torkelson	1905				
<b>Contractors</b>						
COM2023-672	Commercial Building Permit					
02/17/2023	Certificate of Occupancy	3084 N GOLIAD ST, 124,				\$75.00
06/16/2025	ISSUED	ROCKWALL, TX, 75087				1,896.00
	Alpine Dental of Rockwall					
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
	<b>Business Phone</b>					
Business Owner	Anish Reddy 972-310-22280	2105 Roadrunner Dr	Flower Mound	TX	75022	
Property Owner	Crestview Real Estate	12720 Hillcrest Rd	Dallas	TX	75230	

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2025 to 6/30/2025

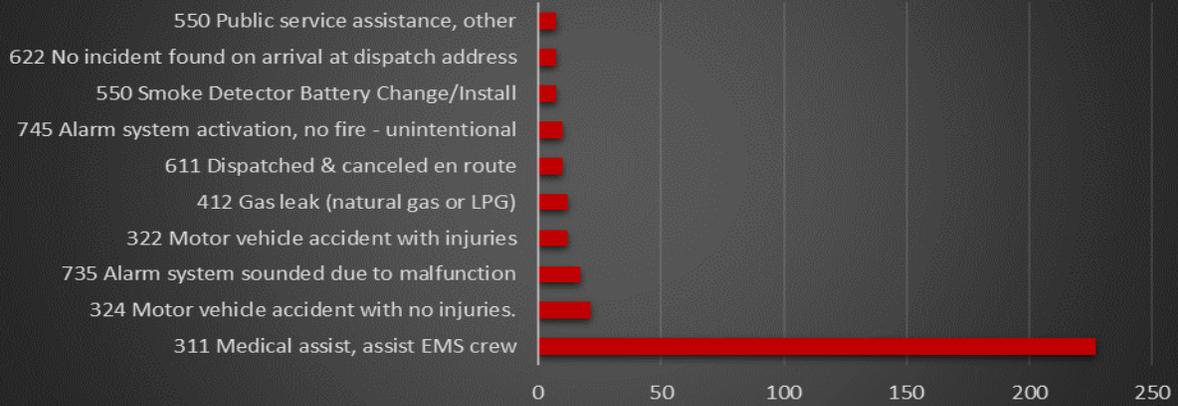
Permit Number	Permit Type	Site Address				
Application Date	Subtype	Parcel Number			Total Fees	
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
<b>Contractors</b>						
TCO2025-91	Temporary Certificate of Occupancy					
06/20/2025		159 E QUAIL RUN RD			\$306.00	\$306.00
06/26/2025	ISSUED					
	DW Quail Run, LLC (SHELL ONLY)					
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
	<b>Business Phone</b>					
Applicant	MLGP, LLC	1811 Greenville Ave	Dallas	TX	75206	
Business Owner	DuWest Realty 214-918-1804	4403 N Central Expressway, Suite 110	Dallas	TX	75205	
Property Owner	DuWest Realty	4403 N Central Expressway, Suite 110	Dallas	TX	75205	
Inspection Report Contact	MLGP, LLC	1811 Greenville Ave	Dallas	TX	75206	
<b>Contractors</b>						
TCO2025-92	Temporary Certificate of Occupancy					
06/20/2025		165 E QUAIL RUN RD			\$306.00	\$306.00
06/26/2025	ISSUED	ROCKWALL, TX 75087				
	DW Quail Run, LLC (SHELL ONLY)					
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
	<b>Business Phone</b>					
Applicant	MLGP, LLC	1811 Greenville Ave	Dallas	TX	75206	
Business Owner	DuWest Realty 214-918-1804	4403 N Central Expressway, Suite 110	Dallas	TX	75205	
Property Owner	DuWest Realty	4403 N Central Expressway, Suite 110	Dallas	TX	75205	
Inspection Report Contact	MLGP, LLC	1811 Greenville Ave	Dallas	TX	75206	
<b>Contractors</b>						



June 2025

Monthly Report

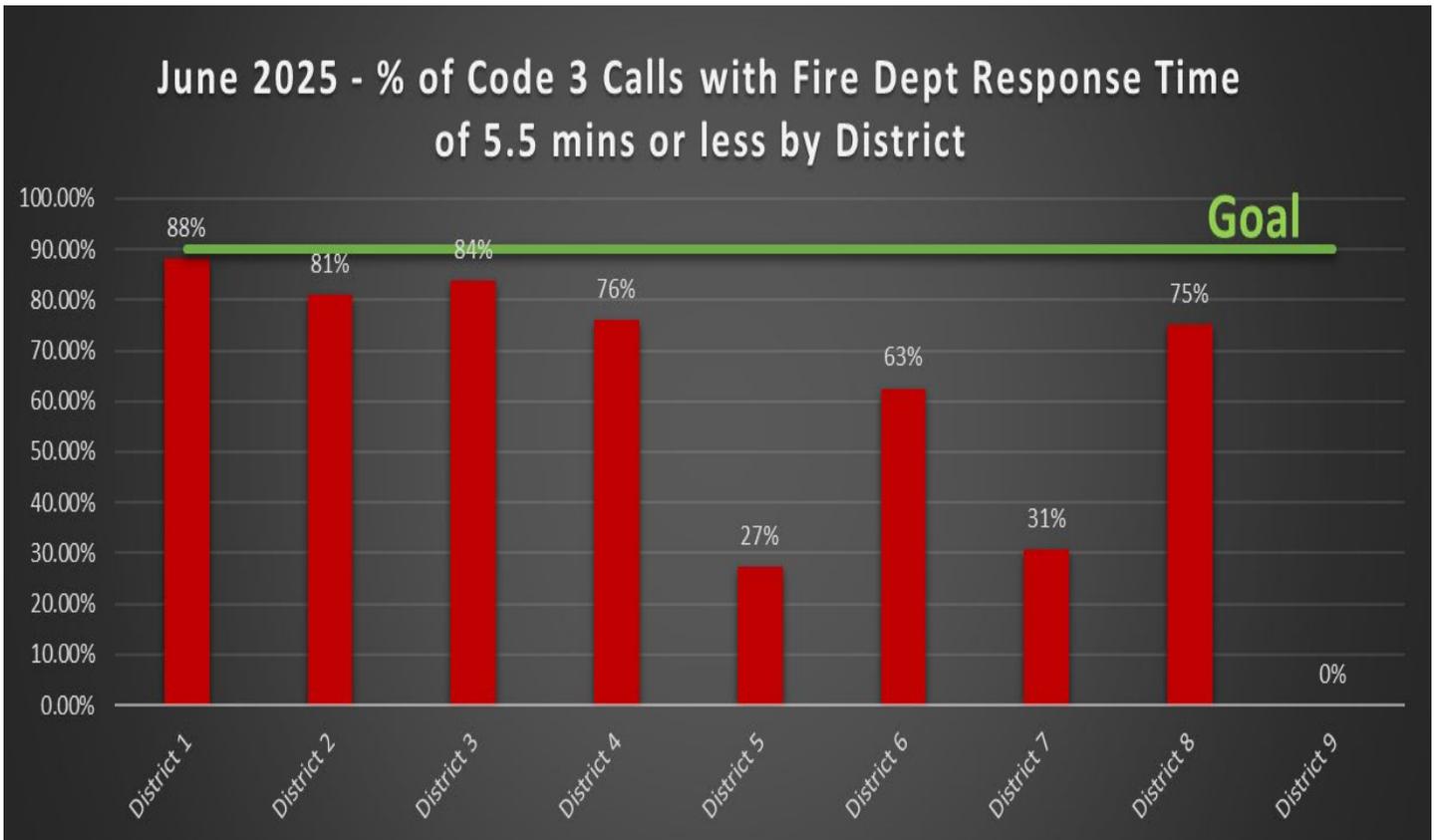
## Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
100 Fire, other	2
111 Building fire	4
112 Fires in structure other than in a building	1
118 Trash or rubbish fire, contained	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
142 Brush or brush-and-grass mixture fire	1
143 Grass fire	1
151 Outside rubbish, trash or waste fire	1
311 Medical assist, assist EMS crew	227
322 Motor vehicle accident with injuries	12
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	21
331 Lock-in (if lock out , use 511 )	1
342 Search for person in water	1
353 Removal of victim(s) from stalled elevator	4
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	12
413 Oil or other combustible liquid spill	1
424 Carbon monoxide incident	1
444 Power line down	2
445 Arcing, shorted electrical equipment	3
511 Lock-out	4
520 Water problem, other	2
522 Water or steam leak	2
550 Public service assistance, other	7
550 Smoke Detector Battery Change/Install	7
553 Public service	2
561 Unauthorized burning	1
600 Good intent call, other	1
611 Dispatched & canceled en route	10
622 No incident found on arrival at dispatch address	7
651 Smoke scare, odor of smoke	2
700 False alarm or false call, other	6
730 System malfunction, other	2
733 Smoke detector activation due to malfunction	4
735 Alarm system sounded due to malfunction	17
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	4
744 Detector activation, no fire - unintentional	3
745 Alarm system activation, no fire - unintentional	10
746 Carbon monoxide detector activation, no CO	1
<b>Grand Total</b>	<b>394</b>

