



ROCKWALL CITY COUNCIL MEETING

Monday, September 15, 2025 - 6:00 PM

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

I. Call Public Meeting to Order

II. Invocation and Pledge of Allegiance - Mayor Pro Tem Moeller

III. Proclamations / Awards / Recognitions

1. Constitution Week Proclamation
2. American Legion Day Proclamation

IV. Appointment Items

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

V. Open Forum

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

VI. 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 Sept. 2, 2025 city council meeting, and take any action necessary.
2. **Z2025-049** - Consider the approval of an **ordinance** for a Text Amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary (**2nd Reading**).

3. **P2025-028** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.
4. **P2025-029** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, 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 & 805 Sam Houston Street, and take any action necessary.
5. **P2025-030** - Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.
6. Consider authorizing the City Manager to execute an Interlocal Agreement with Rockwall Independent School District for School Resource Officer services for school calendar year 2025-2026, and take any action necessary.
7. Consider the approval of a resolution affirming the city's investment policy, and take an action necessary.

VII. Public Hearing Items

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

1. **Z2025-050** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary (**1st Reading**).
2. **Z2025-051** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 12, *Enforcement*, of the Unified Development Code (UDC) for the purpose of establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary (**1st Reading**).

3. **Z2025-052** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary **(1st Reading)**.
4. **Z2025-053** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary **(1st Reading)**.
5. **Z2025-054** - Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Carport and Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary **(1st Reading)**.
6. **Z2025-055** - Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of an **ordinance** for a PD Development Plan for a *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.
7. **Z2025-056** - Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary **(1st Reading)**.
8. **Z2025-057** - Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary **(1st Reading)**.
9. **Z2025-058** - Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary **(1st Reading)**.

10. **22025-059** - Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary **(1st Reading)**.
11. **22025-060** - Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Accessory Structure* on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary **(1st Reading)**.
12. **22025-061** - 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 from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary **(1st Reading)**.

VIII. Action Items

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

1. Discuss and consider recommended appointments to the Rockwall Youth Advisory Council (YAC) for the 2025-26 school year, and take any action necessary.
2. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2026 and amended budget for fiscal year 2025, as well as the 'Annual Work Plan' for FY2026, and take any action necessary.
3. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2026 and amended budget for fiscal year 2025, and take any action necessary.
4. Discuss and consider approval of an **ordinance** amending the city budget for fiscal year 2025, and take any action necessary.
5. Discuss and consider approval of an **ordinance** adopting the proposed city budget* for fiscal year 2026, and take any action necessary.

6. Discuss and consider approval of an **ordinance** levying ad valorem taxes* for the tax year 2025, and take any action necessary.
7. Discuss and consider the Hotel Occupancy Tax ("HOT") Subcommittee recommendations for funding allocations in fiscal year 2026, including authorizing the City Manager to execute associated funding arrangements, and take any action necessary.

*** Taxpayer Impact Statement - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per \$100 dollars of assessed value). For more information on the budget and/or tax rate, visit www.rockwall.com.**

| | Current Rate | No New Revenue Rate | Proposed Rate |
|-------------------------|--------------|---------------------|---------------|
| Tax Year | 2024 | 2025 | 2025 |
| Fiscal Year | FY2025 | FY2026 | FY2026 |
| Average Homestead Value | \$430,794 | \$472,950 | \$472,950 |
| Tax Rate | .247450 | .234687 | .257500 |
| Estimated Taxes | \$1,066 | \$1,109 | \$1,217 |

IX. 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 9th day of September, 2025 at 5 PM and remained so posted for at least three (3) business days before the scheduled time of said meeting.

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

 Date Removed

Rockwall,  Texas

Proclamation

Whereas, on September 17, 1787 members of the Constitutional Convention signed the final draft of the U.S. Constitution, and this year marks the two hundred and thirty-eight anniversary; and

Whereas, this sacred document established our nation's government and fundamental laws and has served to protect and guarantee certain basic rights to citizens of the United States; and

Whereas, the U.S. Constitution has been the guardian of our liberties, embodying the principal of limited government in a Republic dedicated to rule by laws; and

Whereas, it is fitting and proper to officially recognize this magnificent document and to support the various patriotic celebrations which commemorate the annual occasion; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, annually designating one week in September as "Constitution Week."

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, TX, do hereby proclaim **September 17-23, 2025** as

CONSTITUTION WEEK

in the City of Rockwall, and urge all citizens to reaffirm the ideals that the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this invaluable document, the guardian of our liberties.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of September, 2025.

Tim McCallum, Mayor

Rockwall, Texas Proclamation

Whereas, the American Legion was chartered by Congress in 1919 on September 16th as a wartime veterans organization based on the four pillars of Veterans Affairs & Rehabilitation, National Security, Americanism, and Children & Youth; and

Whereas, over the years, the American Legion has become a preeminent community-service organization, which now numbers nearly 2 million members - men and women - in over 13,000 posts worldwide; and

Whereas, the American Legion provides a variety of programs that support the four pillars and benefit our nation's veterans, its service members, their families, the youth of American and its citizens; and

Whereas, the members of the American Legion are dedicated to upholding the ideals of freedom and democracy while working to make a difference in the lives of fellow Americans; and

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **September 16, 2025** as:

American Legion Day

in the City of Rockwall and urge all citizens to recognize and say, "Thank you!" to the members of Legionnaires in our city for their many contributions to our community.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of September, 2025.

Tim McCallum, Mayor



ROCKWALL CITY COUNCIL MEETING

Tuesday, September 2, 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 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 then read the below-listed discussion item 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, including possible interview(s), pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

Council adjourned from Executive Session discussions at 5:42 p.m.

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

The mayor reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Jeffus

Councilmember Jeffus 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 P&Z Commission came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following her briefing.

VII. Open Forum

Mayor McCallum thanked everyone for being here, pointing out there was a full house present tonight. He then explained how Open Forum is conducted, expressing that comments will be limited to 3 minutes, and asking if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided brief comments regarding the Action Item this evening that deals with the manufactured home. He shared his understanding that apparently nobody builds mobile homes with Hardi-Board, so the applicant has been faced with a serious dilemma. As such, he suggested that perhaps the city should change its ordinance regulations.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to appoint Galen Hilliard to the Board of Adjustments (to fill an “alternate” seat vacancy) with a term to run from Aug. 2025 to Aug. 2027 and to reappoint James Smith and Glenn Carr, each for two-year terms to run through Aug. 2027. Mayor McCallum seconded the motion, which passed unanimously.

Mayor Pro Tem Moeller then moved to appoint Julien Meyrat to the Architectural Review Board (ARB) (to fill a vacant seat left by Robert Miller who has termed out). The term of the appointment will be from Aug. 2025 through Aug. 2027. Included in the motion was also to reappoint Patra Philips and Kristi Mase, each for two-year terms through Aug. 2027. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the August 18, 2025 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the August 25, 2025, Special City Council Meeting - Budget Work Session, and take any action necessary.
3. **Z2025-044** - Consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler’s Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary. **(2nd Reading)**
4. **Z2025-045** - Consider a request by Kevin Osornio of MBA Custom Homes 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 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary **(2nd Reading)**.
5. **P2025-025** - Consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary. **(2nd Reading)**

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

CITY OF ROCKWALL
ORDINANCE NO. 25-52
SPECIFIC USE PERMIT NO. S-377

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-53
SPECIFIC USE PERMIT NO. S-378

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 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-54

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Following the Consent Agenda, Mayor McCallum reordered the agenda to address Action Item #1 next.

X. Public Hearing Items

1. **Z2025-049** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. He explained that this ordinance will help provide specific definitions within the UDC for various types of garages, including: front entry garages; recessed front entry garages; side entry garages; j-swing garages; traditional swing garages; modified traditional swing garages and swing garages. Staff published notice of this matter in the newspaper, as required by state law, and the city's Planning & Zoning Commission has heard and unanimously recommend approval of this item.

The mayor then opened the public hearing, but no one indicated a desire to speak. So, he closed the public hearing.

Councilmember Thomas then moved to approve Z2025-049. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-_____

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

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

2. Hold a public hearing to receive comments regarding the proposed FY2026 City of Rockwall Budget and tax rate, and take any action necessary.
 - *Taxpayer Impact Statement* - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per \$100 dollars of assessed value). For more information on the budget and/or tax rate, visit www.rockwall.com.

| | Current Rate | No New Revenue Rate | Proposed Rate |
|-------------------------|--------------|---------------------|---------------|
| Tax Year | 2024 | 2025 | 2025 |
| Fiscal Year | FY2025 | FY2026 | FY2026 |
| Average Homestead Value | \$430,794 | \$472,950 | \$472,950 |
| Tax Rate | .247450 | .234687 | .257500 |
| Estimated Taxes | \$1,066 | \$1,109 | \$1,217 |

City Manager Mary Smith provided brief, introductory comments pertaining to this agenda item. She shared that the taxpayer impact statements are included on face of the public meeting agenda, in accordance with a recent legislative requirement to do so. Also, the Council will receive public input tonight on the rate they voted to advertise at the last meeting. She explained it is the very highest rate that could possibly be adopted, but Council could ultimately choose to adopt a lower rate.

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

Les Chapman
733 Sunset Hill Drive
Rockwall, TX

Mr. Chapman came forth and shared that he is against any increase in taxes. He explained that he understands that public safety employees are vital, and he understands they need salary increases. He believes we must have salary increases for Police and Fire staff as well as those who work on the streets. However, he urged Council to take a hard look at salaries associated with any city position that have the title “manager” or “director” beside them, indicating that - per [governmentsalaries.com](https://www.governmentsalaries.com) or [indeed.com](https://www.indeed.com) – some of those manager or director positions are anywhere from 24-35% above both the TX and national averages. He urged the Council to take a hard look before any potential tax increase.

Penelope Chapman
733 Sunset Hill Drive
Rockwall, TX

Mrs. Chapman shared that she did some brief research, and she and her husband looked at salaries of those in the city who are at the top. She shared she is against a tax rate. She explained that in 2020, our city’s Assistant Manager had a salary that was 212% higher than the median salary of every other worker in the city. In 2024, it’s 255% higher than the median salary of other city employees. So, she believes the people at the top can retain their salaries to free up money so that those in the lower levels of the organization can get their salary adjustments. She is against a tax rate increase.

John Hagaman
30 Shady Dale
Rockwall, TX 75032

Mr. Hagaman shared that, regarding the budget, he observed the City may be having trouble finding money to put towards repairs at The Harbor (i.e. the fountains and their water recirculating feature not currently working; the boat docks). He expressed The Harbor is a vital entryway to the City, and it’s the first impression people see when they come into our city. He expressed that the city does need to take care of those repairs. Also, it’s necessary to take care of public safety employees. He has concerns about police personnel who may be leaving our city to go elsewhere to make more money. He expressed the belief that our city should be paying police officers even more than what they’re worth. We should be paying the police staff the highest salary compared to other agencies.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared a line graph showing the population growth over the last several years as compared to the growth in employee population. He pointed out that full-time, salaried employees in departments such as Planning, Recreation, Engineering, Building Inspections, Admin., Code Enforcement, and HR have not experienced any growth in adding personnel at all since 2017. Population growth has been at 30%, but staffing levels have only increased by 6%. He shared that he did not see any requests for new personnel in this current budget proposal. He went on to share that past city councils going below the new revenue rate made decisions that have resulted in kicking the can down the road, decisions that were ridiculous. He believes the city needs enough funding to develop and grow the community so it does not

stagnate.

Michael Caffey
311 S. Fannin
Rockwall, TX 75087

Mr. Caffey thanked the city manager and city councilmembers for the work they do. On behalf of the Rockwall Fire Firefighters, he asked Council to adopt the 1 cent proposed tax rate increase and then adopt the no new revenue rate thereafter year by year. In addition to being a staff member of the city, he is also a resident. He believes not doing so results in serious, negative consequences over time for the City of Rockwall. He pointed out the immense growth the city has experienced over the years, as well as his belief that running a city is not a luxury but rather a necessity. He went on to share that the city manager has done a very good job over the years of running a very 'lean' city. He praised city staff and generally encouraged Council to move forward and approve salary adjustments requested in the budget proposal. He went on to share a lot of statistics and information that compared the City of Rockwall to other cities within the metroplex, including cities such as Grapevine, Wylie, Lewisville, Burleson, all of which have higher tax rates than Rockwall. He shared this is not a matter of spending more but it's a matter of funding what is necessary, especially related to keeping compensation of employees in line with the market. He went on to share various examples of why and how it's very important to retain good staff that's already in place (mainly related to experience that's directly related to our own city). He shared that what's being asked is less than \$13 per month to the average citizen, and he urged Council to adopt the city manager's proposed one cent tax rate increase.

There being no one else wishing to come forth and speak at this time, the mayor then closed the public hearing, indicating that additional discussion regarding the budget and tax rate will occur during tonight's posted Action Item relative to those subjects.

The Mayor then moved on to Action Item #2 on the meeting agenda.

XI. Action Items

1. Discuss and consider a request from Kevin Passons, Chief Appraiser of the Rockwall Central Appraisal District (RCAD), regarding approval of a resolution of the RCAD's Board of Directors related to finishing out construction of the second floor within the RCAD building located at 841 Justin Road, and take any action necessary.

Mr. Passons came forth and briefed Council on this request, explaining that due to a lot of growth throughout the county and the need for additional staff, it's now become time to finish out the upstairs of this building, an expansion that was originally constructed in 2020. He went on to respectfully ask Council to approve this request, indicating the RCAD Board already approved a resolution for this finish-out with a cost not to exceed \$500,000. He shared that the funds are available and there would be no impact to the budget.

Following brief, additional comments Councilmember Campbell sought and received clarification, confirming with Mr. Passons that this request will not in any way result in an increase in the budget, neither this year nor next year.

Mayor McCallum then moved to approve the resolution of the RCAD board of directors related to construction for the building finish-out. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

The mayor then addressed Action Item #4 next.

2. **MIS2025-012** - Discuss and consider a request by Tammy Underwood for the consideration of a Special Request to the *Manufactured Home Replacement* requirements of Planned Development District 75 (PD-75) to allow a new *Manufactured Home* on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. He explained that, as part of PD75, language was included to allow for the one-time replacement of habitable mobile/manufactured homes. This one-time replacement is permitted, as long as a permit is obtained prior to the removal and replacement of the manufactured home and the established criteria for the new manufactured home is met. The one-time replacement requires that the new manufactured home is [1] permanently attached to a concrete foundation, [2] has a minimum 3:12 roof pitch, [3] utilizes 90% masonry (i.e. Hardi-Board lap siding or a similar durable cementitious lap siding material) on the exterior façade, and [4] the new manufactured home must be newer and larger in living space than the prior mobile/manufactured home. Staff should note, that a number of properties have taken advantage of the one-time replacement -- meeting the stated criteria -- since PD-75 was established. According to aerial imagery of the subject property, there was a manufacture home situated on the subject property up until at least January 13, 2025; however, sometime between January 13, 2025 and May 23, 2025 this manufactured home was removed without a building permit. Under the provisions of Planned Development District 75 (PD-75), a permit must be obtained in order to verify that a new manufactured home meets the one-time replacement requirements. Following the removal of the manufactured home, the applicant approached staff about the replacement of the manufactured home. Given that the existing manufactured home was already removed from the property, staff could not determine that the new manufactured home met all of the one-time replacement requirements, and the applicant was informed that a new manufactured home could not be established; however, after extensive conversations with the applicant and the manufactured home supplier, staff was able to ascertain that the new manufactured home would have met the one-time replacement, and informed the applicant that the new manufactured home could may be established on the subject property as long as it met the criteria stated in PD-75 (detailed above). Initially the applicant agreed to staff's determination; however, the applicant later returned to staff to ask if LP Smart Panel could be utilized in lieu of Hardi-Board due to concerns related to the durability of Hardi-Board during shipping. Staff informed the applicant that LP Smart Panel could not be utilized, and that the Hardi-Board would be required to be installed onto the manufactured home once it arrived on the property. At the time, the applicant agreed to this stipulation.

Mr. Miller went on to explain that on August 15, 2025, the applicant, Tammy Underwood, submitted an application for a special exception to the Manufactured Home Replacement Requirements, specifically to allow the use of LP Smart Panel in lieu of Hardi-Board. According to the applicant letter, the special request is being made to due to [1] concerns related to the shipping of the Hardi-Board after it is installed on the manufactured home, and [2] that Hardi-Board products "...tend to crack and break when being installed." As detailed above staff had already allowed the applicant to install the Hardi-Board once the manufactured home was established on the subject property. In addition, staff should note that Hardi-Board product is used extensively throughout the City of Rockwall without any issues, including on other manufactured homes taking advantage of the one-time replacement in the Lake Rockwall Estates Subdivision. Based on this, it appears that the difficulty with the Hardi-Board instillation lies on the manufacturer of the manufactured home, as opposed to the quality of the product as indicated in the letter provided by the applicant.

Mr. Miller indicated that, regarding this discretionary decision on the part of Council, on August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the special request by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth dissenting.

The mayor then called forth the applicant.

Tammy Underwood
203 Lynn Drive
Rockwall, TX

Ms. Underwood, the applicant, came forth and provided details regarding how she wanted to get a new mobile home and explained some of her inquiries and interactions with city staff concerning this mobile home replacement. She went on to explain that she had a conversation with a representative of the mobile home manufacturer out of Waco that made her mobile home. She was told that if she puts Hardi-Board on it after it's been delivered and put in place, the company will void her warranty. She shared that the prior home was a 1980s model, and it was removed in late May, so this new one is an upgrade. She briefly spoke about other, nearby mobile homes existing in her same neighborhood.

Councilmember Thomas asked Mr. Miller for clarification on the material, asking if it is a combustible material. Mr. Miller shared that it is a synthetic material, but he is not able to speak to the fire rating of the material. It is the exact same material that is used on Tuff Sheds.

Councilmember Campbell spoke with the applicant and Mr. Miller regarding the material and whether or not the manufacturer would or would not warranty the home if Hardi-Board is added after the fact.

Councilmember Lewis asked Chief Cullins for clarification on the materials – the LP Smart Panel versus Hardi-Board. Chief Cullins only indicated that he believes that Hardi-Board is a non-combustible material, and Mr. Miller confirmed that to be his understanding of the material as well.

The mayor then shared that he was on the city council back when the Lake Rockwall Estates neighborhood was originally annexed into the city limits. At the time, the original intent was to – over time – improve and upgrade the homes within PD-75. He shared that a lot of new, quality development, including homes with Hardi-Board, have been constructed in the neighborhood since that time.

Following additional comments, Mayor McCallum then moved to deny MIS2025-012. City Attorney Frank Garza then indicated he would like the Council to meet with him in Executive Session to discuss legal matters on this agenda item prior to moving forward this evening.

Mayor McCallum then indicated he will temporarily withdraw his motion. He then announced that Council would recess into Executive Session to discuss this agenda item under Sec. 551 of the Texas Government Code (specifically §551.071 (Consultation with Attorney)). Mayor McCallum then recessed the public meeting at 7:04 p.m., and Council went back and convened in Executive Session.

Councilmembers returned to the Council Chambers, and Mayor McCallum called the meeting back to order at 7:14 p.m. Mayor McCallum then moved to deny MIS2025-012. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Continue discussions regarding the proposed FY2026 budget and proposed tax rate, and take any action necessary.

City Manager Mary Smith shared that she did work on the various scenarios that the city council previously asked her to evaluate. She then briefed the Council on a few of those various scenarios, all of which contained variables pertaining to how much debt to potentially issue for roadway bond-related projects

versus how much money would then need to be found to 'cut' within the budget.

Mayor McCallum commented, sharing his views on the impact that the IKEA-related incentive that was previously granted has on the city's budget. He went on to share that he is a big proponent of spending dollars to fix roadways. He indicated he is not in favor of a tax rate increase.

Mayor Pro Tem Moeller agreed this is tough budget, and he realizes we are dealing with a bare bones budget proposal. He acknowledged that budget requests were very likely very lean and/or were never even brought forth at all for possible inclusion. He went on to provide details about how the average home owners' tax bill is already going to increase due to their home's appraised value increasing. He went on to share that these matters span beyond just staff salaries. They also extend to quality services and infrastructure needs. He went on to generally indicate that, although he does not necessarily like to increase taxes, he believes what the city manager is proposing is necessary at this point.

Councilmember Henson shared that this has been a huge learning curve for him coming from the private business sector where raises are based on how well a company is doing. Now, in the public sector, he's learned that governments look at market rates. He went on to share that over a dozen years, our city's tax rate has been cut in half. We are now in a season where our tax payers are asked to vote for bonds to pay for more taxes than they're already paying. Now, residents are being asked to pay more for things such as upgraded trash services to modernize these services which will become automated. Tax payers keep being asked to pay more, and they've already been paying more. He explained that citizens will still end up paying higher taxes even if the city stays at the same rate, and that is due to inflation and increases in the assessed values of homes. He went on to share that he is opposed to raising the tax rate. He would be in favor of leaving the rate at the same rate it is currently.

Councilmember Campbell shared that the "no new revenue rate" looks great on paper, but it would have an impact that would essentially weaken our city's public safety. The proposed new rate would ensure that Rockwall remains safe, new streets could be addressed, and it would take care of our employees who serve our citizens. She expressed we are looking at a very lean, very conservative budget under a city manager who has kept things very, very lean. She went on to share that 'market value' is a mediocre pay rate, and our men and women and our public safety staff deserve to be competitively paid, not just paid at a mediocre level. She acknowledged that city staff salaries are below market value. She would like to see salaries brought up to at least market value. She emphasized that the city cannot pay salaries off of projections (such as sales tax revenue projections). She went on to share that she is in favor of a tax rate of .257, which will ensure our staff get paid – to a minimum – at market value.

Councilmember Thomas shared that the proposed rate put before us is representative of taking a fiscally conservative approach to how we run government. He pointed out that a 2% salary adjustment isn't a big increase, and he believes we should be adequately paying our Police and Fire staff. He pointed out that the 2% increase will likely not adequately keep up with inflation. He went on to share he is very much in support of public safety staff and ensuring they are adequately paid. He shared that when he's out walking his neighborhood – Breezy Hill – and he encounters neighbors, he asks them why they selected Rockwall. They usually say it's because of the small town feel and good schools in our community. He believes we should support things that tie to the reasons why residents come here to live. He provided comments regarding new and upcoming businesses and how those sales tax revenues will eventually be beneficial; however, he pointed out that sales tax revenues vary year-by-year. He shared that Rowlett, our neighboring city, is now proposing at a tax rate of .8079 cents, and ours is at .2575. He knows that Rockwall is one of the lowest rates of other comparable cities in the metroplex, with the exception of Grapevine which is also low but is very blessed with a lot of sales tax revenue. He acknowledged councilmembers are currently faced

with making some tough decisions, and our city's staff salaries are below market. He believes we need to make necessary investments to ensure Rockwall remains a strong community.

Councilmember Lewis shared that the city tries to remain + or – within 5% of what the median salaries are for our city employees when compared to other similar cities in the metroplex. Our city staff salaries are consistently within 5% below market. He went on to stress the importance of paying our public safety employees. He pointed out how things such as Costco being built in Forney will likely take money away from our (sales) tax dollars as will a Lowes being built in Royse City. He went on to share that everyone submitted a very bare bones budget to the city manager, and what she has put forth is very bare bones. He shared comments about needed streets and alleyway repairs as well as costs that have increased for the city on things such as insurance related expenses. He believes that the .257500 rate is a fair one, and he is prepared to support it.

Councilmember Jeffus shared that she has really agonized over this proposed budget. She agrees, to some extent, with every single thing that each of the other council members has expressed this evening. She shared that she has received overwhelming input from citizens who have indicated they do not want a tax rate increase. She shared that she ran for elected office promising three things - lower density, no more multi-family and no tax rate increases. She went on to share that she, therefore, cannot vote for a tax rate increase.

Mayor McCallum went on to share additional comments pertaining to his opinions related to the incentive that was granted to IKEA. He went on to share that to have lowered the rate below the 'no new revenue rate' in the past was not only an idiotic move on the part of past city councils – it was also a very selfish move. Had the rate not been lowered like that over the years, he believes \$2.4 million dollars would now be available in the budget for use. He pointed out that Council will not be cutting the budget, but – rather – it will be deciding what can now be added. He went on to share comments about police and fire related salaries and how they've been increased over the last few years. He went on to share he's never voted for a tax increase, and he will never vote for such increase. He wants to find a way to keep the rate at the same rate it is currently and make needed cuts to still appropriately pay all city staff members.

Mrs. Smith shared that she will always try and find a way to ensure staff is appropriately paid. Following additional comments, the mayor announced that the Council will take action at the September 15 city council meeting to adopt the tax rate and budget at that time. Ultimately, no action was taken this evening regarding this agenda item and associated discussions.

4. Discuss and consider approval of the "Adopt an Airport" TXDOT Aviation program for the Ralph M. Hall Municipal Airport, in conjunction with the RISD Robotics Team, including authorizing the mayor to sign the associated application on behalf of the City, and take any action necessary.

Building Official, Jeffrey Widmer provided background information regarding this agenda item. He shared that a local high school student has approached the city about the Rockwall High School (RHS) Robotics Team 'adopting' the local, municipal airport to have ongoing trash clean-up efforts about four times per year.

The mayor then called for Rockwall High School student, Colton Crum, who is currently the Executive Vice President of Public Relations for the RHS Robotics Team. He is taking the lead on trying to get this program approved and implemented. Mr. Crum came forth and provided comments related to his love for aviation and his enthusiasm for this proposal. He respectfully asked Council to consider approving this request.

Following brief discussion, Councilmember Lewis moved to approve this request, including authorizing the mayor to sign the associated application. Councilmember Campbell seconded the motion, which – following brief comments by the mayor – passed unanimously (7 ayes to 0 nays).

The mayor then addressed Public Hearing items next.

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

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

Mrs. Smith asked Council to take note of the annual Volunteers Appreciation event that has been sent out as a calendar invite for a date at the end of October.

City Engineer, Amy Williams, went on to brief council on recent roadway reconstruction projects and their progress reports. The mayor thanked staff for this update and encouraged citizens to be aware of and look for these updates during the first city council meeting of every month.

XIII. Adjournment

The mayor adjourned the meeting at 7:59 p.m.

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

TIM McCALLUM, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-55

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

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

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

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

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

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

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

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

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

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

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 2, 2025

2nd Reading: September 15, 2025

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

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 1: JOINT USE OF PARKING CALCULATIONS

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

EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

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

Step 1: Development Square Footages

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

Step 2: Individual Parking Requirements

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

Step 3: Shared Parking Requirements

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

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

(C) Off-Site Parking Agreement

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

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

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

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

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

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

SUBSECTION 03.05: PAY PARKING LOTS

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

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

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

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

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

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

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

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

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

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



- (45) Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.
- (45)(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:
- (a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (i.e. the front property line). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (sometimes referred to as Flat Front Entry garages), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
 - (b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
 - (c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (i.e. generally perpendicular to the front property line) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
 - (d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a J-Swing Garage that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
 - (e) Traditional Swing Garage. A variation of the J-Swing garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a J-Swing. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (i.e. the front façade of the J-Swing Garage).
 - (f) Modified Traditional Swing Garage. A variation of the Traditional Swing Garage where a single garage door is situated in a J-Swing orientation, and a double garage door is facing the street.
 - (g) Swing Garage. A general term encompassing both the J-Swing and Traditional Swing garage configurations.
- (46)(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.
- (47)(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.
- (48)(49) Ground Cover. Natural mulch or plants of species which

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

- (49)(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.
- (50)(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.
- (54)(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses).
- (52)(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.
- (53)(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.
- (54)(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.
- (55)(56) Landscape Buffer. A strip of land:
- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
 - (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).
 - (c) Which is exclusive of any easements or right-of-way.
- (56)(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.
- (57)(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.
- (58)(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.
- (59)(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.
- (60)(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.
- (64)(62) Lot. An undivided tract or parcel of land having frontage on a



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Brian Cramer; CCD – Rockwall LLC
CASE NUMBER: P2025-028; *Final Plat for Phase 1 of the Southside Hills Subdivision*

SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 262.94-acre tract of land (i.e. Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80) for the purpose of establishing Phase 1 of the Southside Hills Subdivision, which will consist of 284 single-family residential lots, six (6) open space lots, one (1) lift station, and one (1) public park (i.e. Lots 1-73, Block A; Lots 1-18, Block B; Lots 1-8, Block C; Lots 1-14, Block D; Lots 1-23, Block E; Lots 1-23, Block F; Lots 1-19, Block G; Lots 1-12, Block H; Lots 1-26; Block I; Lots 1-21, Block J; Lots 1-2, Block K; Lots 1-21, Block L; Lots 1-11, Block M; Lots 1-21, Block O, Southside Hills Phase 1 Subdivision). Staff should note that in conjunction with the final plat, the applicant has submitted a PD Site Plan [Case No SP2025-036].
- ☑ Background. The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by Ordinance No. 10-27 [Case No. A2010-001]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), at that time there was an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings situated on the property. On December 18, 2021, the applicant -- Brian Cramer of Corson Cramer Development -- submitted an application requesting to change the zoning [Case No. Z2021-057] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [Case No. Z2022-028] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [Case No. Z2022-039] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses on August 19, 2022. This case was approved by the City Council on October 3, 2022 through the adoption of Ordinance No. 22-51, which established Planned Development District 99 (PD-99). On January 21, 2025, the City Council approved a preliminary plat [Case No. P2024-042] and master plat [Case No. P2024-043] that established the preliminary lot layout and the phasing lines for the proposed subdivision and commercial areas associated with Planned Development District 99 (PD-99).
- ☑ Parks Board. Per the zoning ordinance for Planned Development District 99 (PD-99) [Ordinance No. 22-51], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan. That being said, as part of the Tree Mitigation

Settlement Agreement [Case No. MIS2025-008], the City Council approved the amenities that shall be provided in the park. On September 8, 2025, the Parks Board approved the proposed amenity locations.

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for Phase 1 of the Southside Hills Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks Board recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the final plat 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)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: 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.
²: 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 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH 205 & South of FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-99

CURRENT USE

Ag

PROPOSED ZONING

PROPOSED USE

Single Family

ACREAGE 192.58 Ac.

LOTS [CURRENT] 0

LOTS [PROPOSED] 284 sf, 6 OS, 1 Lift Station,
1 Park & 1 Amenity Center
= 293 Lots Total

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 CCD - Rockwall LLC

☒ APPLICANT Same

CONTACT PERSON Jason Wight

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

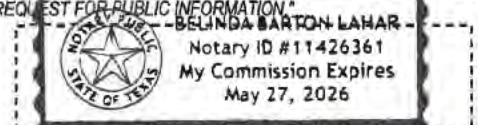
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Wight [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 4151.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 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."

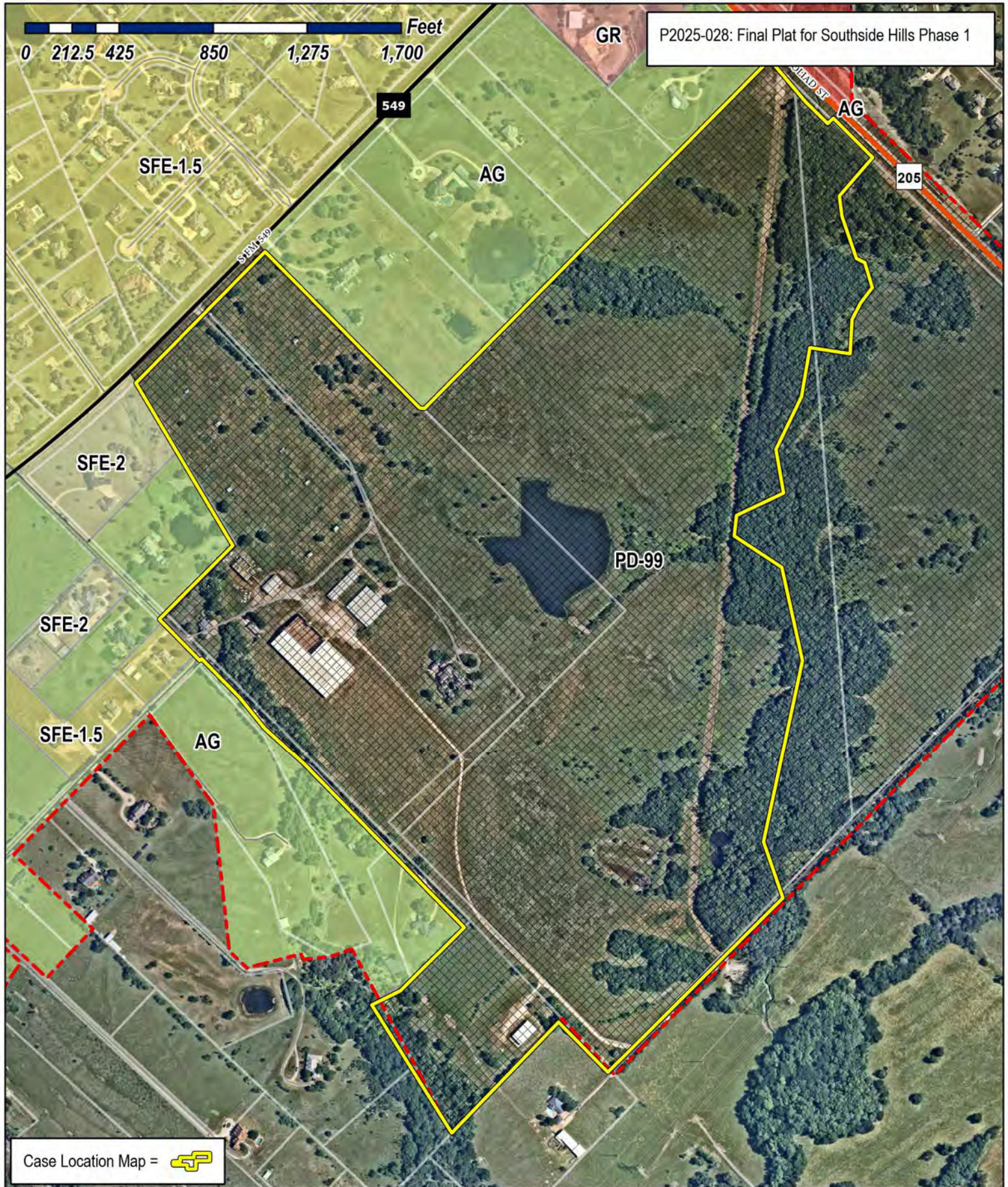
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF August, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5-27-2026

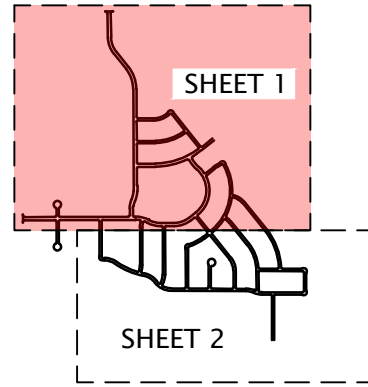


City of Rockwall

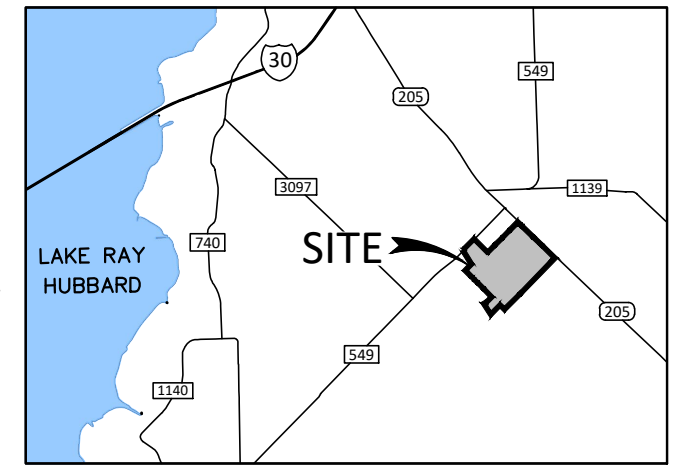
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



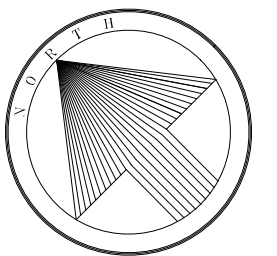


KEY MAP



VICINITY MAP
N.T.S.

| LEGEND | |
|--|--|
| • | Point of Curvature or Tangency on Center Line |
| ● | 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted) |
| ⊙ | 1/2" IRF (unless otherwise noted) |
| AC | Acre |
| BL | Building Line |
| C1 | Curve No. |
| <CM> | Control Monument |
| DE | Drainage Easement |
| DUE | Drainage Utility Easement |
| Esmt | Easement |
| L1 | Line No. |
| SF | Square Feet |
| UE | Utility Easement |
| VE | Visibility Easement |
| SE | Sidewalk Easement |
| D.R.R.C.T.= Deed Records of Rockwall County, Texas | |
| P.R.R.C.T.= Plat Records of Rockwall County, Texas | |



200 100 0 200 400
SCALE 1" = 200'

FINAL PLAT SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS, 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-028

August 26, 2025 EXIST. ZONING: PD-99
SHEET 1 OF 4 LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

F.M. 549

ZONED:
AG

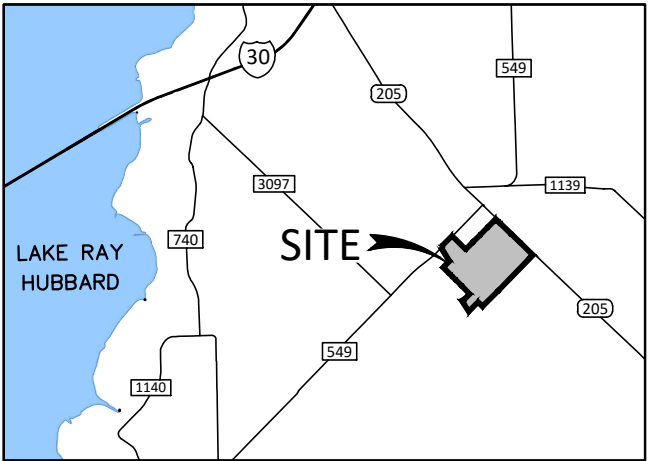
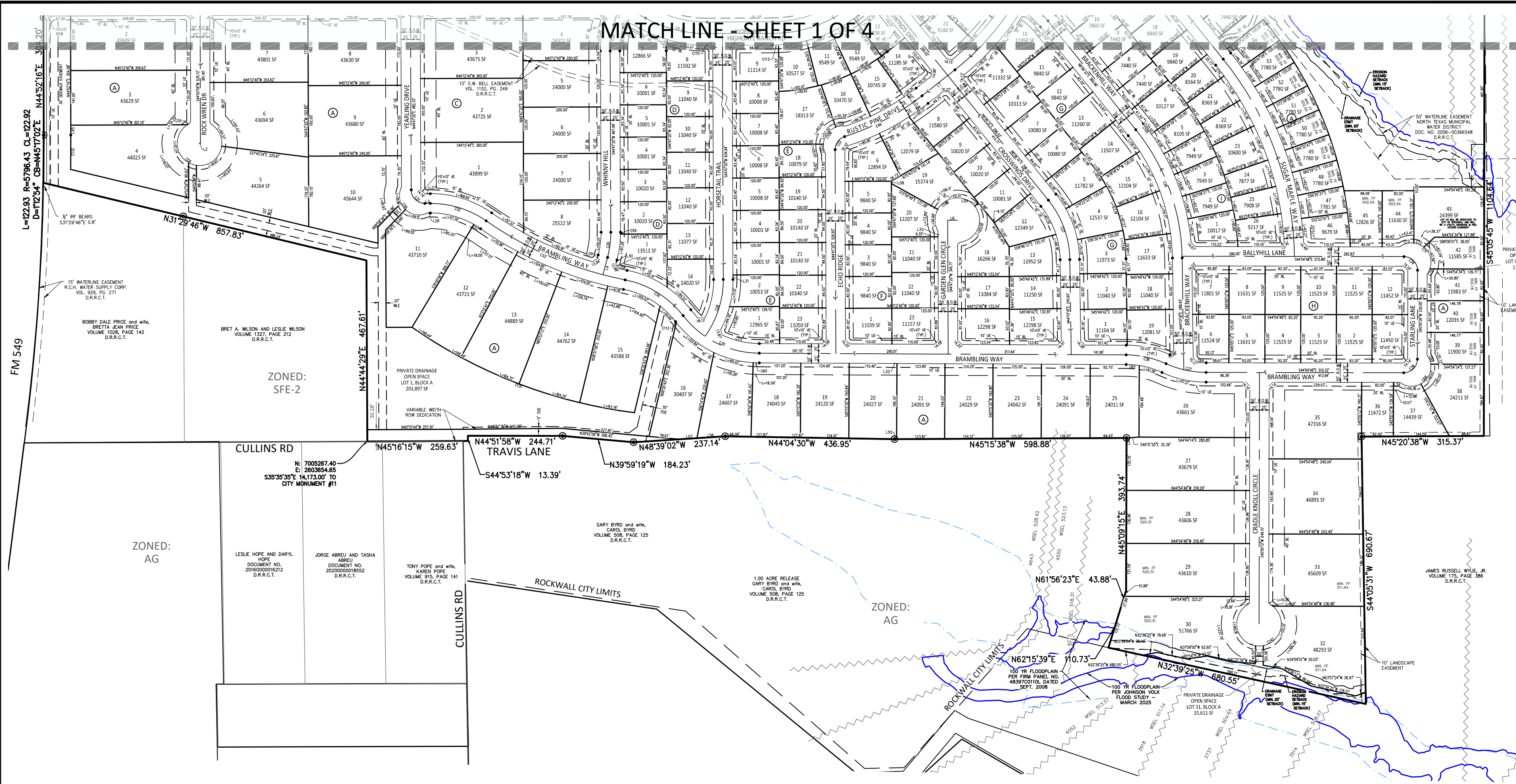
JAMES KESSLER AND
ANGELA KESSLER
DOCUMENT NO. 20180000020020
D.R.R.C.T.

CODY A BARRICK AND CARRIE L BARRICK
VOLUME 8167, PAGE 67
D.R.R.C.T.

MATCH LINE - SHEET 2 OF 4

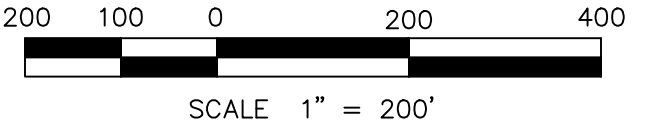
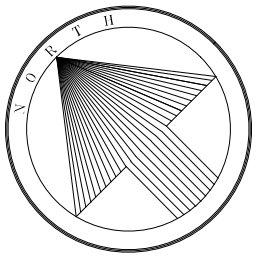
GENERAL NOTES:

- PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.



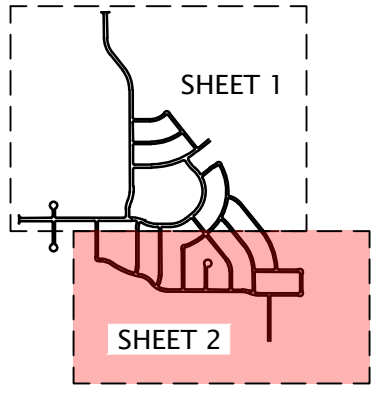
VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS, 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2025-028



KEY MAP

- GENERAL NOTES:**
- PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 - FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

 **JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

August 26, 2025
SHEET 2 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 2.73 | S45° 07' 01"E |
| L2 | 1.85 | S45° 07' 01"E |
| L3 | 14.32 | N45° 12' 40"W |
| L4 | 46.44 | S59° 52' 38"W |
| L5 | 47.23 | S60° 29' 40"W |
| L6 | 25.00 | N45° 12' 40"W |
| L7 | 108.02 | N83° 14' 53"W |
| L8 | 17.35 | S14° 42' 23"E |
| L9 | 55.15 | S75° 51' 12"E |
| L10 | 35.94 | S17° 01' 57"W |
| L14 | 56.80 | N43° 55' 12"E |
| L15 | 26.33 | S86° 40' 44"W |
| L16 | 23.00 | S45° 42' 01"E |
| L26 | 16.11 | N45° 12' 40"W |
| L27 | 14.32 | N45° 12' 40"W |
| L28 | 5.34 | S45° 12' 40"E |
| L29 | 11.19 | S59° 52' 38"W |
| L30 | 11.01 | S59° 52' 38"W |
| L31 | 11.64 | S44° 47' 20"W |
| L32 | 13.10 | S44° 44' 25"E |
| L33 | 11.69 | S44° 47' 20"W |
| L34 | 13.46 | S44° 54' 48"E |
| L35 | 14.58 | S6° 06' 32"W |
| L36 | 4.32 | S6° 06' 32"W |
| L37 | 15.99 | N43° 45' 48"E |
| L38 | 21.17 | S43° 55' 12"W |
| L41 | 1.19 | S60° 29' 40"W |
| L42 | 1.19 | S60° 29' 40"W |
| L43 | 13.30 | N83° 49' 22"W |
| L44 | 137.50 | N44° 52' 16"E |
| L45 | 25.58 | N44° 52' 16"E |
| L50 | 14.58 | N6° 06' 32"E |
| L52 | 57.83 | N44° 05' 31"E |
| L54 | 135.19 | S45° 09' 15"W |
| L55 | 5.43 | S45° 15' 38"E |
| L56 | 73.77 | S48° 39' 02"E |
| L57 | 45.30 | S48° 39' 02"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L58 | 6.32 | N44° 47' 20"E |
| L59 | 12.86 | S83° 53' 28"E |
| L60 | 17.88 | N74° 44' 50"W |
| L61 | 25.00 | S45° 42' 01"E |
| L62 | 25.00 | S45° 42' 01"E |
| L63 | 12.51 | S45° 59' 00"E |
| L64 | 51.74 | N84° 36' 03"W |
| L111 | 141.52 | S87° 59' 11"E |
| L112 | 84.68 | N87° 19' 41"E |
| L113 | 201.09 | N0° 54' 58"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C7 | 165.95 | 330.00 | 028°48'47" | 164.21 | N30° 48' 17"W |
| C8 | 165.93 | 330.00 | 028°48'35" | 164.19 | S30° 48' 11"E |
| C9 | 219.10 | 330.00 | 038°02'24" | 215.09 | S64° 13' 41"E |
| C10 | 659.33 | 375.00 | 100°44'18" | 577.63 | N46° 22' 58"E |
| C11 | 146.74 | 400.00 | 021°01'08" | 145.92 | S06° 31' 23"W |
| C18 | 625.58 | 930.00 | 038°32'27" | 613.85 | S64° 33' 08"E |
| C19 | 45.20 | 325.00 | 007°58'09" | 45.17 | N79° 50' 17"W |
| C20 | 55.91 | 35.00 | 091°31'18" | 50.15 | N30° 05' 33"W |
| C21 | 117.86 | 670.00 | 010°04'44" | 117.71 | S88° 17' 15"E |
| C22 | 44.48 | 35.00 | 072°48'42" | 41.55 | S81° 11' 41"W |
| C23 | 185.25 | 225.00 | 047°10'23" | 180.06 | N17° 28' 40"W |
| C24 | 551.69 | 830.00 | 038°05'02" | 541.59 | N25° 09' 03"E |
| C25 | 81.74 | 225.00 | 020°48'54" | 81.29 | N04° 17' 55"W |
| C26 | 358.73 | 540.00 | 038°03'46" | 352.17 | N25° 08' 25"E |
| C27 | 166.08 | 250.00 | 038°03'46" | 163.04 | N25° 08' 25"E |
| C28 | 156.70 | 250.00 | 035°54'47" | 154.15 | N62° 44' 44"E |
| C29 | 68.53 | 250.00 | 015°42'20" | 68.31 | S52° 38' 30"W |
| C30 | 65.83 | 250.00 | 015°05'18" | 65.64 | N52° 19' 59"E |
| C31 | 54.98 | 35.00 | 090°00'00" | 49.50 | S00° 12' 40"E |
| C32 | 153.32 | 250.00 | 035°08'19" | 150.93 | N27° 38' 30"W |
| C33 | 393.00 | 945.00 | 023°49'39" | 390.17 | S21° 59' 11"E |
| C34 | 179.69 | 250.00 | 041°10'54" | 175.85 | N13° 18' 33"W |
| C35 | 226.99 | 250.00 | 052°01'19" | 219.27 | S18° 43' 45"E |
| C36 | 106.12 | 250.00 | 024°19'17" | 105.33 | N32° 34' 46"W |
| C37 | 106.88 | 250.00 | 024°29'41" | 106.07 | S32° 39' 58"E |
| C38 | 54.98 | 35.00 | 089°59'46" | 49.50 | S89° 54' 41"E |
| C39 | 54.98 | 35.00 | 090°00'14" | 49.50 | N00° 05' 19"E |
| C40 | 82.89 | 500.00 | 009°29'54" | 82.79 | S88° 34' 19"E |
| C41 | 123.93 | 150.00 | 047°20'16" | 120.44 | N69° 39' 08"W |
| C42 | 242.63 | 500.00 | 027°48'13" | 240.26 | S30° 01' 05"W |
| C43 | 304.35 | 625.00 | 027°54'01" | 301.35 | N30° 03' 59"E |
| C44 | 54.98 | 35.00 | 090°00'00" | 49.50 | S00° 59' 00"E |
| C45 | 55.15 | 35.00 | 090°16'59" | 49.62 | N00° 50' 31"W |
| C46 | 358.57 | 325.00 | 063°12'51" | 340.66 | S13° 34' 02"W |
| C47 | 213.84 | 350.00 | 035°00'20" | 210.53 | N00° 32' 13"W |
| C48 | 274.67 | 250.00 | 062°56'57" | 261.06 | S14° 30' 32"E |
| C49 | 227.42 | 625.00 | 020°50'55" | 226.17 | S72° 49' 25"E |
| C53 | 89.32 | 57.50 | 089°00'13" | 80.61 | N89° 42' 46"W |
| C54 | 117.24 | 57.50 | 116°49'16" | 97.96 | S43° 11' 00"W |
| C55 | 3.89 | 57.50 | 003°52'18" | 3.88 | N76° 28' 13"W |
| C56 | 20.58 | 50.00 | 023°34'41" | 20.43 | S10° 45' 59"W |
| C57 | 20.73 | 225.00 | 005°16'42" | 20.72 | N12° 42' 42"W |
| C58 | 22.36 | 920.00 | 001°23'33" | 22.36 | S33° 12' 14"E |
| C59 | 5.03 | 275.00 | 001°02'50" | 5.03 | N45° 18' 45"E |
| C60 | 15.83 | 275.00 | 003°17'54" | 15.83 | S43° 05' 28"E |
| C62 | 34.13 | 225.00 | 008°41'29" | 34.10 | N40° 23' 40"W |
| C64 | 23.30 | 225.00 | 005°55'57" | 23.29 | S41° 56' 50"E |
| C68 | 60.63 | 50.00 | 069°28'27" | 56.98 | N71° 36' 56"E |
| C69 | 22.12 | 50.00 | 025°20'43" | 21.94 | N24° 12' 21"E |
| C70 | 12.09 | 50.00 | 013°51'11" | 12.06 | N71° 43' 17"E |

| Curve Table | | | | | |
|-------------|--------|---------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C71 | 62.06 | 50.00 | 071°07'15" | 58.16 | N29° 14' 03"E |
| C72 | 28.13 | 50.00 | 032°14'23" | 27.76 | N22° 26' 46"W |
| C73 | 34.82 | 50.00 | 039°54'17" | 34.12 | N58° 31' 06"W |
| C74 | 34.86 | 805.00 | 002°28'52" | 34.86 | N07° 20' 58"E |
| C75 | 12.08 | 695.00 | 000°59'46" | 12.08 | N47° 23' 13"E |
| C76 | 63.68 | 50.00 | 072°58'29" | 59.46 | N02° 24' 55"E |
| C91 | 38.76 | 300.00 | 007°24°07" | 38.73 | N47° 43' 03"E |
| C92 | 38.76 | 300.00 | 007°24°07" | 38.73 | S47° 43' 03"W |
| C94 | 32.13 | 50.00 | 036°49'16" | 31.58 | S68° 58' 57"E |
| C96 | 42.93 | 375.00 | 006°33'34" | 42.91 | N14° 45' 36"W |
| C97 | 18.99 | 375.00 | 002°54'03" | 18.98 | N10° 01' 48"W |
| C98 | 17.69 | 175.00 | 005°47'25" | 17.68 | N48° 52' 43"W |
| C99 | 12.43 | 275.00 | 002°35'24" | 12.43 | S15° 40' 15"W |
| C100 | 13.84 | 225.00 | 003°31'23" | 13.83 | S44° 13' 19"E |
| C101 | 0.77 | 275.00 | 000°09'40" | 0.77 | S45° 54' 10"E |
| C104 | 19.90 | 250.00 | 004°33'36" | 19.89 | N03° 49' 44"E |
| C105 | 33.50 | 565.00 | 003°23'49" | 33.49 | N07° 48' 26"E |
| C106 | 112.51 | 57.50 | 112°06'20" | 95.40 | N49° 56' 38"W |
| C107 | 23.49 | 50.00 | 026°54'50" | 23.27 | S34° 41' 22"W |
| C108 | 57.20 | 50.00 | 065°33'03" | 54.13 | S80° 55' 18"W |
| C109 | 23.87 | 50.00 | 027°21'04" | 23.64 | N52° 37' 38"W |
| C111 | 99.60 | 225.00 | 025°21'43" | 98.79 | S32° 03' 33"E |
| C112 | 3.59 | 275.00 | 000°44'55" | 3.59 | S06° 54' 26"W |
| C113 | 15.06 | 360.00 | 002°23'50" | 15.06 | S46° 24' 24"E |
| C114 | 14.48 | 360.00 | 002°18'19" | 14.48 | S82° 05' 43"E |
| C115 | 103.33 | 360.00 | 016°26'46" | 102.98 | S36° 59' 05"E |
| C116 | 28.52 | 50.00 | 032°40'34" | 28.13 | N53° 12' 07"W |
| C117 | 44.29 | 50.00 | 050°44'52" | 42.85 | N11° 29' 24"W |
| C118 | 11.84 | 205.00 | 003°18'30" | 11.84 | N16° 23' 08"W |
| C119 | 61.81 | 205.00 | 017°16'32" | 61.58 | N08° 19' 41"E |
| C120 | 17.85 | 395.00 | 002°35'24" | 17.85 | S15° 40' 15"W |
| C121 | 0.77 | 395.00 | 000°06'44" | 0.77 | S45° 55' 38"E |
| C128 | 19.31 | 480.00 | 002°18'19" | 19.31 | S82° 05' 43"E |
| C129 | 12.56 | 480.00 | 001°29'56" | 12.56 | S80° 11' 36"E |
| C130 | 28.85 | 105.00 | 015°44'35" | 28.76 | S52° 39' 37"W |
| C131 | 164.29 | 1280.00 | 007°21'14" | 164.17 | S27° 47' 25"E |
| C132 | 88.69 | 5866.43 | 000°51'59" | 88.69 | N45° 06' 38"E |
| C134 | 112.69 | 245.00 | 026°21'14" | 111.70 | S57° 58' 09"W |
| C135 | 117.39 | 255.00 | 026°22'35" | 116.36 | N57° 57' 28"E |
| C136 | 431.46 | 635.00 | 038°55'49" | 423.21 | S64° 44' 49"E |
| C137 | 54.98 | 35.00 | 090°00'00" | 49.50 | N38° 49' 22"W |
| C138 | 184.98 | 275.00 | 038°32'27" | 181.52 | S64° 33' 08"E |
| C139 | 290.06 | 430.00 | 038°38'59" | 284.59 | N25° 26' 42"E |
| C140 | 218.75 | 330.00 | 037°58'48" | 214.77 | S25° 06' 36"W |
| C141 | 53.95 | 57.50 | 053°45'25" | 51.99 | S71° 02' 24"E |
| C142 | 132.32 | 57.50 | 131°50'46" | 104.99 | N58° 13' 54"E |
| C143 | 33.40 | 28.55 | 067°01'28" | 31.53 | N34° 25' 42"E |
| C144 | 85.80 | 326.97 | 015°02'07" | 85.56 | N89° 45' 57"E |
| C145 | 66.82 | 44.93 | 085°12'22" | 60.83 | S40° 06' 49"E |
| C146 | 13.84 | 571.82 | 001°23'13" | 13.84 | S03° 10' 59"W |

| Curve Table | | | | | |
|-------------|--------|---------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C147 | 27.53 | 23.33 | 067°37'30" | 25.96 | S29° 56' 10"E |
| C148 | 160.61 | 406.94 | 022°36'46" | 159.56 | S75° 03' 18"E |
| C149 | 159.70 | 115.65 | 079°07'03" | 147.31 | S46° 48' 10"E |
| C150 | 124.92 | 521.28 | 013°43'50" | 124.62 | S05° 26' 03"E |
| C151 | 102.22 | 129.00 | 045°23'55" | 99.56 | S24° 07' 50"W |
| C152 | 151.68 | 702.82 | 012°21'54" | 151.38 | S53° 00' 45"W |
| C153 | 52.21 | 520.57 | 005°44'47" | 52.19 | S56° 19' 18"W |
| C154 | 33.77 | 20.87 | 092°43'21" | 30.20 | S07° 05' 14"W |
| C155 | 50.01 | 37.48 | 076°26'17" | 46.38 | S01° 03' 18"E |
| C156 | 130.12 | 121.51 | 061°21'29" | 123.99 | N75° 06' 32"W |
| C157 | 227.35 | 1633.78 | 007°58'22" | 227.16 | N31° 24' 55"W |
| C158 | 41.82 | 24.91 | 096°10'00" | 37.08 | N75° 30' 44"W |
| C159 | 53.02 | 40.06 | 075°49'56" | 49.23 | N85° 40' 47"W |
| C160 | 49.97 | 193.87 | 014°46'10" | 49.84 | N40° 22' 44"W |
| C161 | 138.59 | 276.72 | 028°41'46" | 137.15 | N47° 20' 32"W |
| C162 | 26.05 | 26.14 | 057°05'28" | 24.98 | N33° 08' 41"W |
| C165 | 30.63 | 21.76 | 080°37'32" | 28.16 | N47° 00' 55"E |

GENERAL NOTES:

- SUBDIVIDERS 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.
- 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 ISSUE, 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.
- 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.
- 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.
- 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).
- ALL LOT CORNERS MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED).
- DETENTION POND IN LOT 2, BLOCK K TO BE MAINTAINED, REPAIRED, AND REPLACED BY HOA.