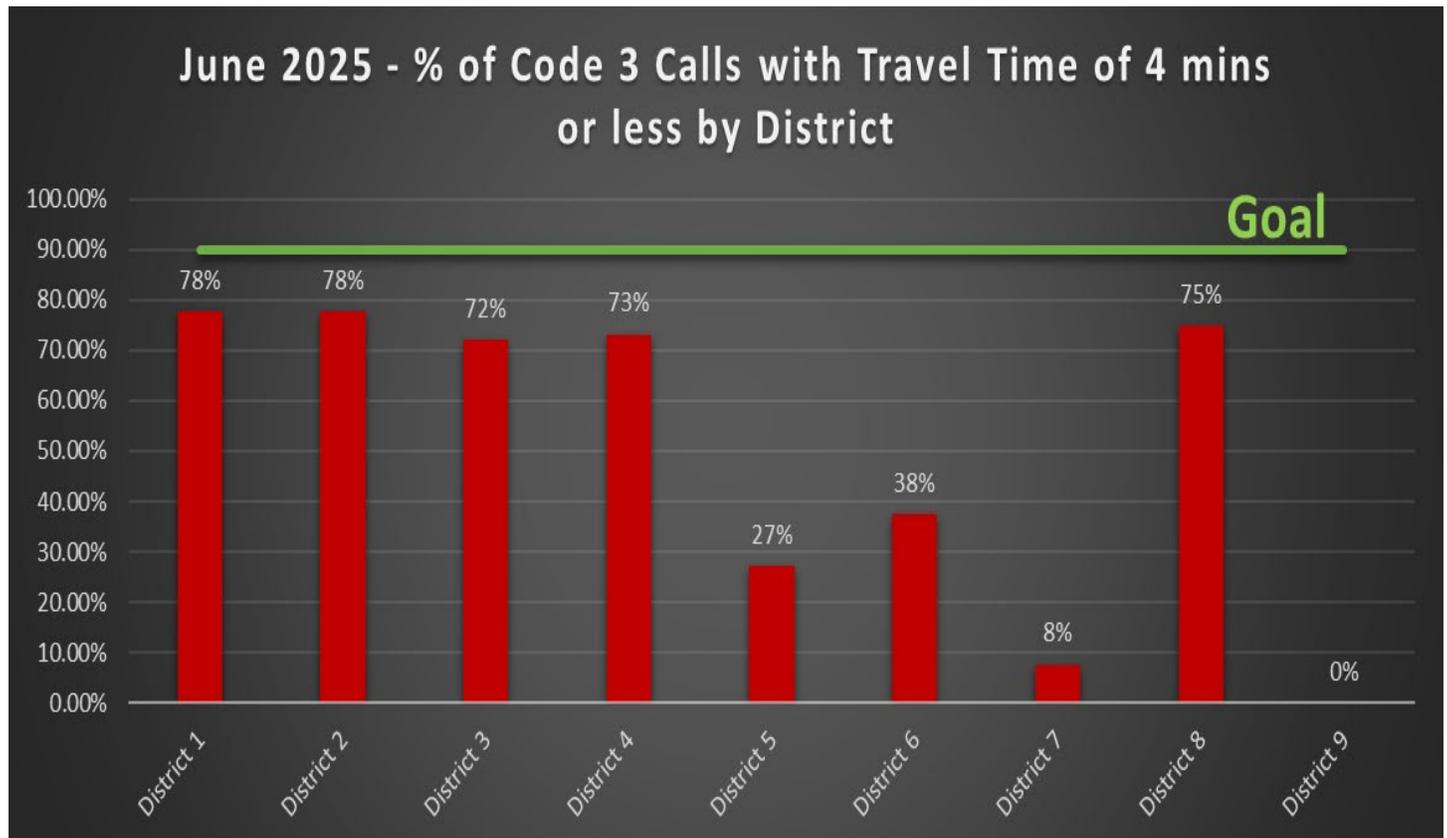
## June 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	76	22%	67	0:04:42	88%	90%
District 2	116	34%	94	0:04:10	81%	90%
District 3	43	13%	36	0:04:22	84%	90%
District 4	67	20%	51	0:04:52	76%	90%
District 5	11	3%	3	0:09:10	27%	90%
District 6	8	2%	5	0:05:52	63%	90%
District 7	13	4%	4	0:06:33	31%	90%
District 8	4	1%	3	0:04:04	75%	90%
District 9	1	0%	0	0:14:53	0%	90%
Department	339	100%	263	0:04:46	78%	90%



## June 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	76	22%	59	0:03:51	78%	90%
District 2	116	34%	90	0:03:17	78%	90%
District 3	43	13%	31	0:03:26	72%	90%
District 4	67	20%	49	0:03:52	73%	90%
District 5	11	3%	3	0:08:28	27%	90%
District 6	8	2%	3	0:04:54	38%	90%
District 7	13	4%	1	0:05:34	8%	90%
District 8	4	1%	3	0:03:08	75%	90%
District 9	1	0%	0	0:14:12	0%	90%
<b>Department</b>	<b>339</b>	<b>100%</b>	<b>239</b>	<b>0:03:52</b>	<b>71%</b>	<b>90%</b>





# Total Dollar Losses

June 2025



City of Rockwall  
*The New Horizon*

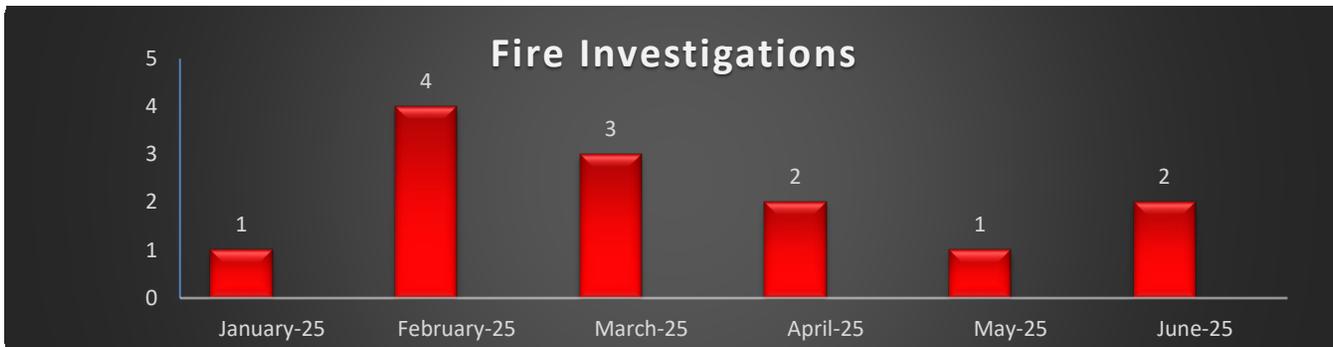
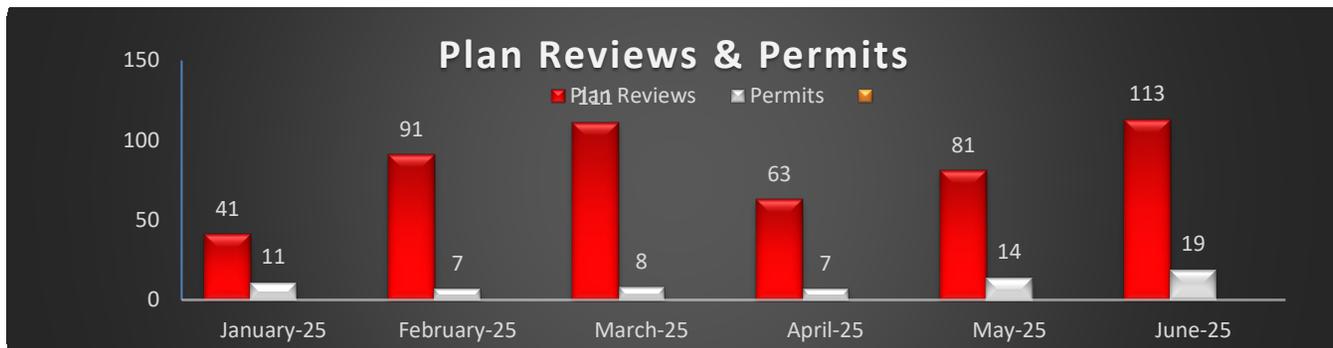
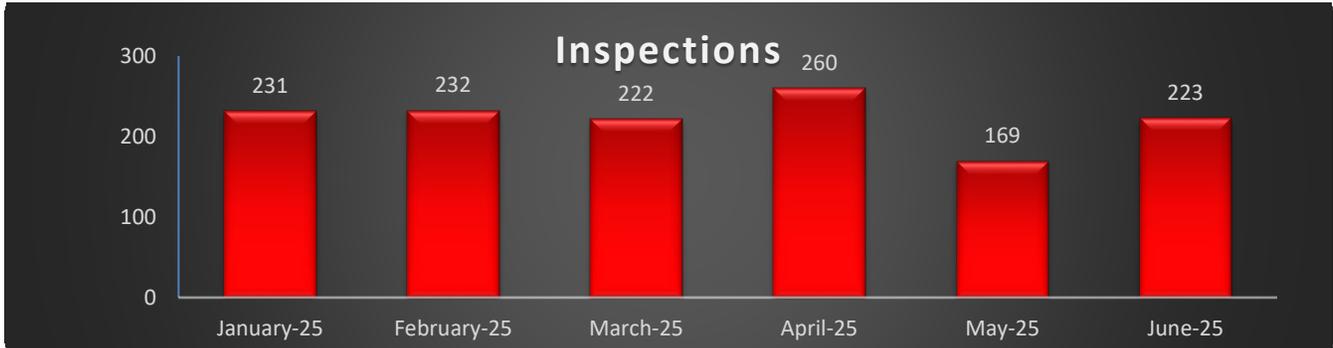
Rockwall Fire Department

Print Date/Time: 07/10/2025 09:27  
Login ID: rck\ldgang  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$224,000.00	\$45,000.00	\$10,000.00	\$1,398,870.00	\$48,000.00
Total Content Loss:	\$100,000.00	\$0.00	\$1,000.00	\$273,000.00	\$14,000.00
Total Property Pre-Incident Value:	\$463,973.00	\$45,000.00	\$0.00	\$19,946,506.00	\$518,574.00
Total Contents Pre-Incident Value	\$120,000.00	\$0.00	\$0.00	\$837,455.00	\$35,000.00
Total Losses:	\$324,000.00	\$45,000.00	\$11,000.00	\$1,671,870.00	\$324,000.00
Total Value:	\$583,973.00	\$45,000.00	\$0.00	\$20,783,961.00	\$553,574.00

# Fire Prevention, Education, & Investigations Division Monthly Report June 2025





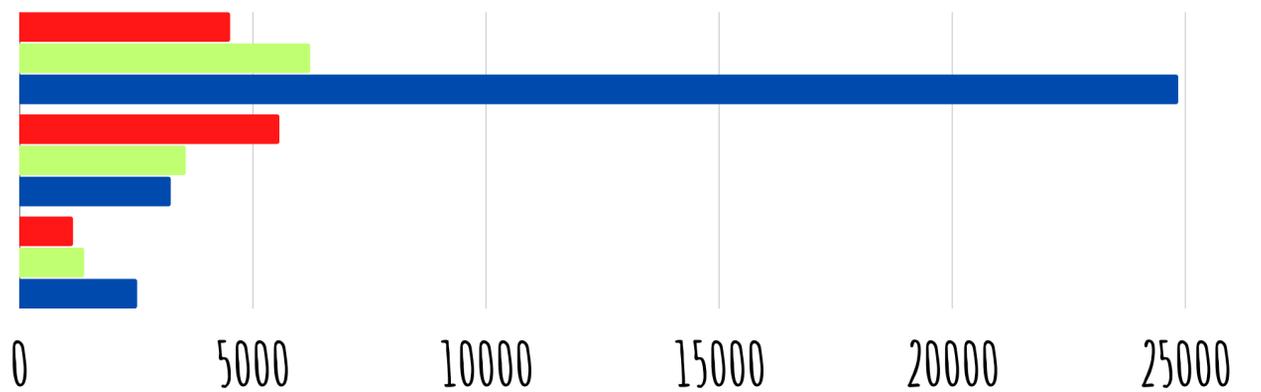
# Monthly Report June 2025



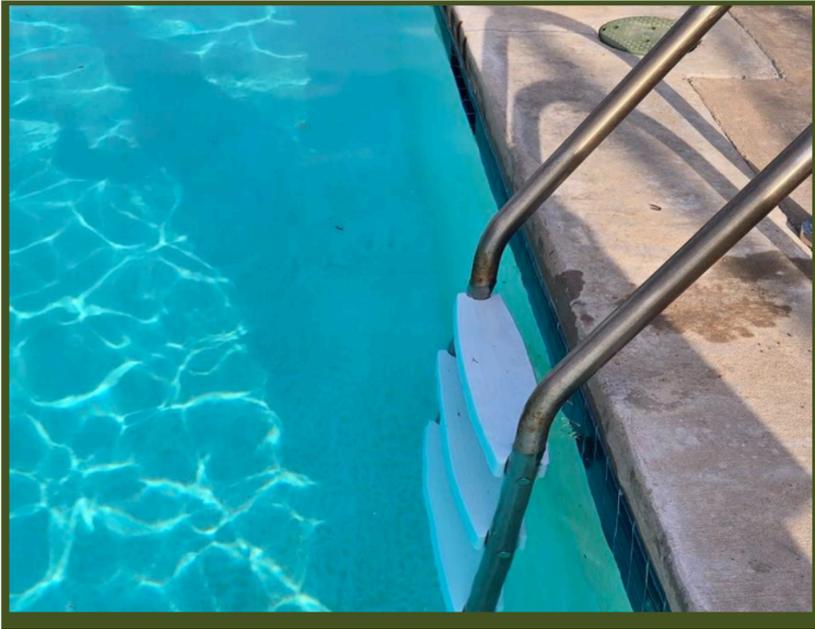
## REVENUE NUMBERS

APR: ■  
MAY: ■  
JUNE: ■

PROGRAM REVENUE  
HMCC/PAVILIONS  
THE CENTER



# PARKS PROJECT UPDATE - JUNE 2025



POOL LADDER REFURB



POOL ADA CHAIR REFURB



SHAQ COURT UPDATE



NEW WATER FOUNTAINS AT MYERS,  
DOG PARK, EMERALD BAY

## Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

# Rockwall Police Department

## Monthly Activity Report

June-2025

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

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	2	11	4	175.00%
Robbery	0	0	2	4	-50.00%
Aggravated Assault	5	0	11	18	-38.89%
Burglary	3	3	16	29	-44.83%
Larceny	38	41	229	262	-12.60%
Motor Vehicle Theft	2	1	13	14	-7.14%
<b>TOTAL PART I</b>	<b>48</b>	<b>47</b>	<b>282</b>	<b>331</b>	<b>-14.80%</b>
<b>TOTAL PART II</b>	<b>125</b>	<b>98</b>	<b>724</b>	<b>617</b>	<b>17.34%</b>
<b>TOTAL OFFENSES</b>	<b>173</b>	<b>145</b>	<b>1006</b>	<b>948</b>	<b>6.12%</b>

### ADDITIONAL STATISTICS

FAMILY VIOLENCE	23	15	101	82	23.17%
D.W.I.	12	16	82	73	12.33%

### ARRESTS

FELONY	27	13	129	117	10.26%
MISDEMEANOR	49	49	309	276	11.96%
WARRANT ARREST	7	7	42	48	-12.50%
JUVENILE	5	5	39	33	18.18%
<b>TOTAL ARRESTS</b>	<b>88</b>	<b>74</b>	<b>519</b>	<b>474</b>	<b>9.49%</b>

### DISPATCH

CALLS FOR SERVICE	2111	2278	12564	14393	-12.71%
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### ACCIDENTS

INJURY	1	4	10	10	0.00%
NON-INJURY	104	142	658	761	-13.53%
FATALITY	0	0	0	1	-100.00%
<b>TOTAL</b>	<b>105</b>	<b>146</b>	<b>668</b>	<b>772</b>	<b>-13.47%</b>

### FALSE ALARMS

RESIDENT ALARMS	53	69	287	264	8.71%
BUSINESS ALARMS	159	139	808	872	-7.34%
<b>TOTAL FALSE ALARMS</b>	<b>212</b>	<b>208</b>	<b>1095</b>	<b>1136</b>	<b>-3.61%</b>
Estimated Lost Hours	139.92	137.28	722.7	749.76	-3.61%
Estimated Cost	\$3,328.40	\$3,265.60	\$17,191.50	\$17,835.20	-3.61%

### ROCKWALL NARCOTICS UNIT

	Agency Assist	1
	Arrests	3
	Arrest Warrants	4
	Search Warrants	3
	<b>Seized</b>	
	Marijuana	5k lbs
	THC	11k lbs

# Rockwall Police Department

## Dispatch and Response Times

June 2025

### Police Department

	Average Response Time	
<b>Priority 1</b>		Number of Calls <b>130</b>
Call to Dispatch	0:00:45	
Call to Arrival	0:05:35	
% over 7 minutes	25%	

	Average Response Time	
<b>Priority 2</b>		Number of Calls <b>833</b>
Call to Dispatch	0:01:42	
Call to Arrival	0:08:23	
% over 7 minutes	15%	

	Average Response Time	
<b>Priority 3</b>		Number of Calls <b>30</b>
Call to Dispatch	0:02:13	
Call to Arrival	0:11:12	
% over 7 minutes	57%	

#### Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO: Mayor and Council Members**

**FROM: Mary Smith, City Manager**

**DATE: August 1, 2025**

**SUBJECT: June 2025 Quarterly Budget Report**

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The following analysis is offered for the period ended June 30, 2025 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 75%. The below categories exceed the threshold but most are not unusual for this time of year. Those line items which may require increases or off-setting decreases will be developed as we finalize the budget setting process for the next fiscal year.

### General Fund Revenues

- All revenues are coming in at or above expected levels with very few exceptions. Overall revenues are at 82.5% of budget due to the timing of property tax payments early in the year and stronger than projected Building Permit revenue.
- Sales tax – we budgeted a slight increase in sales tax revenue but we've seen an upturn in the sales tax over the last 5 months and we are more optimistic that we will at least meet budget projections.
- Construction inspection fees are well ahead of budget projections due to several larger projects which began this year the IKEA project, the Quail Hollow development and Chewters Chocolates.

### General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 71.5% for 3 quarters of the budget year.

The exception is generally still the Contractual's category which includes the annual insurance coverages and annual maintenance agreements in the various budgets. In addition, several significant vehicle repairs have been needed which are included in this category as well.

### Water / Sewer Revenues

- Water sales – sales are on pace with other years where rains continued into the early summer. It rained significantly under the 2<sup>nd</sup> week of July so our heavy irrigation use is just showing up on bills now. The majority of our revenue is always from July – September consumption. Based on total consumption we are seeing on the pump station readings this summer should be no exception.
- Impact fees – are up due to the increased building permit activity as the fees are paid as the permit is issued.

### Water / Sewer Expenditures

- Generally, these accounts are within normal ranges for this period totaling 78.5% overall. NTMWD requires payments in advance for the various services they provide so those categories can seem ahead of budget projections but that will resolve itself when we pay the 12<sup>th</sup> invoice in August.