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;

192.58 ACRES OR 8,388,777.55 SF

284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER

SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2025-028

August 26, 2025

SHEET 3 OF 4

EXIST. ZONING: PD-99

LAND USE: SF-10 & C



JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:
192.58 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of that tract of land described as Tract 1 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being part of that tract of land described as Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall, County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of that tract of land described as Parcel 79 Part 2 in Deed to The State of Texas, as recorded in Document No. 2022000001602, Deed Records, Rockwall County, Texas and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following five (5) courses and distances:

- South 44 degrees 43 minutes 30 seconds West, a distance of 11.14 feet to a TxDOT monument found for the POINT OF BEGINNING of the tract of land herein described;
- South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a TxDOT monument found for corner;
- South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a TxDOT monument found for corner;
- North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a TxDOT monument found for corner;
- South 45 degrees 48 minutes 12 seconds East, a distance of 251.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 46 minutes 30 seconds West, leaving said southwest line, a distance of 226.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 08 degrees 04 minutes 07 seconds East, a distance of 95.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 34 minutes 32 seconds East, a distance of 193.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 59 degrees 38 minutes 00 seconds East, a distance of 43.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 18 degrees 50 minutes 22 seconds East, a distance of 105.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 29 degrees 46 minutes 44 seconds West, a distance of 172.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 02 degrees 56 minutes 27 seconds West, a distance of 161.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 80 degrees 51 minutes 56 seconds West, a distance of 185.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 06 minutes 41 seconds West, a distance of 222.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 52 minutes 08 seconds West, a distance of 103.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 24 degrees 27 minutes 12 seconds West, a distance of 160.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 59 minutes 00 seconds East, a distance of 197.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 64 degrees 40 minutes 56 seconds West, a distance of 232.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 06 degrees 10 minutes 38 seconds West, a distance of 93.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 01 minutes 02 seconds East, a distance of 257.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 13 degrees 07 minutes 25 seconds East, a distance of 432.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 11 degrees 49 minutes 50 seconds West, a distance of 829.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 37 minutes 46 seconds East, a distance of 266.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,104.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

- North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;
- North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

- North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

- North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

- North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

- Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

- North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

- North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common

south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 192.580 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SOUTHSIDE HILLS--PH 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any 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 SOUTHSIDE HILLS--PH 1 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 there respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: :

THAT I, Ryan S. Reynolds, 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.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

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 on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-028

August 26, 2025 EXIST. ZONING: PD-99
SHEET 4 OF 4 LAND USE: SF-10

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE
Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



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: September 15, 2025
APPLICANT: Javier Silva; JMS Custom Homes, LLC.
CASE NUMBER: P2025-029; Replat for Lots 7 & 8, Block J, Sanger Addition

SUMMARY

Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, 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 & 805 Sam Houston Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 0.23-acre tract of land [i.e. A portion of Lot 2, Block J, Sanger Addition] for the purpose of dedicating and abandoning easements for the future development of the subject property and subdividing one (1) residential lot into two (2) residential lots [i.e. Lots 7 & 8, Block J, Sanger Addition].
- ☑ Background. The subject property was originally platted as Lot 2, Block J, Sanger Addition on May 11, 1895. According to the 1934 Sanborn Maps, there was a dwelling unit on the subject property; however, there is no record of when the structure was demolished and the property has remained vacant since its removal. Per the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to this day. On August 4, 2025, the City Council approved *Ordinance No. 25-46* and *Ordinance No. 25-47* [i.e. Case No. Z2025-036, S-372 & Case No. Z2025-037, S-373] to allow the construction of two (2) residential homes on the subject property.
- ☑ Parks and Recreation Board. On September 8, 2025, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment Fees* of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19).
 - (2) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (i.e. \$709.37 x 1 lot = \$709.37).
- ☑ 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 Lots 7 & 8, Block J, Sanger 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 September 9, 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)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ 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.
² 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 805 Sam Houston

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

☒ OWNER JMS Custom Homes, LLC

☒ APPLICANT Javier Silva

CONTACT PERSON Javier Silva

CONTACT PERSON Javier Silva

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

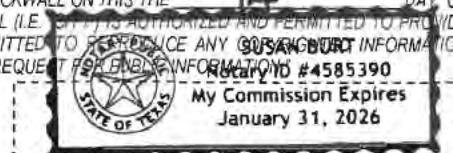
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 330.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF August, 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 INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

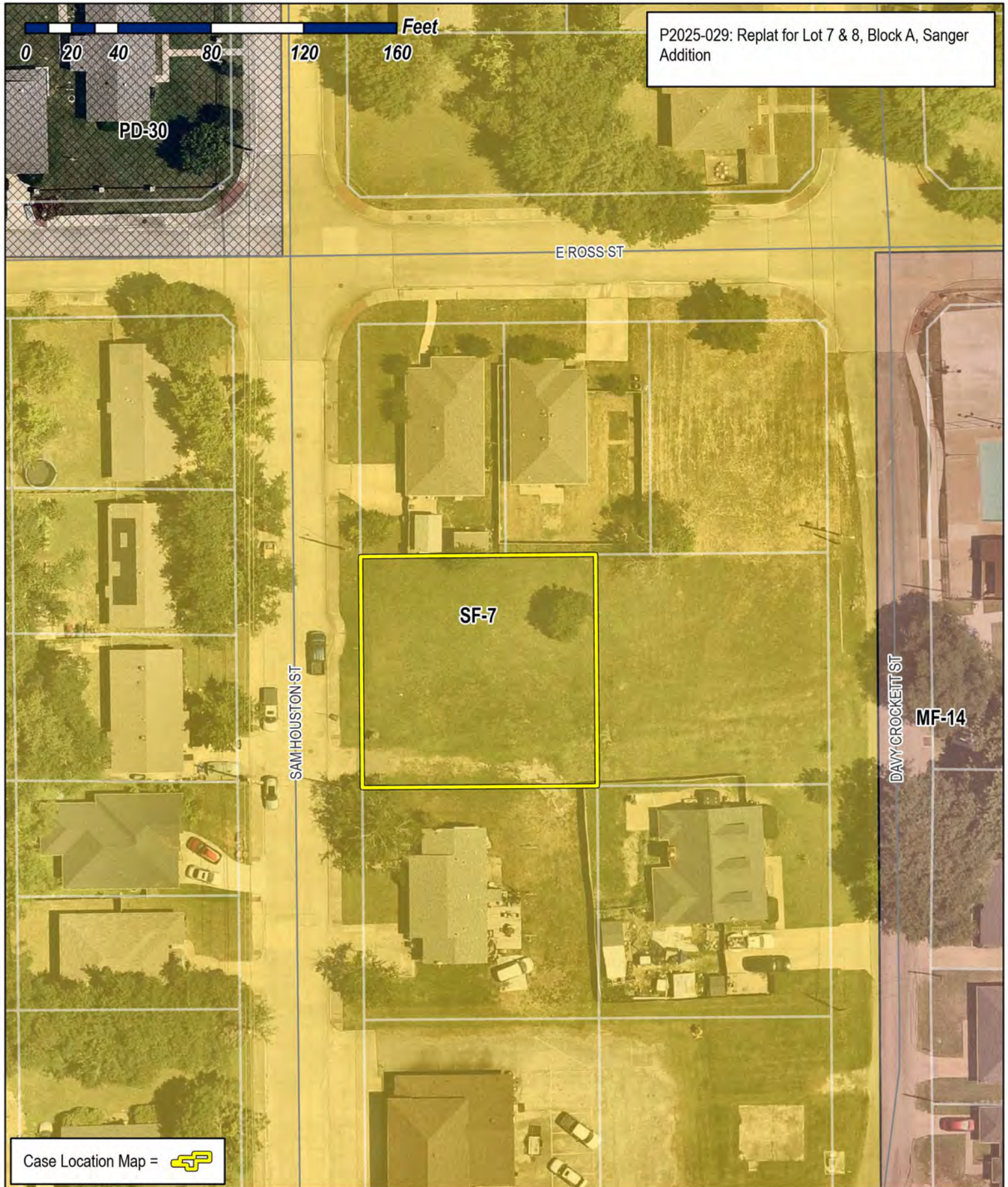
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF August, 2025

OWNER'S SIGNATURE JMS Custom Homes, LLC

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 1-31-2026



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.



age 36 of 574



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: September 15, 2025
APPLICANT: Nick Keran; *Urban Strategy*
CASE NUMBER: P2025-030; *Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition*

SUMMARY

Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 55.192-acre tract of land [*i.e. Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99*] for the purpose of adjusting the lot lines of the two (2) properties for conveyance.
- ☑ Background. The subject property was originally platted as lots 1-14, Industrial Addition on September 6, 1962. Part of the subject property was annexed by the City Council on February 19, 1962 by *Ordinance No. 62-01 [Case No. A1962-001]*. At the time of annexation, this part of the subject property was zoned Agricultural (AG) District. Sometime between annexation and January 3, 1972, this part of the subject property was zoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. On February 19, 1990, the City Council approved a replat of the Industrial Addition. At the time of annexation, this portion of the property was zoned Agricultural (AG) District. However, on October 5, 1992, the City Council zoned this portion of the property from Agricultural (AG) District to Light Industrial (LI) District. On April 19, 1993, the City Council approved a Preliminary Plat and Site Plan [*Case No. PZ 93-10-PP*] for Lot 2, Block A, Industrial Addition. According to the Rockwall Central Appraisal District (RCAD), the subject property has five (5) buildings. These buildings include a 47,190 SF storage warehouse built in 1976, a 10,000 SF storage warehouse built in 1984, an 18,000 SF industrial flex building built in 1985, a 15,000 SF storage warehouse built in 1990, and a 165,736 SF light manufacturing facility built in 1993. The subject property has remained Light Industrial (LI) District since December 3, 1985.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 3 & 4, Block A, Industrial Boulevard 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 September 9, 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)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ 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.
² 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 2001 Industrial Blvd, Rockwall, TX 75087 / 2002 Industrial Blvd, Rockwall, TX 75087

SUBDIVISION The Industrial Addition

LOT 1 & 2 BLOCK N/A

GENERAL LOCATION Intersection of Interstate 30 & Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Industrial

PROPOSED ZONING N/A

PROPOSED USE Industrial

ACREAGE 55.19

LOTS [CURRENT]

2

LOTS [PROPOSED]

2

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

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

☒ OWNER Rockwall Steel Co., Inc.

☒ APPLICANT Urban Strategy

CONTACT PERSON Sherif Sharawi

CONTACT PERSON Nick Keran

ADDRESS 500 Airport Road

ADDRESS 4222 Main Street

CITY, STATE & ZIP Terrell, Texas 75160

CITY, STATE & ZIP Dallas, Texas 75226

PHONE 214-515-5400

PHONE 985-233-9061

E-MAIL ssharewi@madixinc.com

E-MAIL nickk@urbanstrategy.us

NOTARY VERIFICATION [REQUIRED]

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

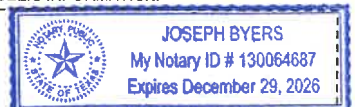
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,403.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF August 2025. BY SIGNING THIS APPLICATION, 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 25th DAY OF August 2025.

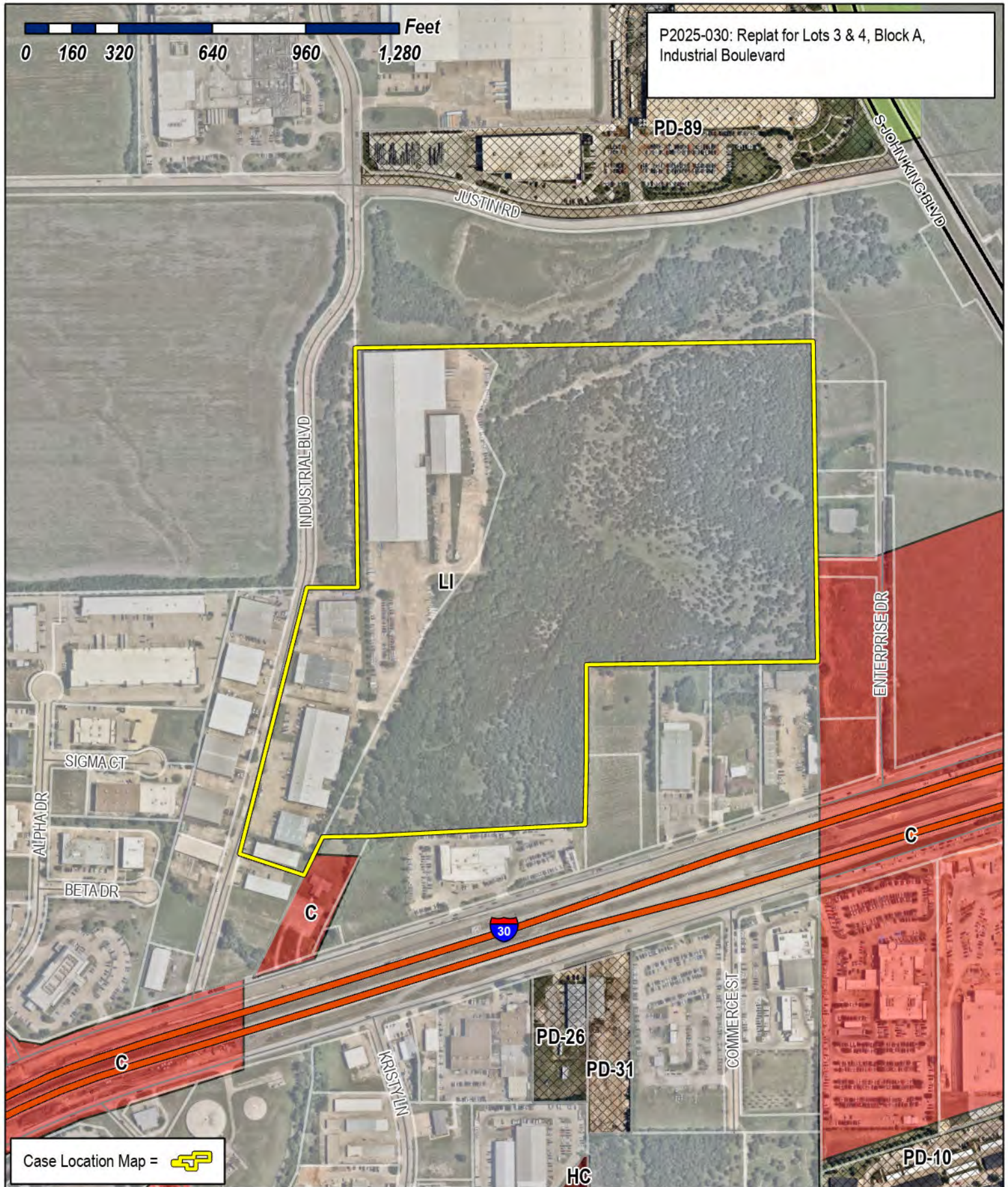
OWNER'S SIGNATURE

Sherif Sharawi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/29/2026

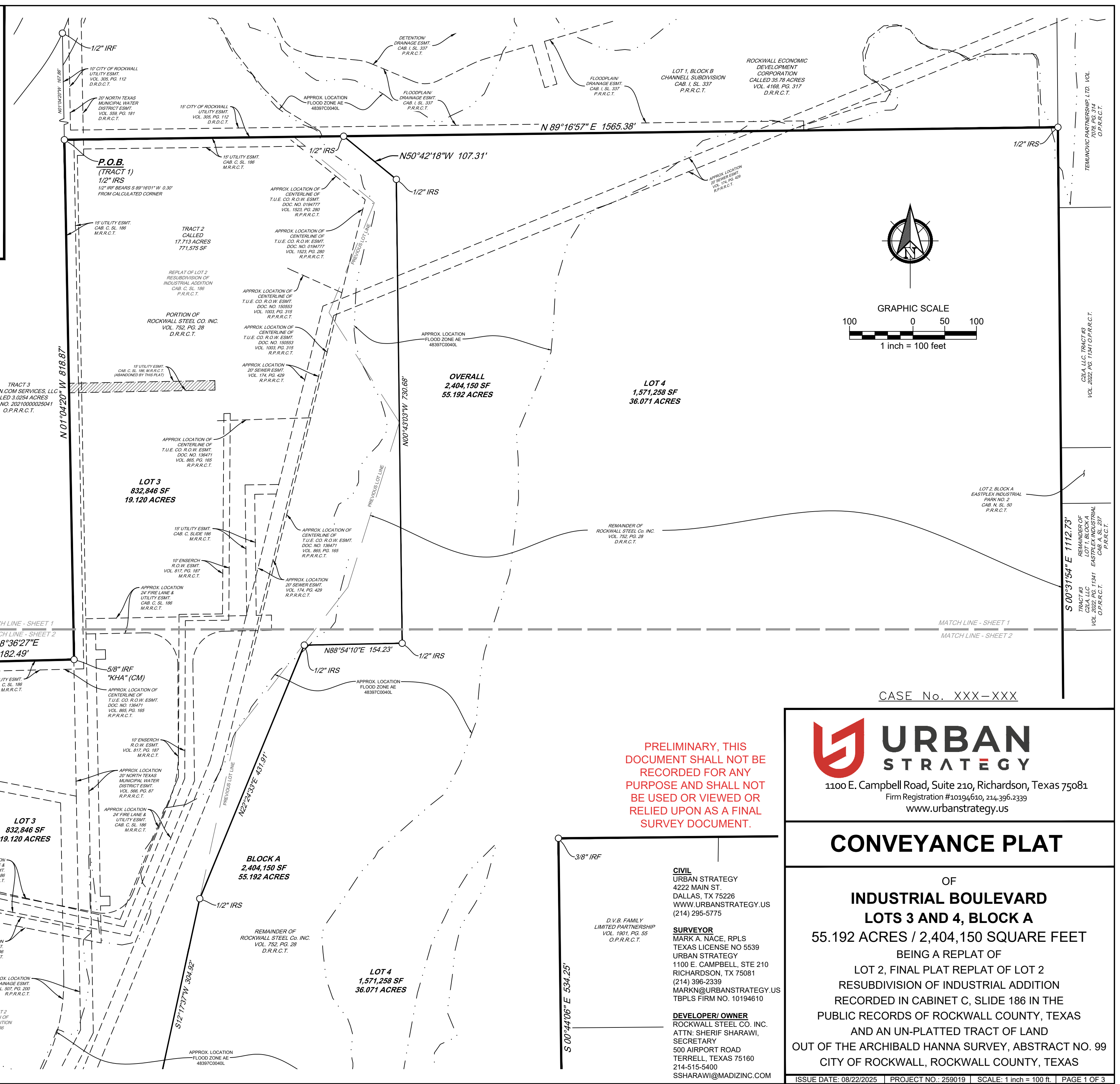
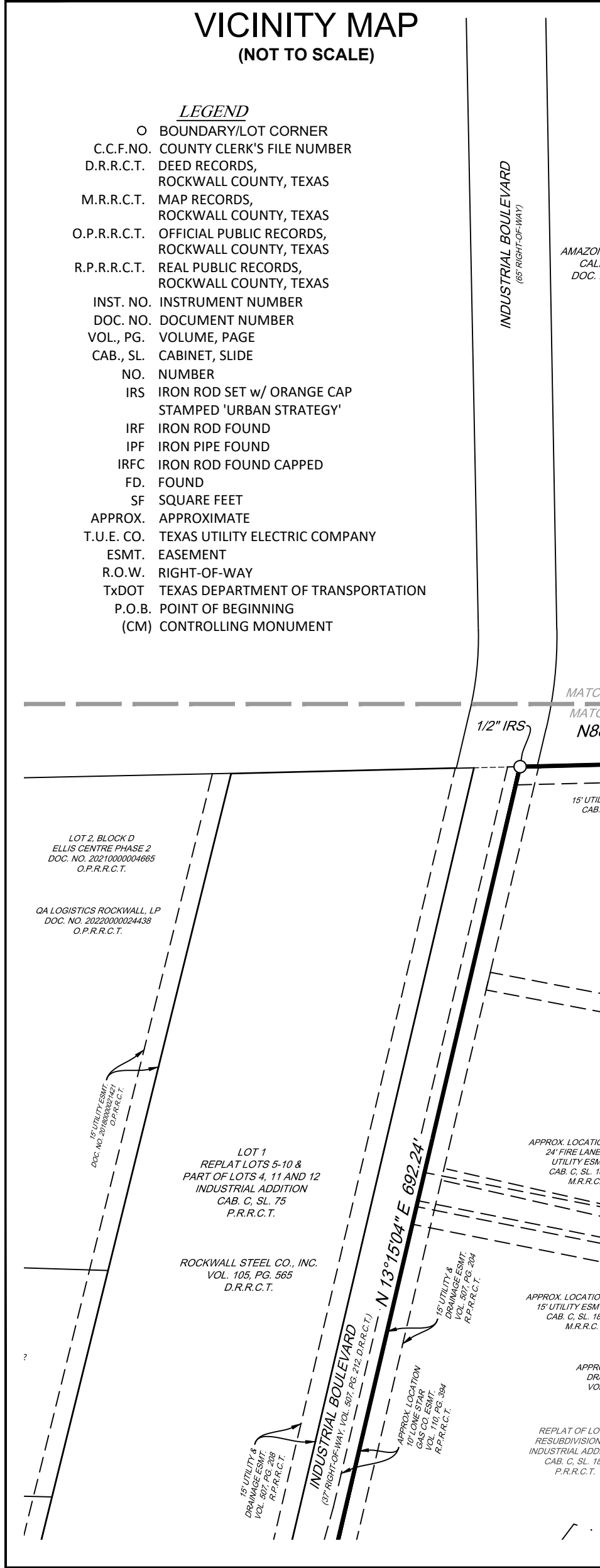


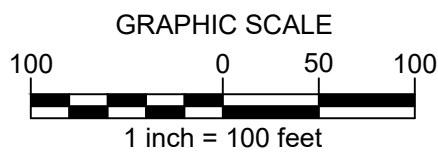
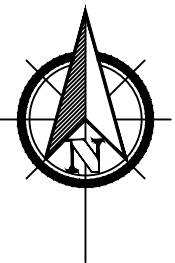
City of Rockwall

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.

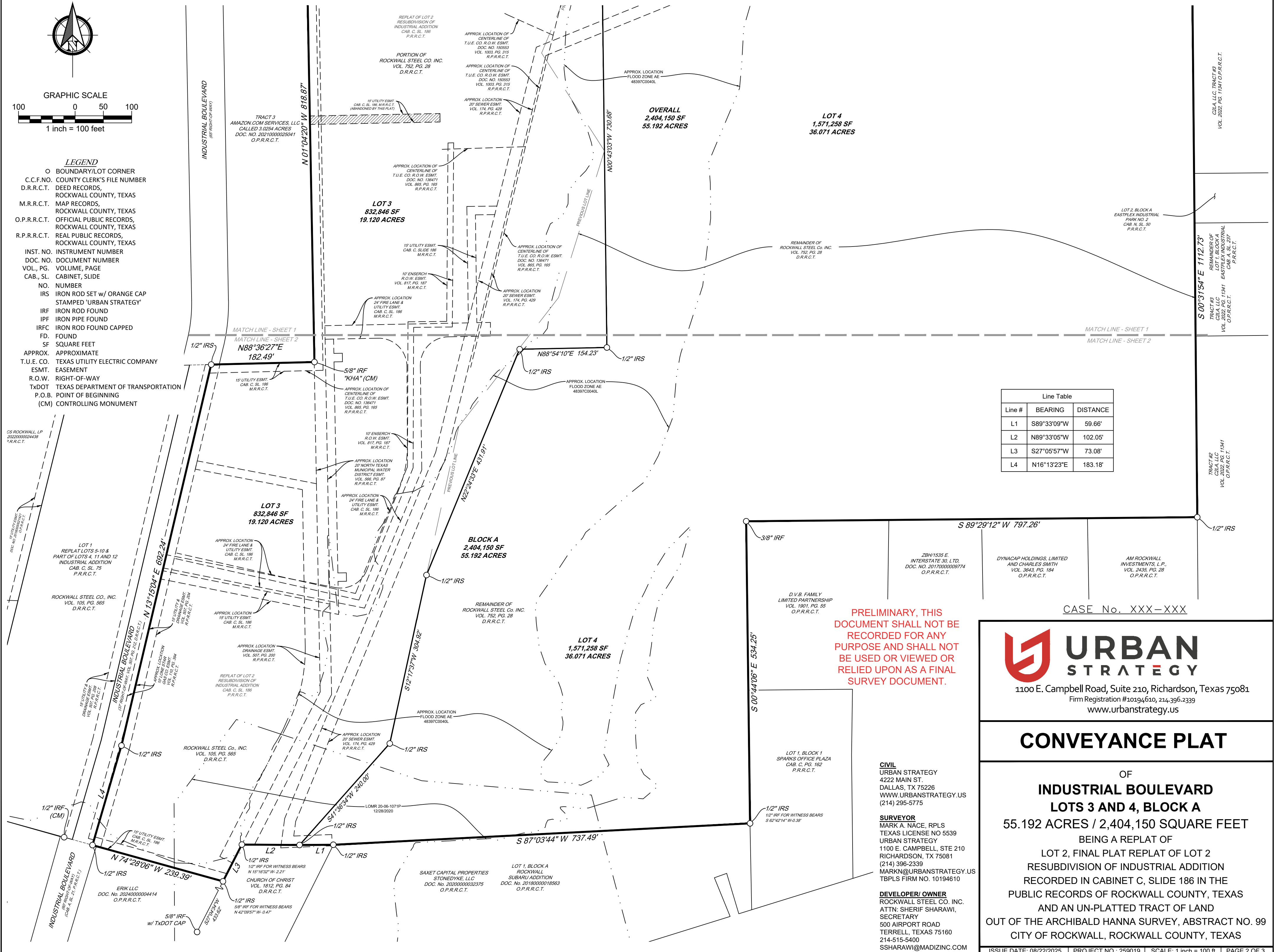






LEGEND

- BOUNDARY/LOT CORNER
- C.C.F.NO. COUNTY CLERK'S FILE NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- CAB., SL. CABINET, SLIDE
- NO. NUMBER
- IRS IRON ROD SET w/ ORANGE CAP
- STAMPED 'URBAN STRATEGY'
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRFC IRON ROD FOUND CAPPED
- FD FOUND
- SF SQUARE FEET
- APPROX. APPROXIMATE
- T.U.E. CO. TEXAS UTILITY ELECTRIC COMPANY
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT



| Line Table | | |
|------------|--------------|----------|
| Line # | BEARING | DISTANCE |
| L1 | S89°33'09\"W | 59.66' |
| L2 | N89°33'05\"W | 102.05' |
| L3 | S27°05'57\"W | 73.08' |
| L4 | N16°13'23\"E | 183.18' |

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

CASE No. XXX-XXX



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

CONVEYANCE PLAT

OF
INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
55.192 ACRES / 2,404,150 SQUARE FEET
BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS

Rockwall Steel Co., Inc., are the sole owners of a 2,404,150 square feet or a 55.192 acre tract of land situated in the Archibald Hanna Survey, Abstract Number 99, City of Rockwall, Rockwall County, Texas, being all of that tract of land described to said Rockwall Steel Co., Inc., by Warranty Deed recorded in Volume 752, Page 28, Deed records, Rockwall County, Texas (D.R.R.C.T.), and that tract of land also described to said Rockwall Steel Co., Inc., by deed recorded in Volume 105, Page 565, D.R.D.C.T., and being all of Lot 2, Resubdivision of Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 186, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING

at a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southwest corner of Lot 1, Block B, Channell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet I, Slide 337, P.R.R.C.T., and being in the east line of that tract of land described to Amazon.com Services LLC, by deed recorded in Document Number 20210000025041, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), from which a 1/2-inch iron rod found for witness bears South 89° 16' 01" West, a distance of 0.30';

THENCE

North 89° 16' 57" East, with the south line of said Lot 1, a distance of 1,565.38' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southeast corner of said Lot 1, and being on the west line of that tract of land described to Temunovic Partnership, LTD., by deed recorded in Volume 7078, Page 314, O.P.R.R.C.T.;

THENCE

South 00° 31' 54" East, with the west line of said Temunovic tract, and the west line of Tract 3 of that tract of land described to C2LA LLC, by deed recorded in Volume 2022, Page 11341, O.P.R.R.C.T., and the west line of Lot 2, Block A, Eastplex Industrial Park No. 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet N, Slide 50, P.R.R.C.T., and the west line of the remainder of Lot 1, Block 1, Eastplex Industrial, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet A, Slide 237, P.R.R.C.T., and also the west line of Tract 2 of said C2LA tract, a distance of 1,112.73' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to AM Rockwall Investment, L.P., recorded in Volume 2435, Page 28, O.P.R.R.C.T.;

THENCE

South 89° 29' 12" West, with the north line of said AM Rockwall Tract, the north line of that tract of land described to Dynacap Holdings, Limited and Charles Smith, by deed recorded in Volume 3643, Page 184, O.P.R.R.C.T., the north line of that tract of land described to ZBH/1534 E. Interstate 30, LTD, by deed recorded in Document Number 20170000009774, O.P.R.R.C.T., and the north line of that tract of land described to D.V.B. Family Limited Partnership, by deed recorded in Volume 1901, Page 55, O.P.R.R.C.T., a distance of 797.26' to a 3/8-inch iron rod found for the northwest corner of said D.V.B. tract;

THENCE

South 00° 44' 06" East, with the west line of said D.V.B. tract, and the west line of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Cabinet C, Page 162, P.R.R.C.T., a distance of 534.25' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of Lot 1, Block A, Rockwall Subaru Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Document Number 20180000018563, O.P.R.R.C.T., from which a 1/2- inch iron rod found for witness bears South 62° 42' 14" West, a distance of 0.38';

THENCE

South 87° 03' 44" West, with the north line of said Lot 1, Block A, Rockwall Subaru Addition, a distance of 737.49' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northwest corner of said Lot 1, Block A, Rockwall Subaru Addition, and the northeast corner of that tract of land described to Church of Christ, by deed recorded in Volume 1812, Page 84, D.R.R.C.T.;

THENCE,

with the north line of said Church of Christ Tract, the following bearings and distances:

South 89° 33' 09" West, a distance of 59.66' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 89° 33' 05" West, a distance of 102.05' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, from which a 1/2-inch iron rod found for witness bears North 15° 16' 32" West, a distance of 2.21';

South 27° 05' 57" West, a distance of 73.08' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to Erik LLC, by deed recorded in Document Number 20240000004414, O.P.R.R.C.T., from which a 5/8-inch iron rod found for witness bears North 42° 09' 57" West, a distance of 0.47';

THENCE

North 74° 28' 06" West, with the north line of said Erik LLC tract, a distance of 239.39' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, being the southwest corner of said Rockwall Steel Co., Inc. Tract (Volume 105, Page 565), and being in the southeast Right-of-Way (R.O.W.) line of Industrial Boulevard (a 37 foot wide public R.O.W., Volume 507, Page 212, D.R.D.C.T.);

THENCE,

with the southeast R.O.W. line of said Industrial Boulevard, the following bearings and distances:

North 16° 13' 23" East, a distance of 183.18' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 13° 15' 04" East, a distance of 692.24' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

THENCE

North 88° 36' 27" East, with the southeast R.O.W. line of said Industrial Boulevard, and the south line of said Amazon.com Tract, a distance of 182.49' to a 5/8-inch iron rod found for the southeast corner of said Amazon.com Tract;

THENCE

North 01° 04' 20" West, with the east line of said Amazon.com Tract, a distance of 818.87' to the POINT OF BEGINNING, and containing 2,404,150 square feet or a 55.192 acres tract of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We, Rockwall Steel Co., Inc., acting by and through it's duly authorized agent, Sherif Sharawi, are the undersigned owner of the land shown on this plat, and designated herein as INDUSTRIAL BOULEVARD, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the INDUSTRIAL BOULEVARD have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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.

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

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;

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

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

Rockwall Steel Co., Inc.
By: _____ Date: _____
Sherif Sharawi, Secretary

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Sherif Sharawi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Mark A. Nace, 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 places under my personal supervision.

Dated this the _____ day of _____, 2025.

Mark A. Nace, RPLS
Texas License No. 5539

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public, in and for the State of Texas

GENERAL NOTES

1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.

2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.

3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.

4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040I, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.
-Flood Zone 'AE' is defined as an area with base flood elevation determined and subject to 1% annual chance flood (100-year flood)
-Flood Zone 'X' is defined as an area of minimal flood hazard, which are the areas outside the special flood hazard areas and higher than the elevation of the 2% annual chance flood.

5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the City 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.

6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, and bear sole liability of all systems.

7. 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.

8. 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.

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

CASE No. XXX—XXX

URBAN STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081

Firm Registration #10194610, 214-396-2339

www.urbanstrategy.us

CONVEYANCE PLAT

OF

INDUSTRIAL BOULEVARD

LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF

LOT 2, FINAL PLAT REPLAT OF LOT 2

RESUBDIVISION OF INDUSTRIAL ADDITION

RECORDED IN CABINET C, SLIDE 186 IN THE

PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

AND AN UN-PLATTED TRACT OF LAND

OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ISSUE DATE: 08/15/2025

PROJECT NO.: 259019

SCALE: N/A

PAGE 3 OF 3

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

Page 43 of 574



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager
Cc: Honorable Mayor and City Council Members
FROM: Kristy Teague, City Secretary
DATE: September 11, 2025
SUBJECT: Interlocal Agreement w/ Rockwall ISD for SRO Program

This is a standard, annual ILA between The City of Rockwall and Rockwall ISD regarding the School Resource Officer Program. The agreement reflects the increased amounts to account for salary increases.

**INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL
SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAM
BETWEEN THE CITY OF ROCKWALL AND
THE ROCKWALL INDEPENDENT SCHOOL DISTRICT**

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL §**

THIS AGREEMENT (the "**Agreement**"), entered into this 18 day of August, 2025, by and between the **CITY OF ROCKWALL** (hereinafter called "**CITY**") and the **ROCKWALL INDEPENDENT SCHOOL DISTRICT** (hereinafter called "**RISD**").

WITNESSETH:

WHEREAS, the CITY desires to enter into an agreement relating to providing certain professional police services to RISD in accordance with the program description and details as provided herein; and

WHEREAS, this Agreement is made pursuant to the authority granted to the parties pursuant to the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791 (the "Act").

WHEREAS, the primary purpose of the School Resource Officer (SRO) Program is the reduction and prevention of crime committed by juveniles and young adults and to promote the safety of children. This is accomplished by assigning thirteen (13) fully outfitted and equipped police officers to school facilities on a semi-permanent basis while school is in session. The SRO Program accomplishes this purpose by achieving the established goals and objectives. Goals and objectives are designed to develop and enhance rapport between youth, police officers, and school administrators. Officers who are chosen for this program are responsible for establishing the communication links and creating a free flow of information between all parties involved.

WHEREAS, the goals of the SRO Program are as follows:

1. Reduction of criminal offenses committed by juveniles and young adults.
2. Establish rapport with the students.
3. Establish rapport with the parents, faculty, staff, administrators and other adults.

4. Create and expand programs with vision and creativity to increase student participation, which will benefit the students, the school district, the police department, and the community.
5. Present a positive role image for students and adults.
6. Provide safety for students, faculty, staff and all persons involved with the school district.

NOW, THEREFORE, the parties hereby do mutually agree as follows:

I.

Scope of Agreement: Duties and Responsibilities: CITY shall provide thirteen (13) licensed police officers for the RISD School Resource Officer Program ("SRO") for the 2025-2026 school year. The effective date of this Agreement shall be the first day of instruction for the current school year, beginning with the first day of instruction for the 2025-2026 school year ("Effective Date"). The duties of the SROs and each party are described herein.

II.

Term of Agreement: The term of this Agreement shall be for a period beginning upon the Effective Date and ending on the last day of instruction for the current school year. This Agreement may be renewed for one (1) year periods beginning on the Effective Date, upon written consent of the parties, for five (5) years.

III.

Payment for Services: The RISD agrees to reimburse the CITY for certain costs associated with the City's placement of Police Officers on the School Grounds from the Effective Date of this Agreement. The parties have heretofore agreed that RISD shall remit payment to the CITY in the amount of \$1,278,587.56 (\$142,065.28 per month) for the months of September 2025 through May 2026 ("Payment"). This amount reflects the SROs salary, benefits and any equipment or materials and supplies required by the SROs in the performance of their duties. These Payments shall satisfy the RISD's obligation for payment of SRO services for the entire school year to the CITY. The first monthly Payment shall be made by RISD to CITY on the 15th day of the first month Payment is due.

RISD shall not be relieved of its obligation to pay the entire amount described in this Agreement in the event that CITY exercises its right to temporarily reassign the resource officer for a period not to exceed fifteen (15) business days when, in the sole judgment of CITY, their service is required in response to a CITY wide or major emergency, or in the event that the resource officer is absent due to sickness, injury, training or court

appearances. However, CITY is required to furnish replacement officers on days when regular SROs are absent for any period exceeding thirty (30) business days. Replacement Officers must meet the selection requirements of SRO Applicants as stated herein. RISD shall be relieved of its obligation to pay if an absence exceeds fifteen (15) business days.

From time to time the RISD has need of police officers to perform security services at extracurricular activities. It is understood and agreed that the District will engage Police Officers to perform such security services on a contract labor basis and this agreement does not address the District's arrangements for these independent security services in any manner whatsoever.

IV.

Organizational Structure:

1. Thirteen (13) uniformed police officers designated as School Resource Officers will be assigned to RISD campuses, and will directly report to the Chief of Police, or his designee. All requests from RISD personnel regarding new SRO assignments or temporary reassignments with exception of requests pertaining to emergencies, shall be made through the RISD Superintendent or his designee. The SROs shall have properly equipped police vehicles and other necessary equipment available for their use in performing their duties and responsibilities.
2. The SRO Program shall utilize the SRO Triad concept as set forth by NASRO (National Association of School Resource Officers). The SRO concept reflects the philosophy of the School Resource Officer Program and adheres to the roles of Law Enforcement Officer, Counselor, and Teacher. The SROs are first and foremost Law Enforcement Officers for the CITY Police Department and shall be responsible for carrying out all duties and responsibilities of a police officer and shall remain at all times under the control, through the chain of command, of the CITY Police Department. All acts of commission or omission shall conform to the guidelines of the CITY Police Department Policies and Procedures Manual
3. The SROs report directly to the Chief of Police, or his designee, regarding all matters pertinent to their position and function. The SROs are enforcement officers in regards to criminal matters only. Presence of an SRO is expected on his/her assigned campus on most school days before classes start in the morning, between most class changes, during most lunch periods, on most school days immediately after school and during most any other time during the school day when students assemble in large groups. The purpose of that presence is to deter criminal behavior and not perform school duty.
4. RISD campus principals shall have operational oversight to coordinate efforts for the needs of their respective campuses.
5. In the case of any unresolved conflict, the Chief of Police and the RISD Superintendent shall consult on the best course of action. The Chief of Police

- shall have final authority and final responsibility for operational control of the SRO Program.
6. Local, State and Federal law will prevail over RISD policies and procedures.
 7. Conflicts involving violence or other dangerous situations should be reported immediately to the Chief of Police and RISD Superintendent.

V.

Independent Contractor Relationship: CITY is and at all times shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which the SROs are assigned to the SRO Program and the way CITY performs the services required by the terms of this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between RISD and CITY or any of CITY's agents or employees. CITY assumes responsibility for the acts of its employees as they relate to the services provided during the course and scope of their employment. CITY, its agents and employees, shall not be entitled to any rights or privileges of RISD employees and shall not be considered in any manner to be RISD employees. RISD may or may not desire to evaluate the services provided to RISD by the SRO Program. Any such evaluation should be presented to the CITY on a prescribed form.

VI.

Selection of SRO: CITY affirms that it has complied or will comply prior to the performance of any work for RISD, with the requirements regarding criminal background checks as provided under Texas Education Code, Chapter 22. This law requires the independent contractor to obtain all criminal history record information on all persons to whom the law applies through the Texas Department of Public Safety (DPS) clearinghouse. This process includes fingerprinting in order to submit the individuals to a national check. CITY must certify to RISD that the CITY has received all criminal history record information on all SROs, and that there were no positive hits. The cost of this requirement is to be paid by the CITY.

VII.

SRO Duties and Responsibilities: Basic responsibilities of the SROs will include but will not be limited to:

General duties and responsibilities set forth by the Chief of Police through standard operating procedures ("S.O.P.").

Planning and presentation of programs requested by the RISD or CITY Police personnel.

Any additional duties agreed upon the Chief of Police and the Superintendent of the Schools.

VIII.

Student Consultation:

The SROs are not formal counselors, and will not conduct or offer any formal or clinical psychological counseling, however they are to be used as a resource to assist students, faculty, staff and all persons involved with the RISD.

The SROs will advise students on responsibilities and procedures concerning criminal matters.

The SROs will give advice to help resolve issues between students that involve matters that may result in criminal violations, disturbances or disruptions.

Student confidentiality must be maintained in compliance with the Family Education Rights and Privacy Act ("FERPA").

IX.

Transporting Students:

The SROs shall not transport students in their vehicles except:

1. When the students are victims of a crime, under arrest, or some other emergency circumstance exists;
2. When the students are participants in a CITY Police Department program with parental consent;
3. When the students are suspended from school pursuant to school disciplinary action and the student's parents or guardian has refused or is unable to pick-up the student within a reasonable time period and the student is disruptive/disorderly and his/her continued presence on campus is a threat to the safety and welfare of other students and school personnel, as determined by the SRO or the SRO supervisor.

If the student to be transported off campus is not under arrest, a victim of a crime or violent/disruptive, the RISD shall provide transportation for the student and an SRO may accompany the school official in transporting the student.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, to any location other than the CITY Police Building, County Juvenile Detention Center, and or hospital unless it is determined that the student's parent, guardian or other responsible adult is at the

location to which the student is being transported.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, in their personal vehicles.

SROs shall notify the school principal before removing a student from campus.

X.

Enforcement:

Although the SROs have been placed in a formal education environment, they are not relieved of their official duties as enforcement officers. Decisions to intervene normally will be made when it is necessary to prevent violence, a breach of the peace, personal injury or loss of property. Citations should be issued and arrests made when appropriate and in accordance with CITY Police Department policies and procedures. When immediate action is needed and an SRO is not available, another officer may be dispatched to the school.

The SROs, when on duty, should investigate and prepare reports on all criminal offenses committed at the schools. Other CITY Police Department personnel may be summoned by the SROs as they deem necessary and or by RISD during the SROs absence.

XI.

Scheduling:

Hours - The SROs will work a forty (40) hour work week, and will coordinate their hours with school hours Monday through Friday. However, there may be occasions when this schedule is altered because of court appearances, sickness, injury, training and special assignments. The SROs are still considered non-exempt employees under the Fair Labor Standards Act and are subject to its provisions as well as CITY Police Department and CITY policy relating to overtime. All overtime requests from the District will be reviewed and approved by the Chief of Police or his designee.

Holidays and vacation - The SROs will accrue holidays and vacation at the rate allowed by CITY policy. However, holidays and vacations may be scheduled to coincide with school holidays or when schools are closed. The SROs should accomplish as much of the required training as possible during these periods or during the summer when school is not in session, if reasonably practical. The Chief of Police in his sole discretion, shall have the power and authority to schedule all leave and training for the SROs as he deems necessary.

Substitution - Substitution for the SROs by other officers will only be considered through a request to the Chief of Police and only on the joint written approval of the Chief of Police and RISD. Typically, this will only be considered for an extended leave as discussed in Section III.

XII.

Availability of Funds: Each party shall make payments required hereunder from current revenues, as required by the Agreement.

XIII.

Insurance: CITY is insured, and upon request by RISD, shall provide RISD documentation of its coverage, said coverage to meet the reasonable approval of RISD. CITY shall also provide, during the term of this Agreement, worker's compensation insurance, including liability coverage, in the amounts required by Texas state law, for any employee engaged in work under this Agreement. As to all insurance provided by CITY, it shall provide RISD with documentation, upon request, indicating such coverage prior to the beginning of any activities under this Agreement.

XIV.

Termination: This Agreement may be terminated by either party at its sole option and without prejudice by giving thirty (30) days written notice of termination to the other party. Upon termination of this Agreement, the CITY will assume any and all fiscal responsibilities for the officer from and after the effective date of termination.

Replacement: RISD may, for cause, request a replacement of the SRO. Such a request shall be made through the CITY Chief of Police, shall be in writing and shall set forth the basis for the request. A replacement SRO shall be provided as soon as possible giving due consideration for the CITY's staffing level and time required to complete the outside hiring process as necessary.

XV.

Assignment of Agreement: Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties or obligations under this Agreement without the prior written permission of the other party to this Agreement.

XVI.

Waiver: No waiver of a breach or any provision of this Agreement by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provisions of this Agreement shall not be construed as a waiver thereof.

XVII

Place of Performance: Venue: Venue shall be in Rockwall County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement and the exclusive venue for any legal proceedings involving this Agreement shall be Rockwall County, Texas.

XVIII.

Notices: Notices to RISD shall be deemed given when delivered in person to the Superintendent of Schools of RISD, or on the next business day after the mailing of said notice addressed to said RISD by United States mail certified or registered mail, return receipt requested, and postage paid at 1050 Williams Street, Rockwall, Texas 75087.

Notices to CITY shall be deemed given when delivered in person to the CITY Manager or on the next business day after the mailing of said notice addressed to said CITY by United States mail, certified or registered mail, return receipt requested, and postage paid at 385 South Goliad, Rockwall, Texas 75087.

XIX.

Severability Provisions: If any provisions of this Agreement are held to be illegal, invalid or unenforceable under present or future laws, (1) such provision shall be fully severable; (2) this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never been a part of this Agreement; and (3) the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement.

XX.

Entire Agreement of Parties: This Agreement and all exhibits shall be binding upon the parties hereto, their successors and assigns, and constitutes the entire agreement between the parties. No other agreements, oral or written, pertaining to the performance of the Agreement exists between the parties. This Agreement can be modified only by an agreement in writing, signed by both parties.

XXI.

Immunity: CITY and RISD agree that neither party has waived its respective sovereign immunity by entering into and performing the obligations under this Agreement.

XX:II.

Liability:

Any claims by third parties arising as a result of the enforcement of Local, State or Federal law, including employment claims, shall be handled by, and be the responsibility of, the CITY. Any claims by third parties arising as a result of the enforcement of RISD policy or procedure shall be handled by, and be the responsibility of RISD.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and day first above written.

Attest:

April Guest

Rockwall Independent School District

By

John Villarreal
Dr. John Villarreal, Superintendent
Rockwall Independent School District

Attest:

City of Rockwall

By:

Mary Smith
Mary Smith, City Manager
City of Rockwall



MEMORANDUM

TO: Mayor and Councilmembers
FROM: Mary Smith, City Manager
DATE: September 11, 2025
SUBJECT: Investment Policy Resolution

The City's investment policy is amended periodically to reflect changes in state law pertaining to the investment of public funds. No changes were made as a result of the most recent legislative session. The statute requires the City to annually re-adopt the policy and that is accomplished with the accompanying Resolution.

The policy includes language listing the types of investments the City can make. While the policy outlines a variety of authorized investments, we limit our portfolio to money markets, local government pools, and high-quality governmental securities.

Staff recommends adoption of the Resolution and will be available at the meeting to answer any questions Council may have.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS AFFIRMING THE CITY OF ROCKWALL'S INVESTMENT POLICY;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the "Public Funds Investment Act," requires the City to adopt an investment policy by resolution and any amendments thereto; and

WHEREAS, the Public Funds Investment Act requires the Investment Officer of the City to attend investment training; and

WHEREAS, the City of Rockwall approves attendance in the investment training courses sponsored by the Texas Municipal League and the University of North Texas Center for Public Management as required by the Public Funds Investment Act; and

WHEREAS, the attached investment policy and incorporated revisions comply with the Public Funds Investment Act, as amended, and authorize the investment of city funds in safe and prudent investments.

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

Section 1. the City of Rockwall has complied with the requirements of the Public Funds Investment Act, and the Investment Policy, attached hereto as ***Exhibit A***, is hereby affirmed as the investment policy of the city;

Section 2. this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

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

APPROVED:

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

EXHIBIT A

City of Rockwall Investment Policy

Introduction:

It is the policy of the City of Rockwall to invest public funds in a manner which will provide the maximum security with the highest investment return while meeting the daily cash flow demands of the city and conforming to all requirements of Chapter 2256 of the Government Code, as amended.

Scope:

This investment policy applies to all financial assets of the City of Rockwall. These funds are reported in the City of Rockwall's Comprehensive Annual Financial Report.

Objectives:

The City of Rockwall shall manage its investments with the following objectives listed in order of priority: Preservation and Safety of principal, Liquidity, and Yield. All investments shall be managed in a manner responsive to the public trust and consistent with state and local law.

Investment Officer:

The Director of Finance is designated as the Investment Officer of the City. The Investment Officer shall be responsible for compliance with all City Investment Policies and shall develop procedures and controls to ensure policy compliance. The Investment Officer shall not buy or sell an investment, or use as a broker for any transaction, any person or entity with whom a personal business relationship exists or to whom they are related within the second degree by affinity or consanguinity. The Investment Officer shall be responsible for the preparation and submission of all required reports to the City Council and City Manager. The Investment Officer shall be responsible for making investments using judgment and care, under prevailing circumstances at the time of the investment that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs. In determining whether the Investment Officer has exercised these traits, with respect to an investment decision, the following criteria should be taken into consideration:

1. The investment of all funds under the control of the Investment Officer rather than consideration of the prudence of a single investment.
2. Whether the investment decision was consistent with the written investment policies of the City.

The Investment Officer shall be required to obtain all training required under Chapter 2256 or as required by the City. Training must include education in investment control, security risks, strategy risks, market risks and compliance with Chapter 2256.

Authorized Investments:

The following are authorized investments for the City of Rockwall; provided, however that at no time shall assets of the City be invested in any instrument or security not authorized for investment under the Act, as the Act may from time to time be amended. Generally the philosophy of the City will be to purchase securities with maturity no longer than 5 years

1. Obligations of the United States or its agencies and instrumentalities with finite maturity dates, with a maximum maturity of not greater than 5 years. Laddering of investments should be considered.
2. Direct Obligations of the State of Texas or its agencies and instrumentalities, with stated finite maturity dates.
3. Other Obligations, with finite maturity dates, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.
5. Certificates of deposits issued by a state or national bank domiciled in the State of Texas or a savings bank domiciled in the State of Texas provided that it is:
 - a. Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor;
 - b. Secured by obligations outlined in items 1-4. The market value of all collateral must be marked to market on a daily basis and shall not be less than 102% of the principal amount of the certificate plus accrued interest.
 - c. Secured in any other manner and amount provided by law for deposits of the investing entity.
6. Repurchase agreements which are fully collateralized by obligations of the United States or its agencies and instrumentalities marked to market on a daily basis with a market value of at least 102% of the principal invested, including accrued interest, the securities being purchased must be pledged to the entity and held in the entities name by a third party selected and approved by the City. The repurchase agreement must have a defined termination date and be placed through a primary government

securities dealer or a financial institution doing business in the State. The repurchase agreements should be secured by obligations approved in this policy.

7. Banker acceptances having a stated maturity of 270 days or fewer, to be liquidated in full at maturity, which are rated not less than A-1 or P-1 (or an equivalent rating) by at least one nationally recognized credit rating agency provided that it is eligible for collateral for borrowing from a Federal Reserve Bank.
8. Commercial paper having a stated maturity of 270 days or less and is rated not less than A-1 or P-1 (or an equivalent rating) by at least two nationally recognized rating agencies or one nationally recognized rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States.
9. No-load money market mutual fund registered with and regulated by the Securities and Exchange Commission (SEC), which has a dollar-weighted average stated maturity of 90 days or less. It must have included in its investment objectives its intent to maintain a stable net assets value of \$1 for each share. The fund must provide the City with a prospectus and other information required by the SEC.
10. No-load mutual funds, registered with and regulated by the SEC, having an average weighted maturity of less than two years, and which invests exclusively in investments approved by this policy.
11. Investment Pools which are approved by the City Council, provided they meet all the criteria for investment pools outlined in Chapter 2256 and maintain a continuous rating not lower than AAA or AAA-m (or an equivalent rating) from at least one nationally recognized rating service.

Unauthorized Investment:

1. Any investment not expressly authorized by this policy.
2. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage backed security collateral and pays no principal.
3. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
4. Collateralized Mortgage Obligations.

5. Diversification requirements:
 - a. Invest in aggregate more than 15% of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in a no load money market mutual fund.
 - b. Invest any portion of bond proceeds, reserves and funds held for debt service in a non-money market mutual fund.
 - c. Invest in any one mutual fund an amount that exceeds 10% of the total assets of the mutual fund.
6. Guaranteed Investment Contracts.
7. Any investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. All prudent measures shall be taken consistent with this policy to liquidate an investment that does not have the minimum rating. Ratings are to be monitored on a weekly basis based on independent information from a nationally recognized rating agency.

Requirement and Selection of Broker/Dealers:

The governing body of the City shall at least annually review, revise & adopt a list of qualified brokers that are authorized to engage in investment transactions with the City of Rockwall. Persons seeking to sell to or purchase from the City investments must submit to the Investment Officer a written summary of their qualifications and the firm they represent. After the Investment Officer has conducted a thorough review, a copy of the City's Investment Policy shall be submitted for their review. The registered principal of the organization seeking to buy or sell an authorized investment must execute a written instrument agreement substantially to the effect that the registered principal as well as all brokers who may be in contact with the City have received and reviewed the policy thoroughly and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and the City. Upon written receipt of this instrument, the Investment Officer shall place their name on a list of authorized broker/dealers.

Clearing and Safekeeping:

Settlement transactions may be by electronic means to the contracted institution on a delivery versus payment basis with safekeeping at their location. SIPC insurance is required for safekeeping at the advisor institution.

Annual Audit:

As part of the City's Annual Audit, a review of the management control and compliance to the investment policy shall be conducted.

Review of Policy:

The City Council will annually review the Investment Policy and will, upon the change of the Investment Officer, again review the policy.

Existing Investments:

Any investments held by the City as of the date of this policy which are not authorized by the Public Funds Investment Act or by this investment policy may be retained in the City's portfolio until maturity.

Investment Strategies:

Investment Strategies for all funds shall seek to provide the following objectives:

- a. Suitability of Investment
- b. Preservation of Capital and Protection of Principal
- c. Maintenance of sufficient liquidity to meet operating needs
- d. Marketability of each investment
- e. Diversification of Investments
- f. Maximization of Return (yield)

The overall investment strategy of the City is based on the premise that a certain amount of City funds will be needed to pay current year expenditures or for projects that are to be completed within a specific time frame. These funds are to be invested in the short end (less than 1 year) of the yield curve or in the immediate portion of the yield curve (1-3 years) in order to meet the cash needs of specific projects. Remaining funds are considered to be reserves and, barring any unforeseen emergencies or events beyond the City's control, it is considered that these funds may be invested in securities generally maturing within 5 years so that the City may meet cash flow needs while attaining a higher possible rate of return. It is understood that longer term investments are sensitive to changes in interest rates and other market conditions; however, it is the City's belief that such securities may be held to maturity if necessary.

The primary objective is safety and liquidity with a reasonable yield. Authorized securities will be of the highest credit quality. The portfolio will be diversified to avoid market and credit risk. Diversification requirements can be met by maintaining a maximum 6 months weighted average maturity.

The General Operating Fund and Water/Sewer Fund are the primary operating funds of the City. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated liabilities of the funds. This is accomplished through short term investments including, but not limited to, repurchase agreements, investment pools, agency notes, commercial paper, Certificates of Deposit, and money market funds. Reserves of these funds may be invested in longer-term investments.

The Capital Project Funds are for defined projects with specific liability time frames. The strategy for these funds is to time investment maturities to anticipated project payments. The projects may require investments with short to intermediate maturities.

The Debt Service Funds should consist of short-term investments whose stated maturities meet the scheduled debt service payment timelines. Reserves may be invested in longer-term investments. Special Revenues and Internal Service Funds investments should be in short-term instruments with maturities laddered to meet projected cash needs. Reserves are idle funds that may be invested in immediate to longer-term investments after analysis of future plans for use of the funds.

Special Escrow Funds and Impact Fee Funds are generally considered to be immediate to longer-term in nature. Investments should also be in the immediate to longer-term range. Should funding be needed for specific projects a portion of the portfolio should be convertible to a more short-term nature.



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

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: September 15, 2025

SUBJECT: Z2025-050; *Text Amendment to Article 11, Development Applications and Review Procedures, of the UDC to Address an Applicant's Failure to Appear at a Meeting*

Recently a number of cases have come before the Historic Preservation Advisory Board (HPAB), the Planning and Zoning Commission, and the City Council where the applicant of the case fails to attend the meeting. As the City Council is aware, this can make it difficult for the decision-making body to get the information needed to act on a case. To remedy this, the City Attorney is proposing to incorporate the following language into Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC):

Failure to Appear. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on September 15, 2025.



SECTION 01 | GENERAL

SUBSECTION 01.01: PRE-APPLICATION MEETING

An applicant proposing to [7] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [2] the subdivision or assembly of property or properties, [3] the change in zoning classification of a property or properties, or [4] any other development related activity in the City of Rockwall is encouraged to request a Pre-Application Meeting with the Development Review Committee (DRC). Prior to a Pre-Application Meeting, the applicant should submit a Pre-Application Meeting Request form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

SUBSECTION 01.02: SUBMISSION OF AN APPLICATION

- (A) Authority to Submit an Application. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:
- (1) Development Application. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a Development Application and pays the appropriate fee.
 - (2) Historic Preservation Advisory Board Application. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a Historic Preservation Advisory Board Application.
 - (3) Board of Adjustments Application. All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per [Subsection 04.03, Jurisdiction, of Article 02, Development Review Authority](#), by an officer of the City, or appropriate board/commission of the City.
- (B) Ownership. In the event that the ownership stated on an application is different than the ownership shown on the City's Certified Tax Roll, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.
- (C) Submission Development Application. All application requests to be considered by the Historic Preservation Advisory Board (HPAB), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall not be accepted and shall be returned to the applicant.

- (D) Completed Application. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.
- (E) Plans and Exhibits. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

SUBSECTION 01.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [7] submitted in error, or [2] the fee paid exceeds the amount due under the provisions of [Section 10, Fee Schedule](#). In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

SUBSECTION 01.04: DENIAL OF AN APPLICATION

- (A) Denial with Prejudice. Unless otherwise stated in this Article, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is with or without prejudice, in making a motion to deny, shall be consider a denial with prejudice.
- (B) Administrative Denial. Alternatively, should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be admiratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted; however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications.
- (C) Failure to Appear. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 11, *DEVELOPMENT REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas adopted the Unified Development Code [Ordinance No. 20-02] on February 3, 2020 and the Unified Development Code (UDC) has been amended over the years to improve efficiency and ensure the safe, orderly and efficient development and expansion of the City of Rockwall in accordance with and pursuant to its Comprehensive Plan, Master Thoroughfare Plan, and Master Trail Plan; and,

WHEREAS, the City Council has determined that applicants of development cases that are scheduled to appear before the Planning and Zoning Commission, the Historic Preservation Advisory Board, the Board of Adjustment or the City Council that fail to attend the scheduled meeting/hearing where their application is being considered, be denied their application unless good cause is shown for their failure to appear;

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

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

SECTION 1. 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. AMENDMENT. That Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'S'* of this ordinance;

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

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

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

SECTION 6. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A'

Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)

| CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE  | |
|---|---|
| SECTION 01 GENERAL | |
| SUBSECTION 01.01: PRE-APPLICATION MEETING | |
| <p>An applicant proposing to [1] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [2] the subdivision or assembly of property or properties, [3] the change in zoning classification of a property or properties, or [4] any other development related activity in the City of Rockwall is encouraged to request a Pre-Application Meeting with the Development Review Committee (DRC). Prior to a Pre-Application Meeting, the applicant should submit a Pre-Application Meeting Request form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.</p> | |
| SUBSECTION 01.02: SUBMISSION OF AN APPLICATION | |
| <p>(A) <u>Authority to Submit an Application</u>. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:</p> <p>(1) <u>Development Application</u>. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a Development Application and pays the appropriate fee.</p> <p>(2) <u>Historic Preservation Advisory Board Application</u>. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a Historic Preservation Advisory Board Application.</p> <p>(3) <u>Board of Adjustments Application</u>. All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per <u>Subsection 04.03, Jurisdiction, of Article 02, Development Review Authority</u>, by an officer of the City, or appropriate board/commission of the City.</p> <p>(B) <u>Ownership</u>. In the event that the ownership stated on an application is different than the ownership shown on the City's Certified Tax Roll, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.</p> <p>(C) <u>Submission Development Application</u>. All application requests to be considered by the Historic Preservation Advisory Board (HPAB), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall not be accepted and shall be returned to the applicant.</p> | <p>(D) <u>Completed Application</u>. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.</p> <p>(E) <u>Plans and Exhibits</u>. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.</p> <p>SUBSECTION 01.03: APPLICATION WITHDRAWAL</p> <p>Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [1] submitted in error, or [2] the fee paid exceeds the amount due under the provisions of <u>Section 10, Fee Schedule</u>. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.</p> <p>SUBSECTION 01.04: DENIAL OF AN APPLICATION</p> <p>(A) <u>Denial with Prejudice</u>. Unless otherwise stated in this Article, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is with or without prejudice, in making a motion to deny, shall be consider a denial with prejudice.</p> <p>(B) <u>Administrative Denial</u>. Alternatively, should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be admiratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted, however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications.</p> <p>(C) <u>Failure to Appear</u>. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.</p> |
| ARTICLE 11 DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES | PAGE 11-1 |



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
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: September 15, 2025
SUBJECT: Z2025-051; *Text Amendment to Article 12, Enforcement, of the UDC to Address the Expiration of Building Permits*

Under the requirements of the International Building Code (IBC) a building permit is valid for a period of six (6) months or 180 days. The following sections of the IBC cover outline this expiration period, the validity of a building permit, and when a permit can be suspended or revoked:

Section 105, *Permits*

105.4(A) Validity of Permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5(A) Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.6(A) Suspension or Revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

Based on these sections, a building permit remains active as long as any work is being done towards the completion of the permit. The issue with this is that a property owner can effectively have an open building permit indefinitely as long as some action is taken within the 180-day period, which effectively restarts the clock on the expiration of the permit. This has recently been an issue with a number of projects throughout the City. On these projects, a minimal amount of work has taken place towards the completion of the project and the adjacent property owners have been forced to live next to an active construction site for -- *in some cases* -- a period of over a year. To remedy this, the City Attorney is proposing to incorporate the following language into Article 12, *Enforcement*, of the Unified Development Code (UDC):

Building Permit Expiration. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.