**CITY OF ROCKWALL  
REPORT OF REVENUES  
FOR THE PERIOD ENDED JUNE 30, 2025  
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**GENERAL FUND**

	Fiscal Year 2024			Fiscal Year 2025		
	Amended	Actual	Percentage	Amended	Actual	Percentage
<b>00 REVENUES</b>						
<b>311 - PROPERTY TAXES</b>						
4100 - CURRENT PROPERTY TAXES	13,910,850	14,798,901	106.38%	15,500,000	15,334,810	98.93%
4105 - DELINQUENT PROPERTY TAX	80,000	81,432	101.79%	80,000	62,878	78.60%
4110 - PENALTY AND INTEREST	60,000	69,465	115.78%	60,000	43,361	72.27%
<b>311 - PROPERTY TAXES Total</b>	<b>14,050,850</b>	<b>14,949,798</b>	<b>106.40%</b>	<b>15,640,000</b>	<b>15,441,049</b>	<b>98.73%</b>
<b>313 - SALES TAXES</b>						
4150 - CITY SALES TAX	26,820,000	26,563,406	99.04%	28,200,000	21,079,814	74.75%
4155 - BEVERAGE TAXES	250,000	408,090	163.24%	410,000	362,522	88.42%
<b>313 - SALES TAXES Total</b>	<b>27,070,000</b>	<b>26,971,496</b>	<b>99.64%</b>	<b>28,610,000</b>	<b>21,442,336</b>	<b>74.95%</b>
<b>315 - FRANCHISE FEES</b>						
4201 - ELECTRIC FRANCHISE FEES	2,265,000	2,259,024	99.74%	2,400,000	1,809,202	75.38%
4203 - TELEPHONE FRANCHISE FEES	63,000	53,506	84.93%	50,000	39,490	78.98%
4205 - GAS FRANCHISE FEES	900,000	809,050	89.89%	850,000	871,789	102.56%
4207 - CABLE TV FRANCHISE FEE	285,000	233,874	82.06%	240,000	158,771	66.15%
4209 - GARBAGE FRANCHISE FEE	395,000	453,058	114.70%	465,000	313,990	67.52%
<b>315 - FRANCHISE FEES Total</b>	<b>3,908,000</b>	<b>3,808,513</b>	<b>97.45%</b>	<b>4,005,000</b>	<b>3,193,242</b>	<b>79.73%</b>
<b>318 - FEES</b>						
4250 - PARK & RECREATION FEES	30,000	39,676	132.25%	30,000	23,159	77.20%
4251 - MUNICIPAL POOL FEES	15,000	9,705	64.70%	15,000	1,578	10.52%
4253 - CENTER RENTALS-7%	15,000	18,620	124.13%	15,000	9,803	65.35%
4255 - HARBOR RENTALS	-	100	-	1,000	-	0.00%
4270 - CODE ENFORCEMENT FEES	20,000	31,505	157.52%	20,000	9,371	46.86%
4280 - PLANNING AND ZONING FEES	50,000	74,966	149.93%	50,000	82,478	164.96%
4283 - CONSTRUCTION INSPECTION	500,000	592,721	118.54%	500,000	661,067	132.21%
4288 - MIXED BEVERAGE PERMIT FEE	15,000	23,070	153.80%	15,000	21,575	143.83%
4295 - FIRE-PLAN REVIEW FEES	4,500	6,450	143.33%	4,500	3,600	80.00%
<b>318 - FEES Total</b>	<b>649,500</b>	<b>796,813</b>	<b>122.68%</b>	<b>650,500</b>	<b>812,630</b>	<b>124.92%</b>
<b>321 - PERMITS</b>						
4300 - BUILDING PERMITS	975,000	1,278,553	131.13%	975,000	1,374,862	141.01%
4302 - FENCE PERMITS	20,000	18,900	94.50%	20,000	20,475	102.38%
4304 - ELECTRICAL PERMITS	30,000	44,681	148.94%	40,000	27,665	69.16%
4306 - PLUMBING PERMITS	60,000	70,197	117.00%	60,000	56,600	94.33%
4308 - MECHANICAL PERMITS	35,000	26,175	74.79%	35,000	22,125	63.21%
4310 - DAY CARE CENTER PERMITS	5,500	4,940	89.82%	5,500	4,200	76.36%
4312 - HEALTH PERMITS	128,000	121,753	95.12%	128,000	122,440	95.66%
4314 - SIGN PERMITS	20,000	20,575	102.88%	20,000	15,250	76.25%
4320 - MISC. PERMITS	95,000	105,446	111.00%	100,000	60,281	60.28%
4418 - SHORT TERM RENTAL PERMITS	5,500	12,000	218.18%	3,000	6,000	200.00%
<b>321 - PERMITS Total</b>	<b>1,374,000</b>	<b>1,703,220</b>	<b>123.96%</b>	<b>1,386,500</b>	<b>1,709,898</b>	<b>123.32%</b>

**322 - MUNICIPAL COURT**

4400 - COURT FINES	275,000	276,478	100.54%	275,000	253,618	92.22%
4402 - COURT FEES	70,000	69,841	99.77%	70,000	62,660	89.51%
4404 - WARRANT FEES	30,000	28,328	94.43%	30,000	21,212	70.71%
4406 - COURT DEFERRAL FEES	100,000	112,175	112.18%	100,000	107,704	107.70%
4408 - ANIMAL REGISTRATION FEE	5,000	4,579	91.58%	5,000	3,005	60.10%
4414 - ALARM FEES AND FINES	55,000	56,279	102.33%	55,000	31,802	57.82%
<b>322 - MUNICIPAL COURT Total</b>	<b>535,000</b>	<b>547,680</b>	<b>102.37%</b>	<b>535,000</b>	<b>480,001</b>	<b>89.72%</b>

**323 - MISCELLANEOUS REVENUE**

4001 - INTEREST EARNINGS	800,000	1,773,597	221.70%	1,250,000	870,866	69.67%
4007 - SALE OF SUPPLIES	500	105	21.00%	500	-	0.00%
4010 - AUCTION /SCRAP PROCEEDS	20,000	-	0.00%	20,000	2,353	11.76%
4019 - MISCELLANEOUS REVENUE	70,000	174,294	248.99%	100,000	38,310	38.31%
<b>323 - MISCELLANEOUS REVENUE Total</b>	<b>890,500</b>	<b>1,947,996</b>	<b>218.75%</b>	<b>1,370,500</b>	<b>911,528</b>	<b>66.51%</b>

**330 - INTERGOVERNMENTAL REVENUES**

4500 - GRANT PROCEEDS	966,000	1,035,536	107.20%	1,196,900	495,641	41.41%
4510 - SCHOOL PATROLS	941,600	750,496	79.70%	1,165,600	1,036,068	88.89%
4520 - COUNTY CONTRACTS	1,000	1,760	176.00%	1,000	1,609	160.87%
4530 - CITY CONTRACTS	735,350	687,009	93.43%	395,000	309,736	78.41%
<b>330 - INTERGOVERNMENTAL REVENUES Total</b>	<b>2,643,950</b>	<b>2,474,801</b>	<b>93.60%</b>	<b>2,758,500</b>	<b>1,843,054</b>	<b>66.81%</b>

## 391 - OPERATING TRANSFERS

4902 - TRANSFER IN - W/S	400,000	400,000	100.00%	500,000	-	0.00%
4911 - TRANSFER IN - POLICE INV	45,850	45,850	100.00%	10,000	-	0.00%
<b>391 - OPERATING TRANSFERS Total</b>	<b>445,850</b>	<b>445,850</b>		<b>510,000</b>	<b>-</b>	<b>0.00%</b>

**NON - NON-OPERATING REVENUES**

4480 - TOWER LEASES	25,000	28,988	115.95%	25,000	19,400	77.60%
4460 - OFFICE LEASE	44,600	39,538	-	59,500	40,257	67.66%
4680 - DEVELOPER CONTRIBUTIONS	30,000	161,170	537.23%	57,500	-	0.00%
<b>NON - NON-OPERATING REVENUES Total</b>	<b>99,600</b>	<b>229,696</b>	<b>230.62%</b>	<b>142,000</b>	<b>59,657</b>	<b>42.01%</b>

**00 REVENUES Total**

<b>51,667,250</b>	<b>53,875,863</b>	<b>104.27%</b>	<b>55,608,000</b>	<b>45,893,396</b>	<b>82.53%</b>
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**CITY OF ROCKWALL  
REPORT OF EXPENDITURES  
FOR THE PERIOD ENDED JUNE 30, 2025  
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**GENERAL FUND**

	Fiscal Calendar 2024			Fiscal Calendar 2025		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
<b>01 MAYOR/COUNCIL</b>						
10 - PERSONNEL SERVICES	24,200	24,221	100.09%	24,250	18,166	74.91%
20 - CONTRACTUAL	72,800	71,952	98.84%	70,900	70,681	99.69%
30 - SUPPLIES	1,250	527	42.16%	1,250	1,448	115.84%
40 - OPERATIONS	45,200	48,599	107.52%	54,000	58,939	109.15%
<b>01 MAYOR/COUNCIL Total</b>	<b>143,450</b>	<b>145,299</b>	<b>101.29%</b>	<b>150,400</b>	<b>149,234</b>	<b>99.22%</b>
<b>05 ADMINISTRATION</b>						
10 - PERSONNEL SERVICES	1,275,150	1,303,008	102.18%	1,337,700	952,397	71.20%
20 - CONTRACTUAL	972,200	922,578	94.90%	985,300	882,311	89.55%
30 - SUPPLIES	31,500	35,134	111.54%	28,500	21,188	74.34%
391 - OPERATING TRANSFERS	3,300,450	3,300,450	100.00%	3,715,000	3,400,000	91.52%
40 - OPERATIONS	60,000	57,709	96.18%	54,000	47,584	88.12%
50 - UTILITIES	7,300	7,101	97.27%	7,500	4,811	64.15%
<b>05 ADMINISTRATION Total</b>	<b>5,646,600</b>	<b>5,625,980</b>	<b>99.63%</b>	<b>6,128,000</b>	<b>5,308,291</b>	<b>86.62%</b>
<b>06 ADMINISTRATIVE SERVICES</b>						
10 - PERSONNEL SERVICES	438,350	450,162	102.69%	464,950	335,756	72.21%
20 - CONTRACTUAL	8,200	8,183	99.79%	8,200	8,920	108.78%
30 - SUPPLIES	1,500	1,054	70.27%	1,500	738	49.20%
40 - OPERATIONS	49,100	30,549	62.22%	40,500	19,196	47.40%
50 - UTILITIES	3,500	2,511	71.74%	2,500	1,674	66.96%
<b>06 ADMINISTRATIVE SERVICES Total</b>	<b>500,650</b>	<b>492,459</b>	<b>98.36%</b>	<b>517,650</b>	<b>366,284</b>	<b>70.76%</b>
<b>07 INFORMATION TECHNOLOGY</b>						
10 - PERSONNEL SERVICES	563,700	560,795	99.48%	593,700	400,825	67.51%
20 - CONTRACTUAL	525,200	539,881	102.80%	560,700	453,218	80.83%
30 - SUPPLIES	22,200	15,564	70.11%	20,200	5,601	27.73%
40 - OPERATIONS	17,500	15,889	90.79%	10,000	1,957	19.57%
50 - UTILITIES	6,150	5,301	86.20%	6,150	2,510	40.81%
<b>07 INFORMATION TECHNOLOGY Total</b>	<b>1,134,750</b>	<b>1,137,430</b>	<b>100.24%</b>	<b>1,190,750</b>	<b>864,111</b>	<b>72.57%</b>
<b>09 INTERNAL OPERATIONS</b>						
10 - PERSONNEL SERVICES	781,150	792,974	101.51%	808,350	630,963	78.06%
20 - CONTRACTUAL	1,396,450	947,276	67.83%	1,324,750	1,086,542	82.02%
30 - SUPPLIES	100,500	99,646	99.15%	97,500	63,174	64.79%
40 - OPERATIONS	3,000	1,061	35.37%	2,000	1,372	68.60%
50 - UTILITIES	570,200	570,542	100.06%	377,200	262,980	69.72%
60 - CAPITAL	881,850	870,478	98.71%	40,000	39,238	98.10%
<b>09 INTERNAL OPERATIONS Total</b>	<b>3,733,150</b>	<b>3,281,977</b>	<b>87.91%</b>	<b>2,649,800</b>	<b>2,084,269</b>	<b>78.66%</b>
<b>15 FINANCE</b>						
<b>11 FINANCE</b>						
10 - PERSONNEL SERVICES	574,400	384,262	66.90%	597,600	300,402	50.27%
20 - CONTRACTUAL	510,500	439,475	86.09%	539,000	514,737	95.50%
30 - SUPPLIES	71,250	67,999	95.44%	67,250	46,210	68.71%
40 - OPERATIONS	9,000	8,408	93.42%	7,250	7,688	106.04%
50 - UTILITIES	1,250	1,269	101.52%	1,250	880	70.40%
<b>11 FINANCE Total</b>	<b>1,166,400</b>	<b>901,413</b>	<b>77.28%</b>	<b>1,212,350</b>	<b>869,917</b>	<b>71.75%</b>