- (1) *Building Permits Issued After October 6, 2025.* Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire in six (6) months from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

- (2) Building Permits Issued Before October 6, 2025. Not with standing any other provision of this Article, any building permit issued on or before October 6, 2025, shall expire in two (2) years from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.
- (3) Extension of a Building Permit. Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.
- (4) Appeal of an Extension Request. If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an Appeal of an Administrative Decision as defined in Subsection 04.03(A)(1) of Article 02, Development Review Authority, of this Unified Development Code (UDC).

Under this language, the Chief Building Official would have the ability to expire a building permit if substantial work is not completed within six (6) months after the issuance of a building permit that was issued after the adoption of this text amendment and two (2) years for any incomplete permit that was issued prior to the adoption of this text amendment. Staff anticipates this section will only be utilized in extreme cases; however, with some of the issues that the Building Inspections Department has recently been dealing with, this language could be a useful tool to incentivize certain property owners to complete the work covered under a building permit.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-2, with Commissioners Brock and Bentley dissenting. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on September 15, 2025.



SECTION 01 | PENALTIES

SUBSECTION 01.01: COMPLIANCE AND FINES

Any person who violates or fails to comply with the requirements of the Unified Development Code (UDC) or who builds or alters any building in violation of any plan or statement submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$2,000.00. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of the Unified Development Code (UDC) shall be placed or shall exist shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

SUBSECTION 01.02: OTHER ACTIONS

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 02 | STOP WORK ORDER

SUBSECTION 02.01: STOP WORK ORDER

When the City determines that there has been non-compliance with any material term, condition or requirement of the Unified Development Code (UDC), the City may order any person having a proprietary interest in the property or any person engaged in the development or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The *Stop Work Order* shall be in writing and shall be posted on the site. The order shall specifically state the nature of the non-compliance and the acts prohibited.

The City may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a stop work order has been posted in accordance with this Article.

When the City determines that there has been non-compliance with the Unified Development Code (UDC) which constitutes a health or safety hazard, a stop work order shall be issued and shall remain in effect until there has been compliance with the Unified Development Code (UDC). This Article shall not override the county health director or designee's ability to suspend, or reinstate food or child care permits in conformance with state and federal laws.

SUBSECTION 02.02: APPEAL PROCESS

Appeal of a *Stop Work Order*, suspension or revocation may be made to the City Council or the appropriate board or commission, by any person aggrieved, by giving written notice no later than three (3) days after the stop work order is posted, or notice of the suspension or revocation is received. The notice shall state:

- (A) The name and address of the person making the appeal;
- (B) The facts surrounding of particular appeal;
- (C) The nature of the *Stop Work Order*, suspension or revocation; and
- (D) The reasons why the ruling should be set aside.

The City Council or appropriate board or commission shall hear the appeal at its next regularly scheduled meeting following receipt of the

notice of appeal provided that the appeal is received at least three working days prior to that meeting. The City Council or appropriate board or commission shall either affirm or reverse the decision appealed no later than seven (7) days after the close of the hearing.

An appeal brought under this section shall not stay the *Stop Work Order*, suspension or revocation.

SECTION 03 | OCCUPANCY, BUILDING, AND USE PERMITS

SUBSECTION 03.01: BUILDING PERMITS REQUIRED

- (A) *Building Permit Required*. No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Chief Building Official, as required by [Chapter 10, Building and Building Regulations, of the Municipal Code of Ordinances](#). A building permit shall not be issued except in conformity with the provisions of the Unified Development Code (UDC), unless otherwise authorized by the Board of Adjustment (BOA) in the form of a variance as provided by the Unified Development Code (UDC).
- (B) *Building Permit Expiration*. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.
 - (1) *Building Permits Issued After October 6, 2025*. Any building permit issued by the City of Rockwall on or after *October 6, 2025*, shall expire in six (6) months from *October 6, 2025*, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.
 - (2) *Building Permits Issued Before October 6, 2025*. Not with standing any other provision of this *Article*, any building permit issued on or before *October 6, 2025*, shall expire in two (2) years from *October 6, 2025*, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.
 - (3) *Extension of a Building Permit*. Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.
 - (4) *Appeal of an Extension Request*. If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an *Appeal of an Administrative Decision* as defined in Subsection 04.03(A)(1) of Article 02, *Development Review Authority*, of this Unified Development Code (UDC).

SUBSECTION 03.02: CERTIFICATES OF OCCUPANCY FOR NEW, ALTERED, OR NON-CONFORMING USES

- (A) It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or both, or part thereof, hereafter created, erected, changed, converted or altered or enlarged in its

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 12, *ENFORCEMENT*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas adopted the Unified Development Code [Ordinance No. 20-02] on February 3, 2020 and the Unified Development Code (UDC) has been amended over the years to improve efficiency and ensure the safe, orderly and efficient development and expansion of the City of Rockwall in accordance with and pursuant to its Comprehensive Plan, Master Thoroughfare Plan, and Master Trail Plan; and,

WHEREAS, the City Council has determined that there is a need to strengthen the regulations regarding building permits in that some projects lay dormant or show little progress over the years; and,

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

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

SECTION 1. 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. AMENDMENT. That Article 12, *Enforcement*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'S'* of this ordinance;

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

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

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

SECTION 6. 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.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A'
Article 12, Enforcement, of the
Unified Development Code (UDC)



SECTION 01 | PENALTIES

SUBSECTION 01.01: COMPLIANCE AND FINES

Any person who violates or fails to comply with the requirements of the Unified Development Code (UDC) or who builds or alters any building in violation of any plan or statement submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$2,000.00. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of the Unified Development Code (UDC) shall be placed or shall exist shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

SUBSECTION 01.02: OTHER ACTIONS

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 02 | STOP WORK ORDER

SUBSECTION 02.01: STOP WORK ORDER

When the City determines that there has been non-compliance with any material term, condition or requirement of the Unified Development Code (UDC), the City may order any person having a proprietary interest in the property or any person engaged in the development or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The *Stop Work Order* shall be in writing and shall be posted on the site. The order shall specifically state the nature of the non-compliance and the acts prohibited.

The City may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a stop work order has been posted in accordance with this Article.

When the City determines that there has been non-compliance with the Unified Development Code (UDC) which constitutes a health or safety hazard, a stop work order shall be issued and shall remain in effect until there has been compliance with the Unified Development Code (UDC). This Article shall not override the county health director or designee's ability to suspend, or reinstate food or child care permits in conformance with state and federal laws.

SUBSECTION 02.02: APPEAL PROCESS

Appeal of a *Stop Work Order*, suspension or revocation may be made to the City Council or the appropriate board or commission, by any person aggrieved, by giving written notice no later than three (3) days after the stop work order is posted, or notice of the suspension or revocation is received. The notice shall state:

- (A) The name and address of the person making the appeal;
- (B) The facts surrounding of particular appeal;
- (C) The nature of the *Stop Work Order*, suspension or revocation; and
- (D) The reasons why the ruling should be set aside.

The City Council or appropriate board or commission shall hear the appeal at its next regularly scheduled meeting following receipt of the

notice of appeal provided that the appeal is received at least three working days prior to that meeting. The City Council or appropriate board or commission shall either affirm or reverse the decision appealed no later than seven (7) days after the close of the hearing.

An appeal brought under this section shall not stay the *Stop Work Order*, suspension or revocation.

SECTION 03 | OCCUPANCY, BUILDING, AND USE PERMITS

SUBSECTION 03.01: BUILDING PERMITS REQUIRED

(A) **Building Permit Required.** No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Chief Building Official, as required by Chapter 10, Building and Building Regulations, of the Municipal Code of Ordinances. A building permit shall not be issued except in conformity with the provisions of the Unified Development Code (UDC), unless otherwise authorized by the Board of Adjustment (BOA) in the form of a variance as provided by the Unified Development Code (UDC).

(B) **Building Permit Expiration.** The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.

- (1) **Building Permits Issued After October 6, 2025.** Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire in six (6) months from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.
- (2) **Building Permits Issued Before October 6, 2025.** Not with standing any other provision of this Article, any building permit issued on or before October 6, 2025, shall expire in two (2) years from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.
- (3) **Extension of a Building Permit.** Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.
- (4) **Appeal of an Extension Request.** If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an *Appeal of an Administrative Decision* as defined in Subsection 04.03(A)(1) of Article 02, *Development Review Authority*, of this Unified Development Code (UDC).

SUBSECTION 03.02: CERTIFICATES OF OCCUPANCY FOR NEW, ALTERED, OR NON-CONFORMING USES

(A) It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or both, or part thereof, hereafter created, erected, changed, converted or altered or enlarged in its



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
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: September 15, 2025
SUBJECT: Z2025-052; *Amendment to the Southside Residential Neighborhood Overlay (SRO) District*

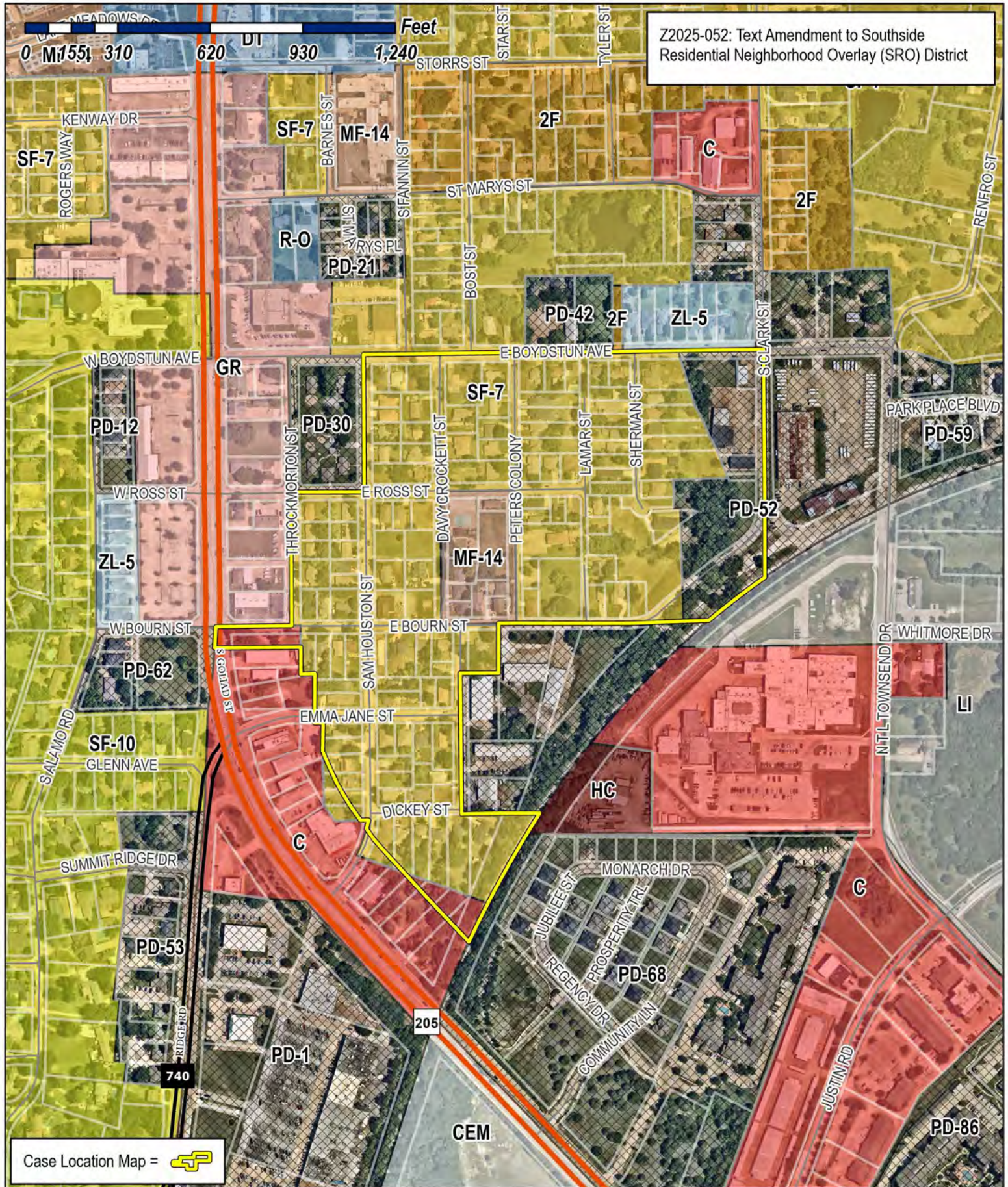
On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows:


- (1) Recommendation 1. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties.
- (2) Recommendation 2. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.
- (3) Recommendation 3. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2 (i.e. this case -- Case No. Z2025-052)* and one (1) that covers *Recommendation 3 (i.e. Z2025-061)*. The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

This particular case covers [7] the changes to the boundaries of the Southside Residential Neighborhood Overlay (SRO) District, and [2] the proposed changes to the text of Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). For the City Council's review and for additional background information staff has included the packet that was provided to the City Council at the August 18, 2025 City Council meeting in the attached packet.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment and boundary changes to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment and boundary changes forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a notice of public hearing to all property owners and occupants within the Southside Residential Neighborhood Overlay (SRO) District, and to all property owners and occupants within 500-feet of the district in accordance with the requirements of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on September 15, 2025.



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.



Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 21, 2025 8:09 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-053]
Attachments: Public Notice (08.19.2025).pdf; HOA Map (08.15.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, August 22, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-053: SUP for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1002 RIDGE RD
ROCKWALL, TX 75087

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM HOUSTON
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
101 GLENN AVE
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E Rusk St Ste 101
Rockwall, TX 75087

RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND
JAMES R HOWARD
103 GLENN AVENUE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

RESIDENT
104 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
104 E BOYDSTUN AVE
ROCKWALL, TX 75087

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

FEAZELL DEANNE
105 GLENN AVENUE
ROCKWALL, TX 75087

WIMPEE JOE &
CODY WIMPEE
105 W Kaufman St
Rockwall, TX 75087

RESIDENT
106 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 E Rusk St Ste 200
Rockwall, TX 75087

FOWLKES BRETT
107 Glenn Ave
Rockwall, TX 75087

RESIDENT
108 GLENN AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

EGAN ASHLEY
109 ST MARYS STREET
ROCKWALL, TX 75087

RESIDENT
110 GLENN AVE
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1109 S GOLIAD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORaine PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORaine PLACE
HEATH, TX 75032

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

LUKE LINDA FAYE
1325 S GOLIAD ST APT 5308
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

RB CAPITAL LTD
1602 Shadywood Ln
Mt Pleasant, TX 75455

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

KIM RENEE TIMPA MARITAL TRUST NO 1
202 N San Jacinto St
Rockwall, TX 75087

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

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

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

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

FRANCIS-BATTISTA BARRY &
GILDA LETICIA HAM-BATTISTA
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
2255 GARDEN CREST DR
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHILL, WA 98021

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

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

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-
HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER
- TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER
- TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY
305 PARK PLACE BLVD
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

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

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BROBOANA BIANCA SINGEORZAN
3948 SUNLEAF AVE
MEDFORD, OR 97504

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E Boydston Ave
Rockwall, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

PARKS TODD & DENISE
5214 Berget Dr
Amarillo, TX 79106

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

HOOVER JERRY H
5630 DEERFIELD LN
MIDLOTHIAN, TX 76065

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
602 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
603 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

RESIDENT
604 S CLARK ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
607 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
608 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
610 JUBILEE ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
610 S CLARK ST
ROCKWALL, TX 75087

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

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

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING
TRUST
DAVID L HENDRICKSON & PATRICIA S
HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS
REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

MARET WENDY A
614 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI
PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
618 MONARCH DR
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E Boydston Ave
Rockwall, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
625 PROSPERITY TR
ROCKWALL, TX 75087

DITO JAAP & ESTHER
627 E Boydston Ave
Rockwall, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

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

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

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

RESIDENT
701 RENFRO
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

KENNEDY BRENDA K
701 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
703 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

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

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
707 TOWNSEND
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 MONARCH DR
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
801 N T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

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

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
803 S T L TOWNSEND DR
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

8661 S HAMPTON LLC
805 Green Pond Dr
Garland, TX 75040

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

RESIDENT
813 S ALAMO RD
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

COX ROSALBA C
815 T L TOWNSEND DR
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

COX GERALD GLEN & ROSALBA
815 T L TOWNSEND SUITE 101
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

COLLINS LARRY SCOTT
902 S Alamo Rd
Rockwall, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

GATES TED AND SARAH
904 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
905 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
905 T L TOWNSEND
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
9922 Donegal Dr
Dallas, TX 75218

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District

Hold a public hearing to discuss and consider a Text Amendment to Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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



August 21, 2025

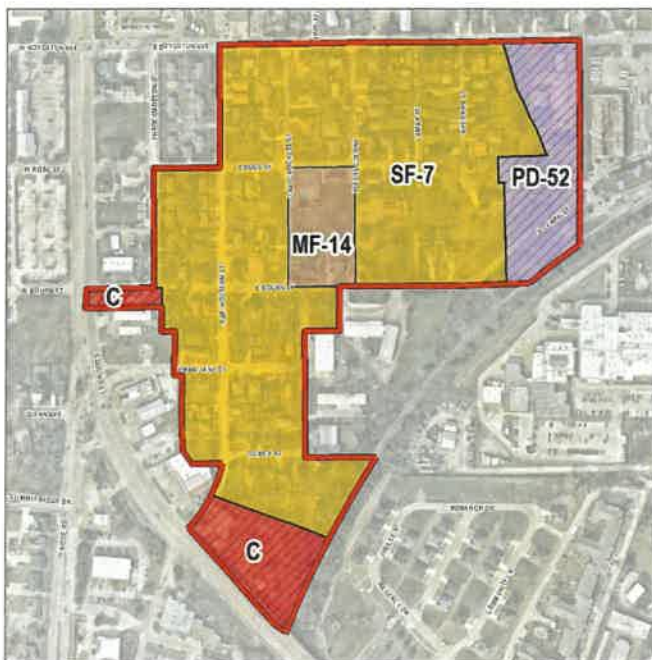
TO: Property Owners and Residents of the Southside Residential Neighborhood Overlay (SRO) District

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

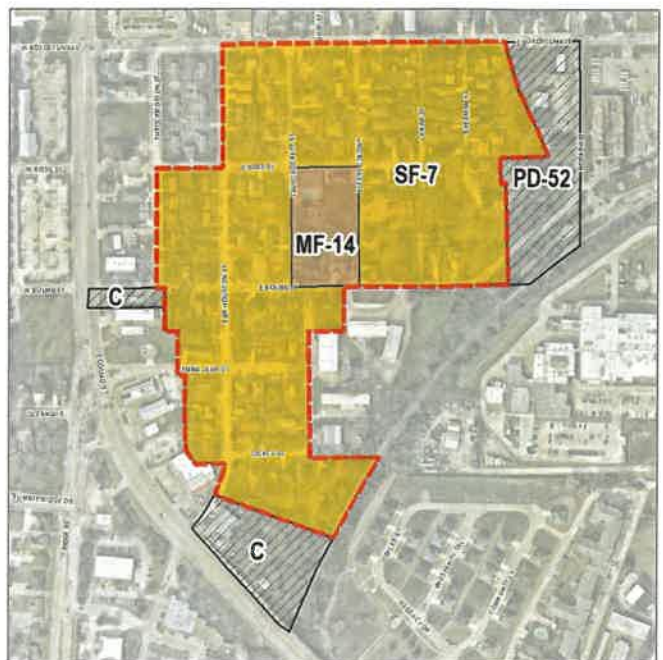
SUBJECT: CASE NO. Z2025-052; TEXT AMENDMENT TO THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT.

Property Owners and Residents,

You are receiving this letter because you are listed as a property owner (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) or you are a resident for property in the Southside Residential Neighborhood Overlay (SRO) District. On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate boundary changes and changes to the requirements of the Southside Residential Neighborhood Overlay (SRO) District. Specifically, the City Council directed staff to: [1] remove all properties zoned for commercial land uses from the district, and [2] remove the reduced standards (e.g. *allowing smaller lots and smaller dwelling units*) currently permitted within the district and allow the base zoning -- *which is Single-Family 7 (SF-7) District* -- to regulate development within the district. A map showing the changes to the boundaries of the district is depicted below in *Map 1* and *Map 2*, and a table showing the proposed changes to the density and development standards is depicted in *Table 1*.



MAP 1. CURRENT SRO DISTRICT



MAP 2. PROPOSED SRO DISTRICT

TABLE 1. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS

| ZONING REQUIREMENTS | SRO | SF-7 | DIFFERENCE |
|---------------------------------|-------|-------|------------|
| LOT AREA (SF) | 5,000 | 7,000 | +2,000 |
| LOT WIDTH (FEET) | 50 | 60 | +10 |
| LOT DEPTH (FEET) | 100 | 100 | 0 |
| DWELLING UNIT SIZE (SF) | 900 | 1,100 | +200 |
| FRONT YARD SETBACK | 20 | 20 | 0 |
| REAR YARD SETBACK | 10 | 10 | 0 |
| SIDE YARD SETBACK | | | |
| INTERNAL | 6 | 6 | 0 |
| ABUTTING A STREET | 15 | 20 | +5 |
| ABUTTING AN ARTERIAL | 20 | 20 | 0 |
| DISTANCE BETWEEN BUILDINGS | 10 | 10 | 0 |
| DRIVEWAY LENGTH | 20 | 20 | 0 |
| LOT COVERAGE | 40% | 45% | +5% |
| BUILDING HEIGHT | 32 | 32 | 0 |
| OFF STREET PARKING REQUIREMENTS | 2 | 2 | 0 |

WHAT THIS MEANS FOR THE SOUTHSIDE NEIGHBORHOOD?

It is important to stress that the adoption of these changes WILL NOT require you to change anything that currently exists on your property; however, it may make certain properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials, reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department."

PUBLIC PARTICIPATION AND SCHEDULE

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff *strongly* encourages citizens to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at planning@rockwall.com or by mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

PLANNING & ZONING COMMISSION WORK SESSION: August 26, 2025

PLANNING & ZONING COMMISSION PUBLIC HEARING: September 9, 2025

CITY COUNCIL PUBLIC HEARING (1ST READING): September 15, 2025

CITY COUNCIL (2ND READING AND FINAL ADOPTION): October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at planning@rockwall.com. The City of Rockwall appreciates your attention to this matter.

Sincerely,



Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

From: [ronald fraser](#)
To: [Planning](#)
Subject: cases Z2025-052 ANDZ2025-061
Date: Wednesday, August 27, 2025 1:26:02 PM

Mr. Ryan Miller per our phone call here is written response to the two public notices received. I wanted to let you know in writing that property owners at 707 Sam Houston, Rockwall, TX are in favor of these amendments. If you need further help please reach out to to me .

Thanks

Ronald Fraser Principal/Broker
FRASER Real Estate Group 2631 White Rock Rd Dallas Texas 75214
214-244-8942 Ronaldfraser@sbcglobal.net

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

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



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

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff has performed a comprehensive review of the overlay district, and has drafted three (3) recommendations that may address the City Council's direction. The following provides background on the district, the current conditions of the district, and detailed explanation of staff's recommendations.

The Southside Residential Neighborhood Overlay (SRO) District was adopted by the City Council and consolidated into the *1983 Comprehensive Zoning Ordinance* on June 3, 1996 by *Ordinance No. 96-12 [Case No. PZ1996-030-01]*. This was a City initiated zoning case that came in response to a request from representatives of the Southside Neighborhood, and was formed in conformance with the then newly approved *Neighborhood Preservation Ordinance (Ordinance No. 96-11)*. A copy of the language that was codified into the *1983 Comprehensive Zoning Ordinance* is contained in the attached packet.

In April 2016, the City Council directed staff to initiate amendments to the Southside Residential Neighborhood Overlay (SRO) District for the purpose of removing the City Council's ability to grant land use without a public process or a zoning change. In addition, the process under the original ordinance required special requests to be first brought to the City Council to initiate the request, then taken to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. This was changed to allow a property owner to initiate the request and take the case directly to the Planning and Zoning Commission for recommendation -- *first* -- prior to being brought to the City Council for action. These changes were adopted by the City Council through *Ordinance No. 16-40* on June 6, 2016. No other changes have been made to the district since the adoption of this ordinance. A copy of the current language for the Southside Residential Neighborhood Overlay (SRO) District has been provided in the attached packet.

CURRENT CONDITIONS

Currently, the Southside Residential Neighborhood Overlay (SRO) District consists of 43.95-acres of land that is broken down into 145 tracts or parcels of land. Of the 43.95-acres of land within the district, 33.08-acres or 75.27% is zoned Single-Family 7 (SF-7) District, 4.85-acres or 11.04% is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, 2.56-acres or 5.82% is zoned Multi-Family 14 (MF-14) District, and 3.46-acres or 7.87% is zoned Commercial (C) District. Of the 145 lots or tracts of land, 28 of these lots or tracts are currently vacant with the majority (*i.e. 21 lots or tracts*) of vacant land being zoned for Single-Family 7 (SF-7) District land uses (*see Table 1 for a complete breakdown of the district*).

TABLE 1. COMPOSITION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

| ZONING DISTRICT | ACREAGE* | PERCENTAGE | BUILT LOTS | VACANT LOTS | TOTAL LOTS |
|---|----------|------------|------------|-------------|------------|
| COMMERCIAL (C) DISTRICT | 3.46 | 07.87% | 4 | 3 | 7 |
| MULTI-FAMILY 14 (MF-14) DISTRICT | 2.56 | 05.82% | 8 | 2 | 10 |
| PLANNED DEVELOPMENT DISTRICT 52 (PD-52) | 4.85 | 11.04% | 3 | 2 | 5 |
| SINGLE-FAMILY 7 (SF-7) DISTRICT | 33.08 | 75.27% | 102 | 21 | 123 |
| TOTAL: | 43.95 | 100.00% | 117 | 28 | 145 |

NOTES:

* INCLUDES RIGHT-OF-WAY.

All of the property in the Southside Residential Neighborhood Overlay (SRO) District has been platted and are primarily a part of the Canup Addition, the Sanger Addition, the B. F. Boydston Addition, the Ridgell Addition, and the Robbins Addition; however, several smaller one (1) or two (2) lot subdivision plats also exist. The majority of these subdivision plats establish lots that have a 50-foot to 60-foot frontage and a 125-foot to 150-foot depth; however, some of the lots in the district are smaller than these dimensions and are considered to be legally non-conforming. Staff should note that these lots are also considered to be legally non-conforming by the reduced standards established by the SRO district. Staff has included a map of lot frontages and depths in the attached packet.

As of the date of this memorandum, there are 109 existing single-family homes situated within the Southside Residential Neighborhood Overlay (SRO) District. These homes were constructed between 1920 and 2024, and range in size from 420 SF to 3,748 SF. The market values of these homes -- *according to the Rockwall Central Appraisal District* -- range from \$13,476.00 to \$594,397.00 (*see the maps for year built and value in the attached packet*). Based on these numbers, the average housing size is 1,361 SF and the average value of a home in this area is \$274,805.03.

In 2019, the City Council approved *Ordinance No. 19-32 [Case No. Z2019-016]* creating requirements for *Residential Infill in or Adjacent to an Established Subdivision*. Under these requirements, any new residential homes proposed in the SRO District would require a Specific Use Permit (SUP). *Table 2 -- below --* shows a breakdown of the 12 SUP requests for *Residential Infill* that have been filed since these requirements were adopted by the City Council on September 3, 2019.

TABLE 2. SPECIFIC USE PERMIT (SUP) REQUEST FOR RESIDENTIAL INFILL IN THE SRO DISTRICT SINCE SEPTEMBER 3, 2019

| ADDRESS | CASE NO. | APPROVED SF | STATUS |
|---------------------|-----------|-------------|---------------------|
| 705 PETERS COLONY | Z2020-004 | 2,450 SF | BUILT |
| 703 PETERS COLONY | Z2020-005 | 2,450 SF | BUILT |
| 706 SHERMAN STREET | Z2020-012 | 2,424 SF | BUILT |
| 304 BOURNE STREET | Z2020-049 | 2,823 SF | BUILT |
| 511 BOURNE STREET | Z2022-025 | 1,989 SF | BUILT |
| 512 DICKEY STREET | Z2023-014 | 1,662 SF | BUILT |
| 715 SHERMAN STREET | Z2023-046 | 2,712 SF | BUILT |
| 711 LAMAR STREET | Z2024-026 | 2,533 SF | BUILT |
| 302 BOURNE STREET | Z2024-018 | 1,299 SF | APPROVED; NOT BUILT |
| 614 BOYDSTON AVENUE | Z2025-012 | 1,031 SF * | APPROVED; NOT BUILT |
| 803 SAM HOUSTON | Z2025-036 | 1,997 SF | IN PROCESS |
| 805 SAM HOUSTON | Z2025-037 | 2,673 SF | IN PROCESS |
| AVERAGE: | | 2,170 SF | |

NOTES:

* CASES THAT MEET THE CURRENT SRO DISTRICT REQUIREMENTS, BUT DO NOT MEET THE UNDERLYING ZONING REQUIREMENTS.

All of these cases dealt with single-family homes, and all but one (1) of the requests proposed single-family homes that conformed to the square footage requirements of the base zoning district. There have been no changes in the commercially zoned properties in the district in the last five (5) years.

RECOMMENDATIONS

Based on the information collected, staff has the following recommendations concerning the City Council's goals and direction for the Southside Residential Neighborhood Overlay (SRO) District:

- (1) Recommendation #1. Adjust the boundaries of the district and remove the commercial properties.

According to the *Purpose* statement for the Southside Residential Neighborhood Overlay (SRO) District, “(t)he purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.” Since the overlay district was primarily established to protect the existing residential land uses, the non-residentially zoned property in the district is effectively only regulated by the base zoning district requirements and the overlay has no effect on these properties. Based on this the overlay district's boundary should be adjusted to remove the non-residentially zoned properties from the district. This would better align the intent of the district with the properties it is intended to regulate. *Figures 2 & 3* below show the current district's boundaries and land use classifications and how the district could be changed in accordance with *Recommendation #1*.

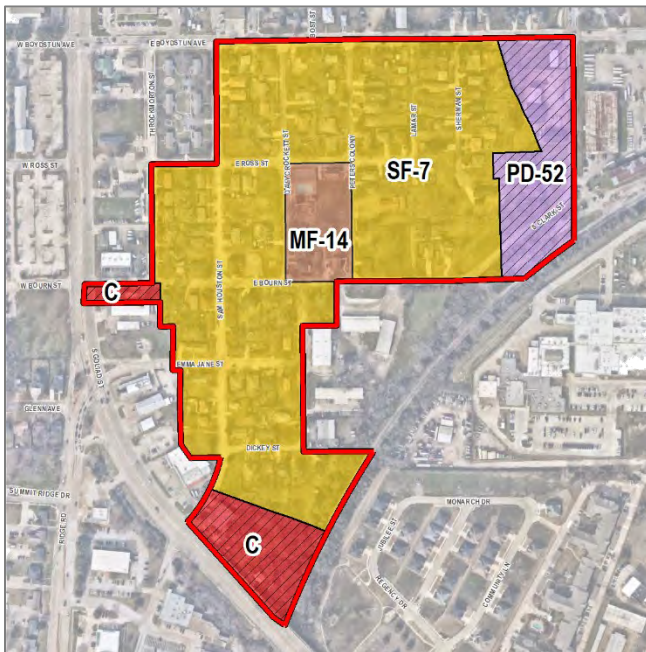


FIGURE 2. CURRENT SRO DISTRICT

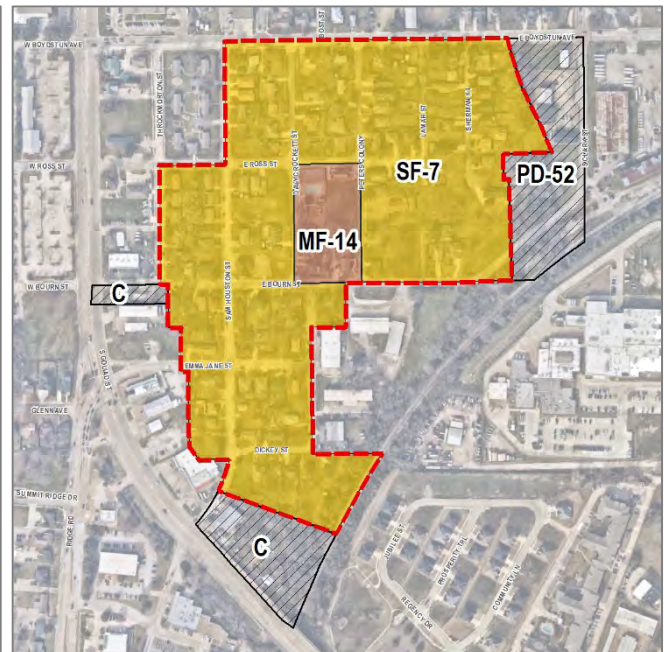


FIGURE 3. PROPOSED SRO DISTRICT UNDER RECOMMENDATION #1

NOTE: THE CROSS HATCH ON FIGURES 2 & 3 SHOWS THE NON-RESIDENTIALLY ZONED AREAS WITHIN THE SRO DISTRICT.

- (2) Recommendation #2. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

When looking at the *Area Requirements* listed in the Southside Residential Neighborhood Overlay (SRO) District, these requirements do not appear to deviate much from the base zoning requirements of the Single-Family 7 (SF-7) District (see Table 3 below).

TABLE 3. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS

| ZONING REQUIREMENTS | SRO | SF-7 | DIFFERENCE |
|-------------------------|-------|-------|------------|
| LOT AREA (SF) | 5,000 | 7,000 | +2,000 |
| LOT WIDTH (FEET) | 50 | 60 | +10 |
| LOT DEPTH (FEET) | 100 | 100 | 0 |
| DWELLING UNIT SIZE (SF) | 900 | 1,100 | +200 |
| FRONT YARD SETBACK | 20 | 20 | 0 |
| REAR YARD SETBACK | 10 | 10 | 0 |
| SIDE YARD SETBACK | | | |
| INTERNAL | 6 | 6 | 0 |
| ABUTTING A STREET | 15 | 20 | +5 |
| ABUTTING AN ARTERIAL | 20 | 20 | 0 |

| | | | |
|---------------------------------|-----|-----|-----|
| DISTANCE BETWEEN BUILDINGS | 10 | 10 | 0 |
| DRIVEWAY LENGTH | 20 | 20 | 0 |
| LOT COVERAGE | 40% | 45% | +5% |
| BUILDING HEIGHT | 32 | 32 | 0 |
| OFF STREET PARKING REQUIREMENTS | 2 | 2 | 0 |

Based on this, the base zoning district appears to be sufficient to regulating the properties in the district. Staff should note, that this will increase the number of legally non-conforming properties in the district in terms of dwelling unit size from 14 (*i.e. lots less than 900 SF*) to 30 (*i.e. lots less than 1,100 SF*); however, this should not affect these properties ability to continue to exist since they will be considered to be legally non-conforming. This will also increase the number of legally non-conforming lots with regard to lot area; however, these are platted lots and will also be considered legally non-conforming. In addition, the overlay district will still retain the ability for property owners to request *Special Requests* from the Planning and Zoning Commission and City Council. This will allow the City Council the ability to vary the density and dimensional requirements in certain circumstances where it is deemed a request will be "...in [the] furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district."

- (3) *Recommendation #3*. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [1] two (2) vacant tracts of land, [2] four (4) single-family homes, [3] two (2) duplexes, [4] one (1) triplex, and [5] Gloria Williams Park/Pool.

Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [*i.e. the SRO District*] shall comply with the Single-Family 7 (SF-7) District requirements." If the City Council chooses to move forward with *Recommendations #1 & #2* above it may also be advisable to change the Multi-Family 14 (MF-14) District zoning -- *which currently represents a small portion of the district at 2.56-acres or 5.82% of the district* -- to Single-Family 7 (SF-7) District. This -- *coupled with the changes in Recommendation #1* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this recommendation would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use.

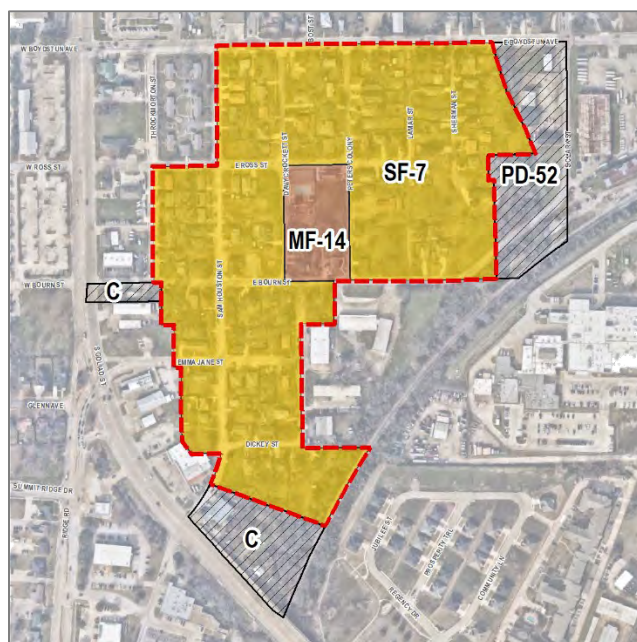


FIGURE 4. SRO DISTRICT WITH RECOMMENDATION #1

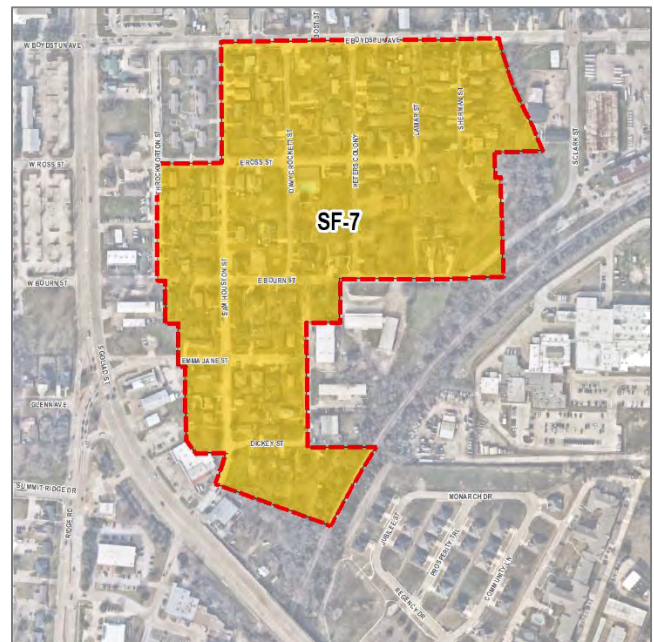


FIGURE 5. PROPOSED SRO DISTRICT AFTER RECOMMENDATIONS #1 & #3

PROCESS AND IMPLEMENTATION

Since any change to the Southside Residential Neighborhood Overlay (SRO) District will require an amendment to *Ordinance No. 96-12* and to the Unified Development Code (UDC), all three (3) recommendations will require a zoning process (*i.e. public and newspaper notices and a recommendation from the Planning and Zoning Commission prior to the City Council taking action on changes*); however, all three (3) recommendations can be achieved in a single ordinance. Attached is a draft ordinance -- *for the City Council's consideration* -- that would implement the recommendations contained within this report. Should the City Council choose to direct staff to proceed with the changes, the schedule for this zoning case would be as follows:

Planning and Zoning Commission Work Session Meeting: August 26, 2025

Planning and Zoning Commission Public Hearing: September 9, 2025

City Council Public Hearing/1st Reading: September 15, 2025

City Council 2nd Reading: October 6, 2025

Should the City Council have any questions concerning the proposal, staff and the City Attorney will be present at the meeting on August 18, 2025.

ORDINANCE NO. 96-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL BY THE DESIGNATION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR OTHER REQUIREMENTS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING THE LOCATION DESCRIBED HEREIN; 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, in accordance with guidelines established in the City of Rockwall's Comprehensive Zoning Ordinance the City Council has considered amending the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the designation of the "The Southside Residential Neighborhood Overlay District" as set forth in Exhibits "A" and "B" attached hereto and made part of hereof.

Section 2. That the "The Southside Residential Neighborhood Overlay District" shall be used only in the manner and for the purposed provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as may be amended in the future.

Section 3. 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


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 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 Comprehensive Zoning Ordinance No.83-23 of the City of Rockwall, Texas, 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. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 3rd day of June, 1996.


ATTEST


APPROVED

1st Reading 5/20/96

2nd Reading 6/03/96

EXHIBIT "A"

SOUTHSIDE RESIDENTIAL NEIGHBORHOOD DISTRICT

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

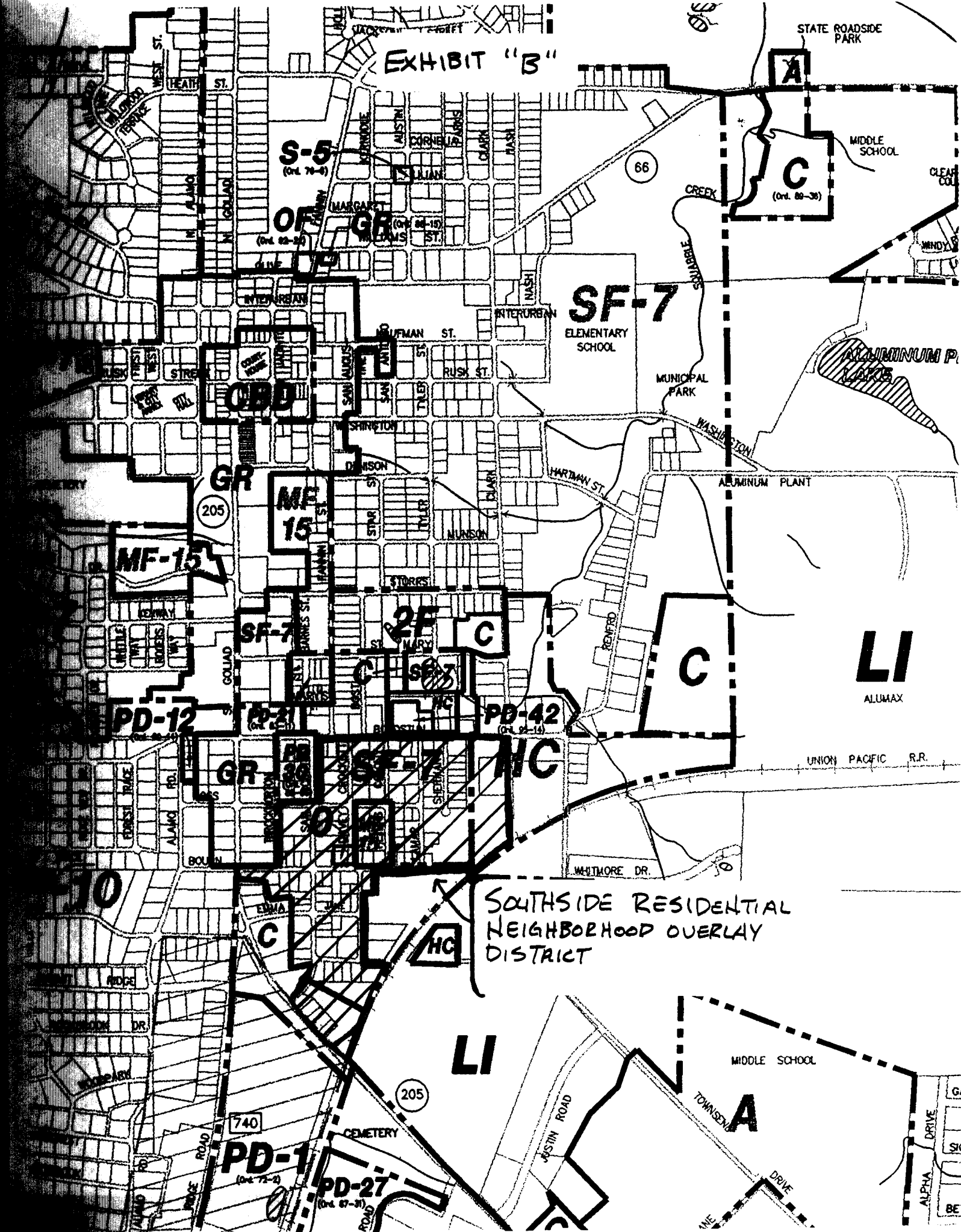
B. Other Requirements:

1. Any requirement not identified in this section shall comply with that requirement as described in the underlying zoning category.
2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.
3. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 district requirements.

C. Area Requirements:

1. Minimum lot area - 5,000 square feet
2. Maximum number of single-family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 900 square feet
4. Minimum lot frontage on a public street - 50 feet*

EXHIBIT "B"



A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Other Requirements:

1. Any requirement not identified in this Section shall comply with that requirement as described in the underlying zoning category.
2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.
3. Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

C. Area Requirements:

1. Minimum lot area – 5,000 square feet
2. Maximum number of single-family detached dwellings units per lot – 1
3. Minimum square footage per dwelling unit – 900 square feet
4. Minimum lot frontage on a public street – 50 feet*
5. Minimum lot depth – 100 feet*

SECTION 2.2

SOUTHSIDE RESIDENTIAL NEIGHBORHOOD (SO) – (Ord. 96-12)

6. Minimum depth of front setback – 20 feet*
7. Minimum depth of rear setback – 10 feet*
8. Minimum width of side setback –
 - (a) Internal lot – 6 feet*
 - (b) Abutting street – 15 feet*
 - (c) Abutting an arterial – 20 feet*

* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.

9. Minimum distance between separate buildings on the same lot or parcel of land – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards – 20 feet
11. Maximum building coverage as a percentage of lot area – 40 percent
12. Maximum height of structures – 32 feet
13. Minimum number of paved off-street parking spaces required for –
 - (a) One single-family dwelling unit – 2
An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - (b) All other uses (see Off-Street Parking, Article V)
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

D. CONSIDERATION OF SPECIAL REQUEST IN FURTHERANCE OF NEIGHBORHOOD PRESERVATION

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation

SECTION 2.2

SOUTHSIDE RESIDENTIAL NEIGHBORHOOD (SO) – (Ord. 96-12)

overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

6.4 SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

A. Purpose

This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

B. Other Requirements

Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

C. Area Requirements

1. Minimum **lot area** - *5,000 square feet*
 2. Maximum number of **single-family detached dwellings** units per lot - 1
 3. Minimum **square footage** per dwelling unit - *900 square feet*
 4. Minimum **lot frontage** on a public street - *50 feet**
 5. Minimum **lot depth** - *100 feet**
 6. Minimum depth of **front yard setback** - *20 feet**
 7. Minimum depth of **rear yard setback** - *10 feet**
 8. Minimum width of **side yard setback** -
 - (a) Internal lot - *6 feet**
 - (b) Abutting street - *15 feet**
 - (c) Abutting an arterial - *20 feet**
- [* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.]
9. Minimum **distance between separate buildings** on the same lot or parcel of land - *10 feet*
 10. Minimum **length of driveway** pavement from the public right-of-way for rear or side yards - *20 feet*
 11. Maximum **building coverage** as a percentage of lot area - *40 percent*
 12. Maximum **building height** - *32 feet*
 13. Minimum number of paved **off-street parking spaces** required for -
 - (a) One single-family dwelling unit – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - (b) For all other uses see Article V Parking and Loading
 14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

D. Consideration of Special Request in Furtherance of Neighborhood Preservation

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be

limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.



- (J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in [Subsection \(I\), Streetscape Elements, of Section 04.07, Downtown \(DT\) District, of the Unified Development Code \(UDC\)](#).
- (K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

- (A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- (B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.
- (C) Area Requirements.
- (1) Minimum lot area: 5,000 square feet.
 - (2) Maximum number of single-family detached dwellings units per lot: One.
 - (3) Minimum square footage per dwelling unit: 900 square feet.
 - (4) Minimum lot frontage on a public street: 50 feet.
 - (5) Minimum lot depth: 100 feet.
 - (6) Minimum depth of front yard setback: 20 feet.
 - (7) Minimum depth of rear yard setback: 10 feet.
 - (8) Minimum width of side yard setback:
 - (a) Internal lot: 6 feet.
 - (b) Abutting street: 15 feet.
 - (c) Abutting an arterial: 20 feet.
 - (9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
 - (10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
 - (11) Maximum building coverage as a percentage of lot area: 40%.
 - (12) Maximum building height: 32 feet.

- (13) Minimum number of paved off-street parking spaces required for:

- (a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
- (b) All other uses: see [Article 06, Parking and Loading, of the Unified Development Code \(UDC\)](#).

- (D) Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

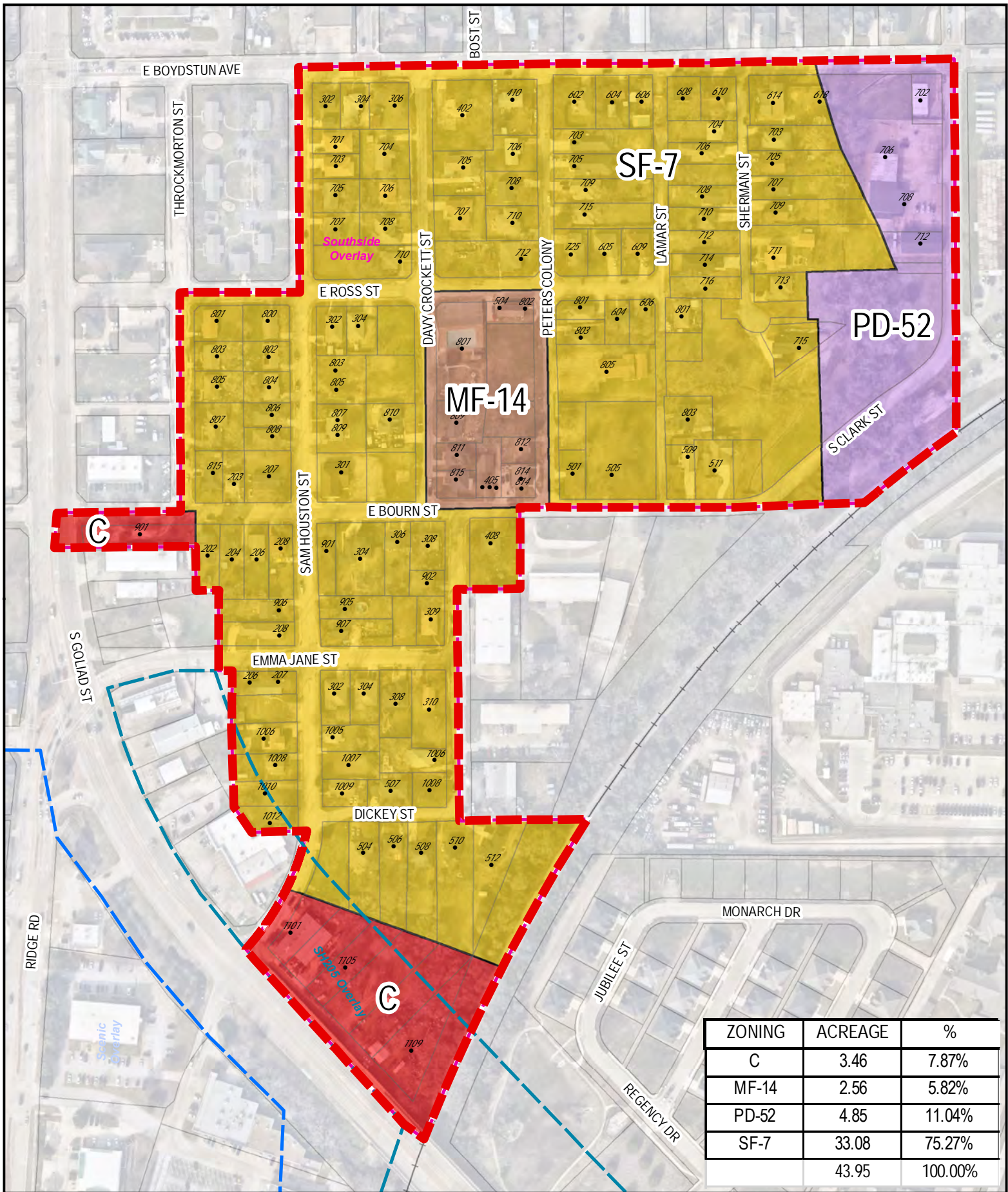
SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically



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



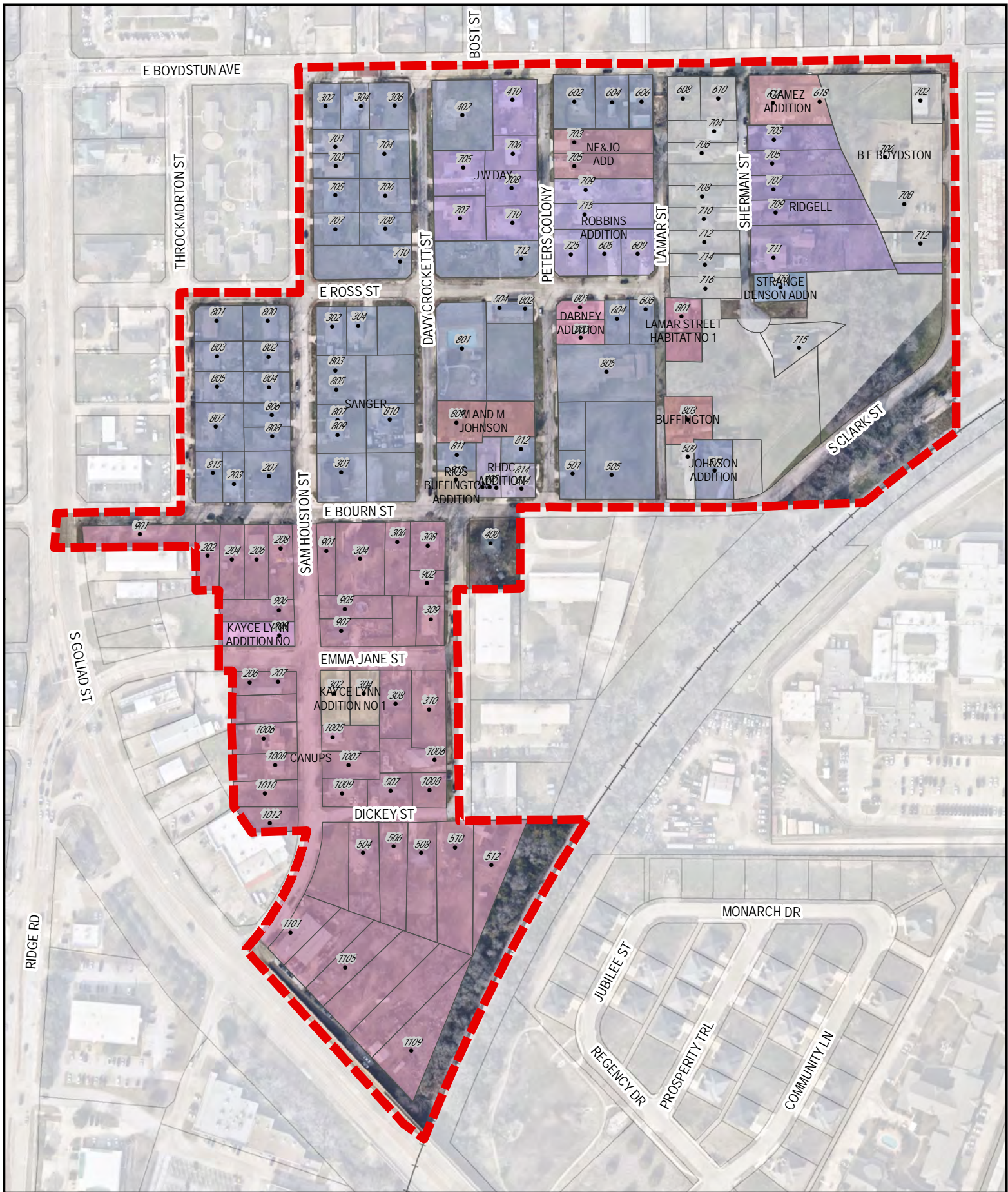


City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.

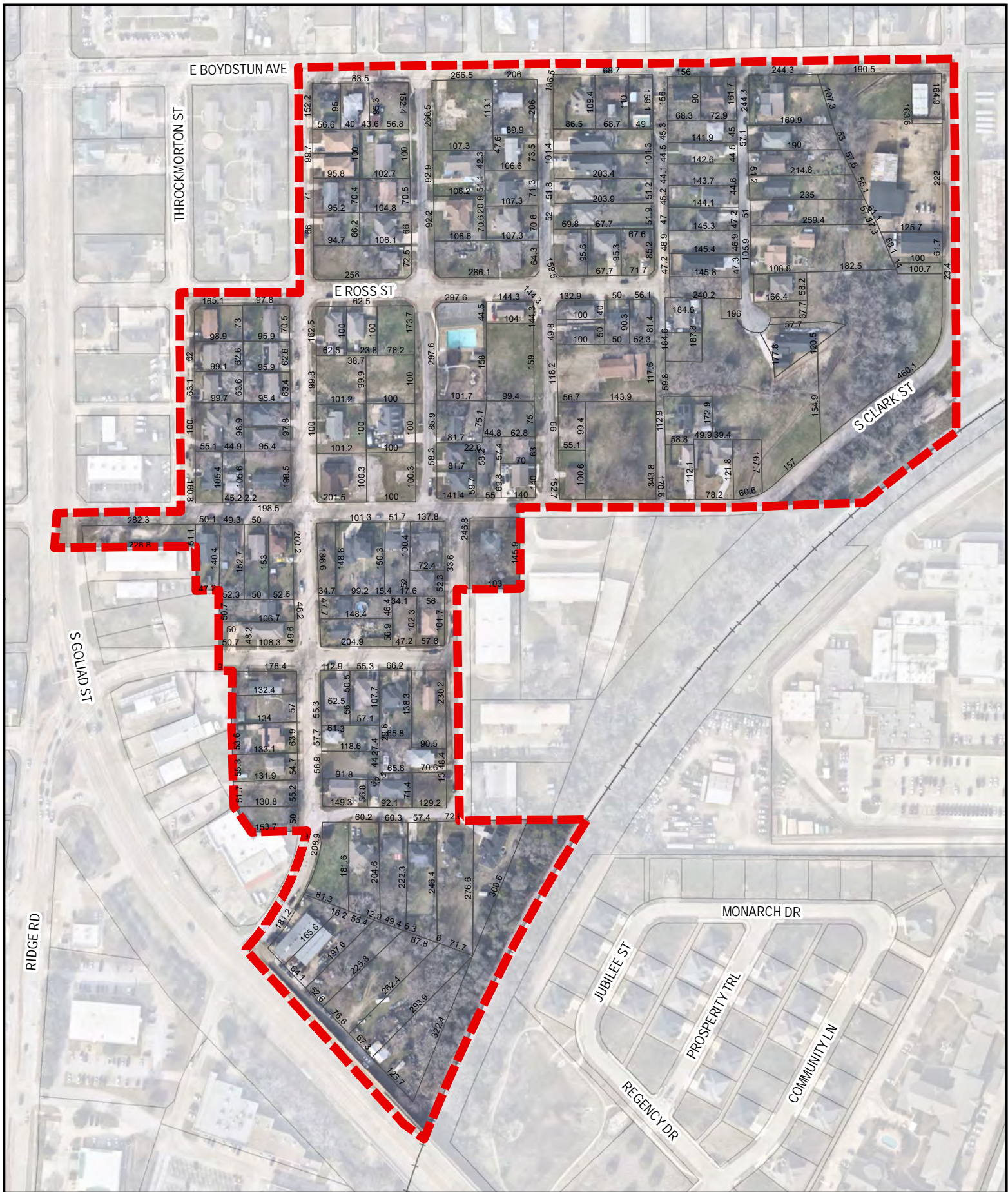




City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): 972-771-7745
 (W): www.rockwall.com

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 Information is the sole responsibility of the end user.





City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.





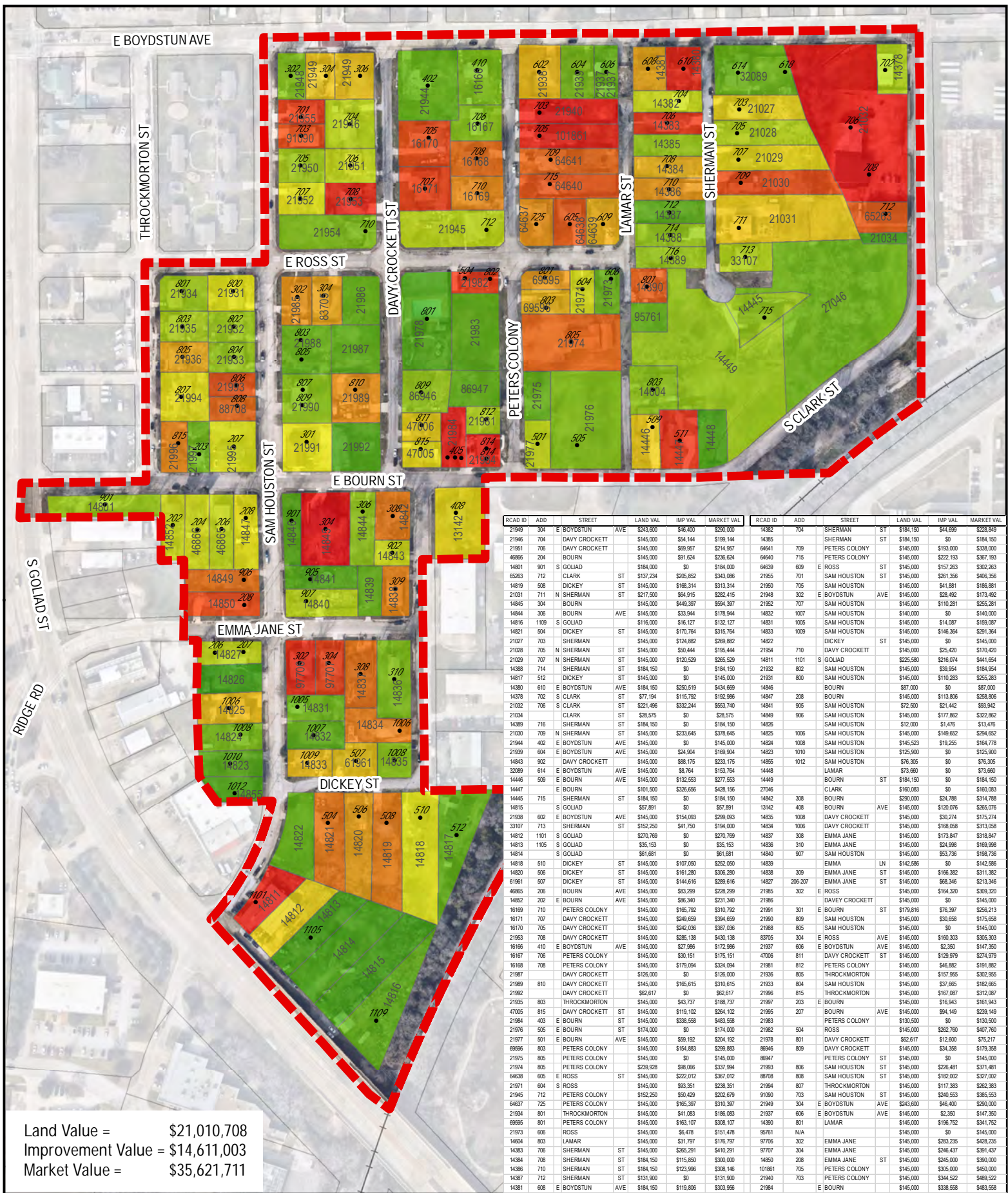
| RCAD ID | ADD | STREET | YR BLT | LIVING AREA (sq) | RCAD ID | ADD | STREET | YR BLT | LIVING AREA (sq) | | |
|---------|---------------|---------------|--------|------------------|---------|---------------|---------------|---------------|------------------|------|------|
| 14852 | 202 | E BOURN | AVE | 1987 | 1508 | 14801 | 901 | S GOULAD | ST | 0 | 0 |
| 21997 | 203 | E BOURN | AVE | 1960 | 832 | 14815 | 901 | S GOULAD | ST | 0 | 0 |
| 46966 | 204 | BOURN | AVE | 1970 | 1305 | 14814 | 801 | S GOULAD | ST | 0 | 0 |
| 46965 | 206 | BOURN | AVE | 1996 | 1300 | 14380 | 801 | LAMAR | 2017 | 1326 | |
| 21995 | 207 | BOURN | AVE | 1995 | 1525 | 14604 | 803 | LAMAR | 1982 | 1152 | |
| 14847 | 208 | BOURN | ST | 2003 | 858 | 14448 | | LAMAR | | | |
| 21991 | 301 | E BOURN | ST | 1920 | 3578 | 21940 | 703 | PETERS COLONY | 2020 | 1813 | |
| 14845 | 304 | BOURN | AVE | 2021 | 1993 | 10186 | 705 | PETERS COLONY | 2020 | 1813 | |
| 14844 | 306 | BOURN | AVE | 1962 | 1040 | 16167 | 706 | PETERS COLONY | 1975 | 1248 | |
| 14842 | 308 | BOURN | ST | 1979 | 1044 | 16168 | 708 | PETERS COLONY | 1970 | 1360 | |
| 21984 | 403 | E BOURN | ST | 2021 | 531 | 64641 | 709 | PETERS COLONY | 2006 | 1330 | |
| 13142 | 408 | BOURN | AVE | 1998 | 1130 | 16169 | 710 | PETERS COLONY | 1972 | 1680 | |
| 21977 | 501 | E BOURN | AVE | 1975 | 1226 | 21945 | 712 | PETERS COLONY | 1974 | 1856 | |
| 21976 | 505 | E BOURN | ST | 0 | 0 | 64640 | 715 | PETERS COLONY | 2006 | 1330 | |
| 14446 | 509 | E BOURN | AVE | 1976 | 1008 | 64637 | 725 | PETERS COLONY | 2006 | 1330 | |
| 14447 | E BOURN | ST | 2023 | 1999 | 65595 | 801 | PETERS COLONY | 2011 | 1479 | | |
| 14846 | BOURN | 0 | 0 | 65596 | 803 | PETERS COLONY | 2010 | 1420 | | | |
| 14449 | BOURN | ST | 0 | 0 | 21975 | 805 | PETERS COLONY | 0 | 0 | | |
| 21984 | E BOURN | 2021 | 531 | 21974 | 805 | PETERS COLONY | 1980 | 3748 | | | |
| 21948 | 302 | E BOYDSTUN | AVE | 1985 | 600 | 21981 | 812 | PETERS COLONY | 1980 | 1016 | |
| 21949 | 304 | E BOYDSTUN | AVE | 1980 | 1178 | 21983 | | PETERS COLONY | 0 | 0 | |
| 21949 | 304 | E BOYDSTUN | AVE | 1980 | 1178 | 86947 | | PETERS COLONY | 0 | 0 | |
| 21944 | 402 | E BOYDSTUN | AVE | 0 | 1718 | 21985 | 302 | E ROSS | ST | 2013 | 1420 |
| 16166 | 410 | E BOYDSTUN | AVE | 1975 | 1152 | 83705 | 304 | E ROSS | ST | 2012 | 400 |
| 21938 | 602 | E BOYDSTUN | AVE | 2005 | 1254 | 21982 | 504 | ROSS | ST | 2017 | 420 |
| 21939 | 604 | E BOYDSTUN | AVE | 1967 | 946 | 21971 | 604 | S ROSS | ST | 1975 | 912 |
| 21937 | 606 | E BOYDSTUN | AVE | 1957 | 823 | 64638 | 605 | E ROSS | ST | 2006 | 1362 |
| 21937 | 606 | E BOYDSTUN | AVE | 1957 | 823 | 21973 | 606 | ROSS | ST | 1975 | 480 |
| 14381 | 608 | E BOYDSTUN | AVE | 1975 | 874 | 64639 | 609 | E ROSS | ST | 2006 | 1362 |
| 14380 | 610 | E BOYDSTUN | AVE | 2006 | 1187 | 14831 | 1005 | SAM HOUSTON | ST | 1956 | 624 |
| 32089 | 614 | E BOYDSTUN | AVE | 1964 | 1508 | 14825 | 1006 | SAM HOUSTON | ST | 1987 | 1600 |
| 14378 | 702 | S CLARK | ST | 2000 | 1800 | 14832 | 1007 | SAM HOUSTON | ST | 1955 | 880 |
| 21032 | 706 | S CLARK | ST | 2000 | 6495 | 14834 | 1008 | SAM HOUSTON | ST | 1955 | 880 |
| 62603 | 712 | CLARK | ST | 1995 | 3200 | 14833 | 1009 | SAM HOUSTON | ST | 2004 | 1450 |
| 21034 | CLARK | ST | 0 | 0 | 14823 | 1010 | SAM HOUSTON | ST | 2004 | 1450 | |
| 27046 | CLARK | 0 | 0 | 14855 | 1012 | SAM HOUSTON | ST | 0 | 0 | | |
| 21986 | DAVY CROCKETT | 0 | 0 | 21955 | 701 | SAM HOUSTON | ST | 2017 | 1535 | | |
| 14834 | 1006 | DAVY CROCKETT | 1940 | 1458 | 91090 | 703 | SAM HOUSTON | ST | 1977 | 1555 | |
| 14835 | 1008 | DAVY CROCKETT | 1968 | 960 | 21950 | 705 | SAM HOUSTON | ST | 1973 | 1456 | |
| 21946 | 704 | DAVY CROCKETT | 1978 | 1500 | 21952 | 707 | SAM HOUSTON | ST | 1975 | 1162 | |
| 16170 | 705 | DAVY CROCKETT | 1958 | 2092 | 21931 | 800 | SAM HOUSTON | ST | 1979 | 1539 | |
| 21951 | 706 | DAVY CROCKETT | 1984 | 1020 | 21932 | 802 | SAM HOUSTON | ST | 1975 | 1653 | |
| 16171 | 707 | DAVY CROCKETT | 2006 | 1709 | 21933 | 804 | SAM HOUSTON | ST | 1975 | 1508 | |
| 21953 | 708 | DAVY CROCKETT | 2015 | 2019 | 21988 | 805 | SAM HOUSTON | ST | 0 | 0 | |
| 21954 | 710 | DAVY CROCKETT | 1975 | 1013 | 21993 | 806 | SAM HOUSTON | ST | 2017 | 1547 | |
| 21978 | 801 | DAVY CROCKETT | 1980 | 2177 | 88708 | 808 | SAM HOUSTON | ST | 2015 | 1154 | |
| 88946 | 809 | DAVY CROCKETT | 1955 | 1463 | 21990 | 809 | SAM HOUSTON | ST | 1969 | 1200 | |
| 21989 | 810 | DAVY CROCKETT | 2003 | 1732 | 14841 | 905 | SAM HOUSTON | ST | 1967 | 828 | |
| 47006 | 811 | DAVY CROCKETT | 1998 | 1036 | 14849 | 906 | SAM HOUSTON | ST | 2004 | 1044 | |
| 47005 | 815 | DAVY CROCKETT | 1998 | 1150 | 14840 | 907 | SAM HOUSTON | ST | 1997 | 928 | |
| 14843 | 902 | DAVY CROCKETT | 1950 | 1000 | 14826 | 908 | SAM HOUSTON | ST | 1980 | 1480 | |
| 21987 | DAVY CROCKETT | 0 | 0 | 21027 | 703 | SHERMAN | ST | 2007 | 1420 | | |
| 21992 | DAVY CROCKETT | 0 | 0 | 14382 | 704 | SHERMAN | ST | 1980 | 936 | | |
| 14821 | 504 | DICKEY | ST | 2000 | 1571 | 21028 | 705 | N SHERMAN | ST | 1994 | 1207 |
| 14820 | 506 | DICKEY | ST | 2008 | 1112 | 14383 | 706 | SHERMAN | ST | 2020 | 1851 |
| 61961 | 507 | DICKEY | ST | 2004 | 1420 | 21029 | 707 | N SHERMAN | ST | 2007 | 1458 |
| 14819 | 508 | DICKEY | ST | 2007 | 1657 | 14384 | 708 | SHERMAN | ST | 1974 | 1288 |
| 14818 | 510 | DICKEY | ST | 1947 | 866 | 21030 | 709 | N SHERMAN | ST | 2007 | 1458 |
| 14817 | 512 | DICKEY | ST | 0 | 0 | 14386 | 710 | SHERMAN | ST | 1994 | 1200 |
| 14822 | DICKEY | ST | 0 | 0 | 21031 | 711 | N SHERMAN | ST | 1982 | 1632 | |
| 14839 | EMMA JANE | ST | 0 | 0 | 14387 | 712 | SHERMAN | ST | 0 | 0 | |
| 14827 | 206-207 | EMMA JANE | ST | 1967 | 1680 | 33107 | 713 | SHERMAN | ST | 1990 | 1276 |
| 14850 | 208 | EMMA JANE | ST | 2019 | 1800 | 14388 | 714 | SHERMAN | ST | 0 | 0 |
| 97706 | 302 | EMMA JANE | ST | 2018 | 1843 | 14445 | 715 | SHERMAN | ST | 0 | 0 |
| 97707 | 304 | EMMA JANE | ST | 2018 | 1843 | 14389 | 716 | SHERMAN | ST | 0 | 0 |
| 14837 | 306 | EMMA JANE | ST | 2004 | 1543 | 14385 | | SHERMAN | ST | 0 | 0 |
| 14838 | 308 | EMMA JANE | ST | 2014 | 1480 | 21934 | 801 | THROCKMORTON | ST | 1980 | 1134 |
| 14836 | 310 | EMMA JANE | ST | 1975 | 1096 | 21935 | 803 | THROCKMORTON | ST | 1981 | 1100 |
| 14812 | 1101 | S GOULAD | ST | 0 | 0 | 21936 | 805 | THROCKMORTON | ST | 2017 | 1084 |
| 14811 | 1101 | S GOULAD | ST | 1988 | 6870 | 21994 | 807 | THROCKMORTON | ST | 1988 | 2284 |
| 14813 | 1105 | S GOULAD | ST | 0 | 0 | 21996 | 815 | THROCKMORTON | ST | 2004 | 1721 |
| 14816 | 1109 | S GOULAD | ST | 1960 | 744 | 95761 | N/A | | 2004 | 1721 | |



City of Rockwall
 Planning and 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 Information is the sole responsibility of the end user.



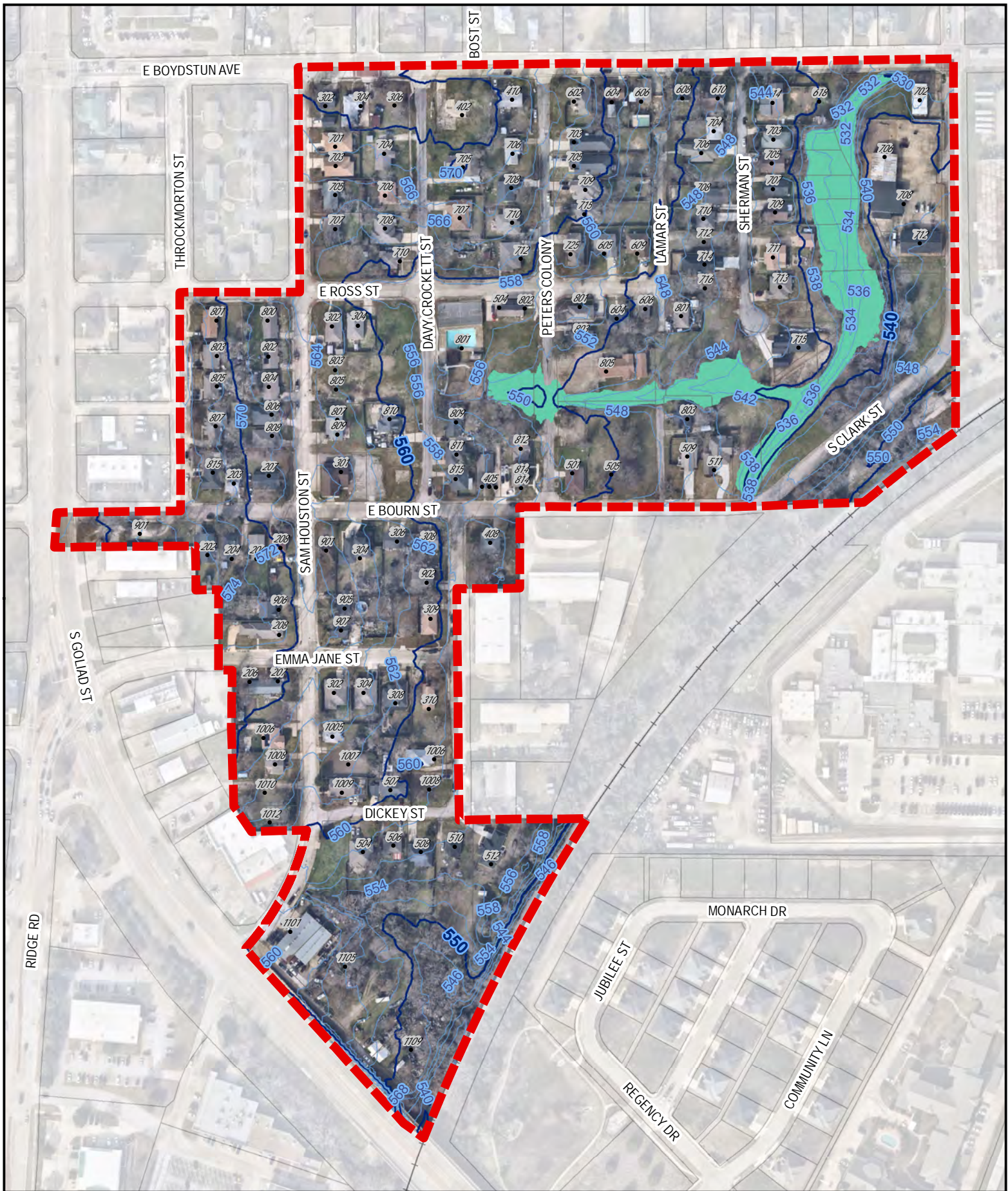


City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.





City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.





Legend

Roads (2021 Study)

Pavement Condition Index (PCI)

Good (100 - 86)

Satisfactory (85 - 71)

Fair (70 - 56)

Poor (55 - 41)

Very Poor (40 - 26)

Serious (25 - 11)

Not accessible (-1)

Failed (10 >)



City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.

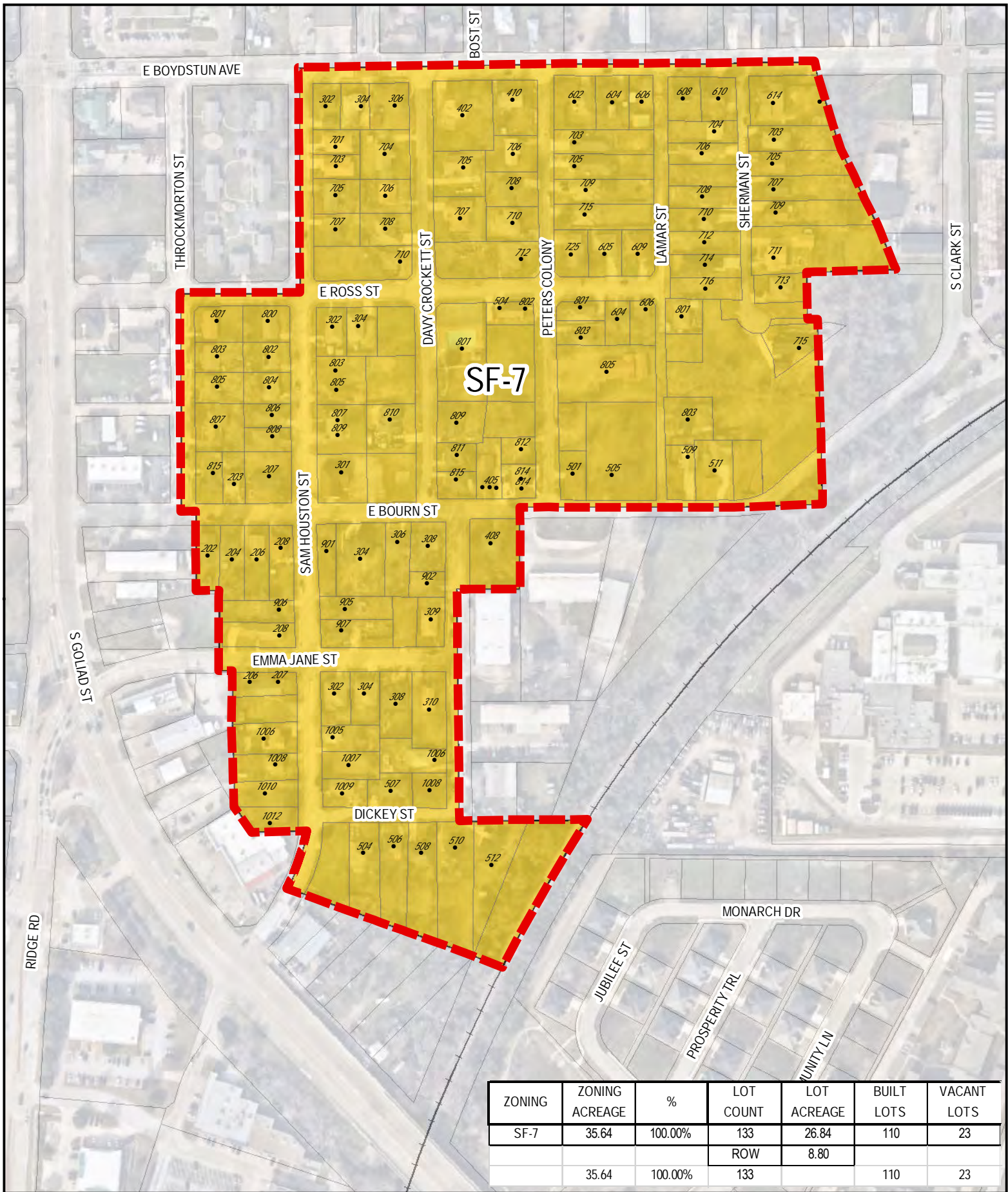


PROPERTY ANALYSIS OF THE SRO DISTRICT

| PROP ID | SITUS NO | SITUS PRE | SITUS STREET | SITUS TYPE | ACREAGE | LAND VALUE | IMPRV VALUE | MARKET | YEAR BUILT | LIVING AREA | LEGAL NON-CON | BUILT STATUS | PARCEL USE | ZONING | LAND USE | STATE LU | FLOODPLAIN |
|---------|----------|-----------|---------------|------------|---------|---------------|---------------|---------------|------------|-------------|---------------|--------------|-----------------|--------|----------|----------|------------|
| 21949 | 304 | E | BOYDSTUN | AVE | 0.13 | \$ 243,600.00 | \$ 46,400.00 | \$ 290,000.00 | 1980 | 1,178 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21946 | 704 | | DAVY CROCKETT | | 0.23 | \$ 145,000.00 | \$ 54,144.00 | \$ 199,144.00 | 1978 | 1,500 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21951 | 706 | | DAVY CROCKETT | | 0.17 | \$ 145,000.00 | \$ 69,957.00 | \$ 214,957.00 | 1984 | 1,020 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 46866 | 204 | | BOURN | | 0.18 | \$ 145,000.00 | \$ 91,624.00 | \$ 236,624.00 | 1970 | 1,305 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14801 | 901 | S | GOLIAD | | 0.27 | \$ 184,000.00 | \$ - | \$ 184,000.00 | | | NO | VACANT | Non-Residential | C | C | C2 | No |
| 65263 | 712 | | CLARK | ST | 0.16 | \$ 137,234.00 | \$ 205,852.00 | \$ 343,086.00 | 1995 | 3,200 | NO | BUILT | Non-Residential | PD-52 | HC | F1 | No |
| 14819 | 508 | | DICKEY | ST | 0.33 | \$ 145,000.00 | \$ 168,314.00 | \$ 313,314.00 | 2007 | 1,657 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21031 | 711 | N | SHERMAN | ST | 0.61 | \$ 217,500.00 | \$ 64,915.00 | \$ 282,415.00 | 1982 | 1,632 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 14845 | 304 | | BOURN | | 0.34 | \$ 145,000.00 | \$ 449,397.00 | \$ 594,397.00 | 2021 | 1,993 | NO | BUILT | Residential | SF-7 | SF-7 | O1 | No |
| 14844 | 306 | | BOURN | AVE | 0.18 | \$ 145,000.00 | \$ 33,944.00 | \$ 178,944.00 | 1962 | 1,040 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14816 | 1109 | S | GOLIAD | | 0.42 | \$ 116,000.00 | \$ 16,127.00 | \$ 132,127.00 | 1960 | 744 | YES | VACANT | Non-Residential | C | C | A1 | No |
| 14821 | 504 | | DICKEY | ST | 0.28 | \$ 145,000.00 | \$ 170,764.00 | \$ 315,764.00 | 2000 | 1,571 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21027 | 703 | | SHERMAN | | 0.21 | \$ 145,000.00 | \$ 124,882.00 | \$ 269,882.00 | 2007 | 1,420 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 21028 | 705 | N | SHERMAN | ST | 0.24 | \$ 145,000.00 | \$ 50,444.00 | \$ 195,444.00 | 1994 | 1,207 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 21029 | 707 | N | SHERMAN | ST | 0.26 | \$ 145,000.00 | \$ 120,529.00 | \$ 265,529.00 | 2007 | 1,458 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 14388 | 714 | | SHERMAN | ST | 0.16 | \$ 184,150.00 | \$ - | \$ 184,150.00 | | | NO | BUILT | Residential | SF-7 | SF-7 | C1 | No |
| 14817 | 512 | | DICKEY | ST | 0.35 | \$ 145,000.00 | \$ - | \$ 145,000.00 | | | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14380 | 610 | E | BOYDSTUN | AVE | 0.15 | \$ 184,150.00 | \$ 250,519.00 | \$ 434,669.00 | 2006 | 1,187 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14378 | 702 | S | CLARK | ST | 0.15 | \$ 77,194.00 | \$ 115,792.00 | \$ 192,986.00 | 2000 | 1,800 | NO | BUILT | Non-Residential | PD-52 | HC | F1 | Yes |
| 21032 | 706 | S | CLARK | ST | 1.31 | \$ 221,496.00 | \$ 332,244.00 | \$ 553,740.00 | 2000 | 6,456 | NO | BUILT | Non-Residential | PD-52 | HC | F1 | Yes |
| 21034 | | | CLARK | ST | 0.05 | \$ 28,575.00 | \$ - | \$ 28,575.00 | | | NO | VACANT | Non-Residential | PD-52 | HC | C1 | No |
| 14389 | 716 | | SHERMAN | ST | 0.15 | \$ 184,150.00 | \$ - | \$ 184,150.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 21030 | 709 | N | SHERMAN | ST | 0.29 | \$ 145,000.00 | \$ 233,645.00 | \$ 378,645.00 | 2007 | 1,458 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 21944 | 402 | E | BOYDSTUN | AVE | 0.41 | \$ 145,000.00 | \$ - | \$ 145,000.00 | | 1,718 | NO | VACANT | Residential | SF-7 | SF-7 | A1 | No |
| 21939 | 604 | E | BOYDSTUN | AVE | 0.17 | \$ 145,000.00 | \$ 24,904.00 | \$ 169,904.00 | 1967 | 946 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14843 | 902 | | DAVY CROCKETT | | 0.09 | \$ 145,000.00 | \$ 88,175.00 | \$ 233,175.00 | 1950 | 1,000 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 32089 | 614 | E | BOYDSTUN | AVE | 0.37 | \$ 145,000.00 | \$ 8,764.00 | \$ 153,764.00 | 1964 | 1,508 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 14446 | 509 | E | BOURN | AVE | 0.15 | \$ 145,000.00 | \$ 132,553.00 | \$ 277,553.00 | 1976 | 1,008 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14447 | | E | BOURN | | 0.22 | \$ 101,500.00 | \$ 326,656.00 | \$ 428,156.00 | 2023 | 1,999 | NO | BUILT | Residential | SF-7 | SF-7 | C1 | Yes |
| 14445 | 715 | | SHERMAN | ST | 0.19 | \$ 184,150.00 | \$ - | \$ 184,150.00 | | | NO | BUILT | Residential | SF-7 | SF-7 | C1 | Yes |
| 14815 | | S | GOLIAD | | 0.42 | \$ 57,891.00 | \$ - | \$ 57,891.00 | | | NO | VACANT | Non-Residential | C | C | C2 | No |
| 21938 | 602 | E | BOYDSTUN | AVE | 0.22 | \$ 145,000.00 | \$ 154,093.00 | \$ 299,093.00 | 2005 | 1,254 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 33107 | 713 | | SHERMAN | ST | 0.14 | \$ 152,250.00 | \$ 41,750.00 | \$ 194,000.00 | 1990 | 1,276 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 14812 | 1101 | S | GOLIAD | | 0.27 | \$ 270,769.00 | \$ - | \$ 270,769.00 | | | NO | BUILT | Non-Residential | C | C | C2 | No |
| 14813 | 1105 | S | GOLIAD | | 0.26 | \$ 35,153.00 | \$ - | \$ 35,153.00 | | | NO | VACANT | Non-Residential | C | C | C2 | No |
| 14814 | | S | GOLIAD | | 0.42 | \$ 61,681.00 | \$ - | \$ 61,681.00 | | | NO | VACANT | Non-Residential | C | C | C2 | No |
| 14818 | 510 | | DICKEY | ST | 0.45 | \$ 145,000.00 | \$ 107,050.00 | \$ 252,050.00 | 1947 | 866 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14820 | 506 | | DICKEY | ST | 0.28 | \$ 145,000.00 | \$ 161,280.00 | \$ 306,280.00 | 2008 | 1,112 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 61961 | 507 | | DICKEY | ST | 0.14 | \$ 145,000.00 | \$ 144,616.00 | \$ 289,616.00 | 2004 | 1,420 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 46865 | 206 | | BOURN | AVE | 0.18 | \$ 145,000.00 | \$ 83,299.00 | \$ 228,299.00 | 1996 | 1,300 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14852 | 202 | E | BOURN | AVE | 0.16 | \$ 145,000.00 | \$ 86,340.00 | \$ 231,340.00 | 1987 | 1,508 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 16169 | 710 | | PETERS COLONY | | 0.17 | \$ 145,000.00 | \$ 165,792.00 | \$ 310,792.00 | 1972 | 1,680 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 16171 | 707 | | DAVY CROCKETT | | 0.22 | \$ 145,000.00 | \$ 249,659.00 | \$ 394,659.00 | 2006 | 1,709 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 16170 | 705 | | DAVY CROCKETT | | 0.23 | \$ 145,000.00 | \$ 242,036.00 | \$ 387,036.00 | 1958 | 2,092 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21953 | 708 | | DAVY CROCKETT | | 0.16 | \$ 145,000.00 | \$ 285,138.00 | \$ 430,138.00 | 2015 | 2,019 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 16166 | 410 | E | BOYDSTUN | AVE | 0.24 | \$ 145,000.00 | \$ 27,986.00 | \$ 172,986.00 | 1975 | 1,152 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 16167 | 706 | | PETERS COLONY | | 0.17 | \$ 145,000.00 | \$ 30,151.00 | \$ 175,151.00 | 1975 | 1,248 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 16168 | 708 | | PETERS COLONY | | 0.18 | \$ 145,000.00 | \$ 179,094.00 | \$ 324,094.00 | 1970 | 1,360 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21987 | | | DAVY CROCKETT | | 0.23 | \$ 126,000.00 | \$ - | \$ 126,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 21989 | 810 | | DAVY CROCKETT | | 0.23 | \$ 145,000.00 | \$ 165,615.00 | \$ 310,615.00 | 2003 | 1,732 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21992 | | | DAVY CROCKETT | | 0.23 | \$ 62,617.00 | \$ - | \$ 62,617.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | F1 | No |
| 21935 | 803 | | THROCKMORTON | | 0.14 | \$ 145,000.00 | \$ 43,737.00 | \$ 188,737.00 | 1981 | 1,100 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 47005 | 815 | | DAVY CROCKETT | ST | 0.10 | \$ 145,000.00 | \$ 119,102.00 | \$ 264,102.00 | 1998 | 1,150 | NO | BUILT | Residential | MF-14 | MF-14 | A1 | No |
| 21984 | 403 | E | BOURN | ST | 0.14 | \$ 145,000.00 | \$ 338,558.00 | \$ 483,558.00 | 2021 | 531 | YES | BUILT | Residential | MF-14 | MF-14 | | No |
| 21976 | 505 | E | BOURN | ST | 0.66 | \$ 174,000.00 | \$ - | \$ 174,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | Yes |
| 21977 | 501 | E | BOURN | AVE | 0.12 | \$ 145,000.00 | \$ 59,192.00 | \$ 204,192.00 | 1975 | 1,226 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 69596 | 803 | | PETERS COLONY | | 0.11 | \$ 145,000.00 | \$ 154,883.00 | \$ 299,883.00 | 2010 | 1,420 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21975 | 805 | | PETERS COLONY | | 0.13 | \$ 145,000.00 | \$ - | \$ 145,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | Yes |
| 21974 | 805 | | PETERS COLONY | | 0.54 | \$ 239,928.00 | \$ 98,066.00 | \$ 337,994.00 | 1990 | 3,748 | NO | BUILT | Residential | SF-7 | QP | F1 | Yes |
| 64638 | 605 | E | ROSS | ST | 0.15 | \$ 145,000.00 | \$ 222,012.00 | \$ 367,012.00 | 2006 | 1,362 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21971 | 604 | S | ROSS | | 0.10 | \$ 145,000.00 | \$ 93,351.00 | \$ 238,351.00 | 1975 | 912 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21945 | 712 | | PETERS COLONY | | 0.36 | \$ 152,250.00 | \$ 50,429.00 | \$ 202,679.00 | 1974 | 1,856 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 64637 | 725 | | PETERS COLONY | | 0.15 | \$ 145,000.00 | \$ 165,397.00 | \$ 310,397.00 | 2006 | 1,375 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21934 | 801 | | THROCKMORTON | | 0.16 | \$ 145,000.00 | \$ 41,083.00 | \$ 186,083.00 | 1980 | 1,134 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 69595 | 801 | | PETERS COLONY | | 0.09 | \$ 145,000.00 | \$ 163,107.00 | \$ 308,107.00 | 2011 | 1,489 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21973 | 606 | | ROSS | | 0.11 | \$ 145,000.00 | \$ 6,478.00 | \$ 151,478.00 | 1975 | 480 | YES | VACANT | Residential | SF-7 | SF-7 | A1 | No |

| | | | | | | | | | | | | | | | | | | | | |
|-------|---------|---|----------------|-----|------|----|------------|----|------------|----|------------|------|-------|-----|--------|-----------------|-------|-------|----|-----|
| 14604 | 803 | | LAMAR | | 0.21 | \$ | 145,000.00 | \$ | 31,797.00 | \$ | 176,797.00 | 1982 | 1,152 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | Yes |
| 14383 | 706 | | SHERMAN | ST | 0.15 | \$ | 145,000.00 | \$ | 265,291.00 | \$ | 410,291.00 | 2020 | 1,851 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14384 | 708 | | SHERMAN | ST | 0.15 | \$ | 184,150.00 | \$ | 115,850.00 | \$ | 300,000.00 | 1974 | 1,288 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14386 | 710 | | SHERMAN | ST | 0.16 | \$ | 184,150.00 | \$ | 123,996.00 | \$ | 308,146.00 | 1994 | 1,200 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14387 | 712 | | SHERMAN | ST | 0.16 | \$ | 131,900.00 | \$ | - | \$ | 131,900.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 14381 | 608 | E | BOYDSTUN | AVE | 0.14 | \$ | 184,150.00 | \$ | 119,806.00 | \$ | 303,956.00 | 1975 | 874 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14382 | 704 | | SHERMAN | ST | 0.15 | \$ | 184,150.00 | \$ | 44,699.00 | \$ | 228,849.00 | 1980 | 936 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14385 | | | SHERMAN | ST | 0.15 | \$ | 184,150.00 | \$ | - | \$ | 184,150.00 | | | NO | BUILT | Residential | SF-7 | SF-7 | C1 | No |
| 64641 | 709 | | PETERS COLONY | | 0.24 | \$ | 145,000.00 | \$ | 193,000.00 | \$ | 338,000.00 | 2006 | 1,330 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 64640 | 715 | | PETERS COLONY | | 0.24 | \$ | 145,000.00 | \$ | 222,193.00 | \$ | 367,193.00 | 2006 | 1,330 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 64639 | 609 | E | ROSS | ST | 0.15 | \$ | 145,000.00 | \$ | 157,263.00 | \$ | 302,263.00 | 2006 | 1,362 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21955 | 701 | | SAM HOUSTON | ST | 0.11 | \$ | 145,000.00 | \$ | 261,356.00 | \$ | 406,356.00 | 2017 | 1,565 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21950 | 705 | | SAM HOUSTON | | 0.16 | \$ | 145,000.00 | \$ | 41,881.00 | \$ | 186,881.00 | 1973 | 1,456 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21948 | 302 | E | BOYDSTUN | AVE | 0.12 | \$ | 145,000.00 | \$ | 28,492.00 | \$ | 173,492.00 | 1985 | 600 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21952 | 707 | | SAM HOUSTON | | 0.14 | \$ | 145,000.00 | \$ | 110,281.00 | \$ | 255,281.00 | 1975 | 1,162 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14832 | 1007 | | SAM HOUSTON | | 0.16 | \$ | 140,000.00 | \$ | - | \$ | 140,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 14831 | 1005 | | SAM HOUSTON | | 0.14 | \$ | 145,000.00 | \$ | 14,087.00 | \$ | 159,087.00 | 1956 | 624 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14833 | 1009 | | SAM HOUSTON | | 0.12 | \$ | 145,000.00 | \$ | 146,364.00 | \$ | 291,364.00 | 2004 | 1,450 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14822 | | | DICKEY | ST | 0.26 | \$ | 145,000.00 | \$ | - | \$ | 145,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 21954 | 710 | | DAVY CROCKETT | | 0.32 | \$ | 145,000.00 | \$ | 25,420.00 | \$ | 170,420.00 | 1975 | 1,013 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14811 | 1101 | S | GOLIAD | | 0.20 | \$ | 225,580.00 | \$ | 216,074.00 | \$ | 441,654.00 | 1988 | 6,870 | NO | BUILT | Non-Residential | C | C | F1 | No |
| 21932 | 802 | | SAM HOUSTON | | 0.14 | \$ | 145,000.00 | \$ | 39,954.00 | \$ | 184,954.00 | 1975 | 1,653 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21931 | 800 | | SAM HOUSTON | | 0.16 | \$ | 145,000.00 | \$ | 110,283.00 | \$ | 255,283.00 | 1979 | 1,539 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14846 | | | BOURN | | 0.13 | \$ | 87,000.00 | \$ | - | \$ | 87,000.00 | | | NO | BUILT | Residential | SF-7 | SF-7 | C1 | No |
| 14847 | 208 | | BOURN | | 0.17 | \$ | 145,000.00 | \$ | 113,806.00 | \$ | 258,806.00 | 2003 | 858 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14841 | 905 | | SAM HOUSTON | | 0.16 | \$ | 72,500.00 | \$ | 21,442.00 | \$ | 93,942.00 | 1967 | 828 | YES | BUILT | Residential | SF-7 | SF-7 | | No |
| 14849 | 906 | | SAM HOUSTON | | 0.16 | \$ | 145,000.00 | \$ | 177,862.00 | \$ | 322,862.00 | 2004 | 1,044 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14826 | | | SAM HOUSTON | | 0.18 | \$ | 12,000.00 | \$ | 1,476.00 | \$ | 13,476.00 | 1980 | 1,480 | NO | BUILT | Residential | SF-7 | SF-7 | C2 | No |
| 14825 | 1006 | | SAM HOUSTON | | 0.19 | \$ | 145,000.00 | \$ | 149,652.00 | \$ | 294,652.00 | 1987 | 1,600 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14824 | 1008 | | SAM HOUSTON | | 0.17 | \$ | 145,523.00 | \$ | 19,255.00 | \$ | 164,778.00 | 1955 | 860 | YES | BUILT | Residential | SF-7 | SF-7 | F1 | No |
| 14823 | 1010 | | SAM HOUSTON | | 0.16 | \$ | 125,900.00 | \$ | - | \$ | 125,900.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 14855 | 1012 | | SAM HOUSTON | | 0.13 | \$ | 76,305.00 | \$ | - | \$ | 76,305.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 14448 | | | LAMAR | | 0.16 | \$ | 73,660.00 | \$ | - | \$ | 73,660.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | Yes |
| 14449 | | | BOURN | ST | 1.40 | \$ | 184,150.00 | \$ | - | \$ | 184,150.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | Yes |
| 27046 | | | CLARK | | 1.51 | \$ | 160,083.00 | \$ | - | \$ | 160,083.00 | | | NO | BUILT | Non-Residential | PD-52 | HC | C2 | Yes |
| 14842 | 308 | | BOURN | | 0.17 | \$ | 290,000.00 | \$ | 24,788.00 | \$ | 314,788.00 | 1979 | 1,044 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 13142 | 408 | | BOURN | AVE | 0.34 | \$ | 145,000.00 | \$ | 120,076.00 | \$ | 265,076.00 | 1998 | 1,130 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14835 | 1008 | | DAVY CROCKETT | | 0.12 | \$ | 145,000.00 | \$ | 30,274.00 | \$ | 175,274.00 | 1968 | 960 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14834 | 1006 | | DAVY CROCKETT | | 0.19 | \$ | 145,000.00 | \$ | 168,058.00 | \$ | 313,058.00 | 1940 | 1,458 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14837 | 308 | | EMMA JANE | | 0.21 | \$ | 145,000.00 | \$ | 173,847.00 | \$ | 318,847.00 | 2004 | 1,543 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14836 | 310 | | EMMA JANE | | 0.26 | \$ | 145,000.00 | \$ | 24,998.00 | \$ | 169,998.00 | 1975 | 1,056 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14840 | 907 | | SAM HOUSTON | | 0.19 | \$ | 145,000.00 | \$ | 53,736.00 | \$ | 198,736.00 | 1997 | 928 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14839 | | | EMMA | LN | 0.12 | \$ | 142,586.00 | \$ | - | \$ | 142,586.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | A5 | No |
| 14838 | 309 | | EMMA JANE | ST | 0.13 | \$ | 145,000.00 | \$ | 166,382.00 | \$ | 311,382.00 | 2014 | 1,460 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14827 | 206-207 | | EMMA JANE | ST | 0.14 | \$ | 145,000.00 | \$ | 68,346.00 | \$ | 213,346.00 | 1967 | 1,680 | NO | BUILT | Residential | SF-7 | SF-7 | B1 | No |
| 21985 | 302 | E | ROSS | | 0.14 | \$ | 145,000.00 | \$ | 164,320.00 | \$ | 309,320.00 | 2013 | 1,420 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21986 | | | DAVEY CROCKETT | | 0.17 | \$ | 145,000.00 | \$ | - | \$ | 145,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C2 | No |
| 21991 | 301 | E | BOURN | ST | 0.23 | \$ | 179,816.00 | \$ | 76,397.00 | \$ | 256,213.00 | 1920 | 3,578 | NO | BUILT | Residential | SF-7 | QP | F1 | No |
| 21990 | 809 | | SAM HOUSTON | | 0.23 | \$ | 145,000.00 | \$ | 30,658.00 | \$ | 175,658.00 | 1969 | 1,200 | NO | BUILT | Residential | SF-7 | SF-7 | B2 | No |
| 21988 | 805 | | SAM HOUSTON | | 0.23 | \$ | 145,000.00 | \$ | - | \$ | 145,000.00 | | | NO | VACANT | Residential | SF-7 | SF-7 | C1 | No |
| 83705 | 304 | E | ROSS | AVE | 0.14 | \$ | 145,000.00 | \$ | 160,303.00 | \$ | 305,303.00 | 2012 | 1,400 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21937 | 606 | E | BOYDSTUN | AVE | 0.12 | \$ | 145,000.00 | \$ | 2,350.00 | \$ | 147,350.00 | 1957 | 823 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 47006 | 811 | | DAVY CROCKETT | ST | 0.11 | \$ | 145,000.00 | \$ | 129,979.00 | \$ | 274,979.00 | 1998 | 1,095 | NO | BUILT | Residential | MF-14 | MF-14 | A1 | No |
| 21981 | 812 | | PETERS COLONY | | 0.09 | \$ | 145,000.00 | \$ | 46,882.00 | \$ | 191,882.00 | 1980 | 1,016 | NO | BUILT | Residential | MF-14 | MF-14 | A1 | No |
| 21936 | 805 | | THROCKMORTON | | 0.14 | \$ | 145,000.00 | \$ | 157,955.00 | \$ | 302,955.00 | 2017 | 1,084 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21933 | 804 | | SAM HOUSTON | | 0.14 | \$ | 145,000.00 | \$ | 37,665.00 | \$ | 182,665.00 | 1975 | 1,508 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21996 | 815 | | THROCKMORTON | | 0.13 | \$ | 145,000.00 | \$ | 167,087.00 | \$ | 312,087.00 | 2004 | 1,721 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21997 | 203 | E | BOURN | | 0.11 | \$ | 145,000.00 | \$ | 16,943.00 | \$ | 161,943.00 | 1960 | 832 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21995 | 207 | | BOURN | AVE | 0.23 | \$ | 145,000.00 | \$ | 94,149.00 | \$ | 239,149.00 | 1995 | 1,525 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21983 | | | PETERS COLONY | | 0.35 | \$ | 130,500.00 | \$ | - | \$ | 130,500.00 | | | NO | VACANT | Residential | MF-14 | MF-14 | C1 | Yes |
| 21982 | 504 | | ROSS | | 0.10 | \$ | 145,000.00 | \$ | 262,760.00 | \$ | 407,760.00 | 2017 | 420 | YES | BUILT | Residential | MF-14 | MF-14 | A1 | No |
| 21978 | 801 | | DAVY CROCKETT | | 0.47 | \$ | 62,617.00 | \$ | 12,600.00 | \$ | 75,217.00 | 1980 | 2,177 | NO | BUILT | Non-Residential | MF-14 | OS | C1 | Yes |
| 86946 | 809 | | DAVY CROCKETT | | 0.19 | \$ | 145,000.00 | \$ | 34,358.00 | \$ | 179,358.00 | 1955 | 1,463 | NO | BUILT | Residential | MF-14 | MF-14 | A1 | Yes |
| 86947 | | | PETERS COLONY | ST | 0.17 | \$ | 145,000.00 | \$ | - | \$ | 145,000.00 | | | NO | VACANT | Residential | MF-14 | MF-14 | C1 | Yes |
| 21993 | 806 | | SAM HOUSTON | ST | 0.11 | \$ | 145,000.00 | \$ | 226,481.00 | \$ | 371,481.00 | 2017 | 1,547 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 88708 | 808 | | SAM HOUSTON | ST | 0.11 | \$ | 145,000.00 | \$ | 182,002.00 | \$ | 327,002.00 | 2015 | 1,154 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21994 | 807 | | THROCKMORTON | | 0.23 | \$ | 145,000.00 | \$ | 117,383.00 | \$ | 262,383.00 | 1988 | 2,284 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 91090 | 703 | | SAM HOUSTON | ST | 0.11 | \$ | 145,000.00 | \$ | 240,553.00 | \$ | 385,553.00 | 2017 | 1,532 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21949 | 304 | E | BOYDSTUN | AVE | 0.18 | \$ | 243,600.00 | \$ | 46,400.00 | \$ | 290,000.00 | 1980 | 1,178 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 21937 | 606 | E | BOYDSTUN | AVE | 0.12 | \$ | 145,000.00 | \$ | 2,350.00 | \$ | 147,350.00 | 1957 | 823 | YES | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14390 | 801 | | LAMAR | | 0.12 | \$ | 145,000.00 | \$ | 196,752.00 | \$ | 341,752.00 | 2017 | 1,326 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |

| | | | | | | | | | | | | | | | | | | | |
|----------------|-----|---------------|-------|-------|----|---------------|----|---------------|----|---------------|------|-------|--------|-------------|-------------|-------|-------|----|-----|
| 95761 | N/A | | | 0.10 | \$ | 145,000.00 | \$ | - | \$ | 145,000.00 | | NO | VACANT | Residential | SF-7 | SF-7 | A1 | No | |
| 97706 | 302 | EMMA JANE | | 0.15 | \$ | 145,000.00 | \$ | 283,235.00 | \$ | 428,235.00 | 2018 | 1,843 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 97707 | 304 | EMMA JANE | | 0.15 | \$ | 145,000.00 | \$ | 246,437.00 | \$ | 391,437.00 | 2018 | 1,843 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 14850 | 208 | EMMA JANE | ST | 0.17 | \$ | 145,000.00 | \$ | 245,000.00 | \$ | 390,000.00 | 2019 | 1,800 | NO | BUILT | Residential | SF-7 | SF-7 | A1 | No |
| 101861 | 705 | PETERS COLONY | | 0.24 | \$ | 145,000.00 | \$ | 305,000.00 | \$ | 450,000.00 | 2020 | 1,813 | NO | BUILT | Residential | SF-7 | SF-7 | | No |
| 21940 | 703 | PETERS COLONY | | 0.24 | \$ | 145,000.00 | \$ | 344,522.00 | \$ | 489,522.00 | 2020 | 1,813 | NO | BUILT | Residential | SF-7 | SF-7 | C1 | No |
| 21984 | | E | BOURN | 0.11 | \$ | 145,000.00 | \$ | 338,558.00 | \$ | 483,558.00 | 2021 | 531 | YES | BUILT | Residential | MF-14 | MF-14 | | No |
| 14445 | 715 | SHERMAN | ST | 0.03 | \$ | 184,150.00 | \$ | - | \$ | 184,150.00 | | | NO | BUILT | Residential | SF-7 | SF-7 | C1 | Yes |
| TOTAL: | | | | 32.28 | \$ | 21,194,858.00 | \$ | 14,611,003.00 | \$ | 35,805,861.00 | | | | | | | | | |
| ROW: | | | | 11.67 | | | | | | | | | | | | | | | |
| TOTAL ACREAGE: | | | | 43.95 | | | | | | | | | | | | | | | |



| ZONING | ZONING ACREAGE | % | LOT COUNT | LOT ACREAGE | BUILT LOTS | VACANT LOTS |
|--------|-------------------|---------|--------------|----------------|---------------|----------------|
| SF-7 | 35.64 | 100.00% | 133 | 26.84 | 110 | 23 |
| | | | ROW | 8.80 | | |
| | 35.64 | 100.00% | 133 | | 110 | 23 |



City of Rockwall
 Planning and 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 Information is the sole responsibility of the end user.





- (J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in [Subsection \(I\), Streetscape Elements, of Section 04.07, Downtown \(DT\) District, of the Unified Development Code \(UDC\)](#).
- (K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

- (A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- ~~(B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.~~
- ~~(C) Area Requirements.~~
- ~~(1) Minimum lot area: 5,000 square feet.~~
 - ~~(2) Maximum number of single-family detached dwellings units per lot: One.~~
 - ~~(3) Minimum square footage per dwelling unit: 900 square feet.~~
 - ~~(4) Minimum lot frontage on a public street: 50 feet.~~
 - ~~(5) Minimum lot depth: 100 feet.~~
 - ~~(6) Minimum depth of front yard setback: 20 feet.~~
 - ~~(7) Minimum depth of rear yard setback: 10 feet.~~
 - ~~(8) Minimum width of side yard setback:~~
 - ~~(a) Internal lot: 6 feet.~~
 - ~~(b) Abutting street: 15 feet.~~
 - ~~(c) Abutting an arterial: 20 feet.~~
 - ~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
 - ~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~
 - ~~(11) Maximum building coverage as a percentage of lot area: 40%.~~
 - ~~(12) Maximum building height: 32 feet.~~

- ~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, Parking and Loading, of the Unified Development Code (UDC).~~

- ~~(D)(B)~~ Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the ~~planning~~ Planning and ~~zoning~~ Zoning department/Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 06.05, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS, EXHIBITS 'A' THROUGH 'E'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council in accordance with Subsections 02.01(B)(1) and 02.01(C)(1) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make changes to the Southside Residential Neighborhood Overlay (SRO) District as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; and,

WHEREAS, the Southside Residential Neighborhood Overlay (SRO) District was adopted on June 3, 1996 by Ordinance No. 96-12 for the purpose of allowing "...flexibility necessary for the redevelopment [of the Southside Neighborhood] while protecting the integrity of the neighborhood ..."; and,

WHEREAS, the City Council of the City of Rockwall has determined that changes to the Southside Residential Neighborhood Overlay (SRO) District -- *including changing the boundaries of the district* -- are needed to ensure the district continues to preserve the Southside Neighborhood while accommodating new residential infill development within the district; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that Ordinance No. 96-12 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 by Ordinance No. 96-12;

SECTION 2. That the current boundaries of the Southside Residential Neighborhood Overlay (SRO) District are described in *Exhibit 'A'* of this ordinance and depicted in *Exhibit 'B'* of this ordinance;

SECTION 3. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the boundary of the Southside Residential Neighborhood Overlay (SRO) District as described in *Exhibit 'C'* of this ordinance and depicted in *Exhibit 'D'* of this ordinance;

SECTION 4. That Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'E'* of this ordinance;

SECTION 5. That the official zoning map of the City of Rockwall be corrected to reflect the changes in

the zoning described herein;

SECTION 6. 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 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. 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 6TH DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

EXHIBIT 'A'

*Description of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District as Approved by Ordinance No. 96-12*

BEING 43.955 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);

- 1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
- 2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
- 3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
- 4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
- 5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
- 6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54'-33" West, and a chord distance of 348.927 feet;
- 7 **THENCE** continuing along said curve to the left, having an angle of 05°-42'-17", and a radius of 3,874.726 feet, with a chord bearing of South 24°-28'-34" West, and a chord distance of 385.639 feet;
- 8 **THENCE** North 53°-43'-12" West, a distance of 53.345 feet to a point;
- 9 **THENCE** North 42°-12'-26" West, a distance of 142.839 feet to a point;
- 10 **THENCE** North 42°-18'-05" West, a distance of 197.046 feet to a point;
- 11 **THENCE** North 41°-50'-24" West, a distance of 142.159 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 16°-06'-50", and a radius of 535.538 feet, with a chord bearing of North 33°-59'-03" East, and a chord distance of 150.119 feet;
- 13 **THENCE** continuing along said curve to the left, having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
- 14 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
- 15 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
- 16 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
- 17 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
- 18 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
- 19 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
- 20 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
- 21 **THENCE** North 00°-18'-59" West, a distance of 90.722 feet for a corner;
- 22 **THENCE** South 89°-24'-02" West, to the approximate Centerline of South Goliad Street, a distance of 288.387 feet for a corner;
- 23 **THENCE** North 03°-37'-36" East, along said Centerline, a distance of 71.405 feet for a corner;
- 24 **THENCE** North 89°-13'-13" East, a distance of 253.722 feet for a corner;
- 25 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
- 26 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
- 27 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
- 28 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydston Avenue, a distance of 542.823 feet to a point;
- 29 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
- 30 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
- 31 **THENCE** North 89°-09'-02" East, a distance of 285.502 feet to a point;
- 32 **THENCE** South 00°-26'-15" East, along the approximate Centerline of South Clark Street, a distance of 508.037 feet to a point;
- 33 **THENCE** South 00°-02'-43" East, a distance of 255.536 feet to the beginning of a curve;
- 34 **THENCE** along said curve to the left having an angle of 04°-24'-39", and a radius of 2641.593 feet, with a chord bearing of South 52°-48'-37" West, and a chord distance of 203.31 feet;
- 35 **THENCE** continuing along said curve to the left having an angle of 00°-26'-58", and a radius of 4328.33 feet, with a chord bearing of South 50°-22'-50" West, and a chord distance of 33.944 feet;
- 36 **THENCE** South 88°-31'-09" West, a distance of 84.579 feet for a corner;

EXHIBIT 'A'

*Description of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District as Approved by Ordinance No. 96-12*

- 37 **THENCE** South $87^{\circ}-51'-02''$ West, a distance of 181.023 feet to a point;
38 **THENCE** South $89^{\circ}-57'-17''$ West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
39 **THENCE** South $00^{\circ}-04'-29''$ East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 43.955 acres of land (1,914,686.560 square feet) more or less.