<b>15 MUNICIPAL COURT</b>						
10 - PERSONNEL SERVICES	331,200	348,319	105.17%	374,100	264,879	70.80%
20 - CONTRACTUAL	149,600	164,635	110.05%	150,600	135,112	89.72%
30 - SUPPLIES	4,750	3,665	77.16%	4,750	1,765	37.16%
40 - OPERATIONS	5,000	3,635	72.70%	6,000	2,666	44.43%
60 - CAPITAL	37,700	37,692	99.98%	-	-	99.98%
<b>15 MUNICIPAL COURT Total</b>	<b>528,250</b>	<b>557,946</b>	<b>105.62%</b>	<b>535,450</b>	<b>404,422</b>	<b>75.53%</b>
<b>20 FIRE</b>						
<b>25 OPERATIONS</b>						
10 - PERSONNEL SERVICES	7,424,600	7,403,016	99.71%	8,260,750	5,961,018	72.16%
20 - CONTRACTUAL	283,900	300,793	105.95%	309,850	212,497	68.58%
30 - SUPPLIES	219,800	195,322	88.86%	132,500	76,152	57.47%
40 - OPERATIONS	50,500	50,546	100.09%	50,850	50,528	99.37%
50 - UTILITIES	4,300	4,297	99.93%	4,300	2,884	67.07%
60 - CAPITAL	546,000	47,748	8.75%	-	10,733	-
<b>25 OPERATIONS Total</b>	<b>8,529,100</b>	<b>8,001,722</b>	<b>93.82%</b>	<b>8,758,250</b>	<b>6,313,812</b>	<b>72.09%</b>
<b>29 FIRE MARSHAL</b>						
10 - PERSONNEL SERVICES	662,200	645,640	97.50%	699,250	500,977	71.64%
20 - CONTRACTUAL	31,500	23,218	73.71%	31,500	22,363	70.99%
30 - SUPPLIES	69,700	50,363	72.26%	65,500	28,739	43.88%
40 - OPERATIONS	32,500	27,592	84.90%	25,500	18,830	73.84%
50 - UTILITIES	5,000	4,653	93.06%	5,000	3,384	67.68%
60 - CAPITAL	145,000	45,441	31.34%	-	-	-
<b>29 FIRE MARSHAL Total</b>	<b>945,900</b>	<b>796,907</b>	<b>84.25%</b>	<b>826,750</b>	<b>574,292</b>	<b>69.46%</b>
<b>30 POLICE</b>						
<b>31 POLICE ADMINISTRATION</b>						
10 - PERSONNEL SERVICES	1,541,050	1,614,627	104.77%	1,727,800	1,150,484	66.59%
20 - CONTRACTUAL	135,250	124,909	92.35%	102,150	91,819	89.89%
30 - SUPPLIES	23,500	17,147	72.97%	18,500	10,642	57.52%
40 - OPERATIONS	89,150	77,999	87.49%	67,500	50,408	74.68%
50 - UTILITIES	9,000	8,735	97.06%	8,300	5,519	66.49%
<b>31 POLICE ADMINISTRATION Total</b>	<b>1,799,350</b>	<b>1,843,417</b>	<b>102.45%</b>	<b>1,924,250</b>	<b>1,308,872</b>	<b>68.02%</b>
<b>32 COMMUNICATIONS</b>						
10 - PERSONNEL SERVICES	1,327,750	1,319,115	99.35%	1,377,500	1,013,578	73.58%
20 - CONTRACTUAL	388,000	384,083	98.99%	400,200	378,857	94.67%
30 - SUPPLIES	7,450	3,789	50.86%	4,200	1,430	34.05%
40 - OPERATIONS	27,100	15,755	58.14%	9,000	2,079	23.10%
50 - UTILITIES	4,900	4,325	88.27%	4,000	2,798	69.94%
<b>32 COMMUNICATIONS Total</b>	<b>1,755,200</b>	<b>1,727,067</b>	<b>98.40%</b>	<b>1,794,900</b>	<b>1,398,741</b>	<b>77.93%</b>
<b>33 PATROL</b>						
10 - PERSONNEL SERVICES	6,860,350	6,986,995	101.85%	7,541,850	5,591,414	74.14%
20 - CONTRACTUAL	157,000	227,209	144.72%	160,500	154,595	96.32%
30 - SUPPLIES	504,050	493,374	97.88%	492,050	323,638	65.77%
40 - OPERATIONS	98,000	123,569	126.09%	76,000	71,707	94.35%
50 - UTILITIES	16,950	17,955	105.93%	16,950	12,625	74.48%
60 - CAPITAL	1,566,250	1,691,862	108.02%	894,750	805,314	90.00%
<b>33 PATROL Total</b>	<b>9,202,600</b>	<b>9,540,964</b>	<b>103.68%</b>	<b>9,182,100</b>	<b>6,959,293</b>	<b>75.79%</b>

<b>34 CRIMINAL INVESTIGATIONS</b>						
10 - PERSONNEL SERVICES	2,092,200	2,160,805	103.28%	2,159,200	1,762,057	81.61%
20 - CONTRACTUAL	132,100	152,745	115.63%	159,450	113,764	71.35%
30 - SUPPLIES	53,300	48,876	91.70%	53,800	27,968	51.99%
40 - OPERATIONS	17,800	22,748	127.80%	21,500	10,601	49.31%
50 - UTILITIES	19,550	14,182	72.54%	12,350	10,509	85.09%
60 - CAPITAL	101,500	38,062	37.50%	-	-	-
<b>34 CRIMINAL INVESTIGATIONS Total</b>	<b>2,416,450</b>	<b>2,437,418</b>	<b>100.87%</b>	<b>2,406,300</b>	<b>1,924,899</b>	<b>79.99%</b>
<b>35 COMMUNITY SERVICES</b>						
10 - PERSONNEL SERVICES	2,109,200	2,158,887	102.36%	2,615,200	1,803,450	68.96%
20 - CONTRACTUAL	22,000	53,893	244.97%	21,500	51,053	237.46%
30 - SUPPLIES	92,550	78,219	84.52%	83,050	37,068	44.63%
40 - OPERATIONS	9,900	7,322	73.96%	4,000	3,764	94.10%
50 - UTILITIES	13,400	11,157	83.26%	9,400	6,912	73.53%
<b>35 COMMUNITY SERVICES Total</b>	<b>2,247,050</b>	<b>2,309,478</b>	<b>50.79%</b>	<b>2,733,150</b>	<b>1,902,247</b>	<b>69.60%</b>
<b>36 WARRANTS</b>						
10 - PERSONNEL SERVICES	250,350	246,418	98.43%	232,450	158,921	68.37%
20 - CONTRACTUAL	2,600	1,984	76.31%	2,600	1,226	47.14%
30 - SUPPLIES	3,150	1,248	39.62%	2,650	757	28.57%
<b>36 WARRANTS Total</b>	<b>256,100</b>	<b>249,650</b>	<b>97.48%</b>	<b>237,700</b>	<b>160,904</b>	<b>26.07%</b>
<b>37 POLICE RECORDS</b>						
10 - PERSONNEL SERVICES	357,650	364,072	101.80%	371,050	280,646	75.64%
20 - CONTRACTUAL	5,300	4,278	80.72%	5,300	1,284	24.23%
30 - SUPPLIES	2,950	2,446	82.90%	2,950	1,598	54.16%
40 - OPERATIONS	5,100	2,469	48.41%	100	300	300.00%
<b>37 POLICE RECORDS Total</b>	<b>371,000</b>	<b>373,265</b>	<b>100.61%</b>	<b>379,400</b>	<b>283,828</b>	<b>74.81%</b>
<b>40 COMMUNITY DEVELOPMENT</b>						
<b>41 PLANNING</b>						
10 - PERSONNEL SERVICES	854,000	846,580	99.13%	906,500	638,434	70.43%
20 - CONTRACTUAL	140,050	153,149	109.35%	104,050	65,168	62.63%
30 - SUPPLIES	6,200	6,474	104.42%	4,400	2,772	62.99%
40 - OPERATIONS	33,200	31,448	94.72%	33,300	17,658	53.03%
50 - UTILITIES	1,300	1,315	101.15%	1,300	846	65.08%
<b>41 PLANNING Total</b>	<b>1,034,750</b>	<b>1,038,966</b>	<b>100.41%</b>	<b>1,049,550</b>	<b>724,877</b>	<b>69.07%</b>
<b>42 NEIGHBORHOOD IMPROVEMENT</b>						
10 - PERSONNEL SERVICES	384,450	380,116	98.87%	404,700	285,201	70.47%
20 - CONTRACTUAL	173,750	154,590	88.97%	144,750	98,726	68.20%
30 - SUPPLIES	18,500	10,315	55.76%	17,500	6,958	39.76%
40 - OPERATIONS	9,650	7,100	73.58%	8,450	4,516	53.44%
50 - UTILITIES	3,750	2,731	72.83%	2,500	2,028	81.12%
<b>42 NEIGHBORHOOD IMPROVEMENT Total</b>	<b>590,100</b>	<b>554,852</b>	<b>94.03%</b>	<b>577,900</b>	<b>397,429</b>	<b>68.77%</b>
<b>43 BUILDING INSPECTIONS</b>						
10 - PERSONNEL SERVICES	804,750	800,441	99.46%	840,700	579,131	68.89%
20 - CONTRACTUAL	119,000	105,868	88.96%	109,000	74,543	68.39%
30 - SUPPLIES	15,300	10,985	71.80%	14,350	6,251	43.56%
40 - OPERATIONS	10,250	4,984	48.62%	7,800	4,911	62.96%
50 - UTILITIES	6,400	6,597	103.08%	5,700	4,721	82.82%
	-	-	-	-	8,659	-
<b>43 BUILDING INSPECTIONS Total</b>	<b>955,700</b>	<b>928,875</b>	<b>97.19%</b>	<b>977,550</b>	<b>678,216</b>	<b>69.38%</b>

<b>45 PARKS AND RECREATION</b>						
<b>45 PARKS</b>						
10 - PERSONNEL SERVICES	1,615,200	1,635,695	101.27%	1,727,200	1,236,992	71.62%
20 - CONTRACTUAL	1,083,450	1,171,201	108.10%	1,046,200	607,558	58.07%
30 - SUPPLIES	723,000	575,877	79.65%	670,000	444,557	66.35%
40 - OPERATIONS	18,250	9,603	52.62%	11,000	4,805	43.68%
50 - UTILITIES	326,500	312,845	95.82%	296,500	183,291	61.82%
60 - CAPITAL	173,500	168,703	97.24%	65,000	67,281	103.51%
<b>45 PARKS Total</b>	<b>3,939,900</b>	<b>3,873,924</b>	<b>98.33%</b>	<b>3,815,900</b>	<b>2,544,484</b>	<b>66.68%</b>
<b>46 HARBOR O &amp; M</b>						
10 - PERSONNEL SERVICES	220,700	205,169	92.96%	267,500	198,777	74.31%
20 - CONTRACTUAL	410,300	339,002	82.62%	254,800	244,208	95.84%
30 - SUPPLIES	101,000	71,414	70.71%	120,000	32,733	27.28%
40 - OPERATIONS	1,800	730	40.56%	1,050	-	0.00%
50 - UTILITIES	173,600	196,789	113.36%	138,600	90,006	64.94%
<b>46 HARBOR O &amp; M Total</b>	<b>907,400</b>	<b>813,104</b>	<b>89.61%</b>	<b>781,950</b>	<b>565,723</b>	<b>72.35%</b>
<b>47 RECREATION</b>						
10 - PERSONNEL SERVICES	927,500	866,049	93.37%	932,100	603,297	64.72%
20 - CONTRACTUAL	50,500	50,131	99.27%	42,500	18,869	44.40%
30 - SUPPLIES	78,650	62,471	79.43%	60,250	23,812	39.52%
40 - OPERATIONS	100,500	107,011	106.48%	108,500	78,749	72.58%
50 - UTILITIES	109,000	105,866	97.12%	110,000	82,042	74.58%
<b>47 RECREATION Total</b>	<b>1,266,150</b>	<b>1,191,528</b>	<b>94.11%</b>	<b>1,253,350</b>	<b>806,769</b>	<b>64.37%</b>
<b>48 ANIMAL SERVICES</b>						
10 - PERSONNEL SERVICES	214,250	219,196	102.31%	230,100	166,618	72.41%
20 - CONTRACTUAL	495,500	491,669	99.23%	495,500	375,079	75.70%
30 - SUPPLIES	16,750	13,861	82.75%	16,250	6,080	37.42%
40 - OPERATIONS	5,250	4,968	94.63%	4,000	1,778	44.45%
50 - UTILITIES	3,850	3,409	88.55%	3,000	2,398	79.95%
60 - CAPITAL	162,000	156,546	96.63%	-	4,256	-
<b>48 ANIMAL SERVICES Total</b>	<b>897,600</b>	<b>889,649</b>	<b>99.11%</b>	<b>748,850</b>	<b>556,209</b>	<b>74.28%</b>
<b>50 PUBLIC WORKS</b>						
<b>53 ENGINEERING</b>						
10 - PERSONNEL SERVICES	992,600	994,191	100.16%	1,052,950	740,015	70.28%
20 - CONTRACTUAL	302,600	228,757	75.60%	191,600	103,253	53.89%
30 - SUPPLIES	27,850	21,516	77.26%	27,850	11,437	41.07%
40 - OPERATIONS	23,700	14,712	62.08%	17,000	11,402	67.07%
50 - UTILITIES	9,450	9,164	96.97%	8,450	5,766	68.24%
60 - CAPITAL	82,100	82,103	100.00%	-	-	-
<b>53 ENGINEERING Total</b>	<b>1,438,300</b>	<b>1,350,443</b>	<b>93.89%</b>	<b>1,297,850</b>	<b>871,873</b>	<b>67.18%</b>
<b>59 STREETS</b>						
10 - PERSONNEL SERVICES	927,100	916,766	98.89%	1,120,650	648,286	57.85%
20 - CONTRACTUAL	554,450	554,541	100.02%	266,350	142,965	53.68%
30 - SUPPLIES	3,252,600	3,050,245	93.78%	3,210,600	1,086,944	33.85%
40 - OPERATIONS	11,500	3,160	27.48%	6,400	3,278	51.21%
50 - UTILITIES	536,000	566,198	105.63%	561,000	427,900	76.27%
60 - CAPITAL	126,000	143,630	113.99%	130,000	-	0.00%
<b>59 STREETS Total</b>	<b>5,407,650</b>	<b>5,234,540</b>	<b>96.80%</b>	<b>5,295,000</b>	<b>2,309,372</b>	<b>43.61%</b>
<b>Grand Total</b>	<b>56,813,550</b>	<b>55,298,273</b>	<b>97.33%</b>	<b>56,425,100</b>	<b>40,328,366</b>	<b>71.47%</b>

**CITY OF ROCKWALL  
REPORT OF REVENUES  
FOR THE PERIOD ENDED JUNE 30, 2025  
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**WATER & SEWER**

	Fiscal Year 2024			Fiscal Year 2025		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
<b>00 REVENUES</b>						
<b>323 - MISCELLANEOUS REVENUE</b>						
4001 - INTEREST EARNINGS	680,000	942,739	138.64%	475,000	463,074	97.49%
4050 - LAND SALES	-	227,058	-	-	-	-
4010 - AUCTION /SCRAP PROCEEDS	8,700	17,021	195.64%	15,000	10,722	71.48%
4019 - MISCELLANEOUS REVENUE	<u>926,950</u>	<u>939,316</u>	101.33%	<u>100,000</u>	<u>123,015</u>	123.02%
<b>323 - MISCELLANEOUS REVENUE Total</b>	<b>1,615,650</b>	<b>2,126,134</b>	<b>131.60%</b>	<b>590,000</b>	<b>596,811</b>	<b>101.15%</b>
<b>340 - UTILITY SALES</b>						
4601 - RETAIL WATER SALES	19,000,000	19,600,137	103.16%	19,900,000	15,119,598	75.98%
4603 - SEWER CHARGES	10,500,000	10,306,224	98.15%	12,500,000	8,718,958	69.75%
4605 - PRETREATMENT CHARGES	111,000	114,961	103.57%	120,400	95,439	79.27%
4609 - HOUSE HAZARDOUS WASTE FEE	214,000	215,690	100.79%	176,000	181,204	102.96%
4610 - PENALTIES	203,000	240,170	118.31%	250,000	320,699	128.28%
4611 - PORTABLE METER WATER SALES	<u>175,000</u>	<u>246,395</u>	140.80%	<u>150,000</u>	<u>139,376</u>	92.92%
<b>340 - UTILITY SALES Total</b>	<b>30,203,000</b>	<b>30,723,577</b>	<b>101.72%</b>	<b>33,096,400</b>	<b>24,575,274</b>	<b>74.25%</b>
<b>CONT - TOTAL CONTRACT SALES</b>						
4622 - RCH WATER CORP-WATER SALE	1,702,000	1,787,022	105.00%	1,840,000	1,523,924	82.82%
4632 - BLACKLAND-WATER SALES	999,000	1,061,131	106.22%	1,100,000	749,824	68.17%
4640 - MCLENDON CHISHOLM SEWER CHARG	460,000	428,589	93.17%	555,000	449,796	81.04%
4650 - CITY OF HEATH-WATER SALES	<u>3,728,000</u>	<u>3,704,053</u>	99.36%	<u>4,050,000</u>	<u>3,238,453</u>	79.96%
<b>TOTAL CONTRACT SALES Total</b>	<b>6,889,000</b>	<b>6,980,795</b>	<b>101.33%</b>	<b>7,545,000</b>	<b>5,961,997</b>	<b>79.02%</b>
<b>NON - NON-OPERATING REVENUES</b>						
4480 - TOWER LEASES	265,000	321,062	121.16%	265,000	233,217	88.01%
4670 - WATER IMPACT FEES	700,000	858,908	122.70%	700,000	1,187,357	169.62%
4672 - SEWER IMPACT FEES	650,000	868,507	133.62%	600,000	1,473,064	245.51%
4678 - SEWER PRO RATA	-	45,851	0.00%	-	83,233	-
<b>NON-OPERATING REVENUES Total</b>	<b>1,615,000</b>	<b>2,094,328</b>	<b>129.68%</b>	<b>1,565,000</b>	<b>2,976,871</b>	<b>190.22%</b>
<b>OTHE - TOTAL OTHER RECEIPTS</b>						
4660 - WATER TAPS	84,000	97,495	116.07%	130,000	162,020	124.63%
4662 - SEWER TAPS	8,500	8,237	96.91%	25,000	30,961	123.84%
4665 - METER RENTAL FEES	<u>66,000</u>	<u>73,805</u>	111.83%	<u>52,000</u>	<u>62,675</u>	120.53%
<b>OTHER RECEIPTS Total</b>	<b>158,500</b>	<b>179,537</b>	<b>113.27%</b>	<b>207,000</b>	<b>255,656</b>	<b>123.51%</b>
<b>00 REVENUES Total</b>	<b>40,481,150</b>	<b>42,104,371</b>	<b>104.01%</b>	<b>43,003,400</b>	<b>34,366,609</b>	<b>79.92%</b>