EXHIBIT 'B'

*Depiction of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District as Approved by Ordinance No. 96-12*



EXHIBIT 'C'

*Description of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District*

BEING 35.632 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);

- 1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
- 2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
- 3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
- 4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
- 5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
- 6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54'-33" West, and a chord distance of 348.927 feet;
- 7 **THENCE** North 68°-36'-05" West, a distance of 65.092 feet to a point;
- 8 **THENCE** North 70°-03'-36" West, a distance of 367.083 feet to a point;
- 9 **THENCE** North 70°-28'-57" West, a distance of 37.111 feet to the beginning of a curve;
- 10 **THENCE** along said curve to the left having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
- 11 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
- 12 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
- 13 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
- 14 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
- 15 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
- 16 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
- 17 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
- 18 **THENCE** North 00°-18'-59" West, a distance of 162.886 feet for a corner;
- 19 **THENCE** South 89°-06'-13" West, a distance of 29.761 feet for a corner;
- 20 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
- 21 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
- 22 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
- 23 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydston Avenue, a distance of 542.823 feet to a point;
- 24 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
- 25 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
- 26 **THENCE** South 13°-00'-08" East, a distance of 28.997 feet to a point;
- 27 **THENCE** South 17°-14'-42" East, a distance of 160.325 feet to a point;
- 28 **THENCE** South 26°-04'-55" East, a distance of 170.351 feet to a point;
- 29 **THENCE** South 22°-05'-12" East, a distance of 99.356 feet for a corner;
- 30 **THENCE** South 88°-14'-08" West, a distance of 182.46 feet for a corner;
- 31 **THENCE** South 01°-09'-25" East, a distance of 95.897 feet for a corner;
- 32 **THENCE** North 89°-50'-52" East, a distance of 20.739 feet for a corner;
- 33 **THENCE** South 01°-33'-25" East, a distance of 378.308 feet for a corner;
- 34 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
- 35 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
- 36 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 35.632 acres of land (1,552,124.920 square feet) more or less.

SOUTHSIDE DISTRICT
35.632 AC (1,552,124.920 SF)

City of Rockwall

U.P. DALLAS GARLAND N.E. RAILROAD

ROCKWALL COUNTY LAW ENFORCEMENT CENTER

Landmarks:
Gloria Williams Park
ACE HARDWARE

Streets:
E ROSS ST
E BOURN ST
E CLARK ST
S HOUSTON ST
EMMA JANE ST
DICKY ST
MONARCH DR
JUBILEE ST
PROSPERITY TRL
COMMUNITY LN

Property Boundaries and Measurements:
 - N 89-11-4 E 542.823
 - E 89-44-54 E 293.06
 - N 88-54-8 E 219.483
 - S 13-08 E 17-14-42 E
 - S 28-97 160.325
 - S 26-4-55 E 170.951
 - S 22-5-72 E 99.358
 - S 33-14-3 W 182.46
 - N 89-50-52 E 20.739
 - S 1-9-23 160.96
 - S 33-33-33 E 52-3-1 S
 - S 87-51-2 W 181.023
 - S 89-57-17 W 438.243
 - S 0-4-29 E 166.197
 - S 89-39-28 W 128.809
 - S 0-34-31 E 473.988
 - N 87-43-46 E 28.96
 - N 88-58-53 E 111.243
 - N 89-56-26 E 121.614
 - CB N 19-15-0 E CL 124.541
 - Delta 13°-21'-16"
 - R 635.538
 - N 70-28-37 W 37.111
 - N 70-3-36 W 307.083
 - N 69-36-5 W 65.092
 - CB S 23-54-33 W CL 340.827
 - Delta 05°-09'-44"
 - R 3,874.728
 - S 88-36-15 W 112.868
 - N 24-59-7 W 63.396
 - N 0-56-20 E 118.181
 - N 1-53-7 W 160.64
 - N 0-1-7-48 E 164.502
 - S 88-33-45 W 47.169
 - S 89-44-51 W 28.524
 - N 0-18-50 W 162.886
 - N 5-13-3 W 447.103
 - N 89-51-1 E 245.805
 - S 89-6-13 W 29.781
 - S 0-20-55 W 169.793

EXHIBIT 'E'
**Changes to Subsection 06.05, Southside Residential Neighborhood
Overlay (SRO) District, of Article 05, District Development Standards, of the UDC**



(J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in Subsection (I), Streetscape Elements, of Section 04.07, Downtown (DT) District, of the Unified Development Code (UDC).

(K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

**SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD
OVERLAY (SRO) DISTRICT**

(A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

~~(B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF 7) District requirements.~~

~~(C) Area Requirements:~~

- ~~(1) Minimum lot area: 5,000 square feet.~~
- ~~(2) Maximum number of single-family detached dwellings units per lot: One.~~
- ~~(3) Minimum square footage per dwelling unit: 900 square feet.~~
- ~~(4) Minimum lot frontage on a public street: 50 feet.~~
- ~~(5) Minimum lot depth: 100 feet.~~
- ~~(6) Minimum depth of front yard setback: 20 feet.~~
- ~~(7) Minimum depth of rear yard setback: 40 feet.~~
- ~~(8) Minimum width of side yard setback:~~
 - ~~(a) Internal lot: 6 feet.~~
 - ~~(b) Abutting street: 15 feet.~~
 - ~~(c) Abutting an arterial: 20 feet.~~
- ~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
- ~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~
- ~~(11) Maximum building coverage as a percentage of lot area: 40%.~~
- ~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, Parking and Loading, of the Unified Development Code (UDC).~~

~~(D)(B) Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning-Planning and zoning Zoning departmentDepartment.~~

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, General Overlay District Standards.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and



CITY OF ROCKWALL CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: Z2025-053; *Specific Use Permit (SUP) for a Full-Service Car Wash and Auto Detail*

SUMMARY

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a *Full-Service Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

BACKGROUND

On November 7, 1960, the City Council approved the annexation of the subject property by adopting *Ordinance No. 60-04* [Case No. A1960-004]. According to the January 3, 1972 zoning map the subject property was zoned Multi-Family 1 (MF-1) District and Commercial (C) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Multi-Family 15 (MF-15) District and Commercial (C) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned to Commercial (C) District. This remains the current zoning designation of the subject property. On July 28, 2003, the City Council approved a plat for the subject property establishing it as Lot 1, Block A, The Woods at Rockwall addition. On February 6, 2017, City Council approved a Specific Use Permit (SUP) [Case No. Z2016-044] for a *Full-Service Carwash* by *Ordinance No. 17-09, S-162*. On December 18, 2017, the City Council approved a Site Plan [Case No. SP2017-039] for a *Full-Service Carwash*. On January 7, 2019, the City Council approved a Final Plat [Case No. P2018-044] for the subject property for the purpose of establishing the necessary easements for the development of a *Full-Service Carwash*; however, this plat was never filed with Rockwall County. On May 28, 2021, the applicant was sent a letter notifying them of the expiration of their Specific Use Permit (SUP) [Ordinance No. 17-09, S-162], Site Plan, and Final Plat due to inactivity. Staff has included this letter for reference within the packet.

PURPOSE

The applicant -- *Dub Douphrate of Douphrate and Associates* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Full-Service Car Wash and Auto Detail* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 2215 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.47-acre parcel of land (*i.e. Lot 3, Block A, The Woods at Rockwall*), which is currently vacant and zoned Commercial (C) District. Beyond this is the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]. Both of these roadways are identified as an A4D (*i.e. Arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land developed with a commercial/retail strip center zoned Commercial (C) District. Beyond this is Old Country Road, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an undeveloped 9.24-acre tract of land zoned Commercial (C) District.

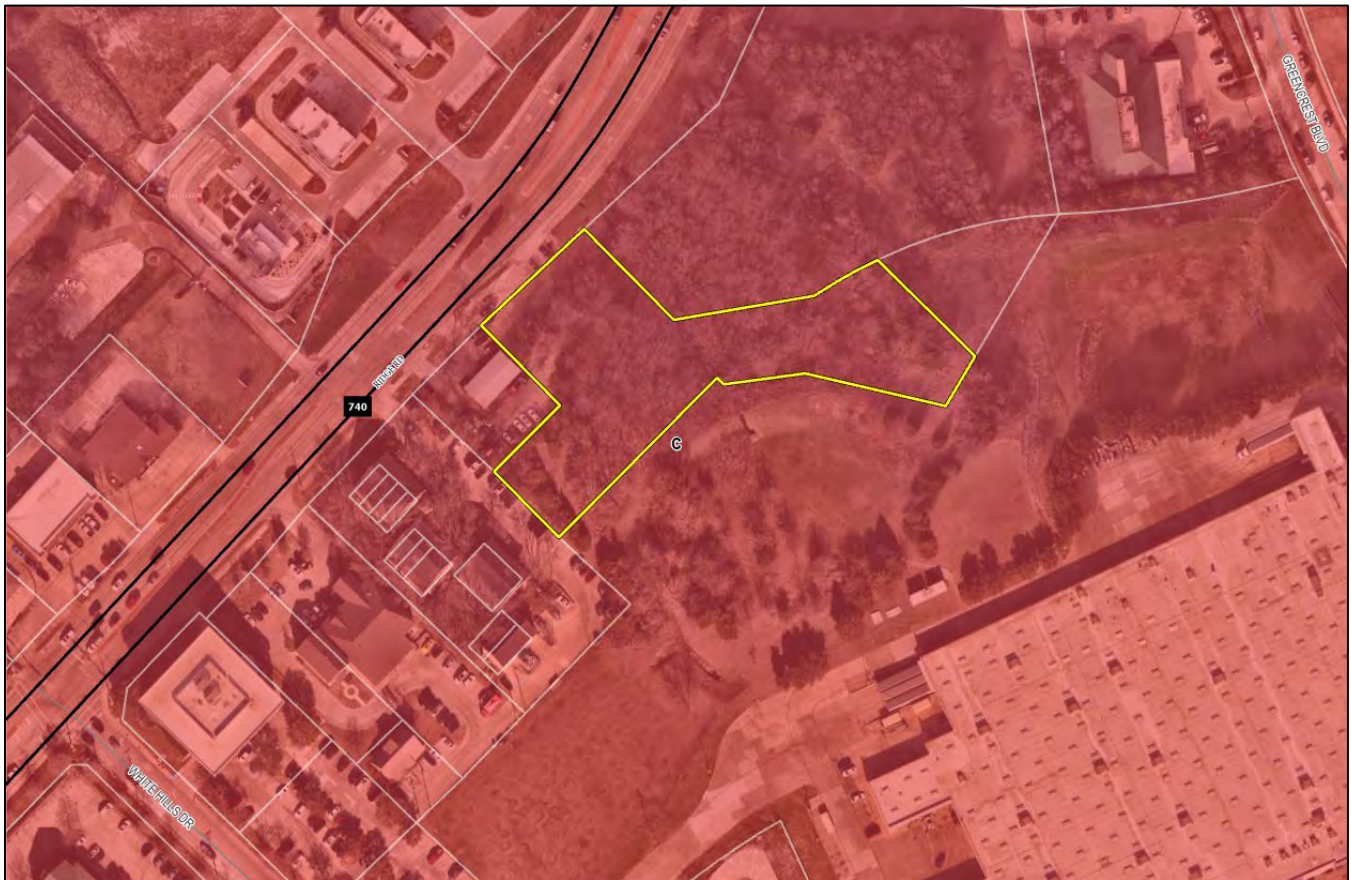
South: Directly south of the subject property is a 25.9263-acre parcel of land developed with a *Grocery Store* (i.e. *Walmart Superstore*) zoned Commercial (C) District. Beyond this is the frontage of IH-30, which is identified as a TXDOT6D (i.e. *Texas Department of Transportation principle arterial, six [6] lane roadway*).

East: Directly east of the subject property 2.47-acre parcel of land (i.e. *Lot 3, Block A, The Woods at Rockwall*), which is currently vacant and zoned Commercial (C) District. Beyond this is a 1.1988-acre parcel of land developed with a *Medical Office* (i.e. *Rockwall Surgery Center*) zoned Commercial (C) District. Beyond this is Greencrest Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 35.295-acre parcel of land developed with a *High School* (i.e. *Rockwall High School*) zoned Commercial (C) District.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as a M4D (i.e. *major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sky Ridge Addition, which consists of six (6) parcels of land zoned Commercial (C) District. Beyond this is 2.95-acre parcel of land developed with a *House of Worship* (i.e. *Great Faith Church*) zoned Commercial (C) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a *Full-Service Car Wash and Auto Detail*. The proposed carwash will consist of a single entrance tunnel that has three (3) lanes of queuing. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be parallel to Ridge Road [FM-740]. Staff should note, the concept plan provided by the applicant is the same concept plan that was approved by February 6, 2017 by *Ordinance No. 17-09, S-162*.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Full-Service Car Wash and Auto Detail* requires a Specific Use Permit (SUP) in the Scenic Overlay (SOV District) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

- (a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume.
- (b) The car wash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan conforms to the conditional land use standards required for a *Full-Service Car Wash and Auto Detail*. With the approval of the original Specific Use Permit (SUP) [*Ordinance No. 17-09, S-162*], the City Council made a motion that added a condition of approval that the applicant provide additional landscape screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition. Staff has included this condition of approval within the *Draft Ordinance* as well and provided an exhibit showing the increased landscaping. Staff should note that the submitted building elevations do not appear to meet the minimum material standards of the Scenic Overlay (SOV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan; however, these elevations were the same elevations that were approved with the original site plan [*i.e. SP2017-039*].

STAFF ANALYSIS

The subject property is located within the Scenic Overlay (SOV District) District, which requires a Specific Use Permit (SUP) for a *Full-Service Car Wash and Auto Detail*. The intent of this overlay is to ensure that development along the City's primary commercial corridors reflects high-quality architectural and site design standards, given their visibility and role as major entry points into Rockwall. According to Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." It shall be the discretion of the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- to determine if the subject property is a compatible site for a *Full-Service Car Wash and Auto Detail*.

The applicant's request is identical to the Specific Use Permit (SUP) approved in 2017 and subsequently expired in 2021 due to inactivity. Since that time, there have been no zoning changes or significant shifts in adjacent land uses that would materially alter the land use compatibility analysis. The immediate surroundings remain dominated by Commercial (C) District zoning, including high-intensity retail uses to the south (Walmart Superstore), medical office to the east, and smaller commercial developments to the north and west. This context provides a degree of compatibility with the proposed use, particularly given its orientation along Ridge Road [FM-740], a major collector roadway.

From a design perspective, the proposed concept plan complies with the conditional standards outlined in the Unified Development Code (UDC) for *Full-Service Car Washes*. Entrances and exits are oriented away from Ridge Road, and the required 50-foot setback is observed. The proposed queuing lanes provide sufficient on-site circulation to prevent stacking into the public right-of-way; however, as mentioned previously the building elevations do not fully conform with Scenic Overlay (SOV) District architectural material requirements. Although the applicant has resubmitted the previously approved elevations, any future Site Plan application will require review by the Architectural Review Board (ARB) and Planning and Zoning Commission to ensure compliance with current standards.

Operationally, the carwash has the potential to generate moderate levels of traffic, noise, and light spillover, particularly during peak operating hours. These impacts are mitigated in part by the site's adjacency to commercial developments and by the recommended three (3) tiered landscape screening along the southern property line. This landscaping condition was previously imposed by City Council in 2017 and is again recommended as part of this Specific Use Permit (SUP). It will serve to buffer the car wash from nearby properties and uphold the intent of the Scenic Overlay (SOV) District. Staff should note that a noise study will also be required as part of the Site Plan process.

With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request, staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On August 20, 2025, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Full-Service Carwash and Auto Detail* then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Carwash* shall be setback a minimum of 50-feet from Ridge Road, and,
 - (c) The *Subject Property* shall incorporate and maintain three (3) tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Conway dissenting.



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)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: 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.
²: 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 _____

SUBDIVISION

Replat of the Woods at Rockwall Apts.

LOT

4

BLOCK

A

GENERAL LOCATION

Ridge Rd south of Yellowjacket Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Commercial

CURRENT USE

PROPOSED ZONING

Commercial

PROPOSED USE

Car Wash

ACREAGE

2.008

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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

RHC I Properties, LLC

☐ APPLICANT

Douphrate & Assoc., Inc.

CONTACT PERSON

CONTACT PERSON

Dub Douphrate

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

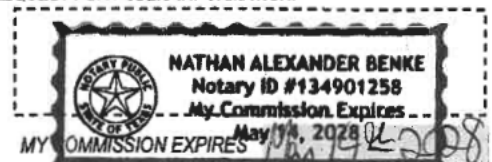
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Frank [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

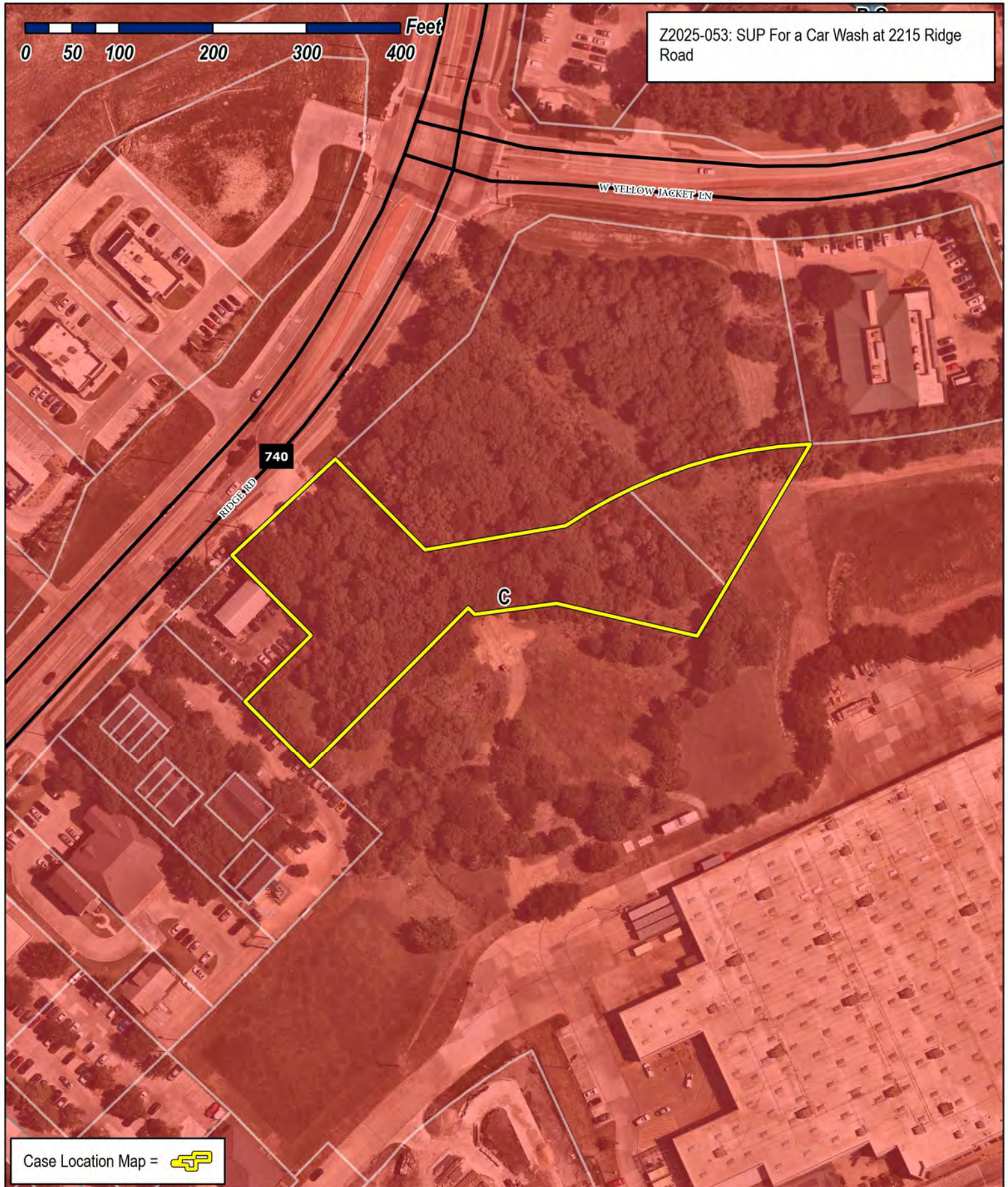
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2025. BY SIGNING THIS APPLICATION, 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 16th DAY OF July, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

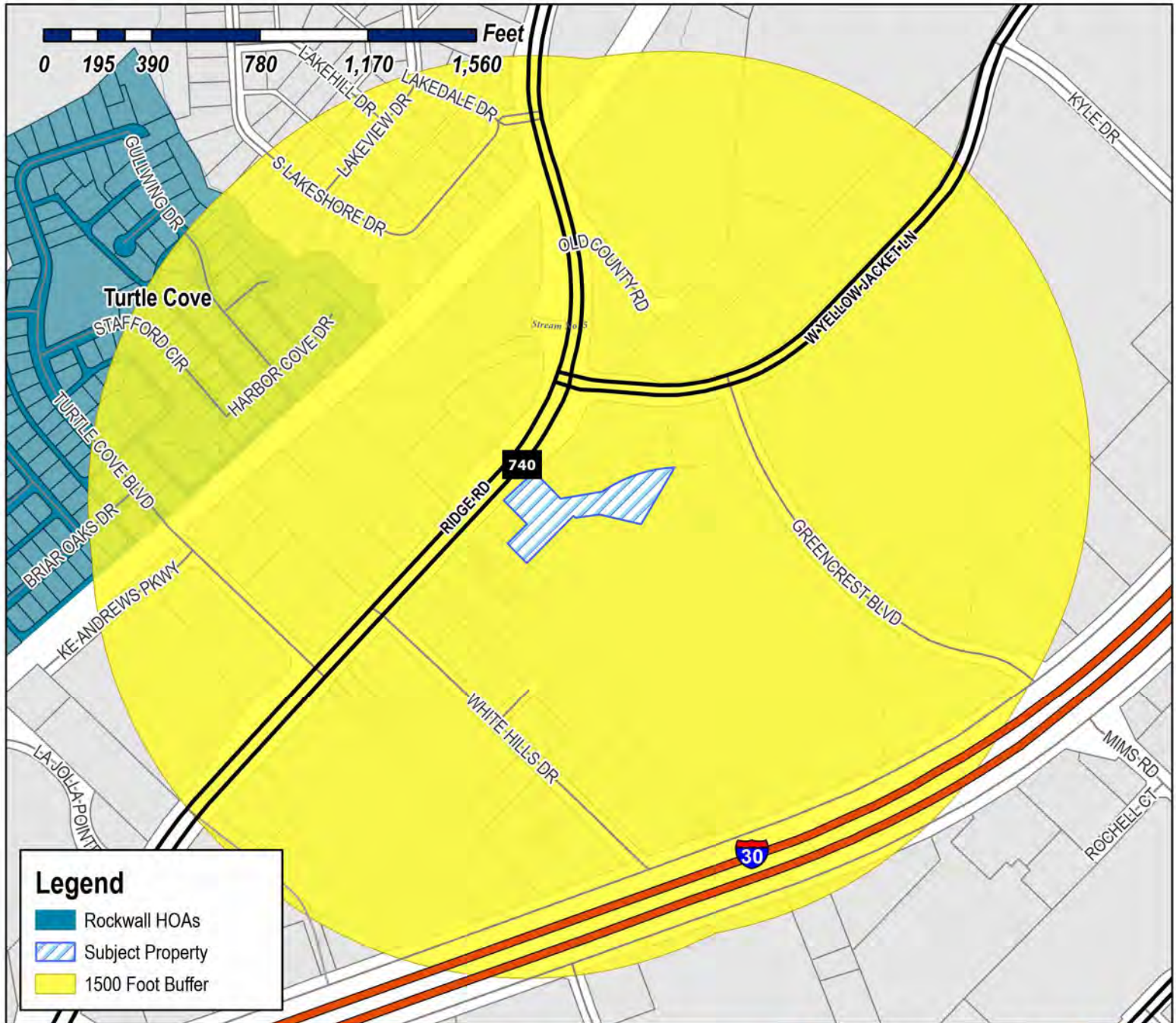




City of Rockwall

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

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.



Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215
Case Type: Ridge Road
Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

Date Saved: 8/14/2025

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-053}
Date: Thursday, August 21, 2025 8:09:24 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.15.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-053: SUP for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Melanie Zavala

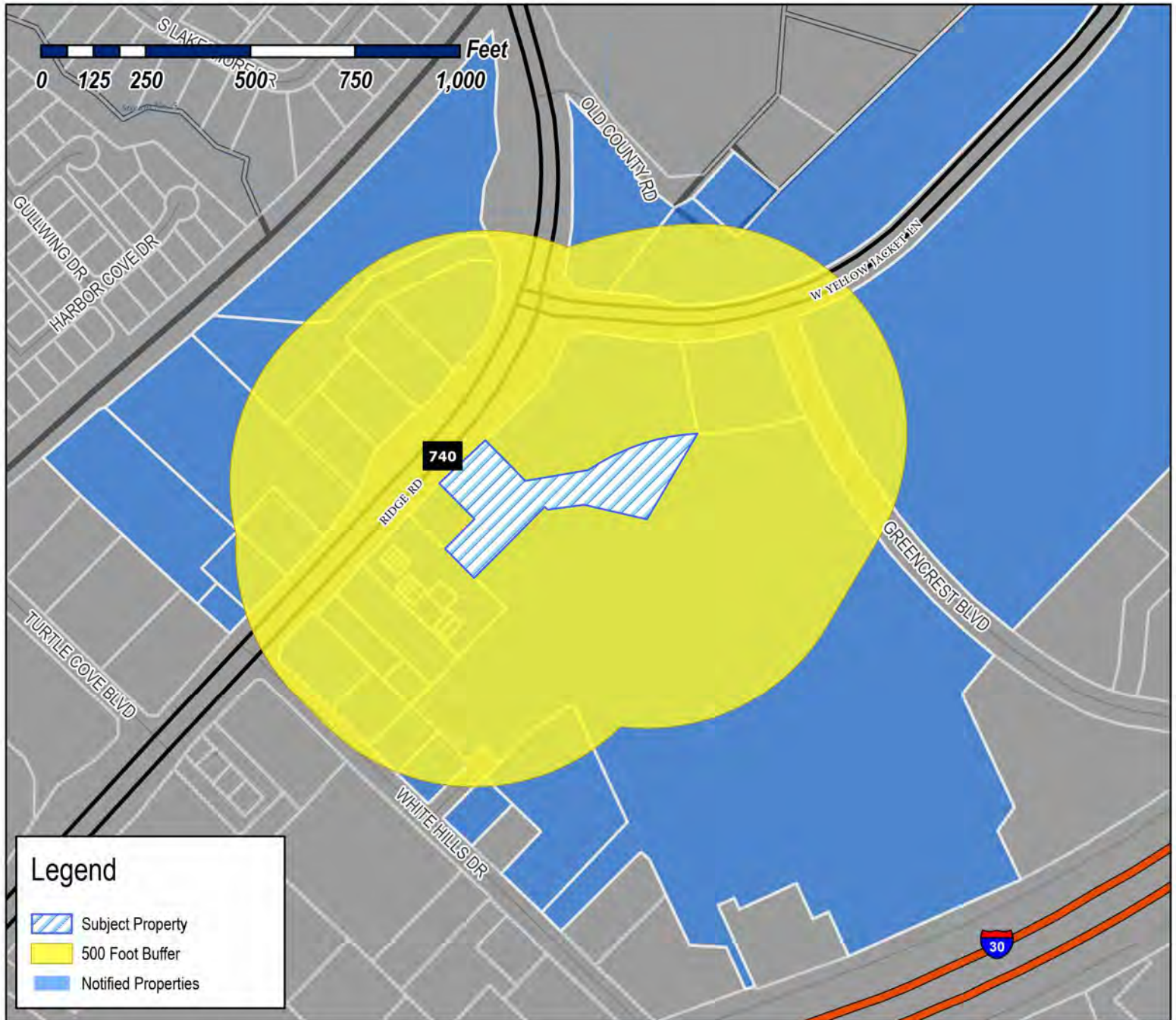
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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.



Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215 Ridge Road
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

Date Saved: 8/14/2025

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



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

BIGTX 825 W YELLOWJACKET LANE LLC
12007 SAN CHALIFORD CT
TAMPA, FL 33607

TRAVELERS PLAZA LLC
1324 SOMERSET COURT
ROCKWALL, TX 75032

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 22911

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

2210 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

MOUNTAINPRIZE INC
ATTN: PROPERTY TAX DEPT
200 Galleria Pkwy SE Ste 900
Atlanta, GA 30339

RESIDENT
2001 RIDGE RD
HEATH, TX 75032

RESIDENT
2135 RIDGE RD
Agoura Hills, CA 91301

RESIDENT
2200 RIDGE RD
GARLAND, TX 75044

RESIDENT
2205 RIDGE RD
Atlanta, GA 30339

RESIDENT
2210 RIDGE RD
Irving, TX 75038

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
Irving, TX 75038

RESIDENT
2225 RIDGE RD
SACHSE, TX 75048

RESIDENT
2230 RIDGE RD
Roseville, CA 95747

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2235 RIDGE RD
Rockwall, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2237 RIDGE RD
CHARLOTTESVILLE, VA 22911

RESIDENT
2245 RIDGE RD
HEATH, TX 75032

RESIDENT
2249 RIDGE RD
LUCAS, TX 75002

RESIDENT
2251 RIDGE RD
Dallas, TX 75204

RESIDENT
2255 RIDGE RD
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
San Antonio, TX 78240

RESIDENT
2308 RIDGE RD
Rockwall, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 Ridge Rd Ste B
Rockwall, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 Roadside Dr Ste 270
Agoura Hills, CA 91301

BEAUTY LEGACY LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
603 WHITE HILLS DR STE A
ROCKWALL, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

SHEIKHA INVESTMENTS LLC
7515 FOREST BEND DRIVE
PARKER, TX 75002

RESIDENT
782 I30
BENTONVILLE, AR 72716

RESIDENT
825 YELLOW JACKET LN
TAMPA, FL 33607

ROCKWALL ALIGNED REI LP
8637 Fredericksburg Rd Ste 360
San Antonio, TX 78240

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

PUBLIC NOTICE



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

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

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

Z2025-053: Specific Use Permit (SUP) for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-053: Specific Use Permit (SUP) for a Carwash

Please place a check mark on the appropriate line below:

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

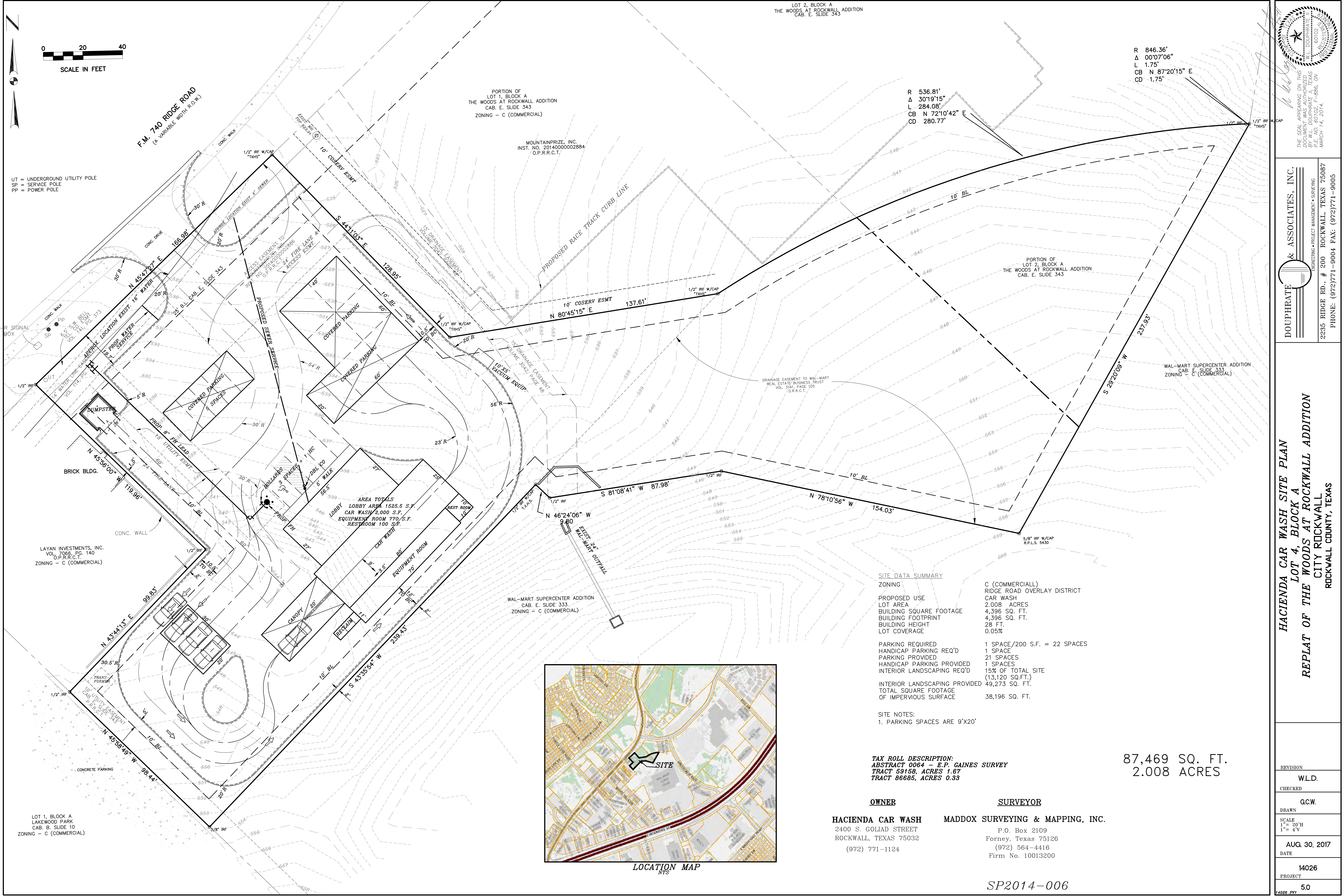
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE

PORTION OF
LOT 1, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343
ZONING - C (COMMERCIAL)

MOUNTAINPRIZE, INC.
INST. NO. 2014000002884
O.P.R.C.T.

R 536.81'
Δ 30°19'15"
L 284.08'
CB N 72°10'42" E
CD 280.77'

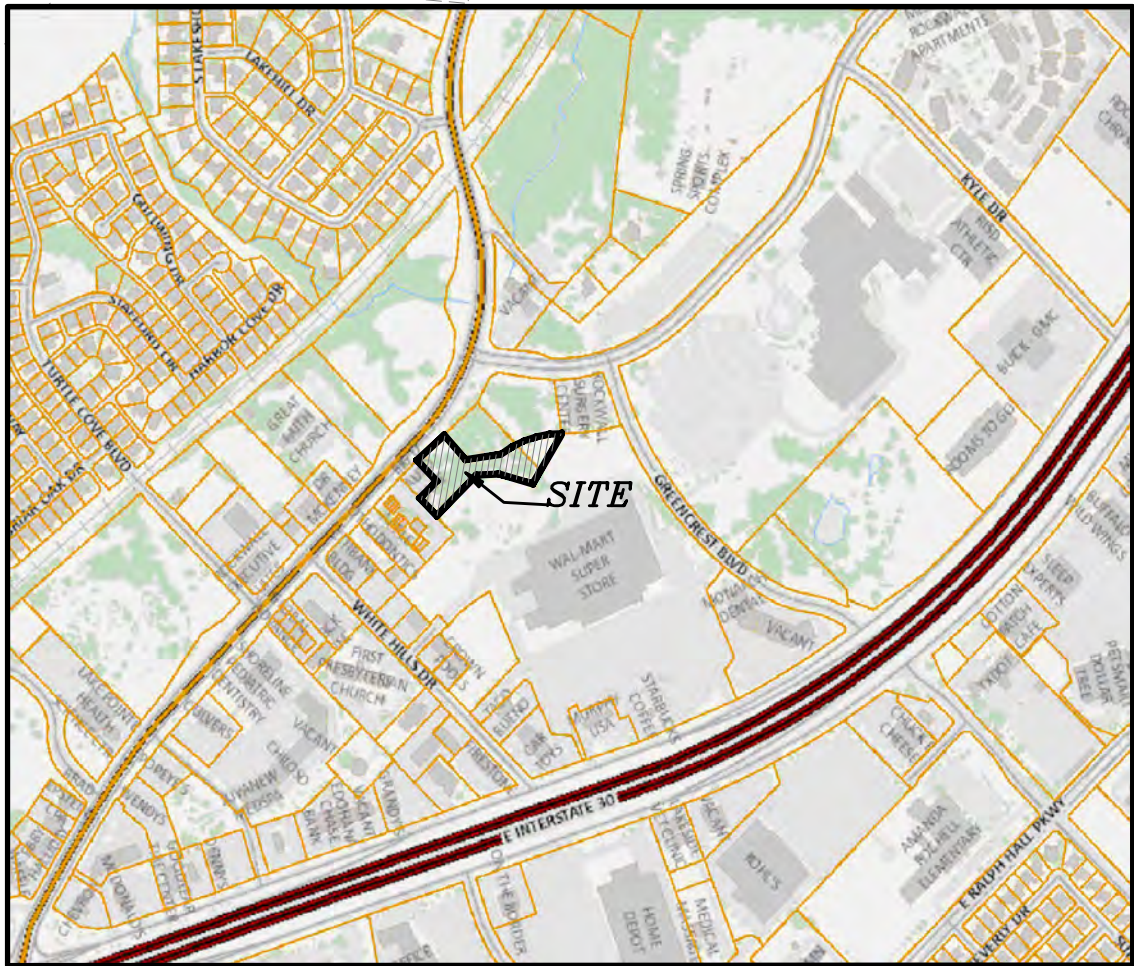
R 846.36'
Δ 00°07'06"
L 1.75'
CB N 87°20'15" E
CD 1.75'

PORTION OF
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343

WAL-MART SUPERCENTER ADDITION
CAB. E. SLIDE 333
ZONING - C (COMMERCIAL)

LAYAN INVESTMENTS, INC.
VOL. 7066, PG. 140
O.P.R.C.T.
ZONING - C (COMMERCIAL)

LOT 1, BLOCK A
LAKEWOOD PARK
CAB. E. SLIDE 10
ZONING - C (COMMERCIAL)



LOCATION MAP
NYS

SITE DATA SUMMARY

ZONING
C (COMMERCIAL)
RIDGE ROAD OVERLAY DISTRICT

PROPOSED USE
CAR WASH

LOT AREA
2.008 ACRES

BUILDING SQUARE FOOTAGE
4,396 SQ. FT.

BUILDING FOOTPRINT
4,396 SQ. FT.

BUILDING HEIGHT
28 FT.

LOT COVERAGE
0.05%

PARKING REQUIRED
1 SPACE/200 S.F. = 22 SPACES

HANDICAP PARKING REQ'D
1 SPACE

PARKING PROVIDED
21 SPACES

HANDICAP PARKING PROVIDED
1 SPACES

INTERIOR LANDSCAPING REQ'D
15% OF TOTAL SITE
(13,120 SQ.FT.)

INTERIOR LANDSCAPING PROVIDED
49,273 SQ. FT.

TOTAL SQUARE FOOTAGE
OF IMPERVIOUS SURFACE
38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TAX ROLL DESCRIPTION:
ABSTRACT 0064 - E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

87,469 SQ. FT.
2.008 ACRES

SP2014-006

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING • PROJECT MANAGEMENT • SURVEYING

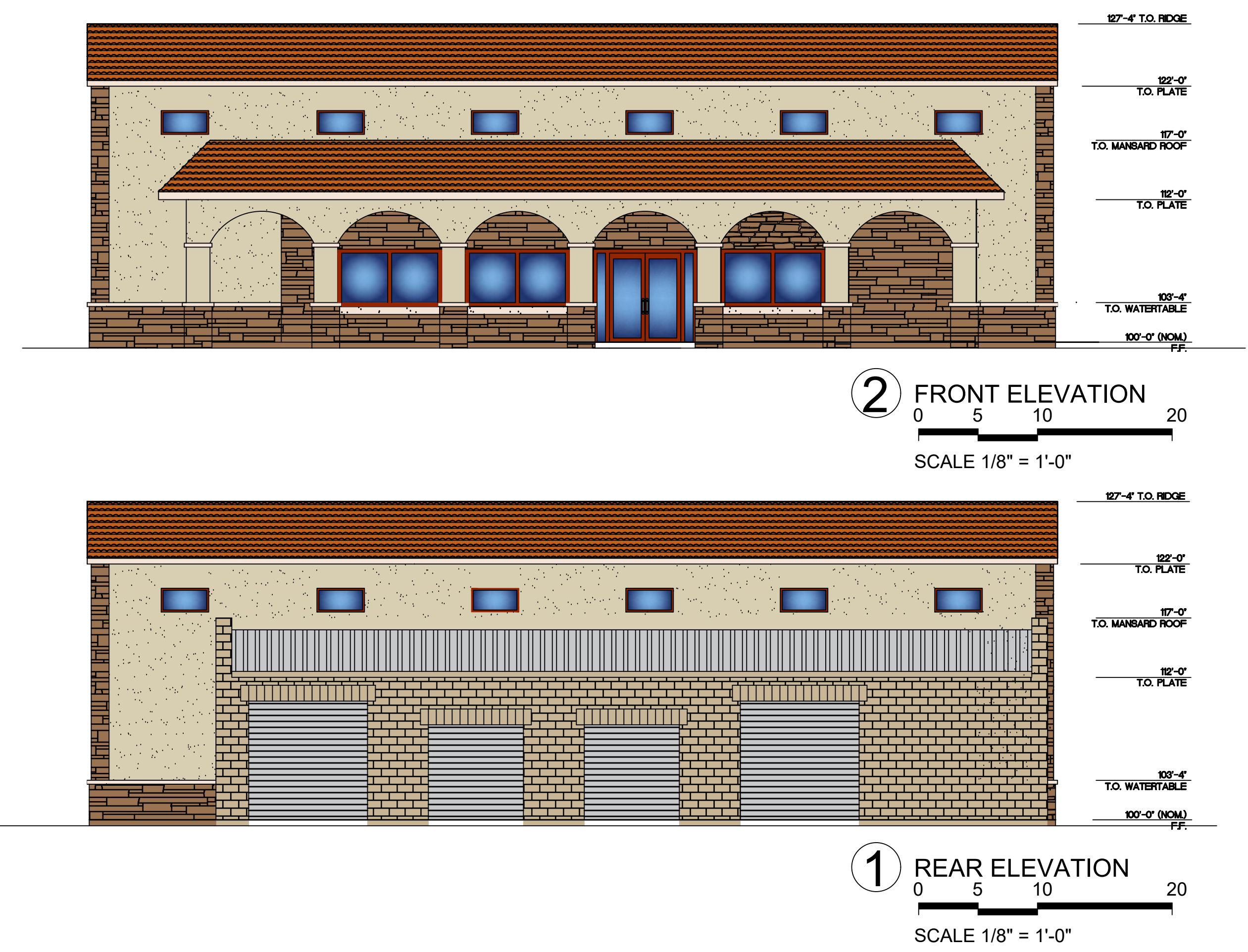
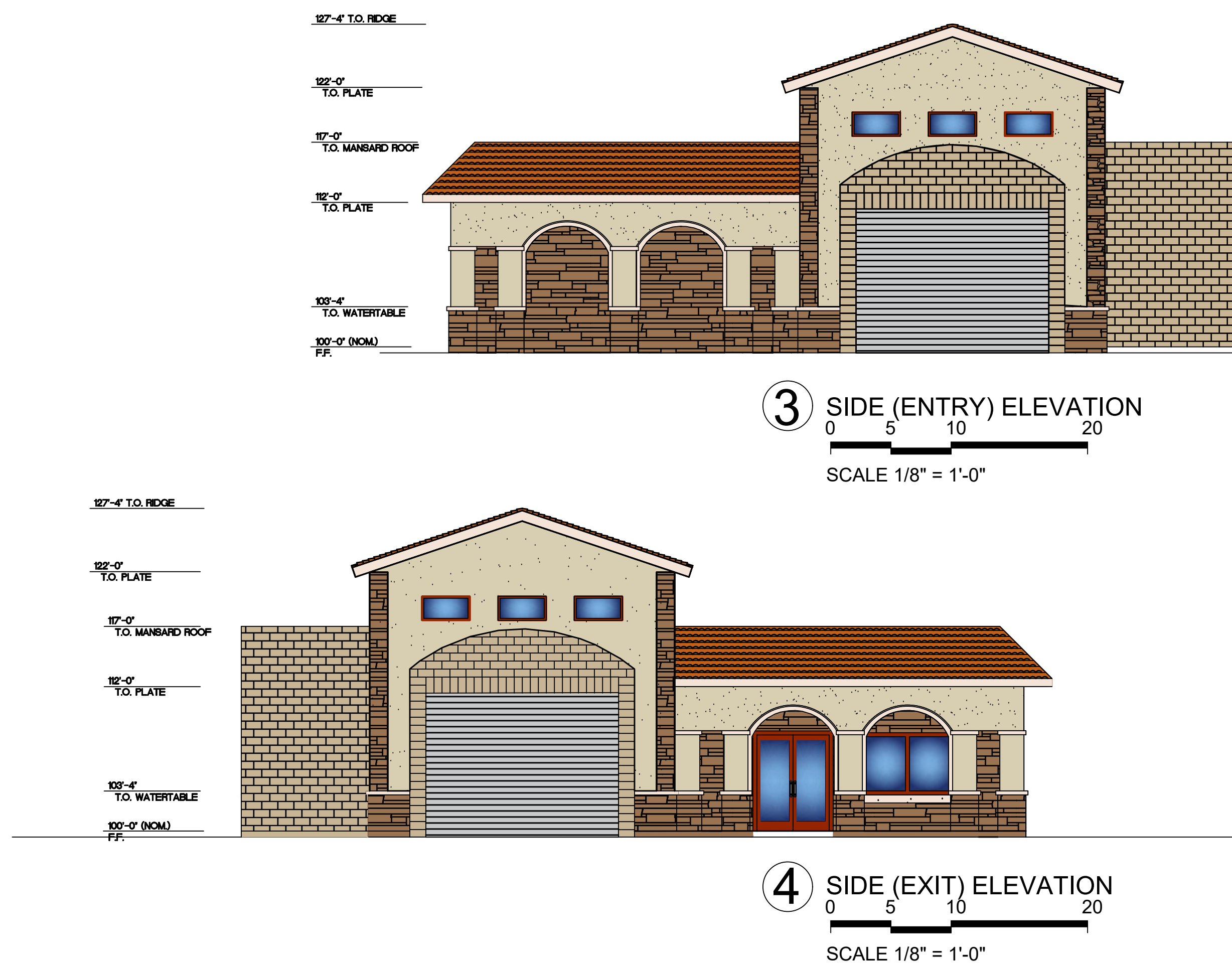
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972) 771-9004 FAX: (972) 771-9005

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

| | |
|---------------|-------------------------|
| REVISION | W.L.D. |
| CHECKED | |
| G.C.W. | |
| DRAWN | |
| SCALE | 1" = 20' H 1" = 4' V |
| AUG. 30, 2017 | |
| DATE | |
| 14026 | |
| PROJECT | |
| 5.0 | |

| EXTERIOR MATERIAL CALCULATIONS | | | | | | | | | | |
|---|-------------------|------------|--------------------|------------|-------------------------|------------|------------------------|------------|-------------------------|------------|
| FACADE PRIMARY / SECONDARY MATERIALS | 01 REAR ELEVATION | | 02 FRONT ELEVATION | | 03 SIDE ENTRY ELEVATION | | 04 SIDE EXIT ELEVATION | | TOTAL OF ALL ELEVATIONS | |
| | SECONDARY FACADE | | PRIMARY FACADE | | PRIMARY FACADE | | SECONDARY FACADE | | | |
| | AREA S.F. | PERCENTAGE | AREA S.F. | PERCENTAGE | AREA S.F. | PERCENTAGE | AREA S.F. | PERCENTAGE | AREA S.F. | PERCENTAGE |
| TOTAL AREA | 1,523SQ FT | 100% | 1,718 SQ FT | 100% | 1,161 SQ FT | 100% | 1,161 SQ FT | 100% | 7,110 SQ FT | 100% |
| DOORS & WINDOWS | 368 SQ FT | 24% | 198 SQ FT | 12% | 312 SQ FT | 27% | 218 SQ FT | 13% | 1,096 SQ FT | 15% |
| ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS) | 1,849 SQ FT | 76% | 1,520 SQ FT | 88% | 849 SQ FT | 73% | 1,108 SQ FT | 87% | 6,014 SQ FT | 85% |
| SPLIT FACE CMU | 543 SQ FT | 36% | 0 SQ FT | 0% | 185 SQ FT | 16% | 292 SQ FT | 25% | 3,920 SQ FT | 55% |
| STONE | 84 SQ FT | 6% | 463 SQ FT | 27% | 296 SQ FT | 25% | 165 SQ FT | 14% | | |
| STONE IN STUCCO @ 20% | 101 SQ FT | | 170 SQ FT | | 84 SQ FT | | 86 SQ FT | | 0 SQ FT | |
| STUCCO | 503SQ FT | 34% | 1,057 SQ FT | 61% | 368 SQ FT | 32% | 565 SQ FT | 48% | 2,094 SQ FT | 30% |

| MATERIAL | | COLOR | NOTES: |
|----------|--|---------------------|-------------------------------------|
| ST - 1 | STONE : ACME NATURAL STONE | MOSS BUILDERS | TYP. FIELD STONE |
| STC - 1 | STUCCO : DRYVIT - SAND PEBBLE | 464 LITE CINNAMON | TYP. FIELD STUCCO |
| STC - 2 | STUCCO : DRYVIT - SAND PEBBLE | 423A FRENCH VANILLA | TYP. ACCENT STUCCO |
| P - 1 | EXTERIOR PAINT: TO MATCH STUCCO | TOMATCH STUCCO | TYP. PAINT FOR ALL PAINTED ELEMANTS |
| CMU - 1 | SPLIT FACE CMU : FEATHERLITE | SAHARA TAN | TYP. SPLIT FACE CMU |
| RF - 1 | BARREL TILE : GERARD - BARREL VAULT TILE | SANTA FE | TYP. ROOFING MATERIAL |
| RF - 2 | METAL ROOFING:MEULER R-PANEL | GALVALUME | TYP. WINDOW AND DOOR FINSH |
| AL - 1 | DOOR / WINDOW: | POWDER COAT BRONZE | TYP. WINDOW AND DOOR FINSH |
| AL - 2 | ROLL UP DOORS: | GALVALUME | TYP. ROLL UP DOOR FINSH |



W

WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

HACIENDA CAR WASH

2215 RIDGE DR. ROCKWALL, TX 75087

Drawn ByRLB

Checked ByGAW

Project No:17-16

Issue Date:08/28/2018

Revisions

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Issued:REVIEW SET

Sheet Title

ELEVATIONS


A3.00

Sheet Number

| Hacienda Carwash Tree List | | | |
|----------------------------|---------------|-----------|---------------|
| | | | TREE INCHES |
| TREE # | DIAMETER (in) | TREE TYPE | TO BE REMOVED |
| 5701 | 18 | OAK | 18 |
| 5702 | 20 | OAK | 20 |
| 5703 | 12 | OAK | 12 |
| 5704 | 12 | OAK | 12 |
| 5706 | 10 | OAK | 10 |
| 5707 | 12 | CEDAR | 12 |
| 5708 | 12 | OAK | 12 |
| 5709 | 12 | OAK | 12 |
| 5710 | 16 | OAK | 16 |
| 5711 | 6 | OAK | 6 |
| 5712 | 10 | OAK | 10 |
| 5713 | 6 | OAK | 6 |
| 5714 | 4 | OAK | 4 |
| 5715 | 4 | OAK | 4 |
| 5717 | 8 | OAK | 8 |
| 5718 | 6 | OAK | 6 |
| 5720 | 6 | OAK | 6 |
| 5721 | 12 | OAK | 12 |
| 5722 | 8 | OAK | 8 |
| 5725 | 8 | OAK | 8 |
| 5726 | 10 | OAK | 10 |
| 5727 | 10 | OAK | 10 |
| 5728 | 12 | CEDAR | 12 |
| 5729 | 10 | | 10 |
| 5730 | 12 | OAK | 12 |
| 5731 | 4 | OAK | 4 |
| 5732 | 4 | OAK | 4 |
| 5733 | 12 | OAK | 12 |
| 5734 | 4 | OAK | 4 |
| 5735 | 8 | OAK | 8 |
| 5736 | 4 | OAK | 4 |
| 5740 | 10 | OAK | 10 |
| 5741 | 8 | OAK | 8 |
| 5742 | 6 | OAK | 6 |
| 5743 | 8 | OAK | 8 |
| 5744 | 6 | OAK | 6 |
| 5745 | 8 | OAK | 8 |
| 5746 | 16 | OAK | 16 |
| 5747 | 8 | OAK | 8 |
| 5748 | 4 | OAK | 4 |
| 5749 | 6 | OAK | 6 |
| 5750 | 4 | ELM CEDAR | 4 |
| 5751 | 8 | OAK | 8 |
| 5752 | 8 | OAK | 8 |
| 5753 | 8 | OAK | 8 |
| 5754 | 14 | OAK | 14 |
| 5756 | 4 | OAK | 4 |
| 5757 | 8 | OAK | 8 |
| 5758 | 6 | OAK | 6 |
| 5759 | 30 | OAK | 30 |
| 5760 | 8 | OAK | 8 |
| 5761 | 6 | OAK | 6 |
| 5762 | 6 | OAK | 6 |
| 5763 | 10 | ELM CEDAR | 10 |
| 5765 | 6 | OAK | 6 |
| 5766 | 6 | OAK | 6 |
| 5767 | 10 | OAK | 10 |

| TREE # | DIAMETER (in) | TREE TYPE | TREE INCHES TO BE REMOVED |
|-------------|---------------|-----------|------------------------------|
| S.T. INCHES | 638 | | 638 |
| 5781 | 6 | OAK | 6 |
| 5782 | 14 | OAK | 14 |
| 5783 | 8 | OAK | 8 |
| 5784 | 14 | ELM CEDAR | 14 |
| 5785 | 8 | OAK | 8 |
| 5786 | 6 | ELM CEDAR | 6 |
| 5787 | 4 | OAK | 4 |
| 5788 | 10 | OAK | 10 |
| 5789 | 12 | OAK | 12 |
| 5790 | 6 | OAK | 6 |
| 5791 | 6 | ELM CEDAR | 6 |
| 5792 | 4 | OAK | 4 |
| 5793 | 14 | ELM CEDAR | 14 |
| 5794 | 4 | ELM CEDAR | 4 |
| 5797 | 4 | ELM CEDAR | 4 |
| 5798 | 6 | ELM CEDAR | 6 |
| 5799 | 14 | OAK | 14 |
| 5800 | 4 | ELM CEDAR | 4 |
| 5801 | 6 | ELM CEDAR | 6 |
| 5803 | 6 | OAK | 6 |
| 5804 | 10 | OAK | 10 |
| 5805 | 12 | OAK | 12 |
| 5806 | 4 | OAK | 4 |
| 5864 | 8 | OAK | 8 |
| 5865 | 4 | OAK | 4 |
| 5866 | 6 | OAK | 6 |
| 5867 | 4 | OAK | 4 |
| 5868 | 6 | OAK | 6 |
| 5869 | 8 | OAK | |
| 5870 | 12 | OAK | |
| 5871 | 10 | ELM CEDAR | |
| 5872 | 14 | ELM CEDAR | |
| 5873 | 16 | OAK | 16 |
| 5874 | 6 | OAK | 6 |
| 5875 | 8 | OAK | 8 |
| 5876 | 4 | OAK | 4 |
| 5877 | 6 | OAK | 6 |
| 5878 | 6 | OAK | 6 |
| 5879 | 8 | ELM CEDAR | 8 |
| 5880 | 4 | OAK | 4 |
| 5886 | 4 | OAK | 4 |
| 5887 | 4 | OAK | 4 |
| 5888 | 6 | ELM CEDAR | 6 |
| 5891 | 4 | OAK | 4 |
| 5892 | 4 | OAK | 4 |
| 5893 | 10 | OAK | 10 |
| 5894 | 8 | OAK | 8 |
| 5895 | 8 | OAK | 8 |
| 5896 | 12 | OAK | 12 |
| 5897 | 16 | OAK | 16 |
| 5898 | 8 | ELM CEDAR | 8 |
| 5899 | 10 | OAK | 10 |
| 5900 | 18 | OAK | 18 |
| 5901 | 4 | ELM CEDAR | 4 |
| 5902 | 12 | ELM CEDAR | 12 |
| 5903 | 10 | ELM CEDAR | 10 |
| 5904 | 10 | OAK | 10 |
| 5905 | 6 | ELM CEDAR | 6 |

| TREE # | DIAMETER (in) | TREE TYPE | TREE INCHES TO BE REMOVED |
|--------------|---------------|----------------------------|------------------------------|
| S.T. INCHES | 1180 | | 1136 |
| 5923 | 10 | OAK | 10 |
| 5924 | 6 | OAK | 6 |
| 5925 | 10 | OAK | 10 |
| 5926 | 4 | OAK | 4 |
| 5927 | 12 | CEDAR | 12 |
| 5928 | 12 | CEDAR | |
| 5929 | 12 | CEDAR | |
| 5930 | 12 | CEDAR | |
| 5931 | 12 | OAK | |
| 5932 | 10 | OAK | |
| 5933 | 10 | OAK | |
| 5934 | 10 | OAK | |
| 5935 | 12 | OAK | |
| 5936 | 12 | CEDAR | |
| 5937 | 10 | OAK | |
| 5938 | 8 | OAK | |
| 5939 | 10 | OAK | |
| 5940 | 10 | OAK | |
| 5941 | 16 | OAK | |
| 5942 | 10 | OAK | |
| 5943 | 10 | OAK | |
| 5944 | 10 | OAK | |
| 5945 | 8 | OAK | |
| 5946 | 12 | ELM CEDAR | |
| 5947 | 8 | ELM CEDAR | |
| 5948 | 14 | OAK | |
| 5949 | 14 | OAK | |
| 5950 | 16 | ELM CEDAR | |
| 5951 | 6 | ELM CEDAR | |
| 5952 | 8 | OAK | |
| 5953 | 16 | OAK | |
| 5954 | 14 | OAK | |
| 5955 | 10 | OAK | 10 |
| 5956 | 8 | OAK | |
| 5957 | 6 | OAK | 6 |
| 5958 | 8 | OAK | |
| 5959 | 12 | ELM CEDAR | |
| 5960 | 10 | OAK | |
| 5961 | 10 | OAK | |
| 5962 | 10 | OAK | |
| TOTAL INCHES | 1598 | TOTAL INCHES TO BE REMOVED | 1194 |



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 80102, F-886, ON MARCH 14, 2014.



DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE LIST
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.

CHECKED

G.C.W.

DRAWN

SCALE
1" = 20'H
1" = 4'V

AUG. 30, 2017
DATE

14026
PROJECT

50
14026.FPJ

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) TO ALLOW A *FULL-SERVICE CARWASH* WITHIN THE SCENIC OVERLAY (SOV) DISTRICT ON A 2.008-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, THE WOODS AT ROCKWALL 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 Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Full-Service Carwash* on a 2.008-acre parcel of land identified Lot 1, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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. 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 a *Full-Service Carwash* within the Scenic Overlay (SOV) District 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 04.01, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) 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 *Full-Service Carwash* 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) The *Carwash* shall be setback a minimum of 50-feet from Ridge Road, and,
- 3) The *Subject Property* will incorporate and maintain three-tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.