**CITY OF ROCKWALL  
REPORT OF EXPENDITURES  
FOR THE PERIOD ENDED JUNE 30, 2025  
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

**WATER & SEWER FUND**

	Fiscal Calendar 2024			Fiscal Calendar 2025		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
<b>10 GENERAL GOVERNMENT</b>						
<b>05 ADMINISTRATION</b>						
391 - OPERATING TRANSFERS	<u>1,453,750</u>	<u>1,453,750</u>	100.00%	<u>1,553,750</u>	<u>1,040,000</u>	66.93%
<b>05 ADMINISTRATION Total</b>	<b>1,453,750</b>	<b>1,453,750</b>	<b>100.00%</b>	<b>1,553,750</b>	<b>1,040,000</b>	<b>66.93%</b>
<b>60 UTILITY SERVICES</b>						
<b>61 BILLING SERVICES</b>						
10 - PERSONNEL SERVICES	755,550	780,661	103.32%	708,900	577,366	81.45%
20 - CONTRACTUAL	576,150	562,559	97.64%	661,350	428,985	64.87%
30 - SUPPLIES	113,800	144,639	127.10%	125,000	117,828	94.26%
40 - OPERATIONS	<u>224,300</u>	<u>274,870</u>	122.55%	<u>234,300</u>	<u>161,822</u>	69.07%
<b>61 BILLING SERVICES Total</b>	<b>1,669,800</b>	<b>1,762,729</b>	<b>105.57%</b>	<b>1,729,550</b>	<b>1,286,001</b>	<b>74.35%</b>
<b>62 DEBT SERVICE</b>						
70 - DEBT SERVICE	<u>4,600,300</u>	<u>4,324,091</u>	94.00%	<u>4,460,950</u>	<u>869,903</u>	19.50%
<b>62 DEBT SERVICE Total</b>	<b>4,600,300</b>	<b>4,324,091</b>	<b>94.00%</b>	<b>4,460,950</b>	<b>869,903</b>	<b>19.50%</b>
<b>63 WATER OPERATIONS</b>						
10 - PERSONNEL SERVICES	1,533,650	1,550,195	101.08%	1,474,050	1,228,099	83.31%
20 - CONTRACTUAL	18,469,700	17,918,916	97.02%	19,386,900	16,441,100	84.81%
30 - SUPPLIES	947,700	673,181	71.03%	943,200	609,214	64.59%
40 - OPERATIONS	23,250	15,461	66.50%	23,250	7,101	30.54%
50 - UTILITIES	288,500	403,078	139.72%	313,000	313,168	100.05%
60 - CAPITAL	<u>185,700</u>	<u>174,527</u>	93.98%	<u>1,248,650</u>	<u>1,283,608</u>	102.80%
<b>63 WATER OPERATIONS Total</b>	<b>21,448,500</b>	<b>20,735,358</b>	<b>96.68%</b>	<b>23,389,050</b>	<b>19,882,290</b>	<b>85.01%</b>
<b>67 SEWER OPERATIONS</b>						
10 - PERSONNEL SERVICES	1,459,900	1,517,633	103.95%	1,391,600	1,188,801	85.43%
20 - CONTRACTUAL	10,767,250	10,337,812	96.01%	11,449,900	10,152,940	88.67%
30 - SUPPLIES	288,050	306,982	106.57%	274,450	208,198	75.86%
40 - OPERATIONS	17,700	14,727	83.20%	17,700	6,408	36.20%
50 - UTILITIES	120,500	151,428	125.67%	134,500	126,242	93.86%
60 - CAPITAL	<u>328,900</u>	<u>314,138</u>	95.51%	<u>197,000</u>	<u>249,733</u>	126.77%
<b>67 SEWER OPERATIONS Total</b>	<b>12,982,300</b>	<b>12,642,719</b>	<b>97.38%</b>	<b>13,465,150</b>	<b>11,932,322</b>	<b>88.62%</b>
<b>Grand Total</b>	<b>42,154,650</b>	<b>40,918,647</b>	<b>97.07%</b>	<b>44,598,450</b>	<b>35,010,516</b>	<b>78.50%</b>

## July Roadway Project Update

### City Capital Improvement Projects:

#### N. Lakeshore Drive – SH66 north to Masters Drive (2018 Bond Election Project)

- Coordination:
  - Subconsultant coordination
- Data Collection:
  - Survey – Received final boundary/benchmark information for supplemental survey – 07/18
- Final Design:
  - 60% milestone design development – Continued
  - Design on Supplemental Drainage – Continued

#### W. Boydston Avenue: (2018 Bond Election Project)

- Coordination:
  - Council Award – 07/07
  - Received signed Contract from Maya Underground – 07/21
  - Approved for Construction Set sent on 07/22
  - Delivered Contract to City for execution – 07/23
  - Issued for Construction hardcopies in production for City and Contractor
    - To be available at Pre-Construction meeting.

#### Forest Trace: - East/Westbound Only (2018 Bond Election Project)

- Coordination:
  - Subconsultant coordination
- Data Collection:
  - Geotech report received – 07/02
- Conceptual Design:
  - Design Development for 30% Milestone Deliverables – Continued
  - Mid-August submittal

\* Subsurface Utility Engineering (SUE) - a specialized engineering practice focused on investigating and mapping underground utilities (like water, gas, electrical, and communication lines) to minimize risks and costs associated with construction and infrastructure projects

### City Street/Alley Repairs Completed in July:

Area of John King north of SH 276 – 295 sy of paving  
Area of John King at the HEB driveway/Nissan intersection – 17 sy of paving  
Area of 901 Eastbound Yellow Jacket – 107 sy paving  
Area of 901 Westbound Yellow Jacket – 32 sy paving  
Area of 995 Yellow Jacket (park entrance) – 51 sy paving  
Area of 963 Yellow Jacket – 51 sy paving  
Area of 1101 Yellow Jacket (by the car wash) – 60 sy paving  
Area of 410 Kenway – 295 sy paving

Area of 2345 Greencrest Blvd – 277 sy paving

### **Concrete Street / Alley Repairs Planned for July - September**

Alley between Village Green Drive and Shoretrail – replace concrete

Alley between Whittle Way and Rogers – new concrete alley to replace rock

Alley between Rogers and the strip center on Kenway – new concrete alley to replace rock

North Lakeshore @ Petaluma – a paving replacement for stress cracking

H M Chandlers – multiple panel replacement from FM 740 to the main driveway entrance to Chandlers Landing

Champions - multiple panel replacement

Shores Blvd - multiple panel replacement

### **Asphalt Street Repairs July-September**

N. Tyler from Kaufman to Rusk – **Under construction now**

Mims from SH 205 to concrete limits of Peachtree improvements

E. Rusk from Fannin to Dobbs parking lot – **Under construction now**

E. Kaufman from Fannin to Dobbs parking lot – **Under construction now**

\*All notifications (door hangers) for street work are sent out a week before construction/repair starts.

### **TXDOT/County Consortium Projects:**

#### FM 552

- Limits:
  - SH 205 to SH 66
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - \$78,335,208
- Construction Funding:
  - CAT 7: \$500,000
  - Rockwall County 2008 Bond Funds
- 100% Design Plans:
  - March 2025
- Activities:
  - Ready to Let \*\* - Pending Funding
  - Utilities:
    - City of Rockwall is currently relocating utilities (80% complete)
    - AT&T and FEC are currently relocating utilities
    - Mt. Zion Water Supply Corp., NTMWD, Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

#### SH 276 East

- Limits:
  - FM 549 to CR 2472 in Hunt County
- Description:

- Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
  - \$128,538,953
- Construction Funding:
  - CAT 7: \$1,500,000
  - TXDOT
- 100% Design Plans:
  - September 2023
- Activities:
  - Ready to Let \*\* - June 2026
  - Utilities:
    - City of Rockwall is currently relocating utilities (85% complete)
    - AT&T, Oncor, Suddenlink, and FEC are currently relocating utilities
    - Blackland Water Supply Corp. and Zayo are pending relocation

#### FM 549

- Limits:
  - SH 276 to SH 205
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - \$52,007,369.00
- Construction Funding:
  - CAT 5 funding: \$5,987,882
  - CAT 4 funding: \$46,019,486
- 100% Design Plans:
  - November 2024
- Activities:
  - Ready to Let \*\* - November 2024-TXDOT is working within their annual budgetary constraints to set a new let date.
  - Utilities:
    - All clear

#### SH 205 Middle

- Limits:
  - North SH 205 to South SH 205
- Description:
  - Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
  - \$67,929,900
- Construction Funding:
  - CAT 2: \$67,929,900
  - Rockwall County 2008 Bond Funds: \$2,000,000
- 100% Design Plans:
  - June 2026
- Activities:

- Ready to Let \*\* - December 2026 – Will be adjusted due to railroad coordination
- Utilities:
  - FEC and Sprint are currently relocating
  - City of Rockwall relocates are pending TXDOT funding approval
  - Atmos and Zayo are pending relocations

SH 205 South

- Limits:
  - North of FM 549 to Rockwall County Line (#0451-01-053)
  - Rockwall County Line to US 80 (#0451-02-028)
- Description:
  - Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
  - \$261,113,888
- Construction Funding:
  - CAT 1: \$15,927,757
  - CAT 2: \$44,046,699
  - CAT 4: \$201,139,432
- 100% Design Plans:
  - August 2024
- Activities:
  - Ready to Let \*\*
    - #0451-01-053 March 2026
    - #0451-02-028 June 2026
  - Utilities:
    - FEC and AT&T are currently relocating
    - City of Rockwall relocates were awarded at the June 16<sup>th</sup> City Council meeting. Contract signing is pending.
    - High Point Water Supply Corp., RCH Water Supply Corp., Spectrum, and Suddenlink are pending relocations

FM 1141

- Limits:
  - SH 66 to FM 552
- Description:
  - Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:
  - Unknown at this time
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting authorization by Rockwall County Commissioners Court to begin negotiations with design engineering consultant

FM 3097 (Horizon Road)

- Limits:
  - Tubbs to FM 549
- Description:
  - Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
  - \$33,215,809
- Construction Funding:
  - Rockwall County 2008 Bond Funds
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting Rockwall County Commissioners Court approval to move forward with plans, specifications, and estimate (PS&E).

#### Horizon Road

- Limits:
  - FM 740 to IH-30
- Description:
  - Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
  - Unknown
- Construction Funding:
  - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with Bridgefamer & Associates on Commissioners Court for consideration.

#### Village Drive Bridge

- Limits:
  - Laguna Drive to Marina Drive
- Description:
  - Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
  - \$15,000,000
- Construction Funding:
  - North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: \$12,000,000
  - Local Funding: \$3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide \$2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:

- Unknown

#### FM 549

- Limits:
  - FM 740 to SH 205
- Description:
  - Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
  - Unknown
- Funding:
  - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with WSB on Commissioners Court for consideration

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

### **FUNDING SOURCES**

#### TXDOT Funding Categories

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

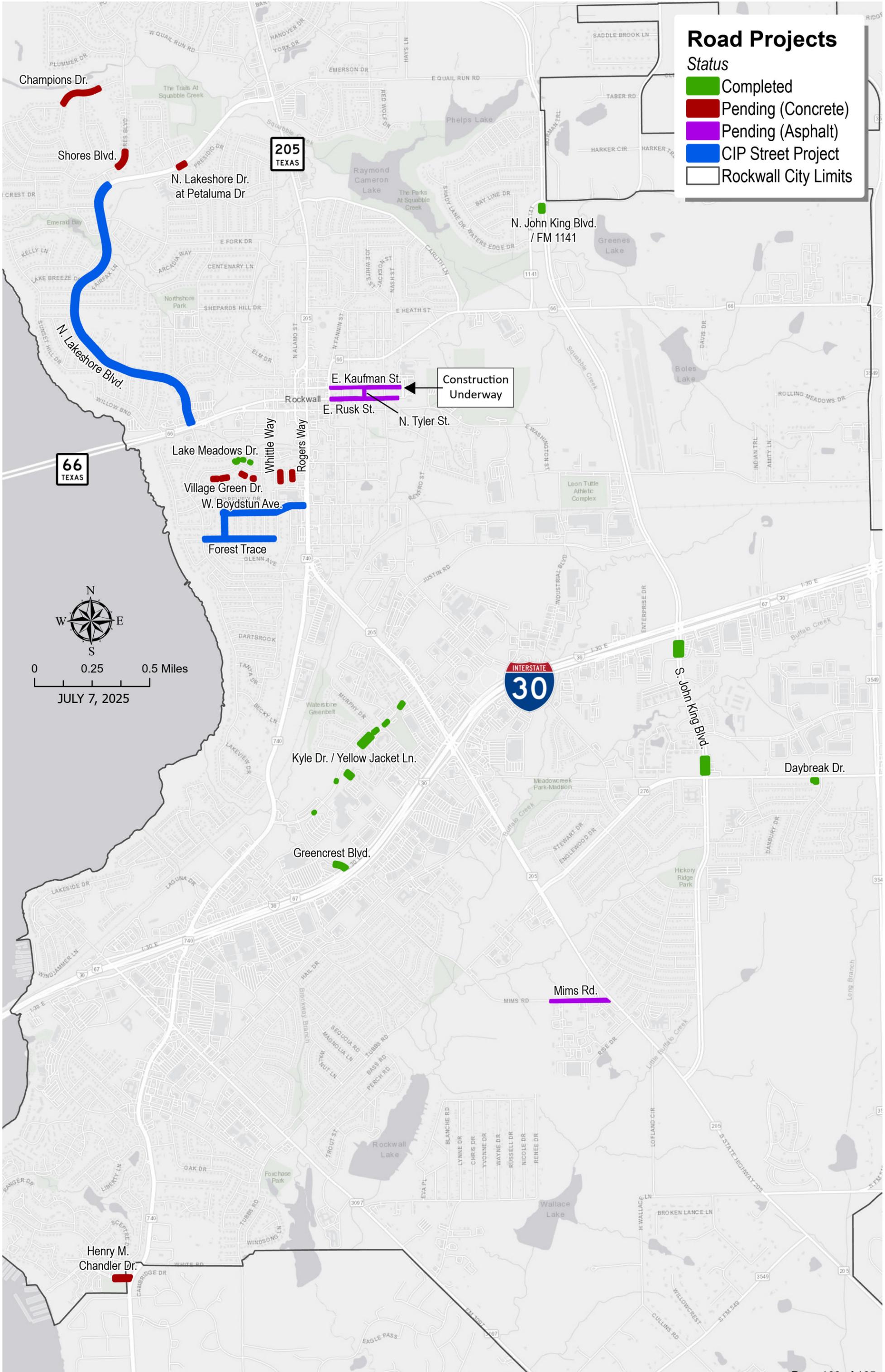
#### Rockwall County Funding Categories

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

# Road Projects

## Status

- Completed
- Pending (Concrete)
- Pending (Asphalt)
- CIP Street Project
- Rockwall City Limits



205  
TEXAS

66  
TEXAS

INTERSTATE  
30



Construction Underway

E. Kaufman St.  
E. Rusk St.

N. Tyler St.

Lake Meadows Dr.

Village Green Dr.

W. Boydston Ave.

Forest Trace

Kyle Dr. / Yellow Jacket Ln.

Greencrest Blvd.

Mims Rd.

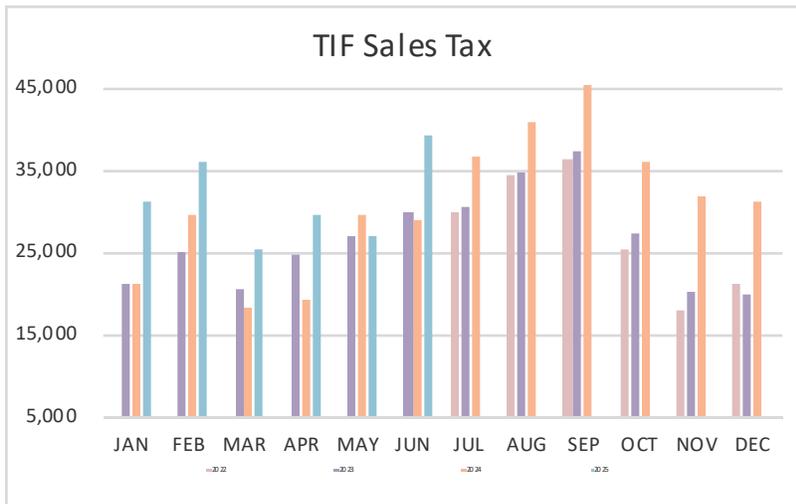
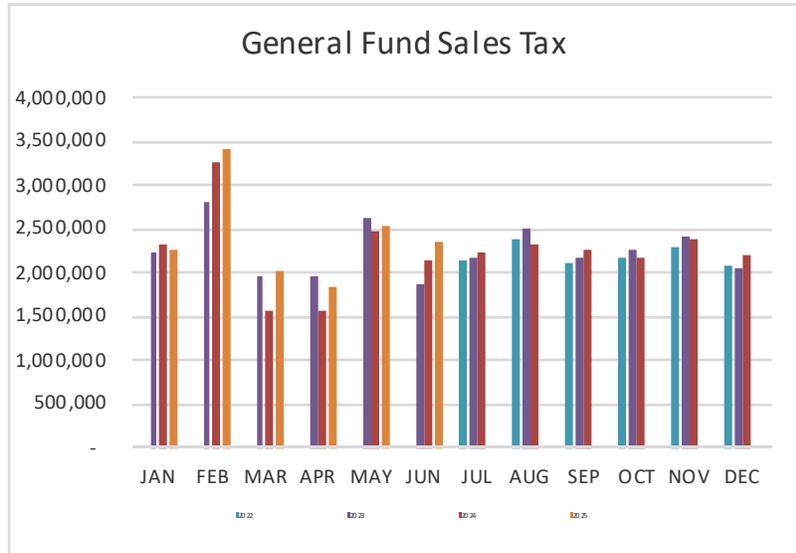
S. John King Blvd.

Daybreak Dr.

Henry M. Chandler Dr.

# Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	<u>Sales Tax</u>	<u>Sales Tax</u>
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078



**Notes:**  
 75% of total sales tax collected is deposited to the General Fund each month  
 Comptroller tracks sales tax generated in the TIF and reports it monthly  
 75% of TIF sales tax (city share) is pledged to the TIF

# Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301

Source: SCADA Monthly Reports generated at the Water Pump Stations