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 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A'
Location Map

Legal Description: A Portion of Lot 1, Block A, The Woods at Rockwall Addition
Address: 2215 Ridge Road [FM-740]



Exhibit 'B': *Site Plan*





CITY OF ROCKWALL CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Stephen B. Duncan
CASE NUMBER: Z2025-054; *Specific Use Permit (SUP) for a Carport and Accessory Building at 2389 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a *Carport and Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

BACKGROUND

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 18, Block B, 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 3,663 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 192 SF accessory building constructed in 2002.

PURPOSE

The applicant -- *Stephen B. Duncan* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a carport and accessory building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2389 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is one (1), one (1) acre parcel of land (*i.e. Lot 23, Block A, Saddlebrook Estates #2 Addition*). This property is currently developed with a single-family home and is zoned Single Family 16 (SF-16) District. North of this are the corporate limits of the City of Rockwall.

South: Directly south of the subject property is one (1), one (1) acre parcel of land (*i.e. Lot 3, Block B, Saddlebrook Estates #2 Addition*). Beyond this is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is another one (1) acre parcel of land (*i.e. Lot 2, Block A, Saddlebrook Estates #2 Addition*). These properties are currently developed with a single-family home and are zoned Single Family 16 (SF-16) District.

East: Directly east of the subject property are two (2), one (1) acre lots (*i.e. Lots 19 & 20, Block B, Saddlebrook Estates #2 Addition*) that are zoned Single Family 16 (SF-16) District and are developed with single-family homes. Beyond this are the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are seven (7), one (1) acre parcels of land (*i.e. Lots 11-17, Block B, Saddlebrook Estates #2 Addition*). Beyond this is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are two (2), one (1) acre parcels of land (*i.e. Lots 13 & 14, Block A, Saddlebrook Estates #2 Addition*). All of these properties are developed with single-family homes and zoned Single-Family 16 (SF-16) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed carport and accessory building will measure 26-feet by 73-feet (*or 1,898 SF*), and be situated at the end of the driveway in the rear yard of the subject property. It will be located approximately six (6) feet from the western or side property line and more than 90-feet from the southern or rear property line. The proposed overall height of the structure will be 16-feet, 6¼-inches (*or 13-feet, 3½-inches at the midpoint*). The exterior of the structure will be clad in metal siding with a brick wainscot as is typical with other, surrounding accessory structures.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed accessory structure is

a total of 1,898 SF and there is currently one (1) existing accessory structures situated on the subject property that has a building footprint of 192 SF; however, the applicant has indicated that the existing structure will be removed prior to the approval of the proposed building. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|---|----------------------------------|--|
| <i>Number of Accessory Structures Permitted</i> | 2 | X=1; In Conformance |
| <i>Accessory Structure (Maximum Square Footage)</i> | 144 SF | 1,898 SF; Not in Conformance |
| <i>Minimum Rear Yard Setback</i> | 3-Feet | X>50-feet; In Conformance |
| <i>Minimum Side Yard Setback</i> | 3-Feet | X=6-feet; In Conformance |
| <i>Maximum Building Height</i> | 15-Feet | X=16-Feet, 3½-inches at midpoint; In Conformance |
| <i>Between Buildings</i> | 6-feet | X=6-feet; In Conformance |

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed accessory structure is consistent in size with other *accessory buildings* in the Saddlebrook Estates Subdivision with the majority being similar in scale or larger than what the applicant is proposing.

Although the request exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 21, 2025, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received six (6) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Carport and Accessory Building* shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
 - (b) The *Carport and Accessory Building* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

- (c) The *Carport and Accessory Building* shall not exceed a total maximum size of 1,892 SF.
 - (d) The *Carport and 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.
 - (e) No other *Accessory Structures* shall be permitted on the subject property.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* 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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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 2389 Saddlebrook Ln Rockwall TX 75087

SUBDIVISION Saddlebrook II

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

☒ OWNER

Stephen B Duncan

☐ APPLICANT

CONTACT PERSON _____

CONTACT PERSON _____

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 Stephen B. Duncan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

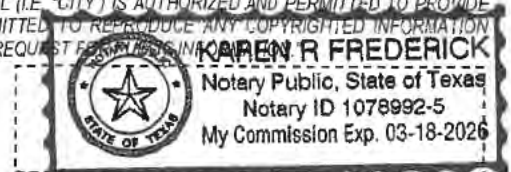
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF August 2025 BY SIGNING THIS APPLICATION, 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 INFORMATION IN CONNECTION WITH THIS APPLICATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF August 2025.

OWNER'S SIGNATURE


Stephen B Duncan
Karen R

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 3-18-2026



Case Location Map = 



City of Rockwall

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

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

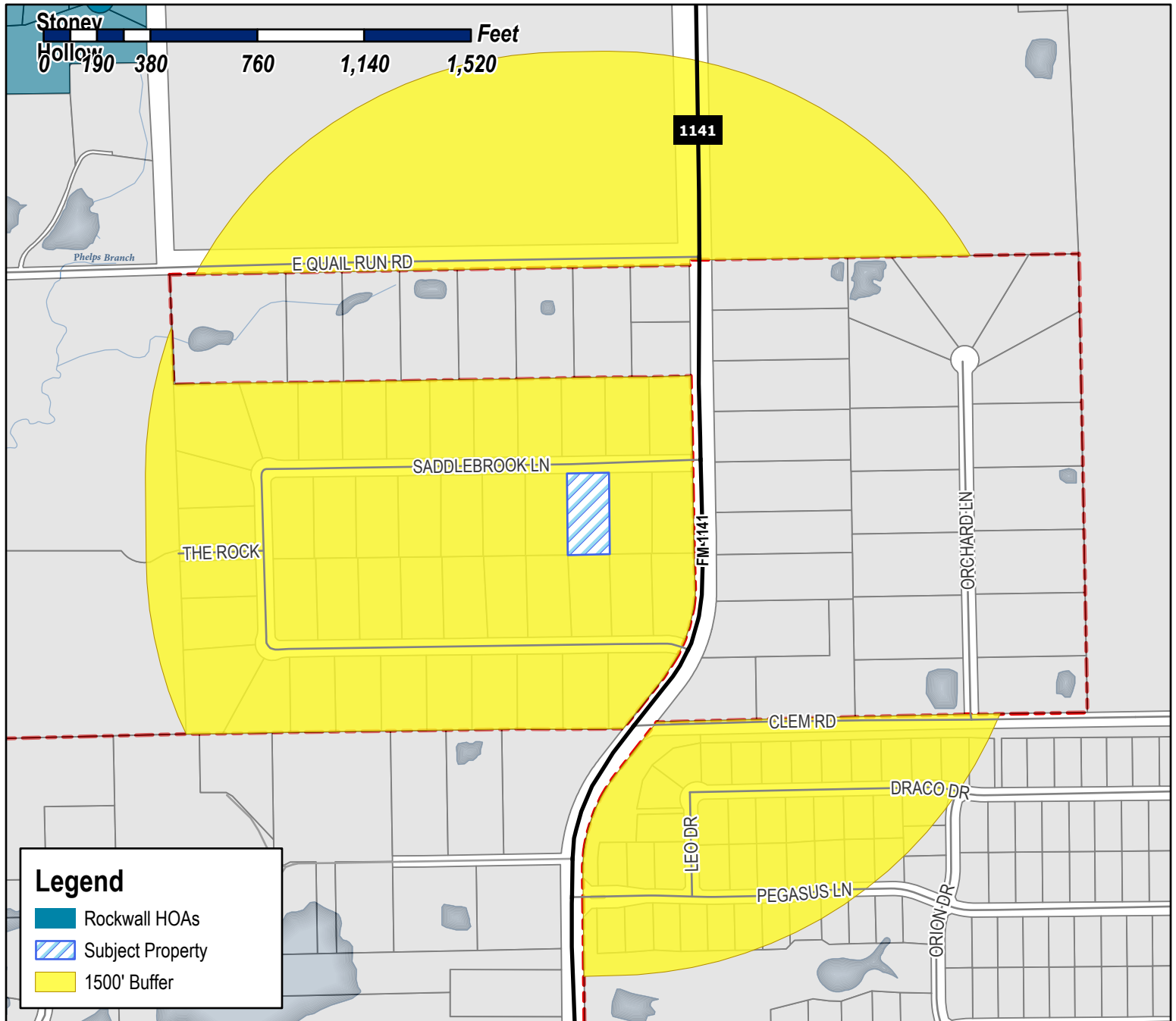




City of Rockwall

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

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.



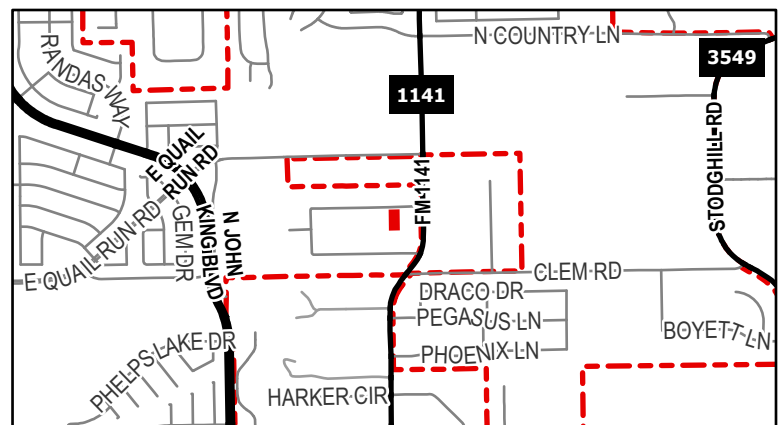
Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2025-054
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2389 Saddlebrook Lane

Date Saved: 8/19/2025

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





City of Rockwall

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

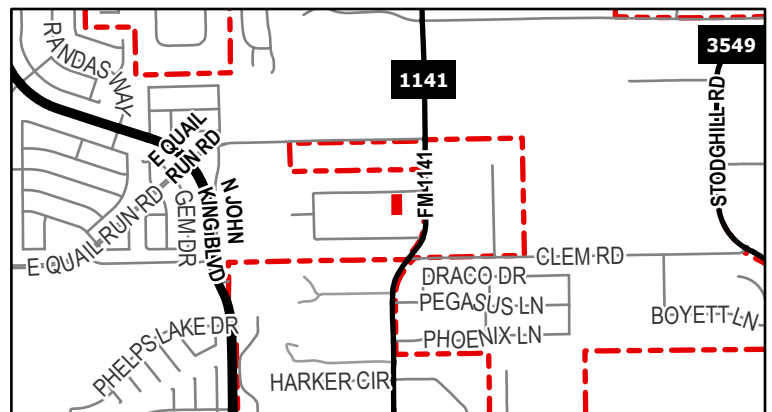
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-054
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2389 Saddlebrook Lane

Date Saved: 8/19/2025

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



CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

W D DEFEBAGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAGH & DAWN ANN
DEFEBAGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

DIETRICH SHELLEY L & DAROLD T
2393 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

FLEMING DONALD CHARLES LIV TR
DONALD CHARLES FLEMING TRUSTEE
2397 SADDLEBROOK LN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-054: SUP for a Carport and Accessory Building

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a Carport and Accessory Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2025-054: SUP for a Carport and Accessory Building

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: [Alicia Amundson](#)
To: [Planning](#)
Subject: P&Z Case# Z2025-054
Date: Thursday, August 28, 2025 1:23:22 PM

Planning Department:

We are neighbors with the property in this SUP request for 2389 Saddlebrook Lane.
We are in favor of the request and fully support them being able to build this building on their property.
We think it looks like a great building design and have no issues with their plans.

Regards,
Dave and Alicia Amundson



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

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-054

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Edie Smith

ADDRESS 2312 Saddlebrook Ln, Rockwall, TX, 75087, USA

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

Brian Duncan is our neighbor and friend. He always takes excellent care of his property. This addition to his home will be welcomed!
Yes, we are in favor - Bill and Edie Smith

PLEASE CHECK ALL THAT APPLY.

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

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

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

From: [Patricia Muggeo](#)
To: [Planning](#)
Subject: Case No. Z2025-054
Date: Sunday, August 24, 2025 6:09:39 PM

Carport & Accessory Building

We are in favor of the request of an accessory building with carport at 2389 Saddlebrook Lane, 75087.
We know what the Duncan's are asking for will fit into the neighborhood aesthetics.

Thank you,

Tom & Patti Muggeo



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

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

Case No. Z2025-054: SUP for a Carport and Accessory Building

Please place a check mark on the appropriate line below:

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

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

I see no reason why this request should not be granted.

Name:

NORMA KEGGERS

Norma Keggers

Address:

[REDACTED ADDRESS]

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

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-054

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Paul Putchinski

ADDRESS

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

These buildings should not require a special permit to begin with so I am in FULL favor of this proposed permit and building! The one-acre lot support larger garages and this is extra work by the homeowners to improve the property for the neighborhood. I am in favor of this building being built, and would PREFER that it aligns with the Duncan's driveway and thus being closer to my property than the 8-foot proposed setback. This would make the look of the building better and help with the look of the neighborhood.

PLEASE CHECK ALL THAT APPLY.

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

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

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

Case No. Z2025-054: SUP for a Carport and Accessory Building

Please place a check mark on the appropriate line below:

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

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

We are in favor of adding
an extra carport and Building
to give more storage etc.

Name:

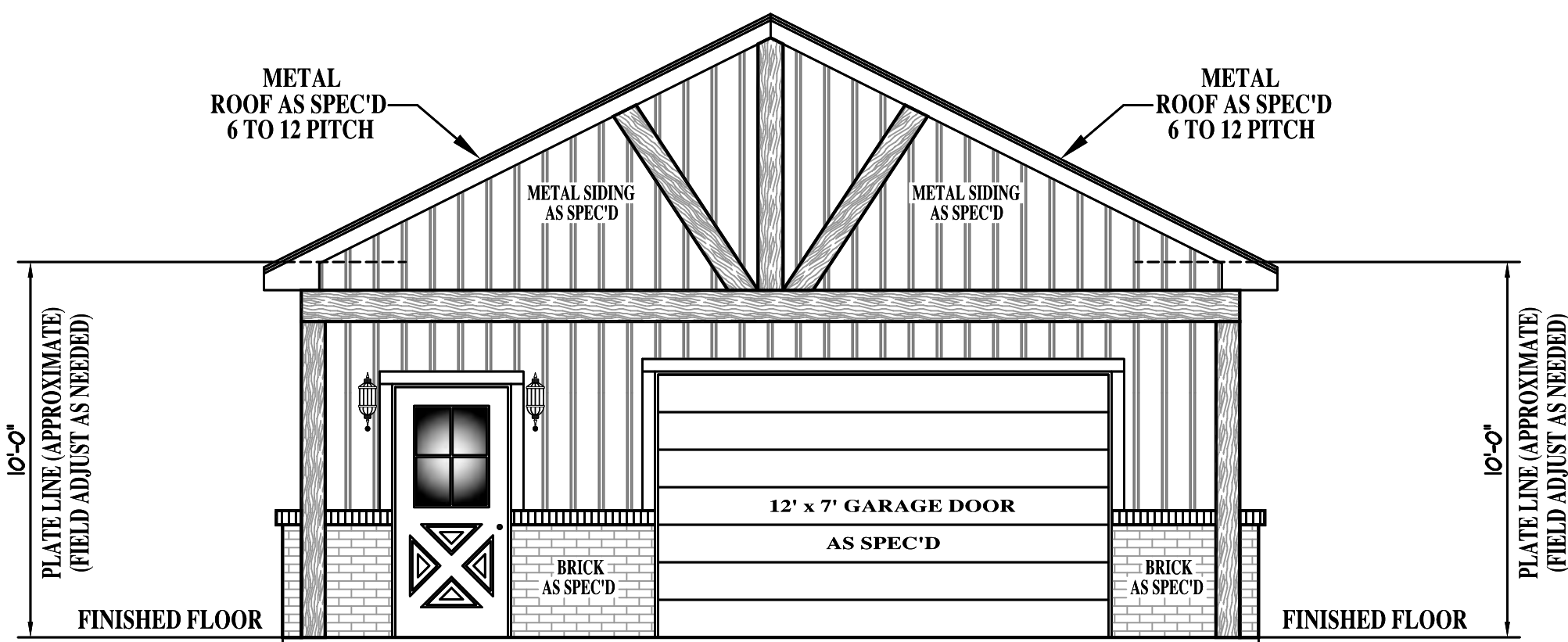
Wayne & Dawn DeFebaugh

Address:

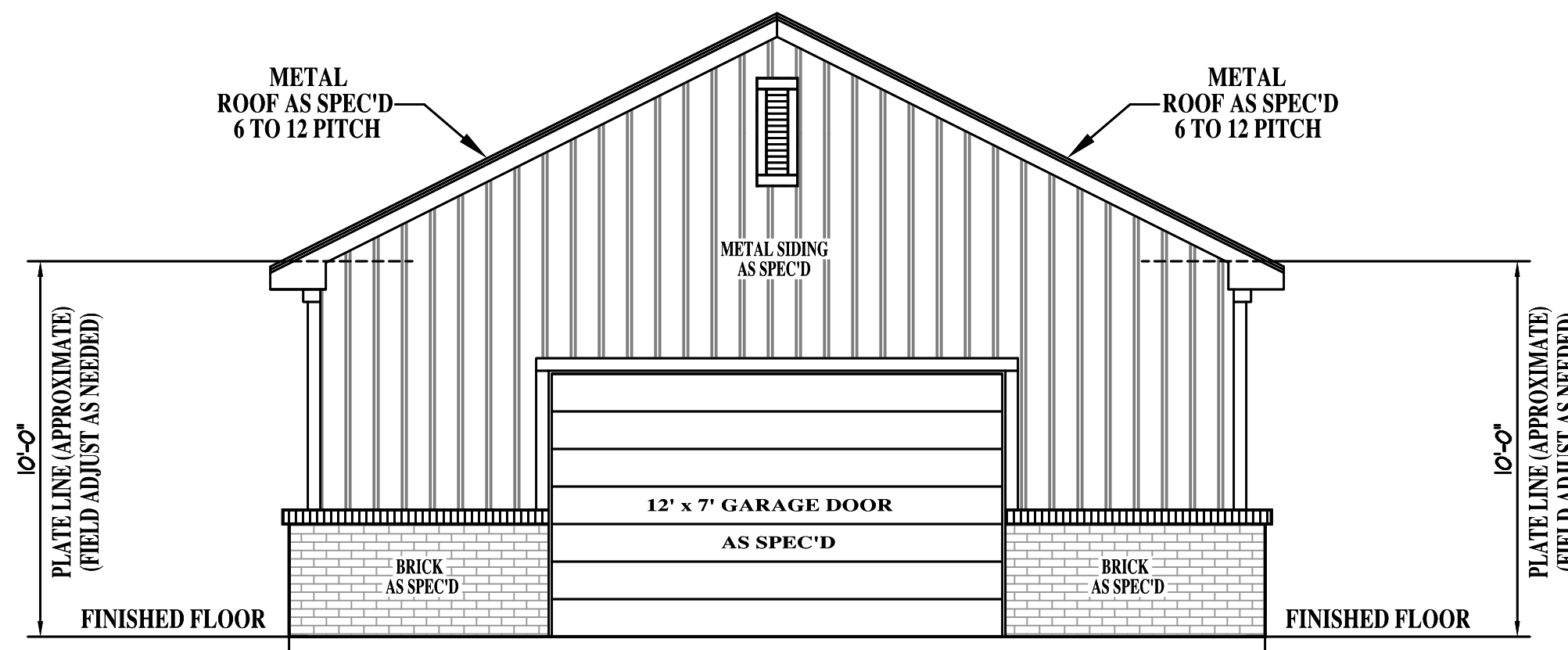
[REDACTED ADDRESS]

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

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



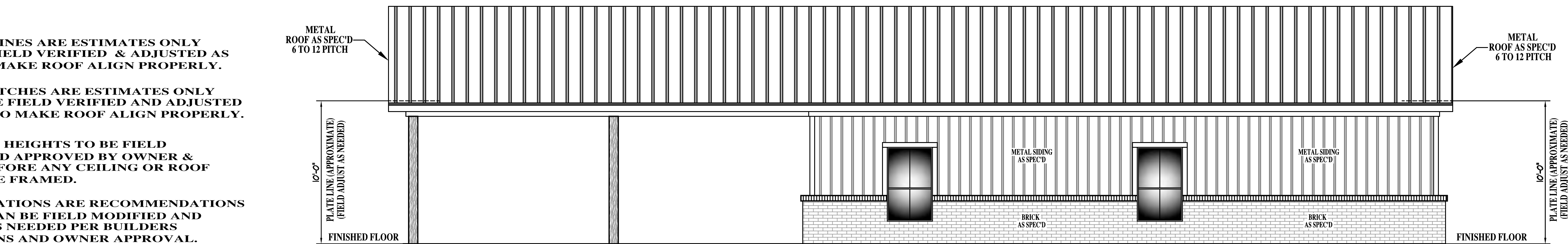
FRONT ELEVATION
1/4"=1'-0"



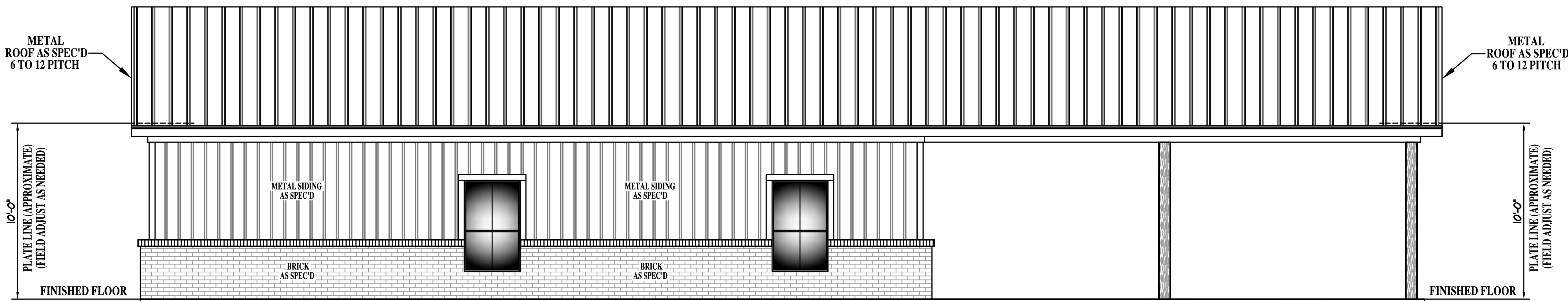
REAR ELEVATION
1/4"=1'-0"

NOTES:

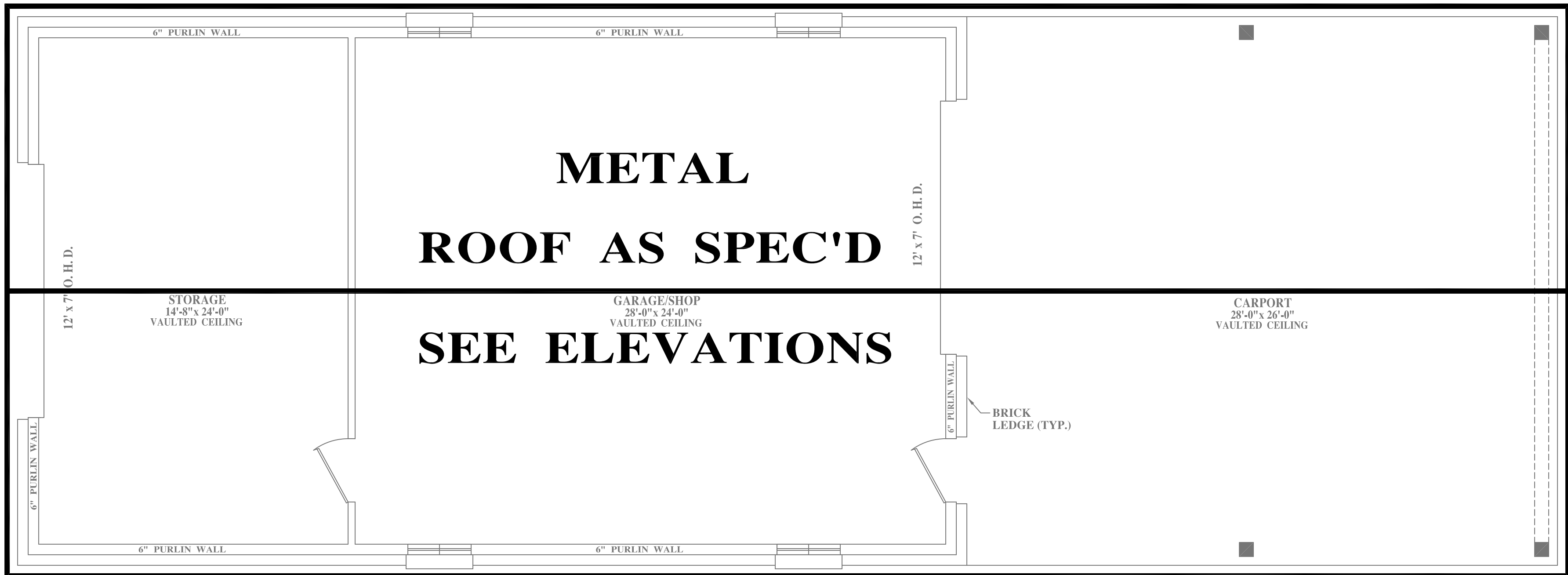
1. ALL PLATE LINES ARE ESTIMATES ONLY & MUST BE FIELD VERIFIED & ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
2. ALL ROOF PITCHES ARE ESTIMATES ONLY AND MUST BE FIELD VERIFIED AND ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
3. ALL CEILING HEIGHTS TO BE FIELD VERIFIED AND APPROVED BY OWNER & BUILDER BEFORE ANY CEILING OR ROOF RAFTERS ARE FRAMED.
4. THESE ELEVATIONS ARE RECOMMENDATIONS ONLY AND CAN BE FIELD MODIFIED AND ADJUSTED AS NEEDED PER BUILDERS INSTRUCTIONS AND OWNER APPROVAL.
5. IT IS THE RESPONSIBILITY OF THE BUILDER, OWNER & FRAMER TO FOLLOW THE ABOVE NOTES AND VERIFY AND INFORM THE OWNER AND BUILDER OF ANY AND ALL DISCREPANCIES BEFORE ROOF IS COMPLETED.



RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"

NOTE:
Ellis County Reprographics Inc. is a Drafting & Design firm only. In no way does E.C.R. represent itself as Architects or Engineers. All drawings are based on dimensions/specifications furnished to E.C.R. Inc by the the builder and/or home owner.
These plans are copyrighted and the property of Ellis County Reprographics Inc. The creation and purchase of these plans do not transfer ownership.

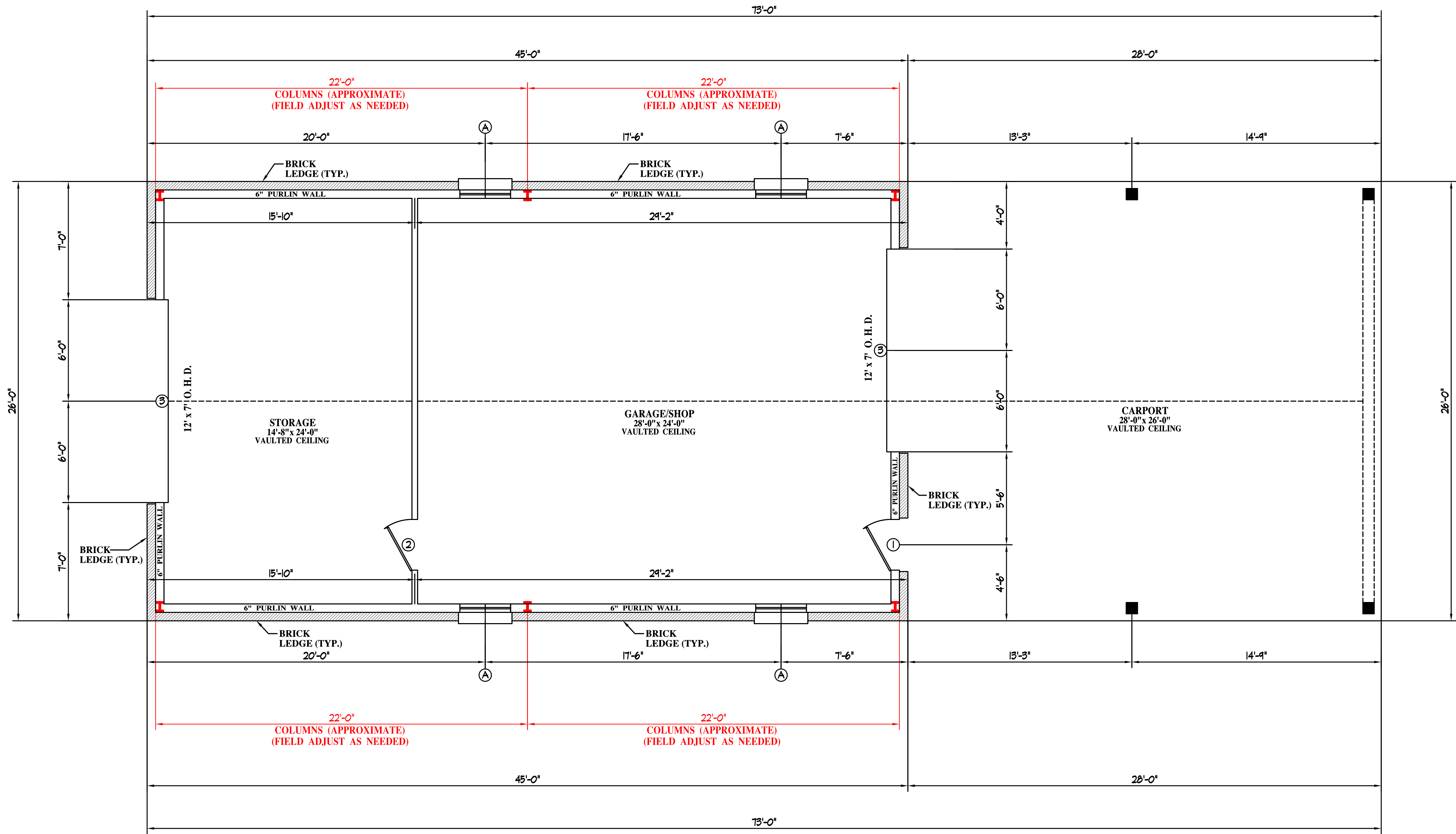
DRAWN BY: ALAN LOOSIER
BUILDER:
SCALE: 1/4"=1'-0"
DATE: 07-14-2025
CAD FILE: DUNCAN.DWG

DRAWN BY: *Ellis County Reprographics, Inc.*
351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3430

NOTICE OF NON-RESPONSIBILITY
AS THESE PLANS ARE A RECOMMENDATION ONLY, HAVING BEEN PREPARED FROM SPECIFICATIONS AND DIMENSIONS PROVIDED BY THE BUILDER/PURCHASER OF PLANS TO E.C.R. INC, THE PLANS SHOULD BE CHECKED AND VERIFIED PER LOCAL CODES AND SPECS BY THE BUILDER/PURCHASER OF THE PLANS. IF THERE ARE ANY ERRORS, OR EXCLUSIONS E.C.R. INC IS TO BE NOTIFIED UPON DISCOVERY. E.C.R. INC ASSUMES NO RESPONSIBILITY WHATSOEVER IF THE BUILDER/PURCHASER MODIFIES OR CHANGES THESE PLANS.
THE LIMIT OF LIABILITY FOR E.C.R. INC IS NOT TO EXCEED THE COST OF THE PLANS.
ELLIS COUNTY REPROGRAPHICS, INC.

PLANS FOR:
BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING:
ELEVATIONS AND ROOF PLAN
SHEET NO.:
A-3



FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES:

- ALL WALLS STUDS SHALL BE 16" O.C. UNLESS NOTED OTHERWISE BY CONTRACTOR.
- ALL CEILING JOIST AND ROOF RAFTERS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED BY CONTRACTOR.
- MAXIMUM SPAN FOR ROOF JOIST AND RAFTERS PER CONTRACTORS SPECS.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE LIST OF ALL PRODUCTS, APPLIANCES & MATERIALS TO BE USED PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY CALCULATIONS, DRAWINGS, AND OTHER REQUIREMENTS FOR THE DESIGN AND INSTALLATION OF THE FOUNDATION.
- THE FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF TEXAS, WHO HAS AT LEAST FIVE YEARS EXPERIENCE IN THE DESIGN OF FOUNDATIONS FOR SOILS IN THE DALLAS AND FT. WORTH AREA.
- ALL REQUIRED SOIL TESTING, INVESTIGATIONS, LAB ANALYSIS AND OTHER REQUIRED DATA SHALL BE PROVIDED BY THE CONTRACTOR.

| WINDOW SCHEDULE | | |
|-----------------|----------------------------|---------------|
| NO. | TYPE | SIZE |
| A | VERTICAL SINGLE HUNG VINYL | 3'-0" x 5'-0" |

| DOOR SCHEDULE | | | |
|---------------|----------------|------|-------------------------------------|
| NO. | SIZE | FIRE | MATERIAL |
| 1 | 3'-0" x 6'-8" | B | EXTERIOR DOOR MILL CONST. (UTILITY) |
| 2 | 3'-0" x 6'-8" | B | INTERIOR WOOD RAISED PANEL |
| 3 | 12'-0" x 7'-0" | B | OVERHEAD GARAGE DOOR UNIT |

COLUMN NOTE:

ALL COLUMNS ARE ESTIMATES ONLY AND NEED TO BE FIELD VERIFIED AND ADJUSTED AS NEEDED IN THE FIELD BY BUILDER.

| SPACE LIST | |
|------------------|--------|
| TITLE | SQ.FT. |
| GARAGE/SHOP | 712 |
| CARPORT | 736 |
| STORAGE | 388 |
| BRICK LEDGE | 56 |
| TOTAL UNDER ROOF | 1892 |

NOTE:
Ellis County Reprographics Inc. is a Drafting & Design firm only. In no way does E.C.R. represent itself as Architects or Engineers. All drawings are based on dimensions/specifications furnished to E.C.R. Inc by the the builder and/or home owner.
These plans are copyrighted and the property of Ellis County Reprographics Inc. The creation and purchase of these plans do not transfer ownership.

DRAWING INDEX

- A-1 FLOOR PLAN
A-2 ELECTRICAL PLAN
A-3 ELEVATIONS AND ROOF PLAN

DRAWN BY:
ALAN LOOSIER

BUILDER:
ELLIS COUNTY REPROGRAPHICS, INC.

SCALE:
1/4"=1'-0"

DATE:
07-14-2025

CAD FILE:
DUNCAN.DWG

DRAWN BY:
Ellis County Reprographics, Inc.

351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3430

NOTICE OF NON-RESPONSIBILITY
AS THESE PLANS ARE A RECOMMENDATION ONLY, HAVING BEEN PREPARED FROM SPECIFICATIONS AND DIMENSIONS PROVIDED BY THE BUILDER/PURCHASER OF PLANS TO ECR, INC. THE PLANS SHOULD BE CHECKED AND VERIFIED PER LOCAL CODES AND SPECS BY THE BUILDER/PURCHASER OF THE PLANS. IF THERE ARE ANY ERRORS, OR EXCLUSIONS ECR, INC IS TO BE NOTIFIED UPON DISCOVERY. ECR, INC ASSUMES NO RESPONSIBILITY WHATSOEVER IF THE BUILDER/PURCHASER MODIFIES OR CHANGES THESE PLANS.
THE LIMIT OF LIABILITY FOR ECR, INC IS NOT TO EXCEED THE COST OF THE PLANS.

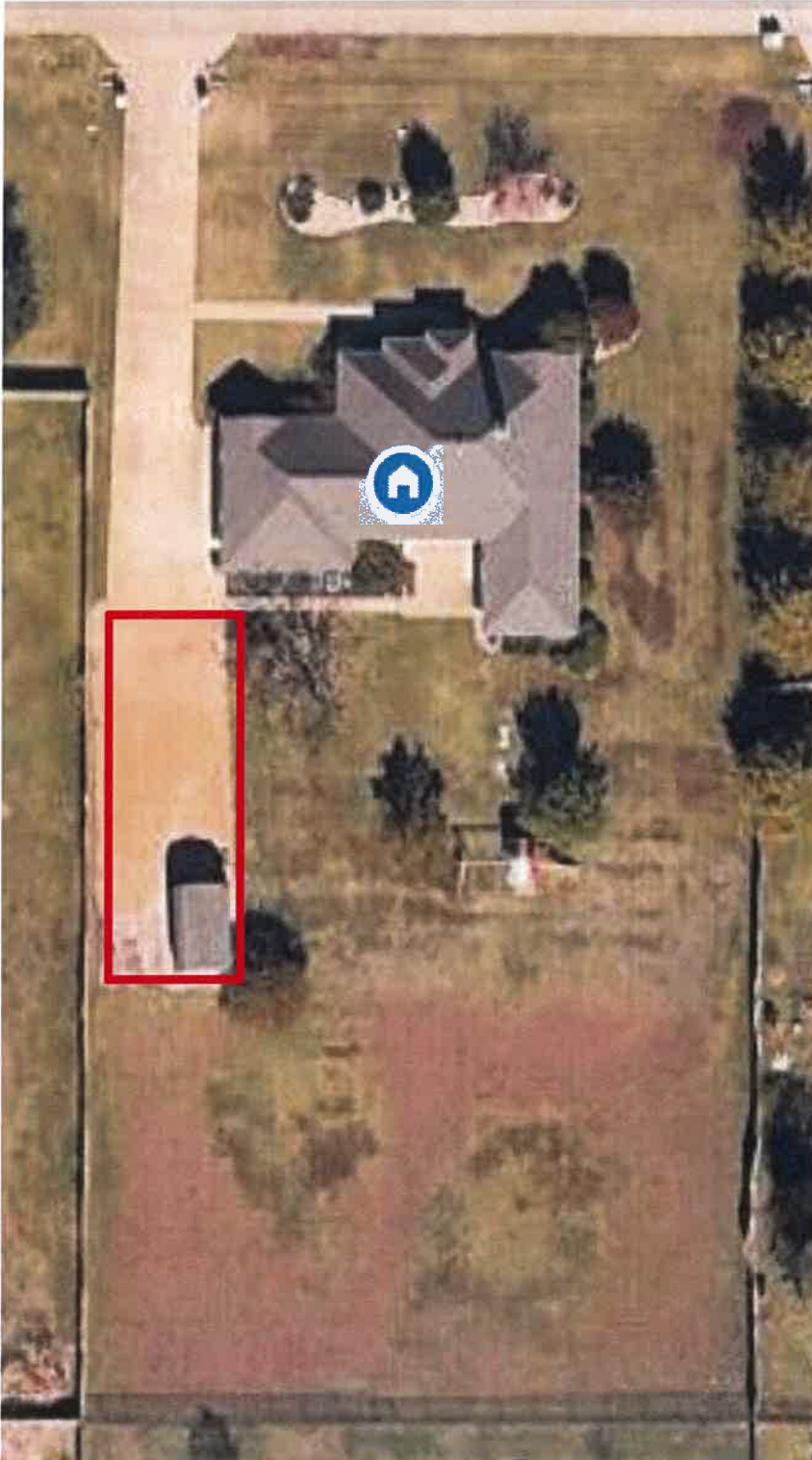
PLANS FOR:
BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING:
FLOOR PLAN

SHEET NO.
A-1

Page 172 of 574

2389 Saddlebrook Ln, Rockwall TX 75087



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 A CARPORT AND ACCESSORY BUILDING ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK B, OF THE 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 Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a *Carport and Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District land uses, addressed as 2389 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 a *Carport and Accessory Building* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*; Section 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], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Carport and Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Carport and Accessory Building* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Carport and Accessory Building* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Carport and Accessory Building* shall not exceed a total maximum size of 1,892 SF; and,
- (4) The *Carport and 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.
- (5) No other *Accessory Structures* shall be permitted 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A'
Legal Description

Address: 2389 Saddlebrook Lane

Legal Description: Lot 18, Block B, Saddlebrook Estates #2 Addition



Exhibit 'B'
Site Plan

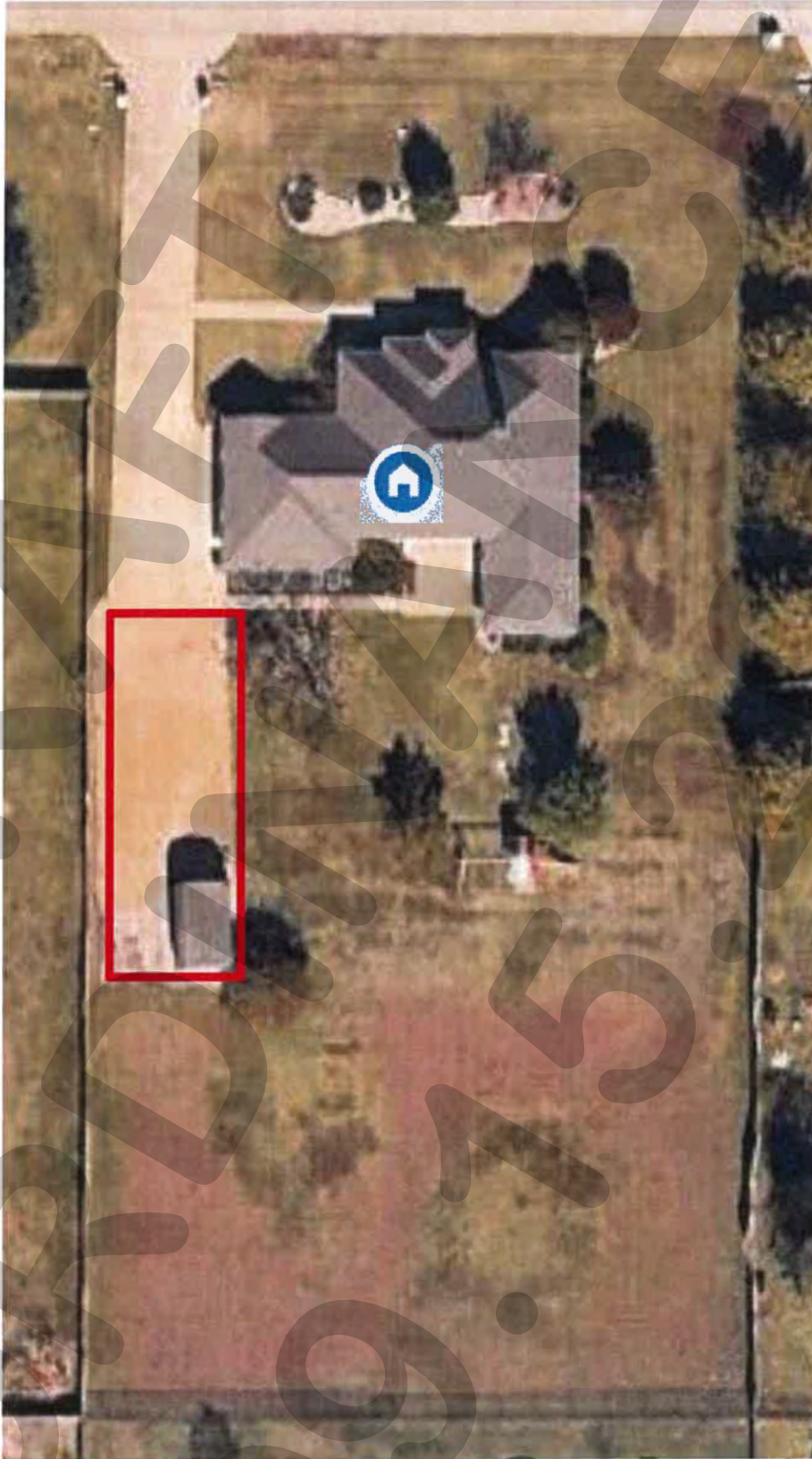
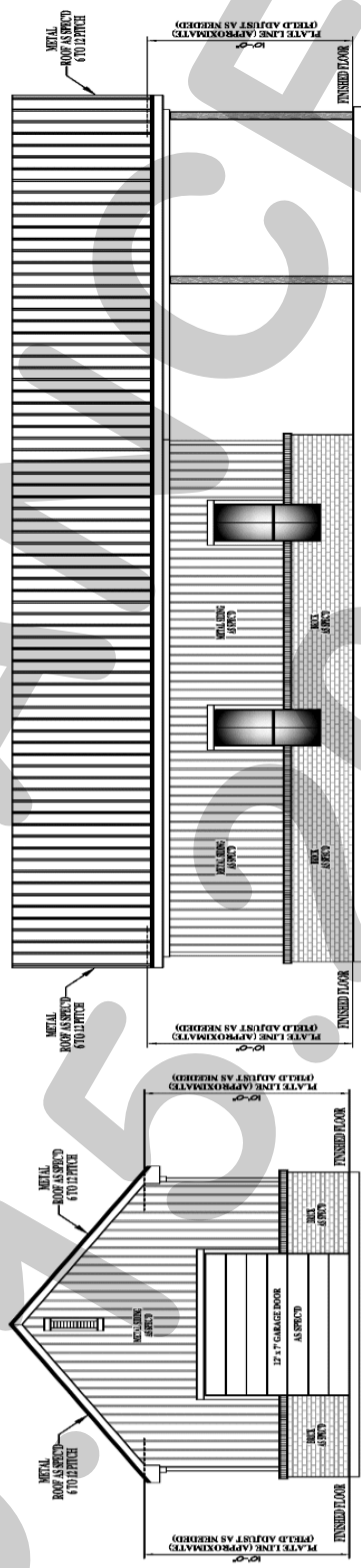


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Lisa Deaton; *Palm Development Partners, LLC*
CASE NUMBER: Z2025-055; *PD Development Plan for 1301 S. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and January 3, 1972 the subject property was rezoned to a Light Industrial (LI) District. This zoning designation was again changed to a Commercial (C) District at some point between December 7, 1993 and April 5, 2005. On August 21, 2006 the City Council approved Planned Development District 68 (PD-68) [*Ordinance No. 06-32*; *Z2006-013*] changing the zoning of the subject property to allow limited Commercial (C) District land uses. Following this approval, the City Council approved a *Master Plat* [*Case No. P2006-043*] and a *Preliminary Plat* [*Case No. P2006-044*] on October 16, 2006. These cases were followed by the approval of a *Final Plat* [*Case No. P2006-056*] on December 11, 2006, that designated the subject property as Lot 4, Block A, Eastshore Addition. On July 16, 2018, the City Council approved a *Final Plat* [*Case No. P2018-019*] that establish the subject property as Lot 27, Block A, The Standard-Rockwall Addition.

PURPOSE

On August 15, 2025, the applicant -- *Lisa Deaton of Palm Development Partners, LLC* -- submitted an application requesting the approval of a *PD Development Plan* to allow the development of *Medical Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the east corner of the intersection of S. Goliad Street [*SH-205*] and Community Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Standard of Rockwall an *Age Restricted Residential Subdivision* that was established on October 28, 2018 and consists of 47 single-family residential lots. This property is zoned Planned Development District 68 (PD-68) for limited Single Family 7 (SF-7) District land uses. Beyond this is a 1.844-acre parcel of land (*i.e. Lot 1, Block A, Herring Addition*) developed with a *Towing and Impound Yard* zoned Heavy Commercial (HC) District. Following this is a 13.368-acre parcel of land (*i.e. Lot 2, Block A, Rockwall Law Enforcement Center Addition*) developed with the Rockwall County Detention Center.

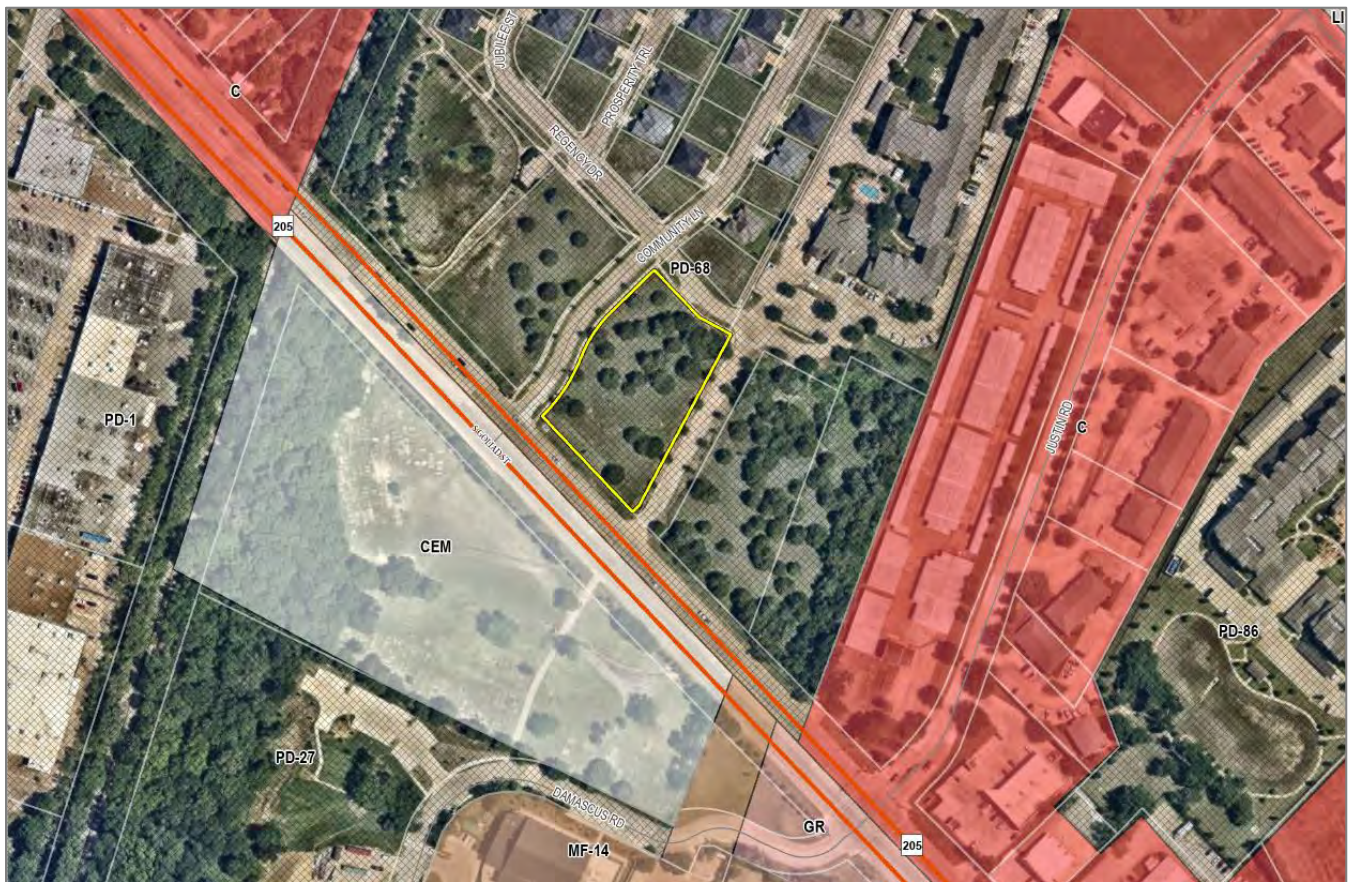
South: Directly south of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway is a *Cemetery* owned by the City of Rockwall and zoned Cemetery (CEM) District.

East: Directly east of the subject property is an *Age Restricted Apartment Complex* (i.e. *Evergreen Apartments*) on a 6.579-acre parcel of land (i.e. *Lot 3, Block A, Eastshore Addition*), followed by two (2) vacant parcels of land (i.e. *Lots 1 & 2, Block A, Eastshore Addition*). Beyond this is a *Mini-Warehouse facility* (i.e. *Advantage Self-Storage*), which consists of 555 units on a 4.8164-acre parcel of land (i.e. *Lot 2R-A, Block B, Lofland Industrial Park Addition*) that is zoned Commercial (C) District. East of this is Justin Road, which is identified as a M4U (i.e. *major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a *Cemetery* owned by the City of Rockwall and zoned Cemetery (CEM) District.

MAP 1. LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and conceptual building elevations depicting the establishment of a *Medical Office Building* on the subject property. Based on the provided concept plan, the proposed development will not take direct access off of S. Goliad Street [SH-205], rather access will be taken off Community Lane and a provided access easement along the south property line. In addition, the proposed *Medical Office Building* will be one (1) story, approximately 10,377 SF in size, and have 52 parking spaces. The applicant is also proposing a *Private Sports Court with Dedicated Lighting*. This sports court will be private and only for the use of the clients of the *Medical Office*.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 68 (PD-68)

According to the *Concept Plan* contained in Planned Development District 68 (PD-68) [Ordinance No. 17-05] the subject property is situated within Area 2, which -- according to Ordinance No. 17-05 -- is designated for limited Commercial (C) District land uses. In this case, the applicant is proposing a *Medical Office Building*, which is permitted *by-right* within a Commercial (C) District. The following is a summary of the density and dimensional requirements for a property located within a Commercial (C) District, and how the proposed project conforms to these requirements:

TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS

| Ordinance Provisions | Zoning District Standards | Conformance to the Standards |
|---|---------------------------|------------------------------|
| Minimum Lot Area | 10,000 SF | 1.438-Acres; In Conformance |
| Minimum Lot Width | 60' | X > 60-feet; In Conformance |
| Minimum Lot Depth | 100' | X > 100-feet; In Conformance |
| Minimum Front Yard Setback ^{(1) & (2)} | 25' | X > 25-feet; In Conformance |
| Minimum Side Yard Setback ⁽³⁾ | 10' | X > 10-feet; In Conformance |
| Minimum Rear Yard Setback ⁽³⁾ | 10' | X > 10-feet; In Conformance |
| Minimum Between Buildings ⁽³⁾ | 20' | X > 20-feet; In Conformance |
| Maximum Building Height ⁽⁴⁾ | 60' | X < 60%; In Conformance |
| Maximum Lot Coverage | 60% | X < 60%; In Conformance |
| Minimum Landscaping | 20% | X > 20%; In Conformance |

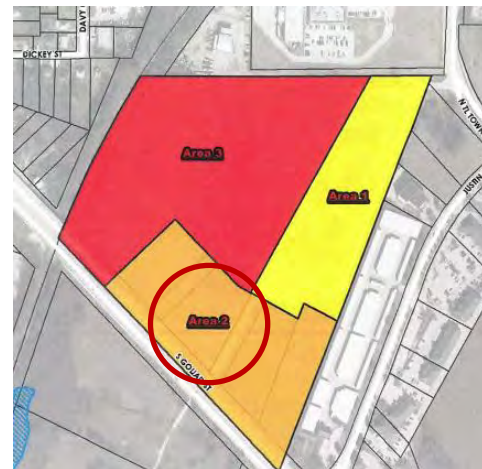
GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE, UNLESS LOCATED WITHIN AN OVERLAY DISTRICT.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

Staff has provided the concept plan from the Planned Development District 68 (PD-68) ordinance [Ordinance No. 17-05] that depicts Area 2 in Figure 1. Based on the PD Development Standards -- outlined within the PD-68 ordinance --, Area 2 is intended for limited Commercial (C) District land uses, and where the land uses prohibited within the ordinance are land uses that are not always appropriate when adjacent to residential land uses (i.e. Areas 1 & 3). In this case, there are residential adjacencies north of the subject property. That being said, given the residential adjacency and the adjacency along a major thoroughfare (i.e. S. Goliad Street [SH-205]), Area 2 can be developed with land uses that are compatible with the existing surrounding residential, but are cognizant of the major thoroughfare. In this case, the proposed *Medical Office* is allowed *by-right* on the subject property and appears to meet the intent of Planned Development District 68 (PD-68); however, the proposed PD Development Plan is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

FIGURE 1: CONCEPT PLAN FOR PD-68

RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY



CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the *Medical Office* land use required one (1) parking space per 200 SF of building area. In this case, the applicant is proposing a 10,377 SF *Medical Office Building*. Given this, the applicant is required to provide 52 parking spaces (i.e. $10,377 \text{ SF} / 200 \text{ SF} = 51.885$ or 52 parking spaces). Staff should note, that according to Subsection 03.01, *Calculation of Spaces*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), if a parking calculation results in a fractional parking space the fraction space shall always be rounded up.

According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a property located within a Commercial (C) District is permitted either a masonry wall or a wrought iron fence. In this case, the applicant is requesting to utilize an eight (8) foot vinyl fence around the *Private Sports Court*. The applicant has indicated that the proposed *Private Sports Court* is related to the services they provide for children/teens, and that privacy is a concern. This item is discretionary to the City Council and the Planning and Zoning Commission; however, staff should note that other vinyl fences have been approved for *Daycare Facilities*.

In addition to the concept plan, the applicant has provided building elevations. Staff has included these building elevations in the *Draft Ordinance* in order to generally tie down the architecture. That being said, the provided building elevations do not meet the material or articulation standards for a building located within an *Overlay District*. Given this, staff has included a *Condition of Approval* in this memo and an *Operational Condition* in the *Draft Ordinance* that requires the building elevations to be reviewed by the Architecture Review Board (ARB) at the time of site plan. At this time, the City Council and Planning and Zoning Commission are not approving any exceptions or variances to the building elevations as part of this *PD Development Plan* request. These will be approved with the site plan should this case be approved.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, there are no major *Rodway* or *Wastewater and Water* infrastructure items related to the request; however, staff should note that detention shall be required.

NOTIFICATIONS

On August 22, 2025, staff mailed 42 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *PD Development Plan* for a *Medical Office Building*, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance and which are detailed as follows:
 - (a) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
 - (b) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.
- (2) Any construction resulting from the approval of this *Planned Development District* 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan 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)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹ & ²
- ☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)³

NOTES:

¹: 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.
²: 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 1301 S. Goliad St, Rockwall, TX

SUBDIVISION The Standard - Rockwall Addition

LOT 27 BLOCK A

GENERAL LOCATION Located on the corner of S Goliad and Community Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-68, SH-205 Overlay

CURRENT USE None, Vacant lot

PROPOSED ZONING PD-68, SH-205 Overlay

PROPOSED USE Business (Medical Office Bldg)

ACREAGE 1.4384

LOTS [CURRENT] One (1)

LOTS [PROPOSED] One (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 East Shore JV

☒ APPLICANT Palm Development Partners, LLC

CONTACT PERSON Donna Perry, Venture Manager

CONTACT PERSON Lisa Deaton, Chief Operations Officer

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 Donna Perry, Venture Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

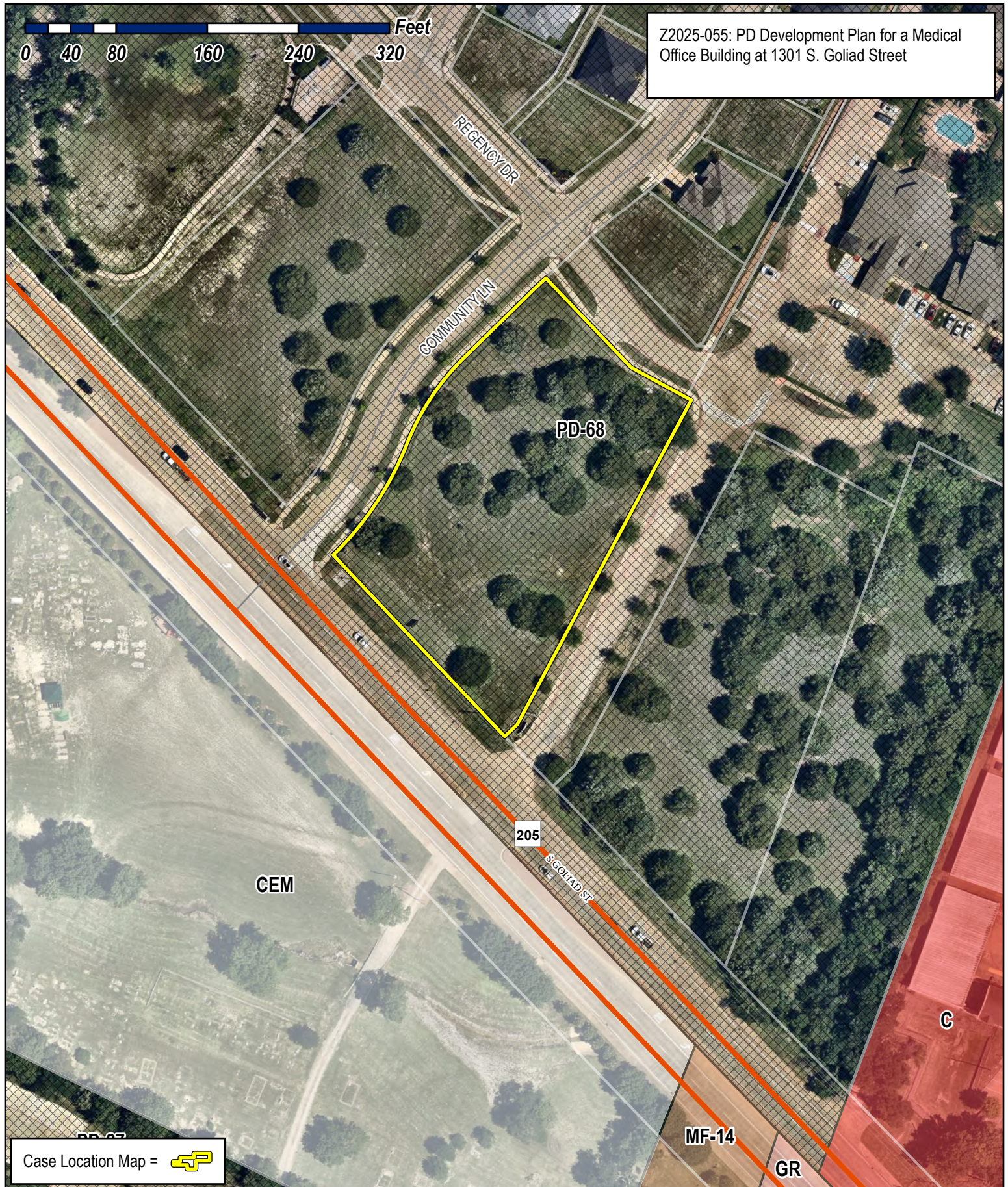
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 221.58 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 20 25. BY SIGNING THIS APPLICATION, 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 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 August, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-055: PD Development Plan for a Medical Office Building at 1301 S. Goliad Street



City of Rockwall

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

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

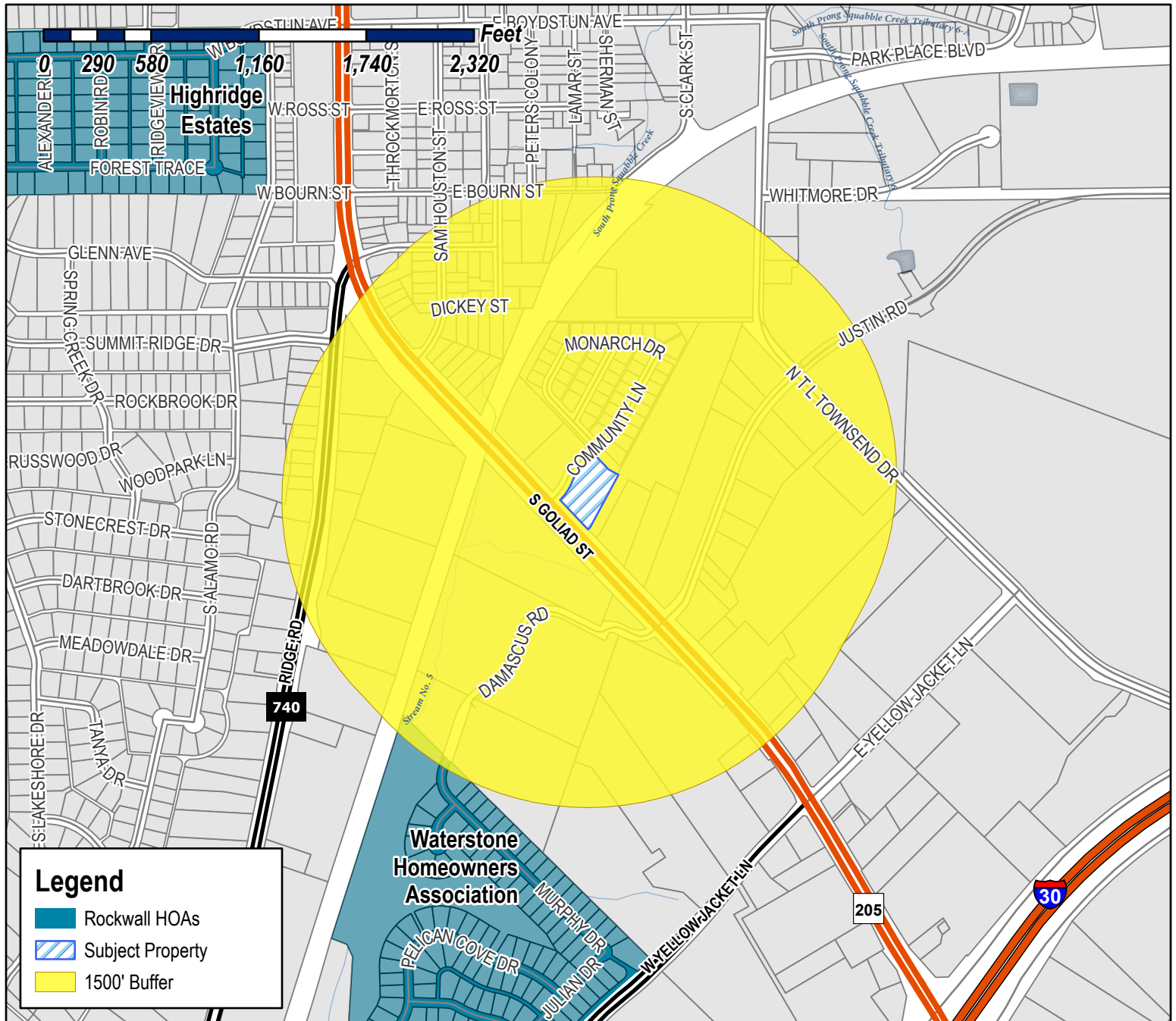




City of Rockwall

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

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.



Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District 68 (PD-68)
Case Address: 1301 S. Goliad

Date Saved: 8/14/2025
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-055]
Date: Thursday, August 21, 2025 8:19:02 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.15.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-055: PD Development Plan for Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

Melanie Zavala

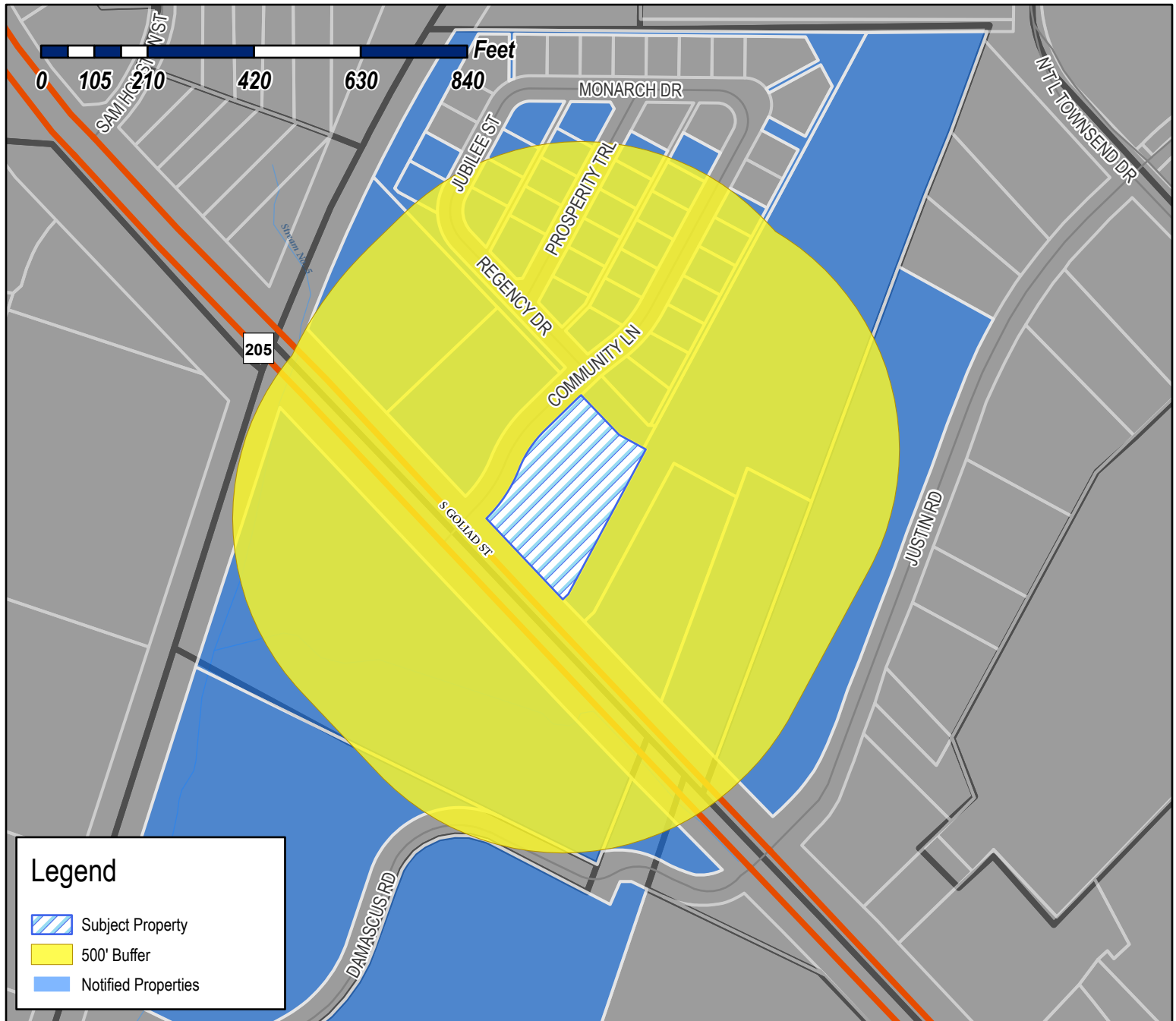
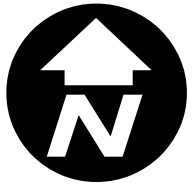
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568






City of Rockwall

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

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.



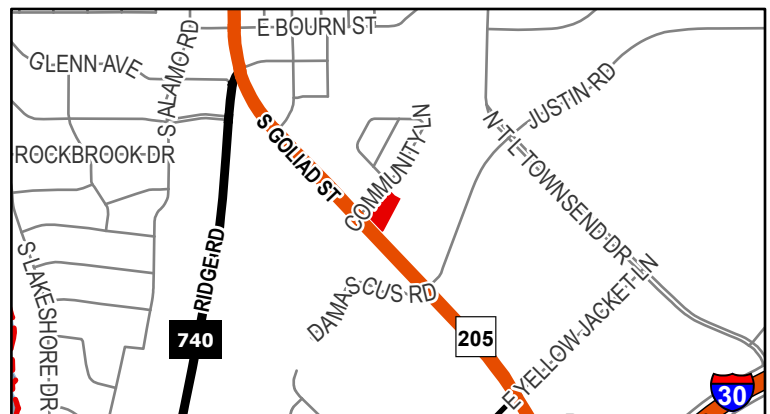
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District (PD-68)
Case Address: 1301 S. Goliad Street

Date Saved: 8/14/2025

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



ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
1132 Glade Rd
Colleyville, TX 76034

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1301 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1325 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

RESIDENT
601 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
602 COMMUNITY LN
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J
605 COMMUNITY DRIVE
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST
PAMELA K BEERS- TRUSTEE
606 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
607 COMMUNITY LN
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
610 COMMUNITY LN
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &
DOROTHEA BUSBY
611 Community Ln
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING
TRUST
DAVID L HENDRICKSON & PATRICIA S
HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS
REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
614 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN
615 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI
PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER
618 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
619 COMMUNITY LN
ROCKWALL, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
622 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
623 COMMUNITY LN
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY
626 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS
DEPT-PT-TX-26644
PO BOX 25025
GLENDALE, CA 91201

PUBLIC NOTICE



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

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

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

Z2025-055: PD Development Plan for a Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-055: PD Development Plan for a Medical Office Building

Please place a check mark on the appropriate line below:

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

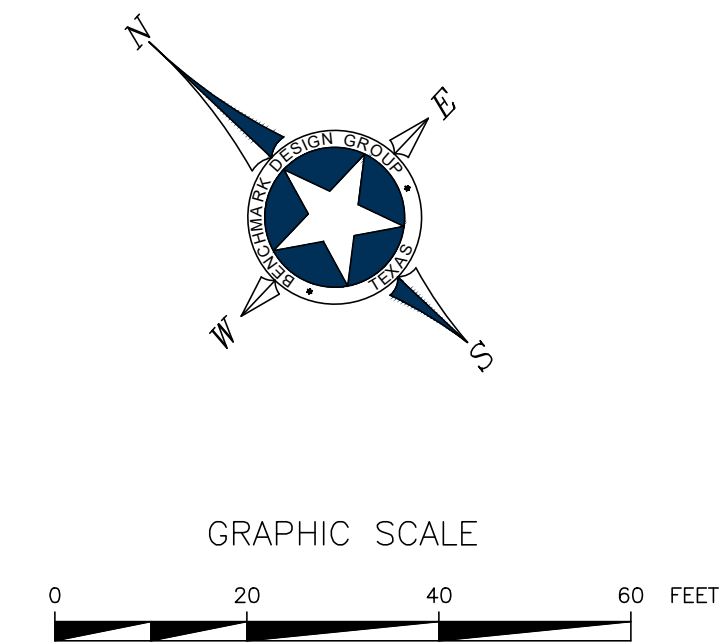
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



LOT: 27 BLOCK: A
ZONING: PLANNED DEVELOPMENT (PD-68)
SETBACKS:
FRONT: 25' REAR: 10' SIDE: 10'
TOTAL LOT AREA: 62,657 SF (1.438 AC)
BUILDING AREA: 10,377 SF

PARKING
TOTAL BUILDING AREA = 10,377 SF
OFFICE BUILDING @ 1 SPACE PER 200 SF OF 10,377 SF = 52 SPACES

| | REQUIRED | PROVIDED |
|---------------|-----------|-----------|
| TOTAL PARKING | 52 SPACES | 52 SPACES |



*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

These plans are subject to review and approval by all jurisdictions having jurisdiction over the project.

2. The Contractor shall appropriately notify all relevant entities prior to digging on this project.

3. The Contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.

4. The Contractor shall provide the engineer with a reflection of all information provided by **MARK DEAL & ASSOCIATES** in writing, immediately. If the engineer is not satisfied with the information provided by the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.

5. The Contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

| | | |
|-------------------|----------------|----------------------|
| Telephone cable | Conduits | Pipes |
| Electric cables | Sanitary Sewer | Water |
| Television cables | | Oil Production Lines |
| Sanitary lines | | |

Note: Discrepancies occur between that which is shown on the plan and the conditions present in the field, the contractor shall notify the engineer, in writing, immediately. Failure to do so shall absolve owner and contractor of liability.

[illegible]

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS



THIS DOCUMENT IS RELEASED FOR THE
PURPOSES OF INTERIM REVIEW AND
COMMENTS UNDER THE AUTHORITY OF
JOHN G. MITCHELL, P.E.,
REGISTRATION NO. 92699
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION
OR BIDDING PURPOSES.

MINDFUL WELLNESS
ROCKWALL, TX

CONCEPT SITE PLAN



DRAWN BY: CCE

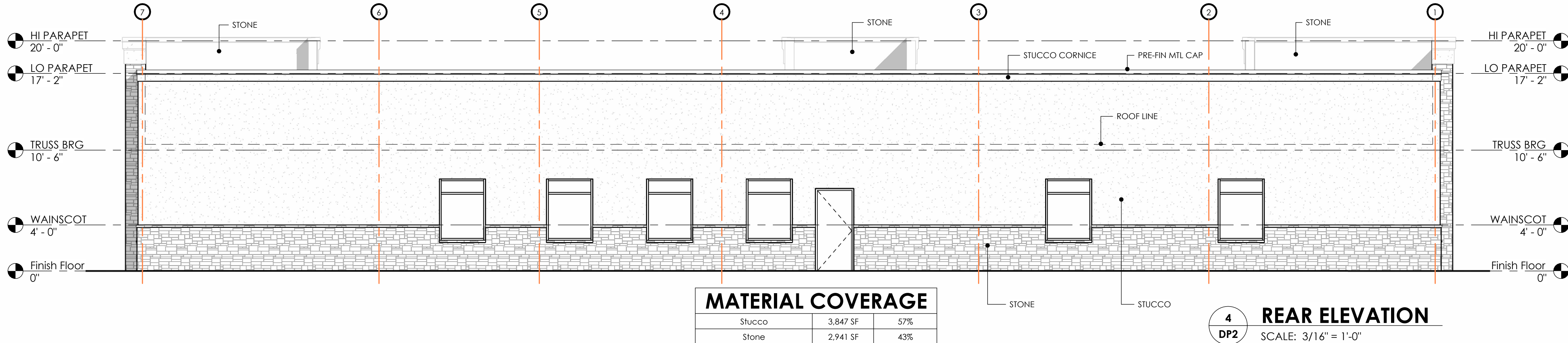
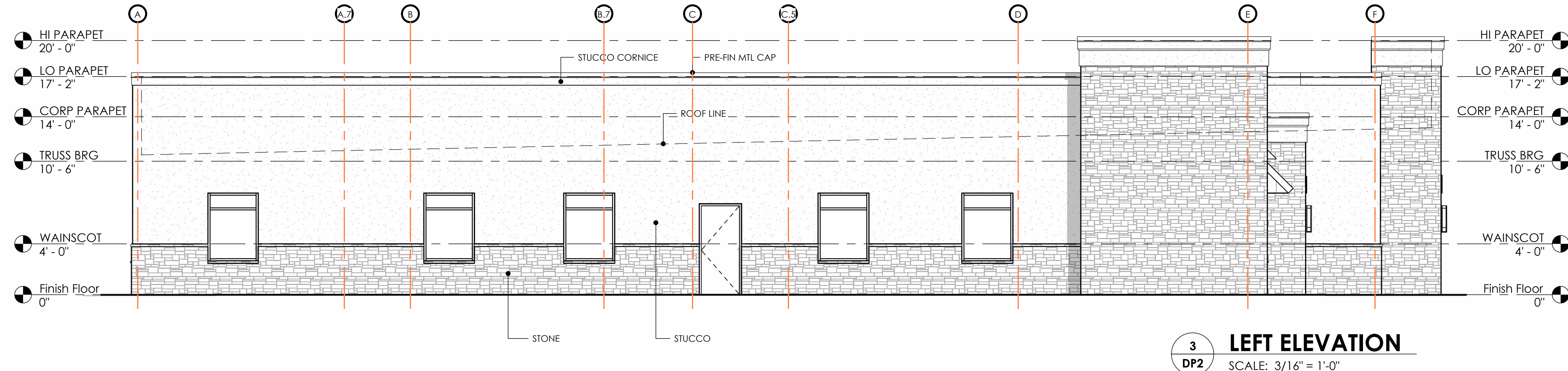
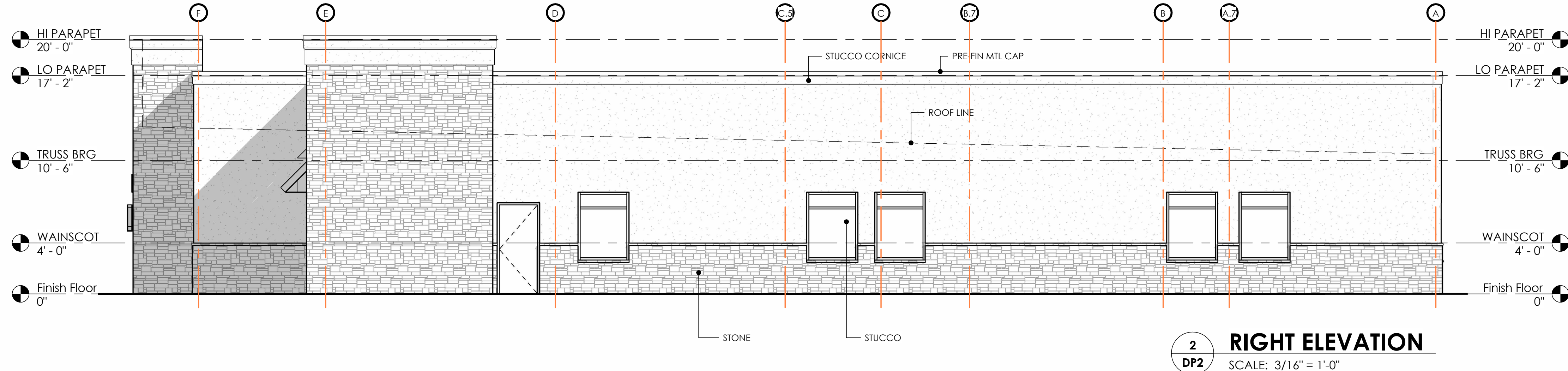
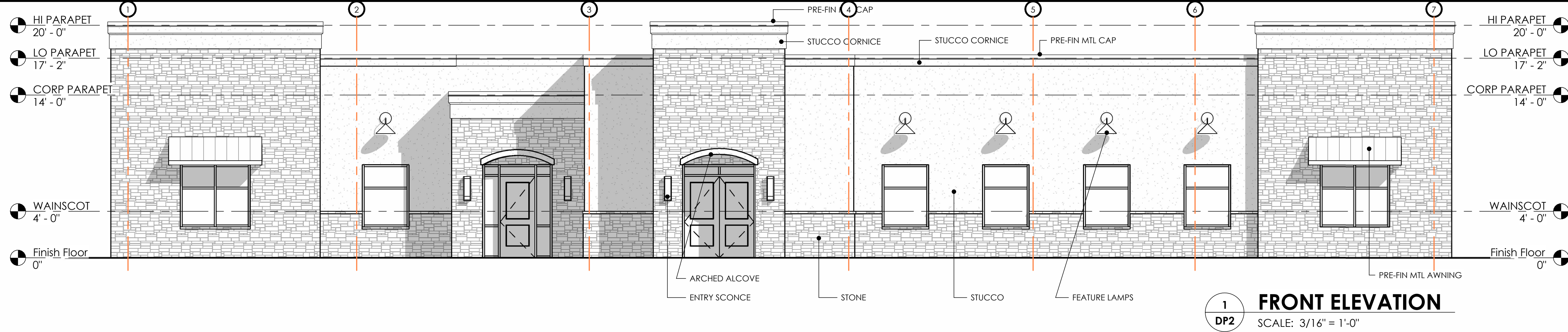
CHECKED BY: JGM

DATE: JUNE 202.

JOB NO: 2025.036

SHEET NO.

EX



| MATERIAL COVERAGE | | |
|-------------------|----------|-----|
| Stucco | 3,847 SF | 57% |
| Stone | 2,941 SF | 43% |

TLM

ASSOCIATES

Architects + Engineers

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.

ARCHITECTS + ENGINEERS

www.tlmae.com
117 East Lafayette Street Jackson, Tennessee
731.988.9840 (phone) - 731.988.9959 (fax)

ARCHITECTURAL ELEVATIONS

MINDFUL HEALTH
FOR
Palm Development
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025
T0105
DP2

[illegible]

Preliminary
Not For Construction

TLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS

www.tlmae.com
117 East LaFayette Street Jackson, Tennessee
731.988.9840 (phone) - 731.988.9959 (fax)

RENDERING

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY

FOR
PALM DEVELOPMENT
1301 S. GOLIAD ST., ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP1



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [ORDINANCE NO. 17-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Deaton of Pal Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for a *Medical Office Building*, on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 68 (PD-68) [Ordinance No. 17-05] 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 Planned Development District 68 (PD-68) [Ordinance No. 17-05] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

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

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 68 (PD-68) [*Ordinance No. 17-05*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

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 6th DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

**Exhibit 'A':
Location Map**

Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



**Exhibit 'B':
Concept Plan**

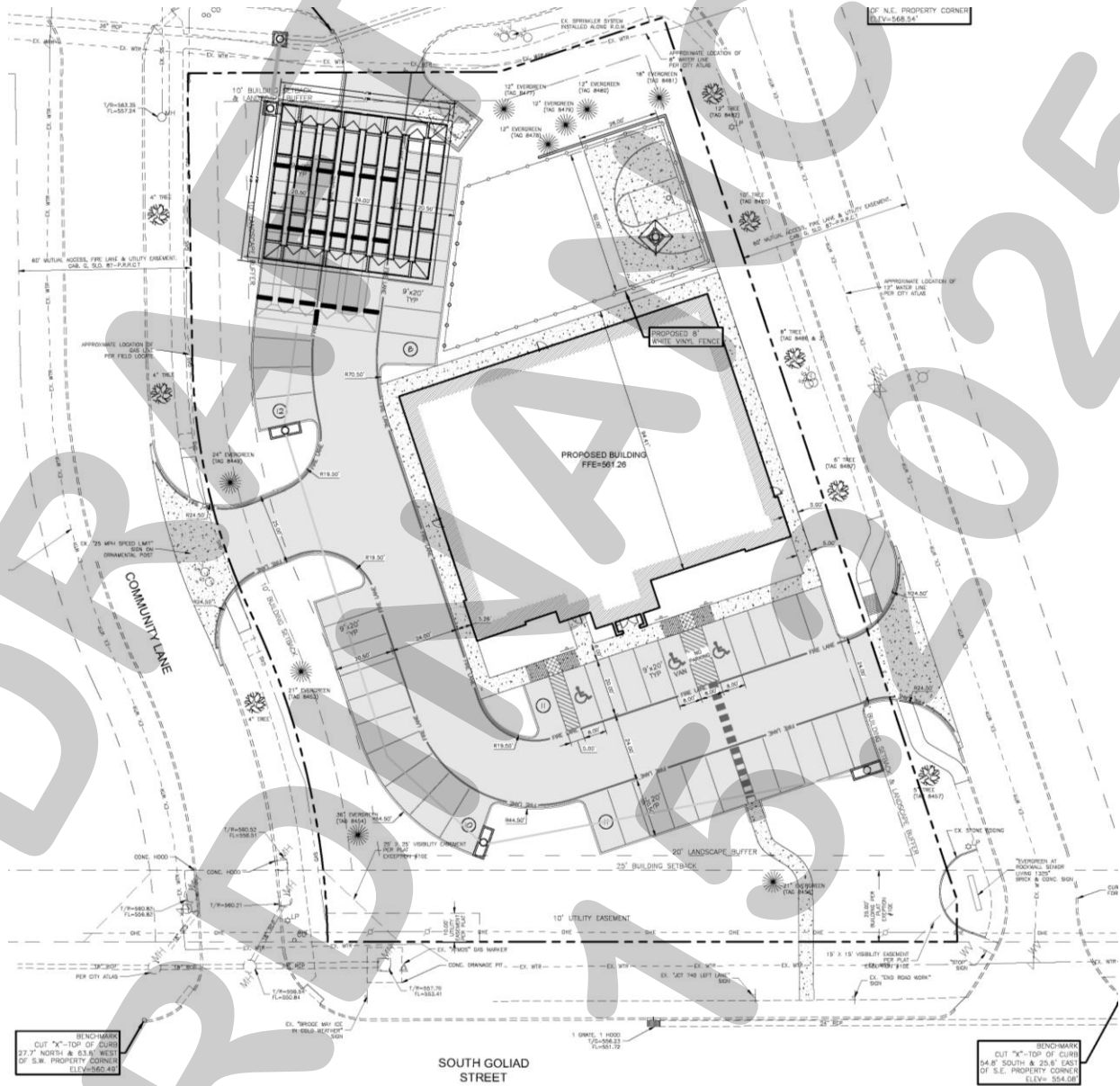
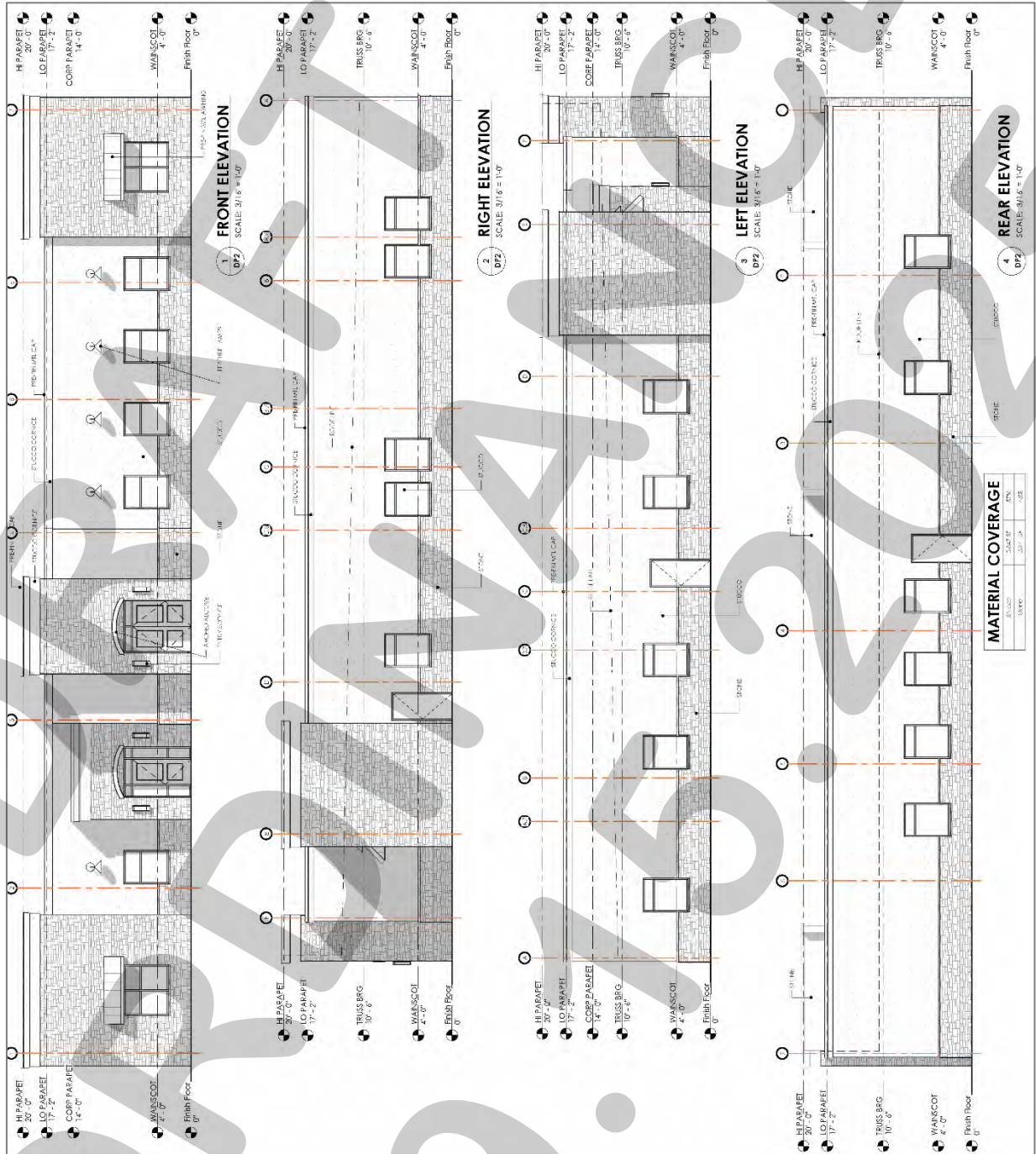


Exhibit 'C': *Conceptual Building Elevations*





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Nahomi Anaya
CASE NUMBER: Z2025-056; *Specific Use Permit (SUP) for Residential Infill at 308 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973, by *Ordinance No. 73-43 [i.e. Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned -- along with the rest of the *Chandler's Landing Subdivision* -- to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. On April 2, 1984, Phase 2 of Harbor Landing Addition -- being a part of the *Chandler's Landing Subdivision* -- was amended by *Ordinance No. 84-16*. A Preliminary Plat [*i.e. Case No. PZ1987-022-01*] and Final Plat [*i.e. Case No. PZ1987-030-01*] were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevation, maximum pad elevation, and maximum house height was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 308 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 305, 307, & 309 Harbor Landing Drive*] that are developed with single-family homes. Beyond this is Harbor Landing Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is Phase 1 of Harbor Landing Addition, which was established on December 22, 1986, and consists of 38 residential lots. Beyond that is an open space area owned and maintained by the Chandler's Landing Community Homeowner's Association (HOA). All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is Harborview Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up the remainder of Phase 2 of Harbor

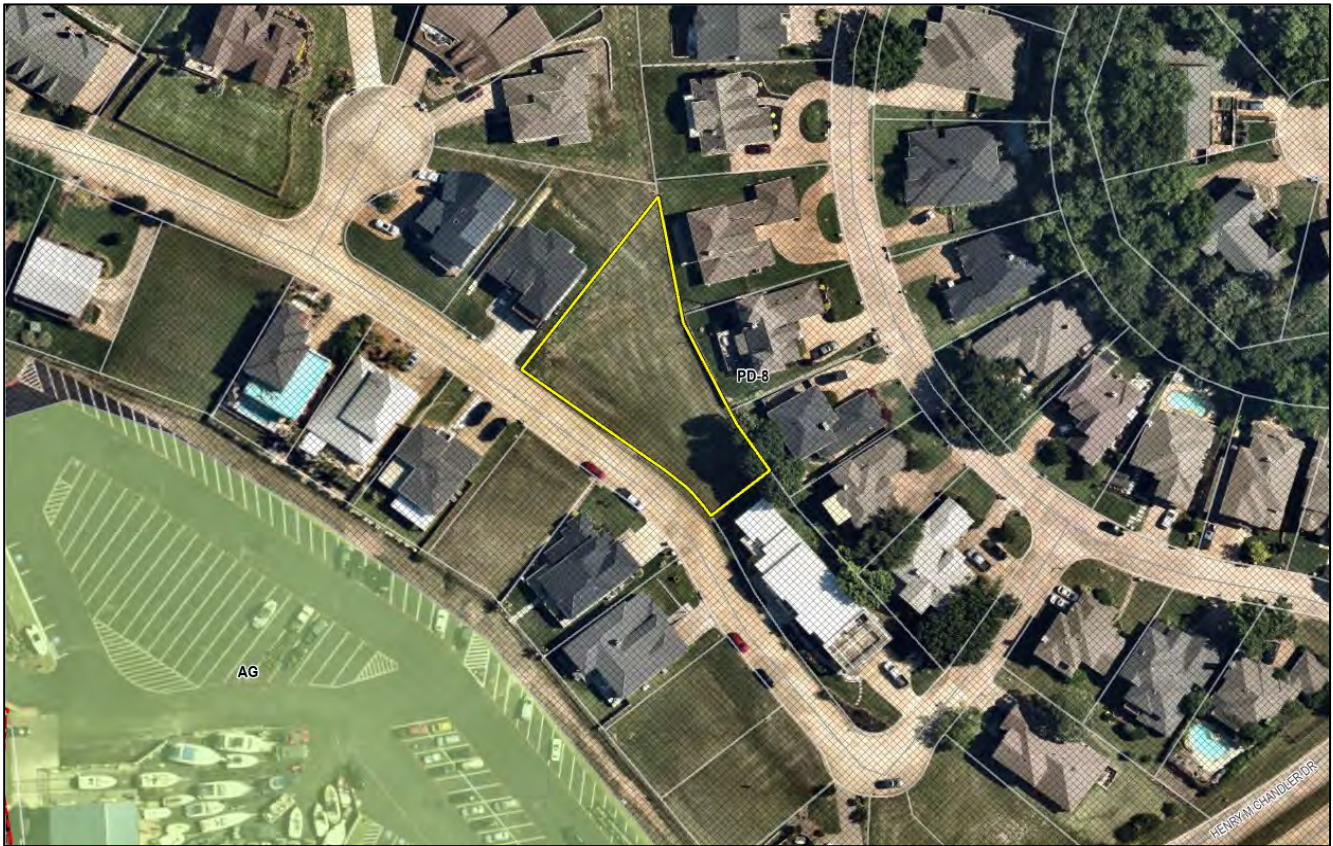
Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. South of this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina.

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 1 of the Harbor Landing Subdivision, which was established on December 22, 1986, and consists of 38 residential lots. Beyond this is Harbor Landing Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 310 Harborview Drive and 312 Portview Place*) developed with single-family homes. Beyond this is Portview Place, which is identified as a R2 (*i.e. residential, [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of Phase 2 of Harbor Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of Phase 2 of the Harbor Landing Subdivision, which has been in existence since June 15, 1987, consists of 32 residential lots, and is considered to be more than 90%

developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

| Housing Design and Characteristics | Existing Housing on Harborview Drive | Proposed Housing |
|------------------------------------|--|---|
| Building Height | One (1) & Two (2) Story | Two (2) Story (24'-6") |
| Building Orientation | Most of the homes are oriented towards their front property line. | The front elevation of the home will face onto Harborview Drive |
| Year Built | 2012-2023 | N/A |
| Building SF on Property | 4,145 – 6,558 SF | 3,995 SF |
| Building Architecture | Traditional Suburban Residential & Newer Modern Residential Homes & Four (4) Vacant Lots | Comparable Architecture to the Newer Homes in the area. |
| Building Setbacks: | | |
| Front | The front yard setbacks appear to conform to the required 20-foot front yard setback. | 25-Feet |
| Side | The side yard setbacks appear to conform to the required five (6) foot side yard setback. | X>14'-1" |
| Rear | The rear yard setbacks appear conform to the required ten (10) feet rear yard setback. | X>18'-4" |
| Building Materials | Brick, Hardie Board Siding, Stone, and Stucco | Stucco, Lap Siding, Metal Pane, Wood Panel |
| Paint and Color | White, Cream, Brown, Black, and Grey | White, Brown, Tan |
| Roofs | Composite Shingles and Metal Roofs | Standing Metal Seam |
| Driveways/Garages | Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and <i>'J' or traditional swing entry</i> . | The garage will be situated one (1) foot, six (6) inches in front of the front of the front façade of the home. |

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant's proposed garage is oriented one (1) foot, six (6) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "...all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that this is not atypical of the area and is comparable to the newer architecture in the area. A waiver to the garage orientation and the roof pitch requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two (2) deviations*-- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On August 21, 2025, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, Spyglass and Chandler's

Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) 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)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: 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.
²: 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 308 Harborview Dr.

SUBDIVISION Harbor Landing Phase 2

LOT 15 BLOCK C

GENERAL LOCATION Southwest Rockwall next to the lake

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-B

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 0.368 or 16,039 sq LOTS [CURRENT] 15 LOTS [PROPOSED] N/A

- ☐ **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 Dustin Fox

☐ APPLICANT Nahomi Anaya

CONTACT PERSON Dustin Fox

CONTACT PERSON Nahomi Anaya

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 Dustin Fox [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 \$ 205.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th 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."

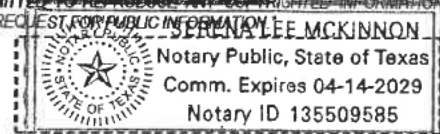
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF July 2025

OWNER'S SIGNATURE

Dustin Fox

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shiralee McKinnon




MY COMMISSION EXPIRES 04-14-2029



Z2025-056: SUP for a Residential Infill at 308 Harborview Lane

PD-8

AG

Case Location Map = 



City of Rockwall

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

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

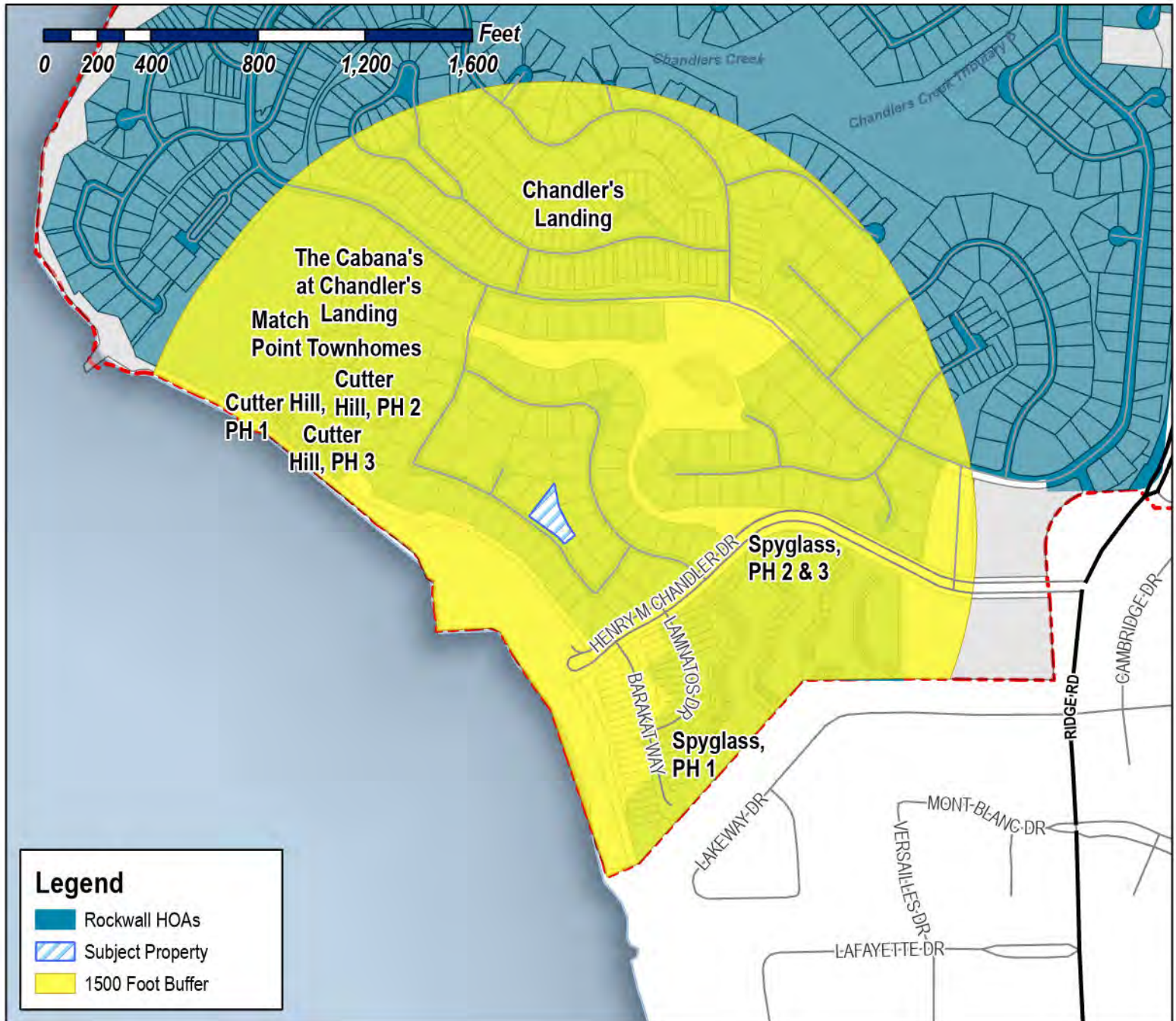




City of Rockwall

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

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.



Case Number: Z2025-056
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development 8 (PD-8)
District
Case Address: 308 Harborview Lane

Date Saved: 8/15/2025

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-056]
Date: Thursday, August 21, 2025 8:17:07 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.15.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-056: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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.



Case Number: Z2025-056
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development 8 (PD-8)
District
Case Address: 308 Harborview Lane

Date Saved: 8/15/2025

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

JR WASATCH HOME BUILDER LLC
1314 Wendell Way
Garland, TX 75043

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 Preston Rd Ste 220A
Dallas, TX 75252

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C
206 HARBOR LANDING DR
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

GHEBRETSADIK KISANET
295 Blackhaw Dr
Fate, TX 75087

RESIDENT
297 HARBORVIEW DR
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE
309 Harbor Landing Dr
Rockwall, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

BOLTON LINDSAY E & DONALD P PRIBYL
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS ANNA A
320 PORTVIEW PL
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST
RANDALL CLAY LINNSTAEDTER & KIMBERLY
GENE LINNSTAEDTER - TRU
321 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP
321 Harborview Dr
Rockwall, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

RIZZARI VANESSA GABRIELA
324 Harbor Landing Dr
Rockwall, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
326 HARBORVIEW DR
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

Haidar Lamora J and
Lucinda K Polhemus
327 Yacht Club Drive
Rockwall, TX 75032

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDOS AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

OIWA TAKA AKI
C/O OPEN HOUSE CO LTD
5050 Quorum Dr Ste 610
Dallas, TX 75254

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
5201 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5202 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5208 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5226 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5300 BARAKAT WAY
ROCKWALL, TX 75032

AD CUSTOMS LLC
5525 BLAZING STAR RD
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
7 GREENBELT <Null>
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-056: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-056: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |
| | | |

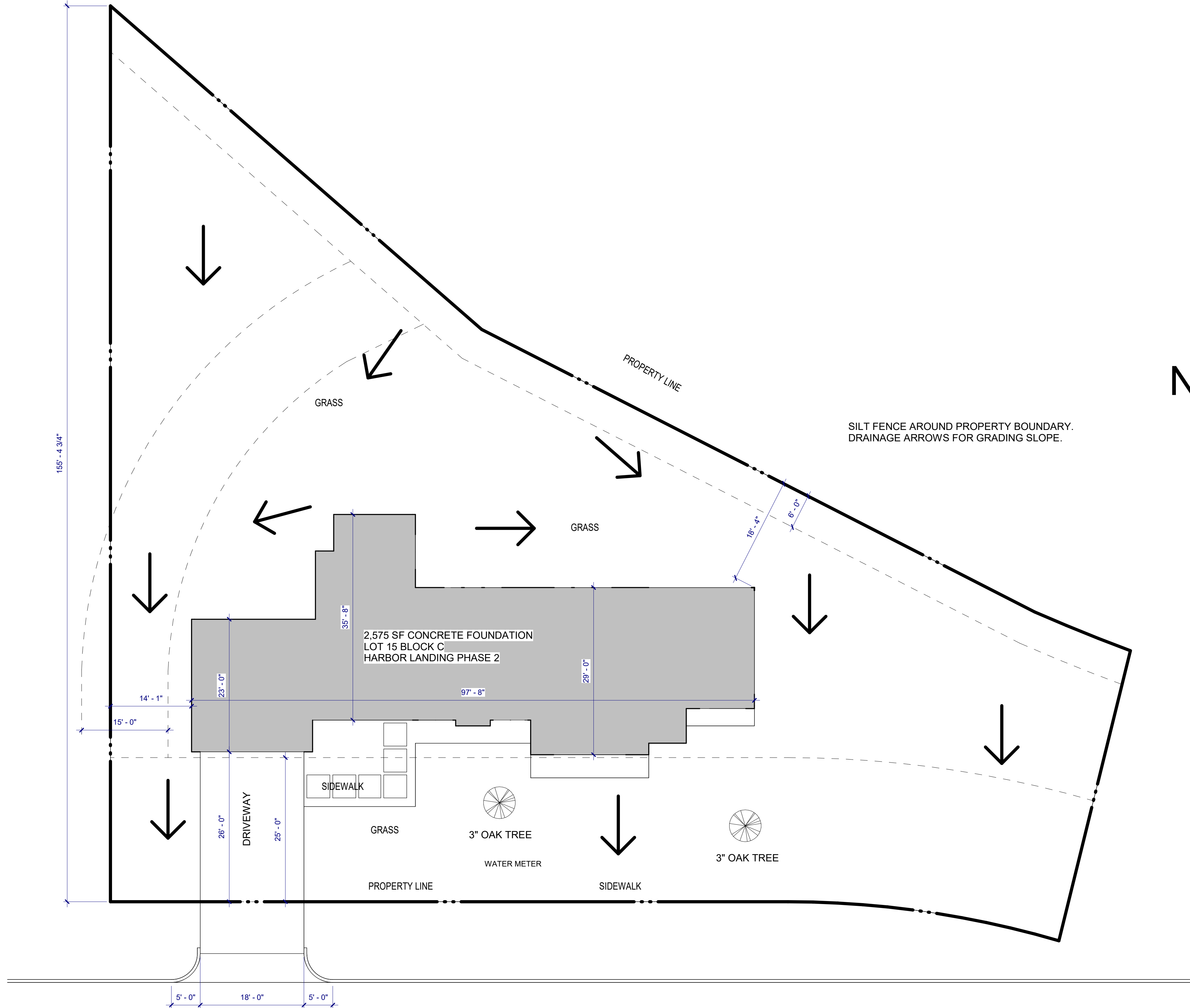
RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

| | |
|----------------------|-------------|
| SITE & DRAINAGE PLAN | |
| Project number | ROCKWALL |
| Date | 03/26/2025 |
| A01.00 | |
| Scale | 1" = 10'-0" |

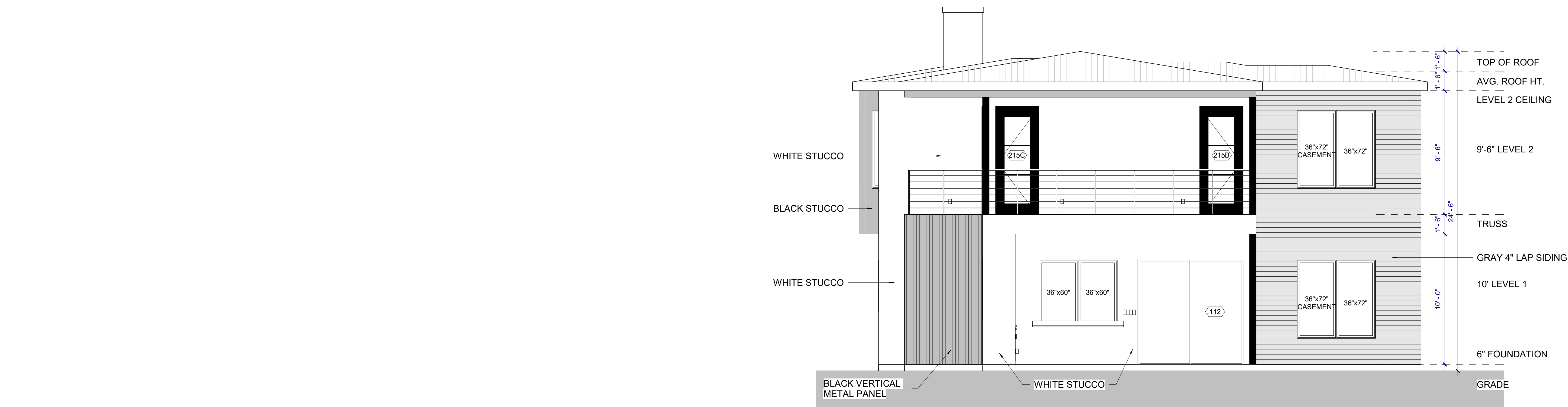
A01.00

Scale 1" = 10'-0"



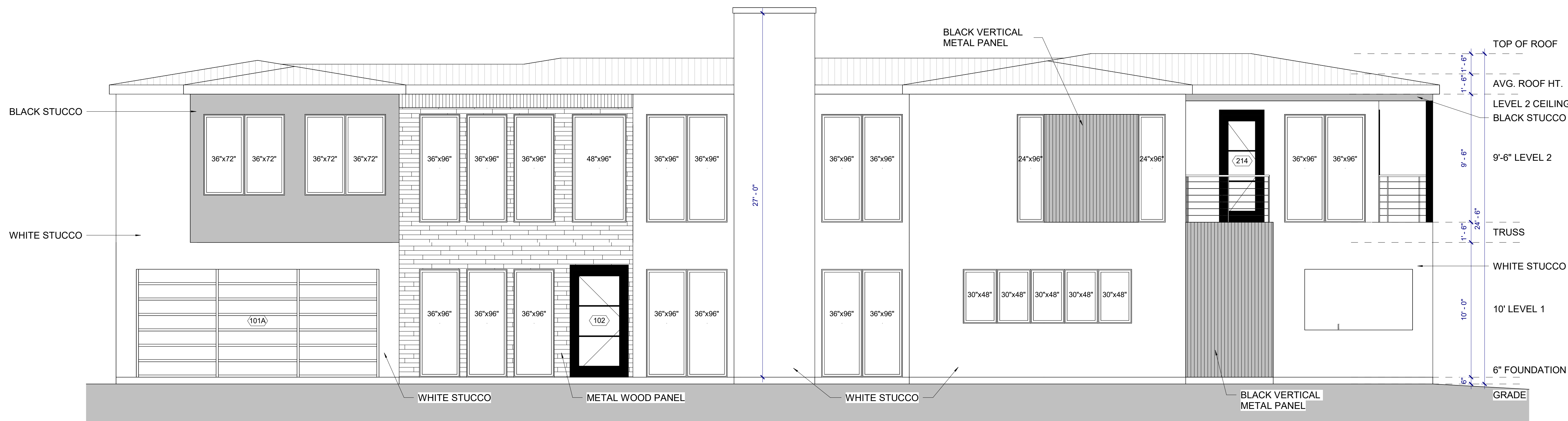
SITE & DRAINAGE PLAN

SCALE: 1" = 10'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |

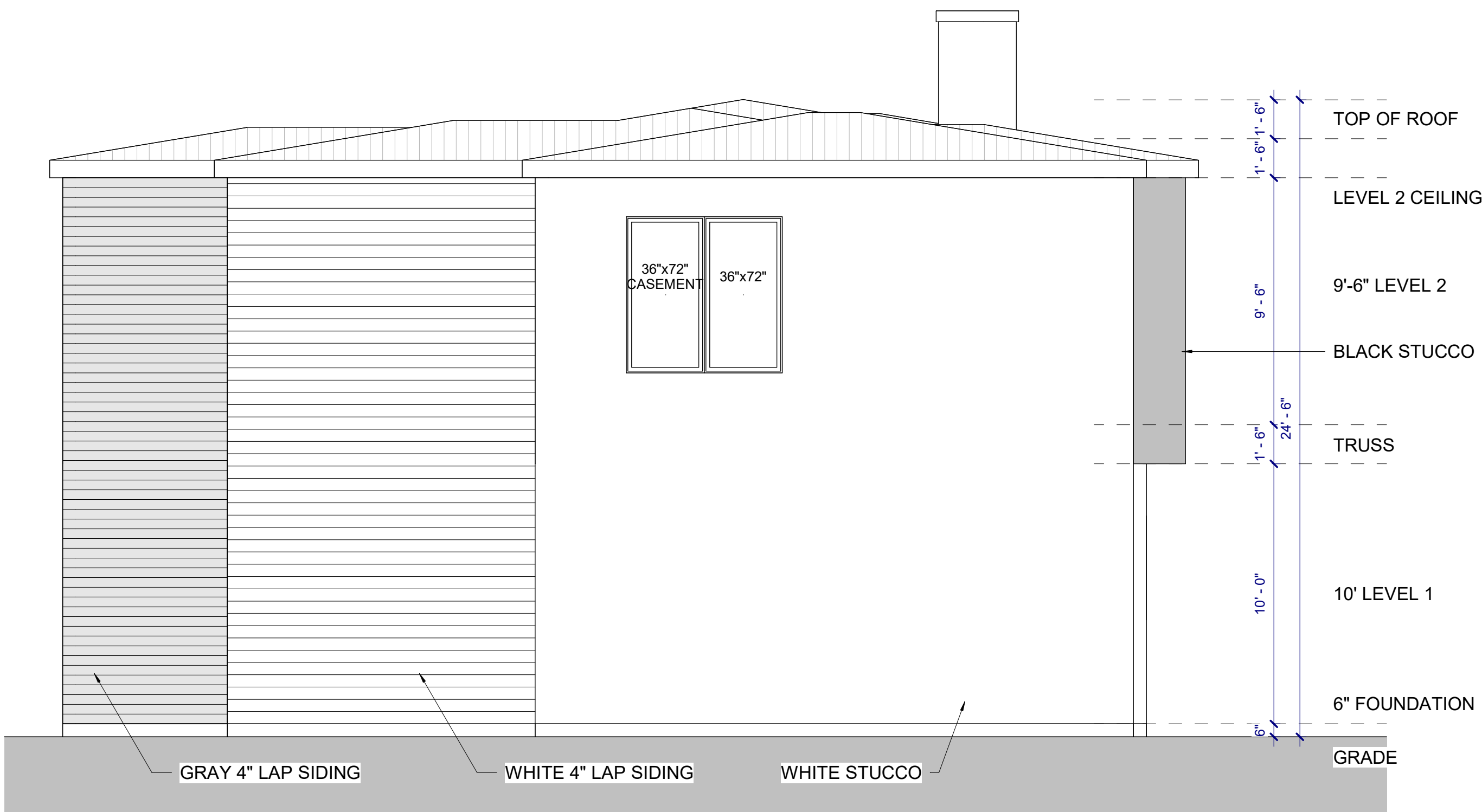
RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

ELEVATIONS

Project number ROCKWALL
Date 03/26/2025

A03.01

Scale 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2



REAR ELEVATION
SCALE: 1/4" = 1'-0"

1

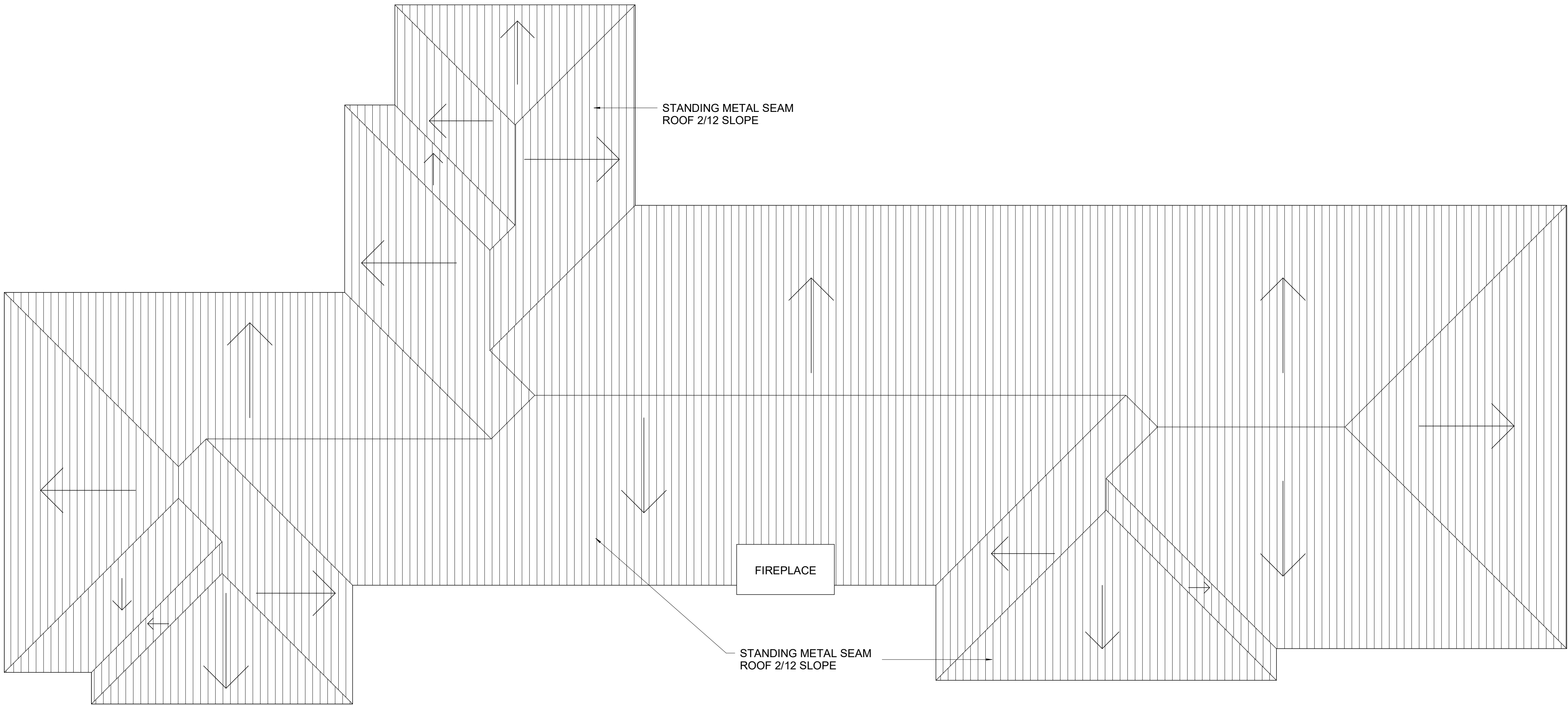
308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |

RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

| | |
|----------------|--------------|
| ELEVATIONS | |
| Project number | ROCKWALL |
| Date | 03/26/2025 |
| A03.02 | |
| Scale | 1/4" = 1'-0" |



ROOF PLAN
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

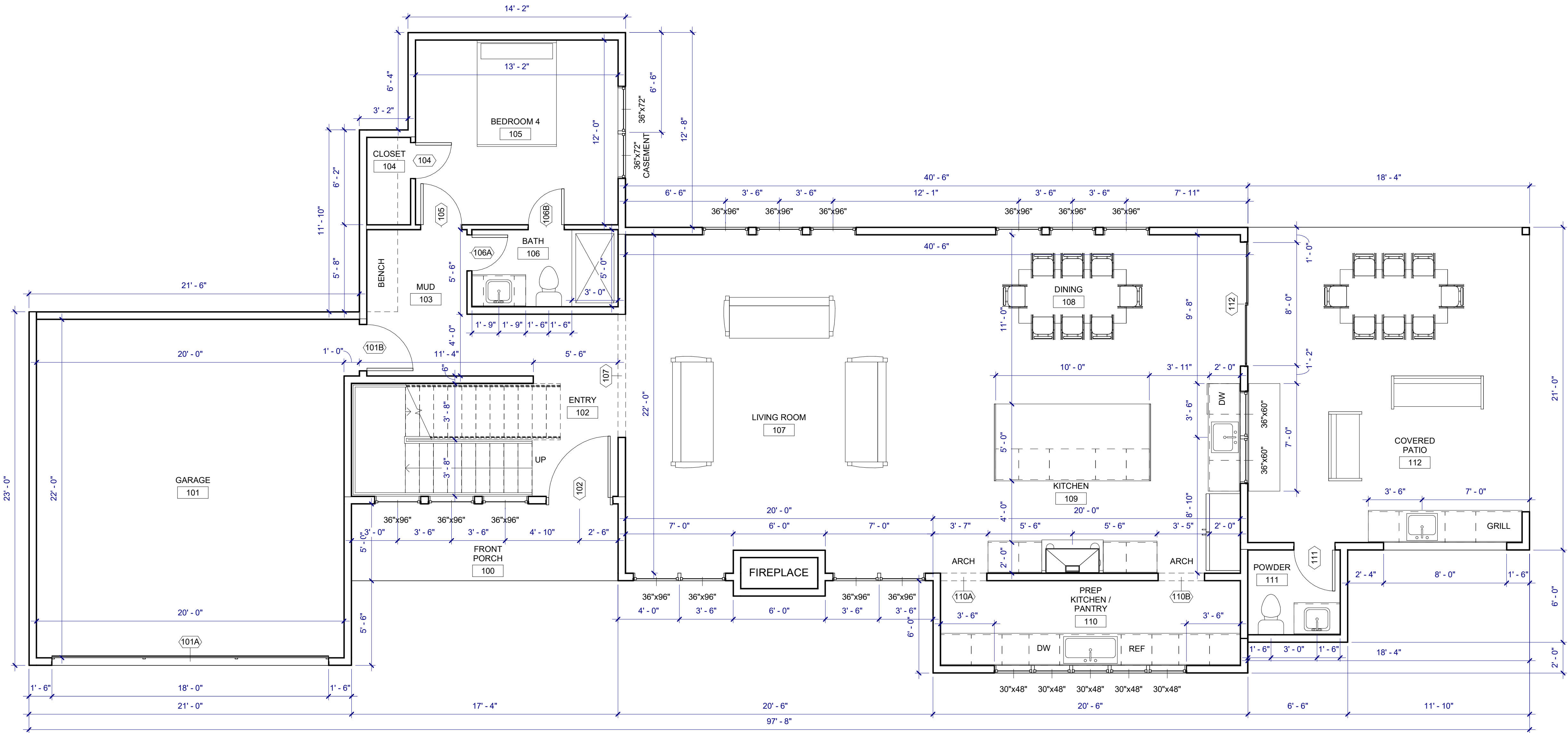
THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |
| | | |

| | |
|-----------------------------|--------------|
| RYAN JACOBSON DESIGN LLC | |
| SINGLE FAMILY | |
| ROOF PLAN | |
| Project number | ROCKWALL |
| Date | 03/26/2025 |
| A02.03 | |
| Scale | 1/4" = 1'-0" |

| Door Schedule | | |
|---------------|--------------------------|----------|
| Mark | Type | Material |
| 101A | 18' x 8' | GARAGE |
| 101B | 36" x 96" | WOOD |
| 102 | GLASS DOOR 4'x8' | GLASS |
| 104 | 28" x 96" | WOOD |
| 105 | 32" x 96" | WOOD |
| 106A | 28" x 96" | WOOD |
| 106B | 28" x 96" | WOOD |
| 107 | 96" x 96" | OPENING |
| 110A | 36" x 96" | OPENING |
| 110B | 36" x 96" | OPENING |
| 111 | 32" x 96" | WOOD |
| 112 | 8'x8' Sliding Glass Door | GLASS |
| 200 | 32" x 96" | WOOD |
| 202 | 28" x 96" | WOOD |
| 203 | 32" x 96" | WOOD |
| 204 | 28" x 96" | WOOD |
| 206A | 28" x 96" | WOOD |
| 206B | 28" x 96" | WOOD |
| 207 | 28" x 96" | WOOD |
| 208 | 32" x 96" | WOOD |
| 209 | 48" x 96" | OPENING |
| 210 | 36" x 96" | WOOD |
| 211A | 28" x 96" | WOOD |
| 211B | 28" x 96" | WOOD |
| 212A | 28" x 96" | WOOD |
| 212B | 28" x 96" | WOOD |
| 213A | 28" x 96" | WOOD |
| 213B | 28" x 96" | WOOD |
| 214 | GLASS DOOR 3'x8' | GLASS |
| 215A | 36" x 96" | WOOD |
| 215B | GLASS DOOR 3'x8' | GLASS |
| 215C | GLASS DOOR 3'x8' | GLASS |
| 217 | 32" x 96" | WOOD |

| Window Schedule | | | |
|-----------------|--------------------|-------------|-------------|
| Mark | Type | Sill Height | Head Height |
| 102A | 36" x 96" | 0" | 8' - 0" |
| 102B | 36" x 96" | 0" | 8' - 0" |
| 102C | 36" x 96" | 0" | 8' - 0" |
| 105A | 36" x 72" | 2' - 0" | 8' - 0" |
| 105B | 36" x 72" CASEMENT | 2' - 0" | 8' - 0" |
| 107A | 36" x 96" | 0" | 8' - 0" |
| 107B | 36" x 96" | 0" | 8' - 0" |
| 107C | 36" x 96" | 0" | 8' - 0" |
| 107D | 36" x 96" | 0" | 8' - 0" |
| 107E | 36" x 96" | 0" | 8' - 0" |
| 107F | 36" x 96" | 0" | 8' - 0" |
| 107G | 36" x 96" | 0" | 8' - 0" |
| 108A | 36" x 96" | 0" | 8' - 0" |
| 108B | 36" x 96" | 0" | 8' - 0" |
| 108C | 36" x 96" | 0" | 8' - 0" |
| 109A | 36" x 60" | 3' - 0" | 8' - 0" |
| 109B | 36" x 60" | 3' - 0" | 8' - 0" |
| 110A | 30" x 48" | 4' - 0" | 8' - 0" |
| 110B | 30" x 48" | 4' - 0" | 8' - 0" |
| 110C | 30" x 48" | 4' - 0" | 8' - 0" |
| 110D | 30" x 48" | 4' - 0" | 8' - 0" |
| 110E | 30" x 48" | 4' - 0" | 8' - 0" |
| 201A | 36" x 72" | 2' - 0" | 8' - 0" |
| 201B | 36" x 72" | 2' - 0" | 8' - 0" |
| 201C | 36" x 72" | 2' - 0" | 8' - 0" |
| 201D | 36" x 72" | 2' - 0" | 8' - 0" |
| 201E | 36" x 72" | 2' - 0" | 8' - 0" |
| 201F | 36" x 72" | 2' - 0" | 8' - 0" |
| 203A | 36" x 72" | 2' - 0" | 8' - 0" |
| 203B | 36" x 72" CASEMENT | 2' - 0" | 8' - 0" |
| 205A | 36" x 96" | 0" | 8' - 0" |
| 205B | 36" x 96" | 0" | 8' - 0" |
| 205C | 36" x 96" | 0" | 8' - 0" |
| 205D | 48" x 96" | 0" | 8' - 0" |
| 208A | 36" x 72" | 2' - 0" | 8' - 0" |
| 208B | 36" x 72" CASEMENT | 2' - 0" | 8' - 0" |
| 209A | 36" x 96" | 0" | 8' - 0" |
| 209B | 36" x 96" | 0" | 8' - 0" |
| 209C | 36" x 96" | 0" | 8' - 0" |
| 209D | 36" x 96" | 0" | 8' - 0" |
| 209E | 36" x 72" | 2' - 0" | 8' - 0" |
| 209F | 36" x 72" | 2' - 0" | 8' - 0" |
| 209G | 36" x 72" | 2' - 0" | 8' - 0" |
| 209H | 36" x 72" | 2' - 0" | 8' - 0" |
| 213A | 24" x 96" | 0" | 8' - 0" |
| 213B | 24" x 96" | 0" | 8' - 0" |
| 215A | 36" x 96" | 0" | 8' - 0" |
| 215B | 36" x 96" | 0" | 8' - 0" |
| 215C | 36" x 72" | 2' - 0" | 8' - 0" |
| 215D | 36" x 72" | 2' - 0" | 8' - 0" |



LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number ROCKWALL
Date 03/26/2025

A02.01

Scale 1/4" = 1'-0"

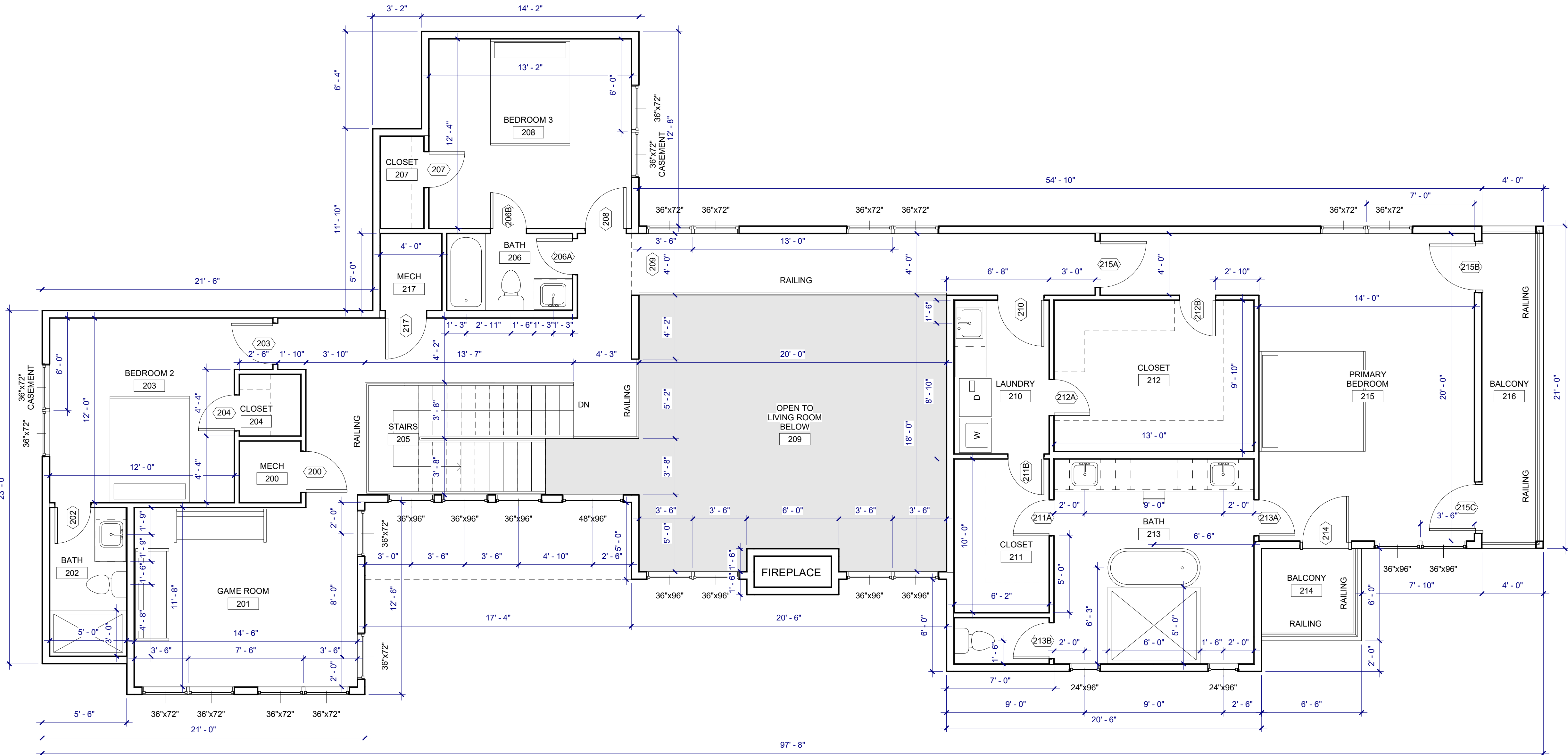
| Door Schedule | | |
|---------------|--------------------------|----------|
| Mark | Type | Material |
| 101A | 18' x 8' | GARAGE |
| 101B | 36" x 96" | WOOD |
| 102 | GLASS DOOR 4'x8' | GLASS |
| 104 | 28" x 96" | WOOD |
| 105 | 32" x 96" | WOOD |
| 106A | 28" x 96" | WOOD |
| 106B | 28" x 96" | WOOD |
| 107 | 96" x 96" | OPENING |
| 110A | 36" x 96" | OPENING |
| 110B | 36" x 96" | OPENING |
| 111 | 32" x 96" | WOOD |
| 112 | 8'x8' Sliding Glass Door | GLASS |
| 200 | 32" x 96" | WOOD |
| 202 | 28" x 96" | WOOD |
| 203 | 32" x 96" | WOOD |
| 204 | 28" x 96" | WOOD |
| 206A | 28" x 96" | WOOD |
| 206B | 28" x 96" | WOOD |
| 207 | 28" x 96" | WOOD |
| 208 | 32" x 96" | WOOD |
| 209 | 48" x 96" | OPENING |
| 210 | 36" x 96" | WOOD |
| 211A | 28" x 96" | WOOD |
| 211B | 28" x 96" | WOOD |
| 212A | 28" x 96" | WOOD |
| 212B | 28" x 96" | WOOD |
| 213A | 28" x 96" | WOOD |
| 213B | 28" x 96" | WOOD |
| 214 | GLASS DOOR 3'x8' | GLASS |
| 215A | 36" x 96" | WOOD |
| 215B | GLASS DOOR 3'x8' | GLASS |
| 215C | GLASS DOOR 3'x8' | GLASS |
| 217 | 32" x 96" | WOOD |

| Window Schedule | | | |
|-----------------|--------------------|-------------|-------------|
| Mark | Type | Sill Height | Head Height |
| 102A | 36" x 96" | 0" | 8' - 0" |
| 102B | 36" x 96" | 0" | 8' - 0" |
| 102C | 36" x 96" | 0" | 8' - 0" |
| 105A | 36" x 72" | 2' - 0" | 8' - 0" |
| 105B | 36" x 72" CASEMENT | 2' - 0" | 8' - 0" |
| 107A | 36" x 96" | 0" | 8' - 0" |
| 107B | 36" x 96" | 0" | 8' - 0" |
| 107C | 36" x 96" | 0" | 8' - 0" |
| 107D | 36" x 96" | 0" | 8' - 0" |
| 107E | 36" x 96" | 0" | 8' - 0" |
| 107F | 36" x 96" | 0" | 8' - 0" |
| 107G | 36" x 96" | 0" | 8' - 0" |
| 108A | 36" x 96" | 0" | 8' - 0" |
| 108B | 36" x 96" | 0" | 8' - 0" |
| 108C | 36" x 96" | 0" | 8' - 0" |
| 109A | 36" x 60" | 3' - 0" | 8' - 0" |
| 109B | 36" x 60" | 3' - 0" | 8' - 0" |
| 110A | 30" x 48" | 4' - 0" | 8' - 0" |
| 110B | 30" x 48" | 4' - 0" | 8' - 0" |
| 110C | 30" x 48" | 4' - 0" | 8' - 0" |
| 110D | 30" x 48" | 4' - 0" | 8' - 0" |
| 110E | 30" x 48" | 4' - 0" | 8' - 0" |
| 201A | 36" x 72" | 2' - 0" | 8' - 0" |
| 201B | 36" x 72" | 2' - 0" | 8' - 0" |
| 201C | 36" x 72" | 2' - 0" | 8' - 0" |
| 201D | 36" x 72" | 2' - 0" | 8' - 0" |
| 201E | 36" x 72" | 2' - 0" | 8' - 0" |
| 201F | 36" x 72" | 2' - 0" | 8' - 0" |
| 203A | 36" x 72" | 2' - 0" | 8' - 0" |
| 203B | 36" x 72" CASEMENT | 2' - 0" | 8' - 0" |
| 205A | 36" x 96" | 0" | 8' - 0" |
| 205B | 36" x 96" | 0" | 8' - 0" |
| 205C | 36" x 96" | 0" | 8' - 0" |
| 205D | 48" x 96" | 0" | 8' - 0" |
| 208A | 36" x 72" | 2' - 0" | 8' - 0" |
| 208B | 36" x 72" CASEMENT | 2' - 0" | 8' - 0" |
| 209A | 36" x 96" | 0" | 8' - 0" |
| 209B | 36" x 96" | 0" | 8' - 0" |
| 209C | 36" x 96" | 0" | 8' - 0" |
| 209D | 36" x 96" | 0" | 8' - 0" |
| 209E | 36" x 72" | 2' - 0" | 8' - 0" |
| 209F | 36" x 72" | 2' - 0" | 8' - 0" |
| 209G | 36" x 72" | 2' - 0" | 8' - 0" |
| 209H | 36" x 72" | 2' - 0" | 8' - 0" |
| 213A | 24" x 96" | 0" | 8' - 0" |
| 213B | 24" x 96" | 0" | 8' - 0" |
| 215A | 36" x 96" | 0" | 8' - 0" |
| 215B | 36" x 96" | 0" | 8' - 0" |
| 215C | 36" x 72" | 2' - 0" | 8' - 0" |
| 215D | 36" x 72" | 2' - 0" | 8' - 0" |

SQUARE FOOTAGE:

308 HARBORVIEW DRIVE

FIRST FLOOR SF: 1,617 SF
SECOND FLOOR SF: 1,893 SF
TOTAL LIVABLE SF: 3,510 SF
FRONT PORCH SF: 87 SF
COVERED PATIO SF: 385 SF
LEVEL 2 BLACONY SF: 123 SF
GARAGE SF: 485 SF
FOUNDATION SF: 2,575 SF
BLDG TOTAL SF: 3,995 SF



LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

LEVEL 2 FLOOR PLAN

Project number ROCKWALL
Date 03/26/2025

A02.02

Scale 1/4" = 1'-0"



308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number ROCKWALL
Date 03/26/2025

A09.01

Scale



308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

| No. | Description | Date |
|-----|-------------|------------|
| 1 | PERMIT SET | 03-26-2025 |
| | | |
| | | |

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

| | |
|----------------|------------|
| RENDERINGS | |
| Project number | ROCKWALL |
| Date | 03/26/2025 |
| A09.02 | |
| Scale | |



ADJACENT HOUSING ATTRIBUTES

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|----------------------|--------------------|------------|----------|--------------------|----------------------------|
| 299 Harborview Drive | Single-Family Home | 2013 | 4,346 | N/A | Brick and Stone |
| 301 Harborview Drive | Vacant | N/A | N/A | N/A | N/A |
| 303 Harborview Drive | Vacant | N/A | N/A | N/A | N/A |
| 305 Harborview Drive | Single-Family Home | N/A | N/A | N/A | Stone and Brick |
| 306 Harborview Drive | Single-Family Home | 2018 | 6,558 | N/A | Wood, Stucco, Metal, Stone |
| 307 Harborview Drive | Single-Family Home | 2020 | 4,275 | N/A | Stone and Brick |
| 308 Harborview Drive | Vacant | N/A | N/A | N/A | N/A |
| 309 Harborview Drive | Vacant | N/A | N/A | N/A | N/A |
| 310 Harborview Drive | Single-Family Home | 2023 | 5,126 | N/A | Stucco |
| 311 Harborview Drive | Single-Family Home | 2016 | 4,355 | N/A | Stucco and Brick |
| 313 Harborview Drive | Single-Family Home | 2012 | 4,145 | N/A | Stucco |
| AVERAGES: | | 2017 | 4,801 | N/A | |



299 Harborview Drive



301 Harborview Drive



303 Harborview Drive



305 Harborview Drive



306 Harborview Drive



307 Harborview Drive



308 Harborview Drive



309 Harborview Drive



310 Harborview Drive



311 Harborview Drive



313 Harborview Drive

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 8 (PD-8) [ORDINANCE NO. 23-40] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [Ordinance No. 23-40] 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 8 (PD-8) [Ordinance No. 23-40] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* 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 8 (PD-8) [Ordinance No. 23-40] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article

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

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

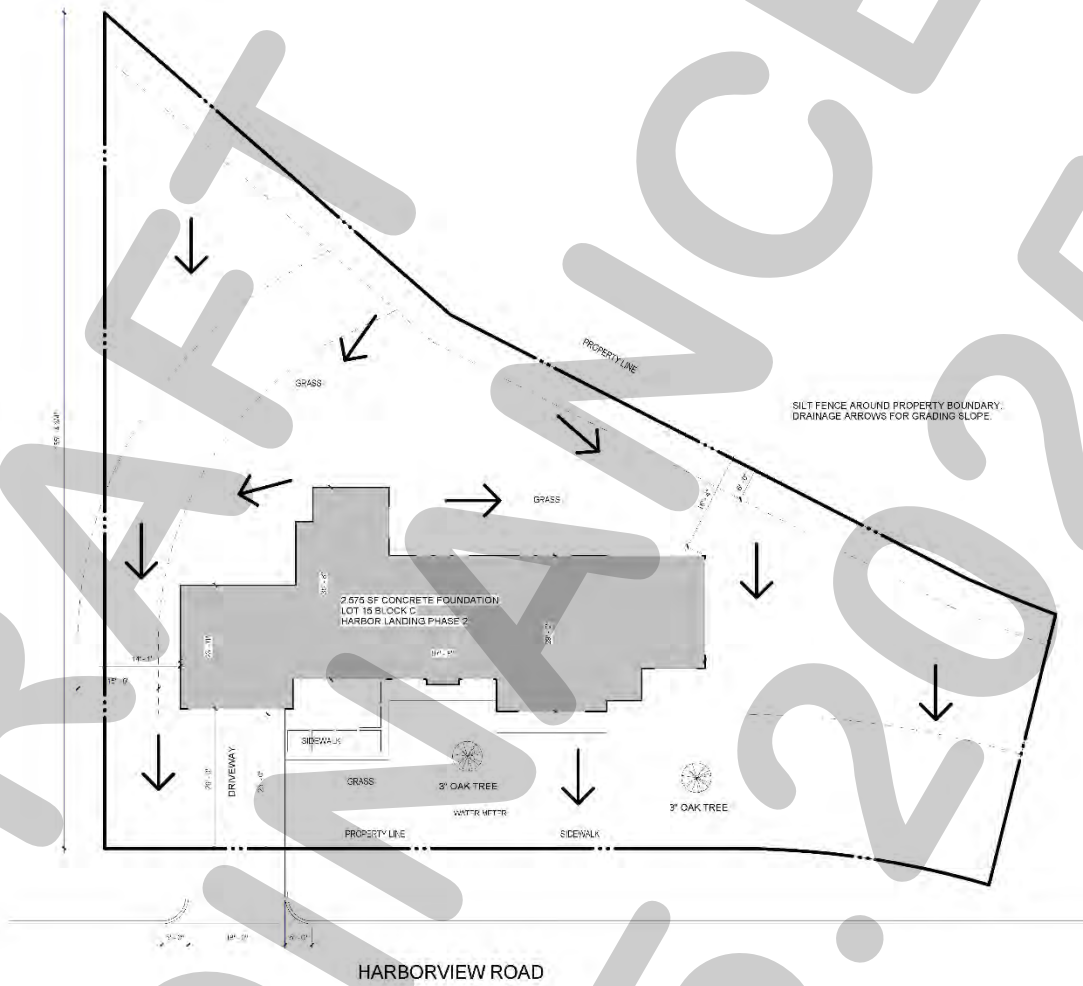
Exhibit 'A':
Location Map

Address: 308 Harborview Drive

Legal Description: Lot 15, Block C, Harbor Landing, Phase 2 Addition



Exhibit 'B':
Residential Plot Plan

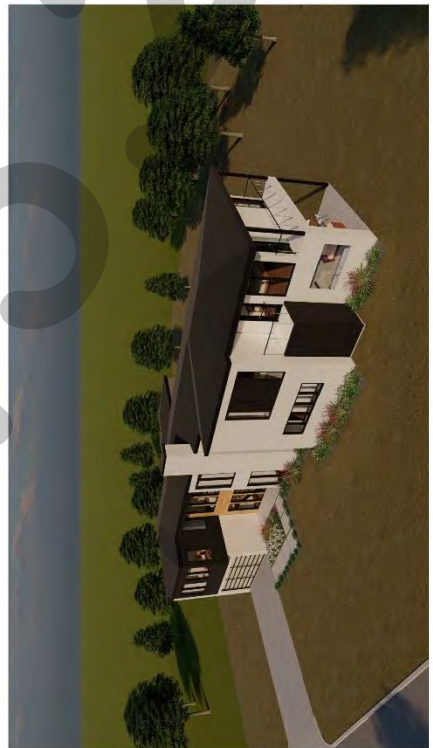


[illegible]

Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL COMMISSION CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Kiew Kam; *Triangle Engineering, LLC.*
CASE NUMBER: Z2025-057; *Specific Use Permit (SUP) for a Residence Hotel*

SUMMARY

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel* [*Case No. Z2024-023*] without prejudice to allow the applicant to change the plan and resubmit the request. On December 2, 2024, the City Council approved a *Specific Use Permit (SUP)* for a *Residence Hotel*, which will expire on December 2, 2025. The applicant has not submitted a Site Plan for the *Residence Hotel* that was approved; However, recently, a new applicant approached staff about a different configuration for the *Residence Hotel* on the subject property. Since the proposed configuration would differ from the concept plan approved in the Specific Use Permit (SUP) ordinance, staff instructed the applicant to amend the approved Specific Use Permit (SUP).

PURPOSE

On August 15, 2025, the applicant -- *Kiew Kam of Triangle Engineering, LLC.* -- submitted an application requesting a Specific Use Permit (SUP) for a *Residence Hotel* for the purpose of constructing a 14,204 SF LaQuinta Hampton Extended Stay Hotel on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

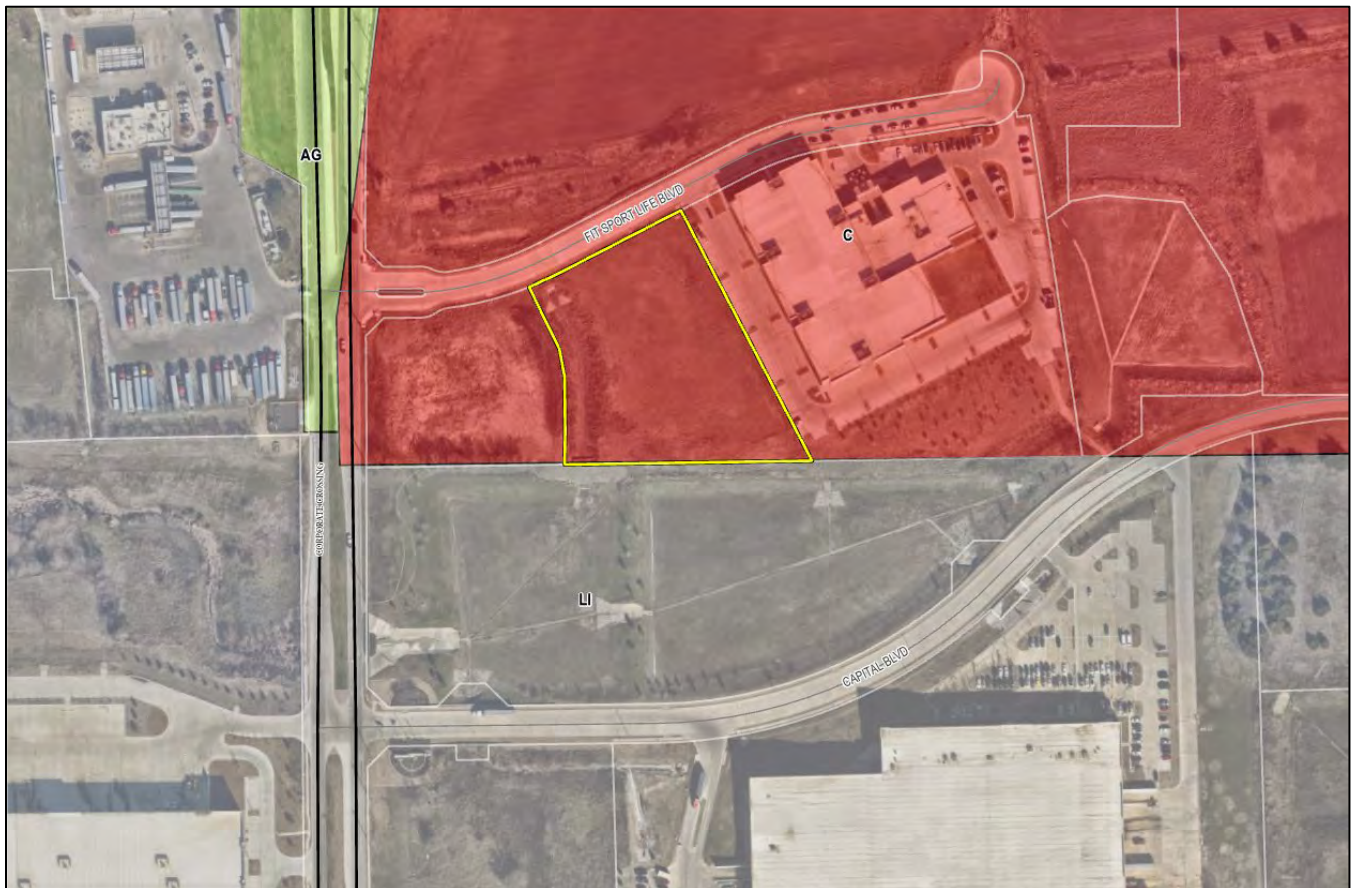
North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Continuing north are two (2) vacant tracts of land (*i.e. Tract 10-3 [8.23-acres] and Tract 10 [14.8-acres] of the R. Irvine Survey, Abstract No. 120*) that are zoned Commercial (C) District. Beyond this are the corporate limits for the City of Rockwall.

South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional detention system for Phase 2 of the Rockwall Technology Park. Continuing south, and adjacent to this tract of land, is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) large industrial facilities (*i.e. Pratt Industries and Lollicup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.3770-acre parcel of land identified as Lot 5, Block B, Fit Sport Life Addition and zoned Commercial (C) District. This property is developed with a sports facility (*i.e. AmeriSports*). Beyond this is a 20.51-acre tract of land (*i.e. Tract 22, of the R. Irvine Survey*) zoned Commercial (C) District. North of this tract of land is a 4.317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey*), which is occupied by Big-Tex Trailers and that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is the remainder of a 1.948-acre portion of the larger 4.767-acre parcel of land (*i.e. Lot 6, Block B, Fit Sport Life Addition*), which is being developed with a *Retail Store with Gasoline Sales* (*i.e. 7/11*). This remainder lot is zoned Commercial (C) District. Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.1917-acre parcel of land (*i.e. Love's Country Store*) followed by two (2) vacant tracts of land (*i.e. Tract 9-9 [1.898-acres] and Tract 9-11 [1.30-acres of the J Lockhart Survey, Abstract No. 134]*), and a 3.0654-acre parcel of land identified as Lot 1, Block 1, Ya-Hoo Subdivision (*i.e. Photo Technologies*). All of these properties are zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for a *Residence Hotel and Restaurant* (see Figure 1). According to the concept plan, the proposed hotel will consist of a four (4) story building with a 14,204 SF building footprint and a total of 96 guest rooms. The total proposed square footage of all the floors is 56,816 SF. In addition to the *Residence Hotel*, the concept plan (see Figure 1) also shows the location of the parking areas and a restaurant. The proposed facility will have access off of Fit Sport Life Boulevard and a cross access easement from the western and eastern properties (i.e. the 7/11 Gas Station and the AmeriSports Facility). Although a *Restaurant* is an allowed by-right land use within a Commercial (C) District, the applicant did include it within the *Concept Plan* provided by the applicant to verify that the parking met the City's requirements.

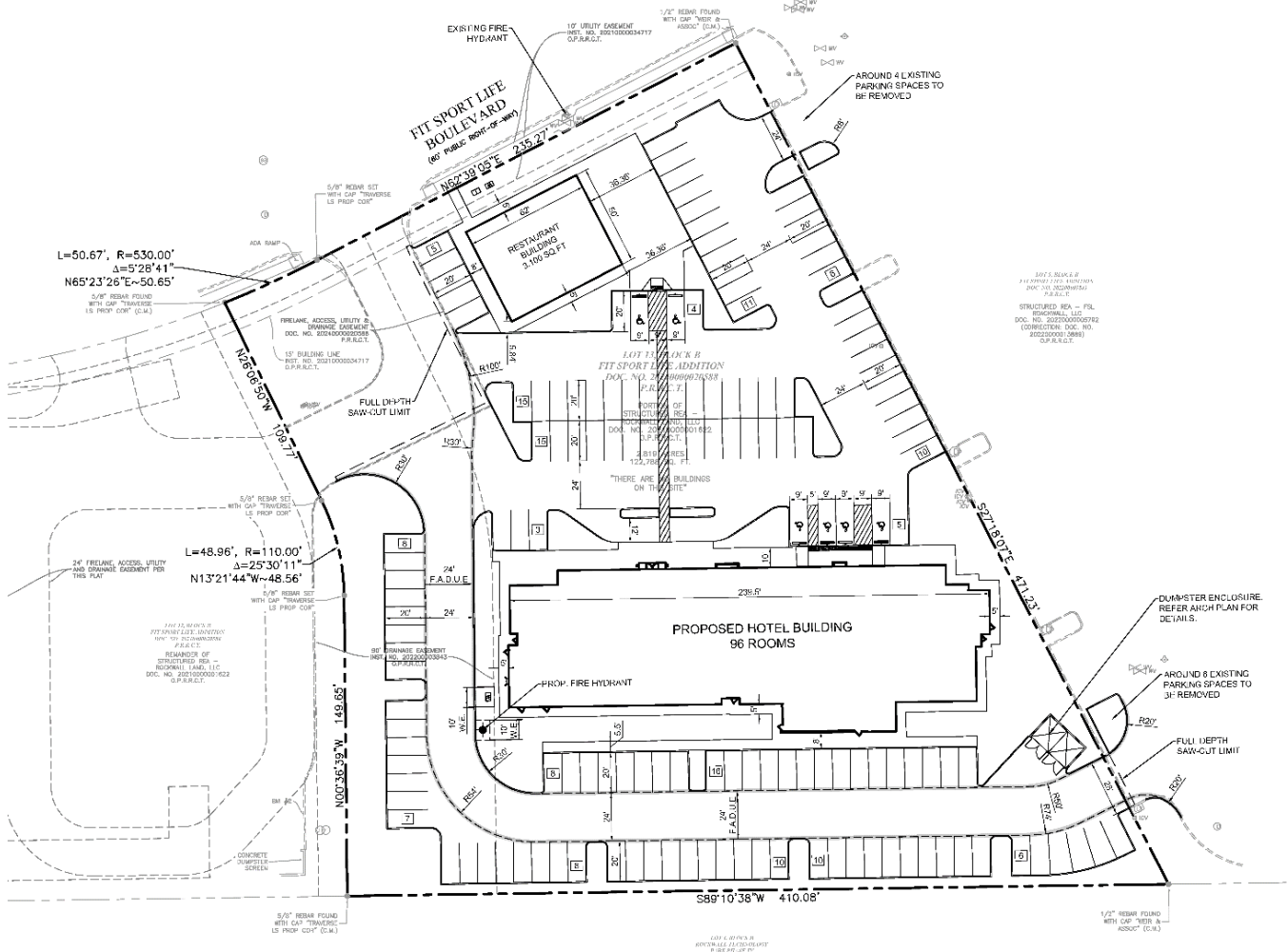


FIGURE 1. CONCEPT PLAN

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Residence Hotel* is defined as "(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience." In this case, the proposed *Residence Hotel* will incorporate kitchen facilities, be fully furnished, and have internal corridors leading to the doorways for each unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Residence Hotel* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that a *Residence Hotel* may not be appropriate within all areas of the City that are zoned Commercial (C) Districts. In addition, according to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*,

of the Unified Development Code (UDC), the maximum height for a building in a Commercial (C) District is 60-feet; however, the building height may be increased up to 240 feet if approved through a Specific Use Permit (SUP). In this case, the applicant is requesting a building height of 60-feet.

Staff should note that the provided concept plan currently conforms to the parking requirements for a *Residence Hotel* and *Restaurant*. Specifically, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that a *Hotel* provide one (1) parking space per each unit and 50.00% of the accessory uses provided in the *Hotel*. Based on the provided concept plan, the required parking for the proposed *Residence Hotel* is 116 parking spaces. Staff calculated this as follows:

Residence Hotel:

- 96 Guest Rooms (1/1) = 96 parking spaces
- Storage Uses (1/1,000 SF @ 348 SF) = 1 parking space
- Office (1/300 SF @ 713 SF) = 2 parking spaces
- Restaurant (1/250 SF @ 1,688 SF) = 7/2 (as Accessory Use) = 9 parking spaces
- Fitness Center and Pool [i.e. *Health Club*] (1/200 SF @ 2,898 SF) = 15/2 (as Accessory Use) = 8 parking spaces

Restaurant: (1/200 SF @ 3,100 SF) = 31 parking spaces

TOTAL: 147 Parking Spaces

Currently, the concept plan shows the provision of 147 parking spaces which meets the required parking spaces for the proposed uses.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the IH-30 Corridor District and is designated for Special Commercial Corridor land uses. This land use designation is defined as being "...intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region..." According to the *District Strategies* for the IH-30 Corridor District properties designated for Special Commercial Corridor land uses "...will continue to be the City's primary retail corridor in the future..." and "...large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields." In this case, the applicant is proposing a *Residence Hotel* that will complement the surrounding uses. Currently, there is an *Indoor Sports Facility* adjacent to the subject property that attracts many families from outside of the City through tournaments and league play. Based on this, the proposed facility appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the submitted building elevations which do not meet the *General Overlay District Standards*. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. As mentioned previously, the *Restaurant* portion of this request is not a discretionary decision for the City Council since a restaurant is an allowed *by-right* land use within a Commercial (C) District. That being said, because the applicant chose to include it with the rest of the request, it does add intensity to the property and therefore becomes part of what must be considered under this case.

NOTIFICATIONS

On August 20, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised

the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel*.
 - (b) The development of the subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.
 - (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) 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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³

NOTES:

¹: 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.
²: 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 3005 Fit Sport Life Blvd, Rockwall, TX

SUBDIVISION FIT SPORT LIFE ADDITION

LOT 13 BLOCK B

GENERAL LOCATION The 2.819 acres lot is located western of 3101 Fit Sport Life Blvd, Rockwall TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial w/ FM 549 Overlay

CURRENT USE Vacant

PROPOSED ZONING Commercial w/ FM 549 Overlay

PROPOSED USE Hotel & Retail/Restaurant

ACREAGE 2.819

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 Structured REA-Rockwall Land LLC

☒ APPLICANT Kiew Kam (Triangle Engineering LLC)

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Kiew Kam

ADDRESS [REDACTED] 87

ADDRESS [REDACTED]

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 CONOR KEILTY [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 \$ 242.29 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF August, 2021. 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 DISCLOSURE OF INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF Aug, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Emmanuel M. Calcano, Notary Public
Bucks County
My commission expires March 6, 2026
Commission number 1399883

MY COMMISSION EXPIRES

03/06/26


0 35 70 140 210 280 Feet

Z2025-057: Specific Use Permit (SUP) for a Hotel

FIT SPORT LIFE BLVD

C

LI

Case Location Map = 



City of Rockwall

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

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

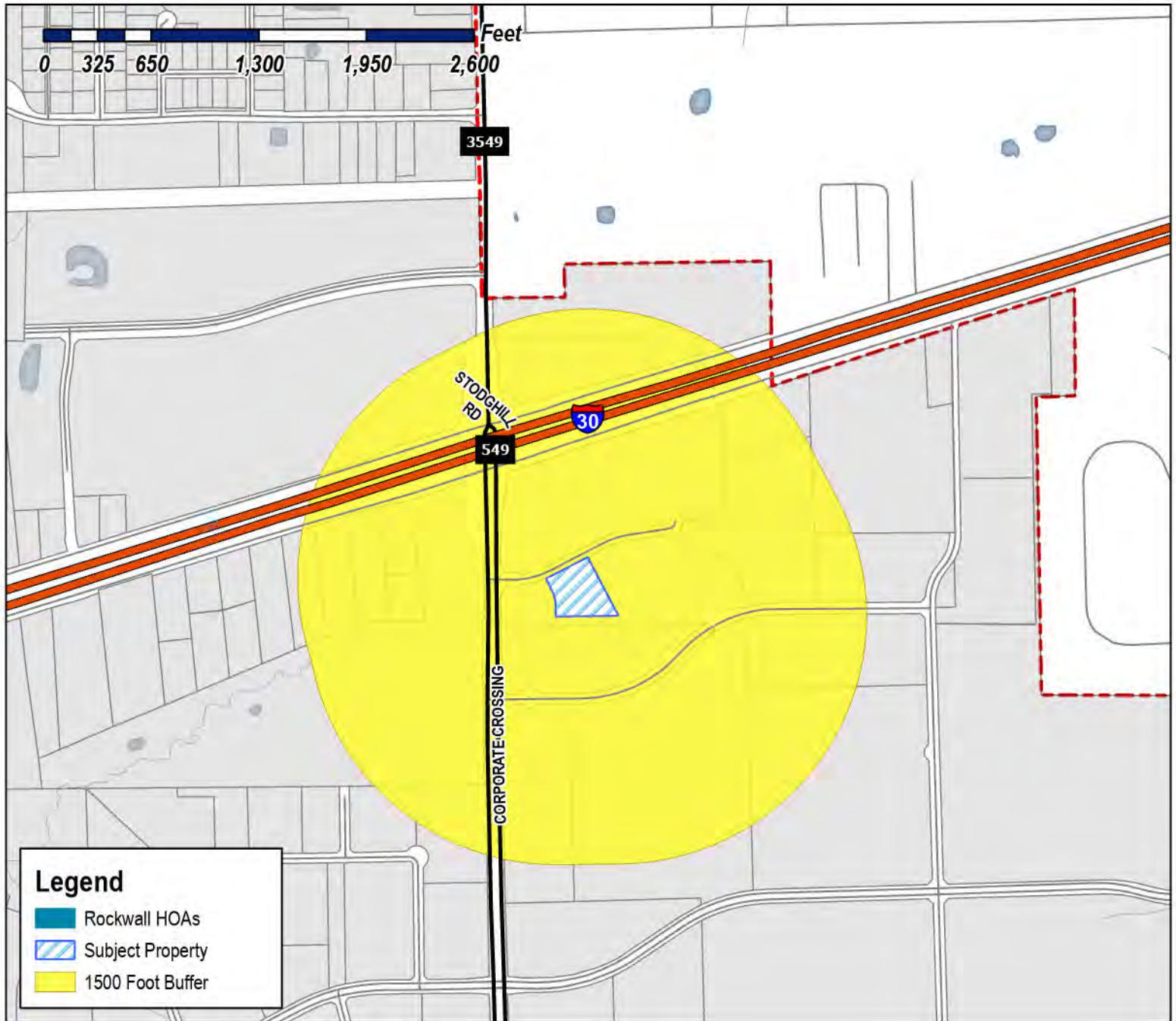




City of Rockwall

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

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.



Case Number: Z2025-057
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd

Date Saved: 8/19/2025

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

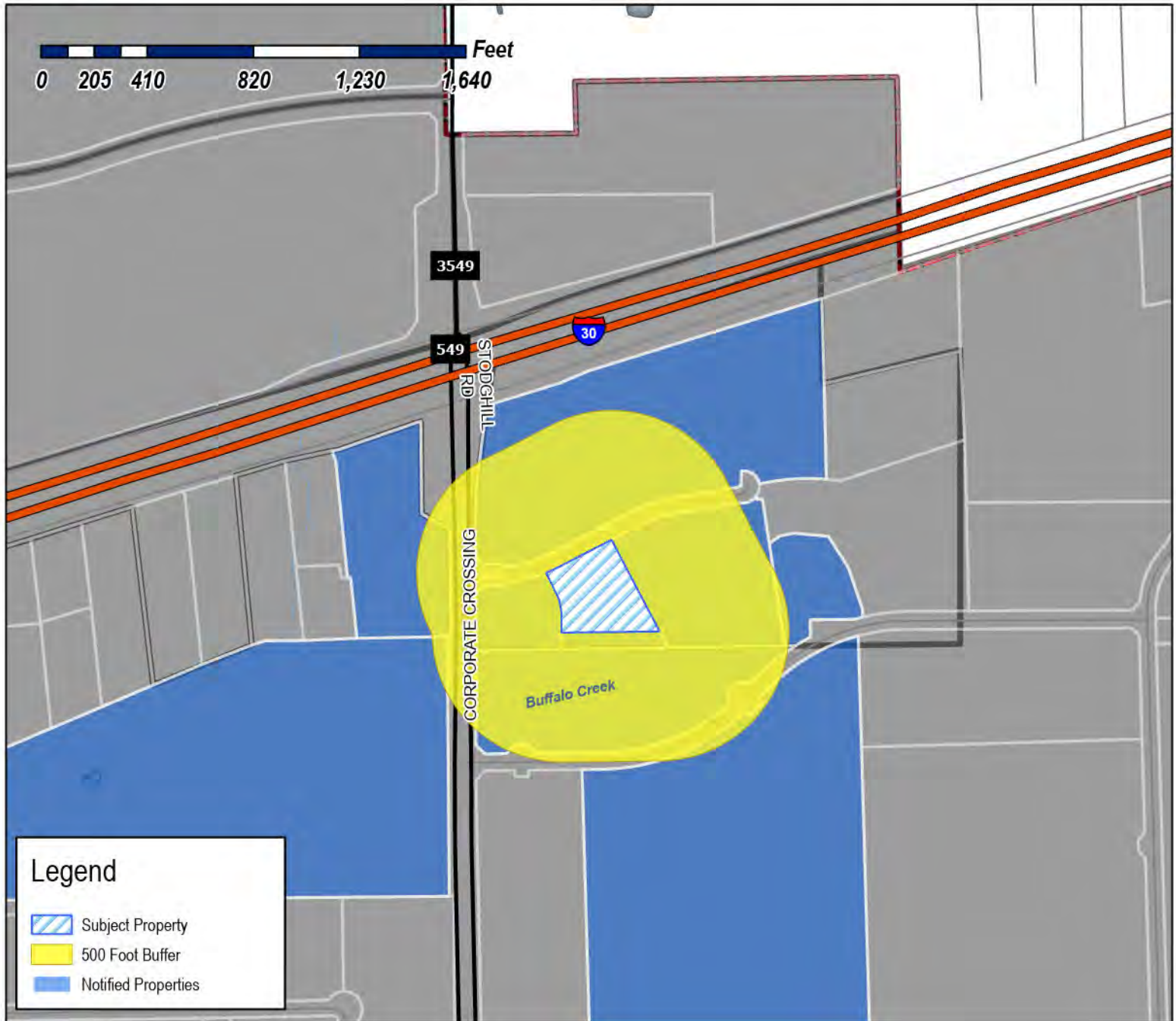




City of Rockwall

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

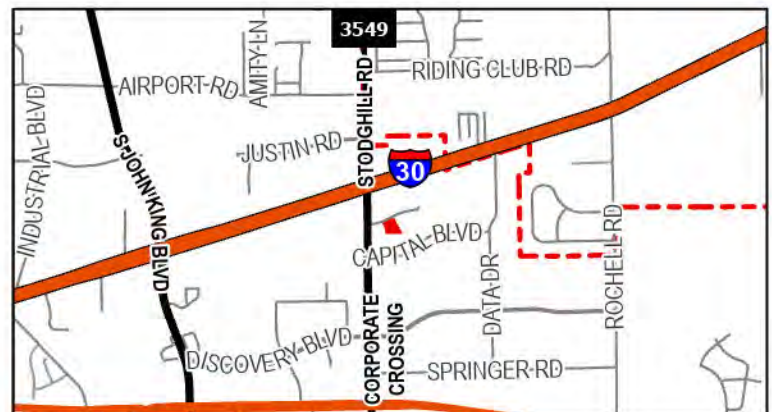
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-057
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd

Date Saved: 8/19/2025

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



STRUCTURED REA- ROCKWALL LAND LLC
1200 CORPORATE CROSSING
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
1515 CORPORATE CROSSING
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
1990 E I30
ROCKWALL, TX 75087

STRUCTURED REA FSL ROCKWALL LLC
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
PHOENIX, AZ 85016

CAPITAL BOULEVARD VENTURE LLC AND
3201 CAPITAL BLVD GLOBAL WELLS
INVESTMENT GROUP LLC
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
4350 La Jolla Village Dr Ste 900
San Diego, CA 92122

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

PUBLIC NOTICE



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

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

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

Z2025-057: SUP for a Residence Hotel

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

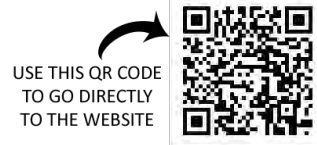
Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-057: SUP for a Residence Hotel

Please place a check mark on the appropriate line below:

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

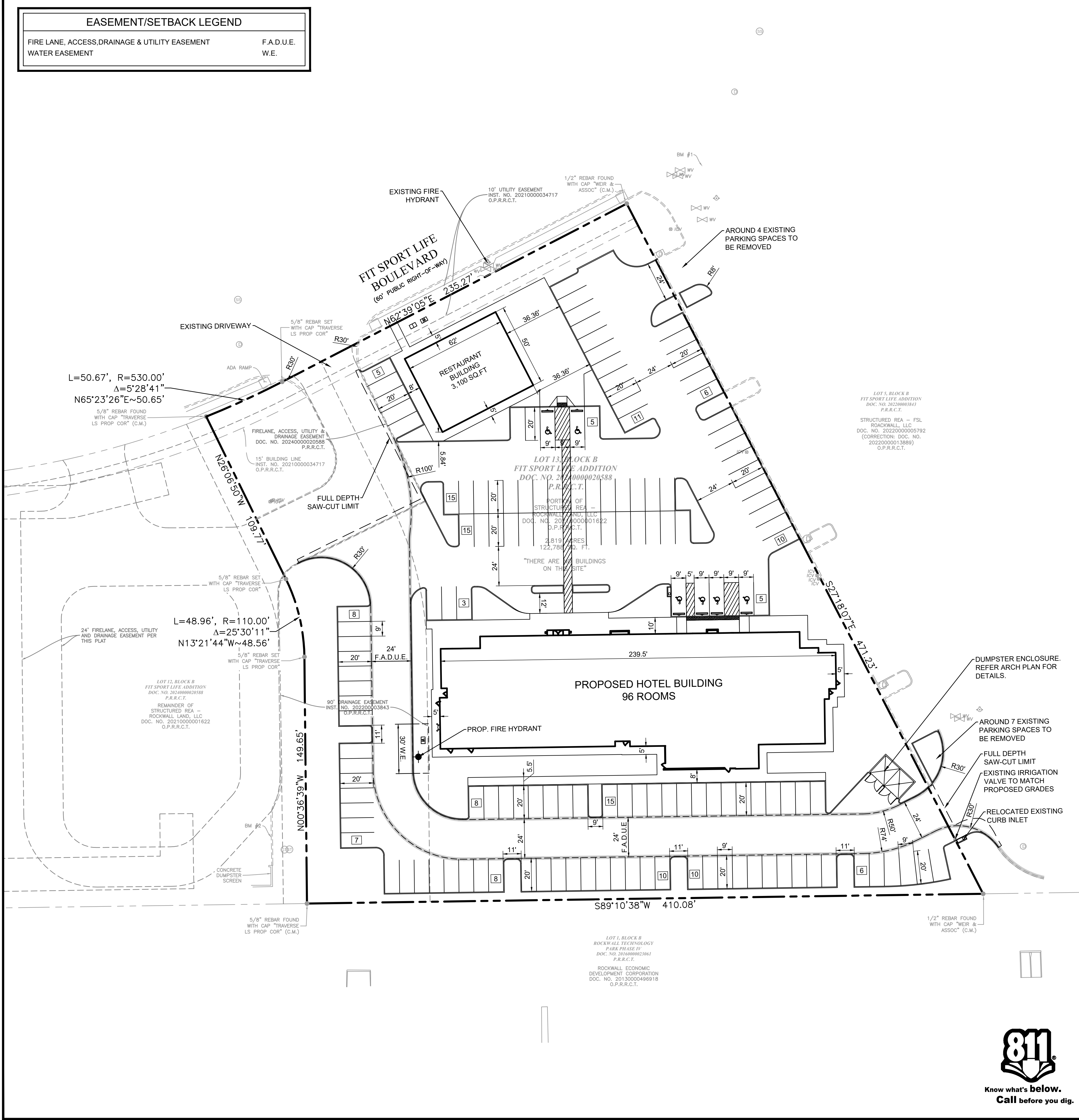
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

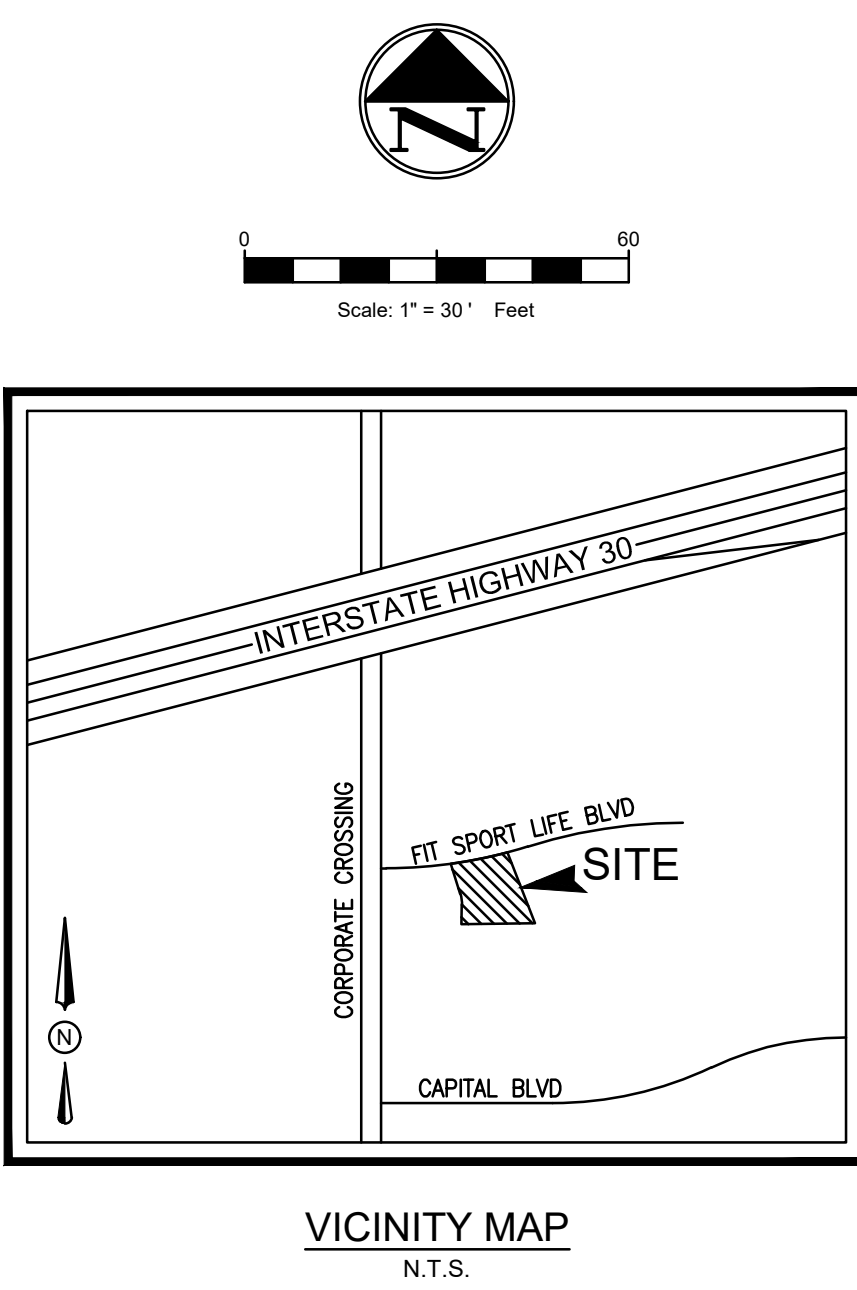


| EXISTING LEGEND | | |
|--------------------|-----------------------|-------------------|
| ● 1/2" IR FOUND | WATER VALVE | NO PARKING |
| ○ 1/2" IR SET | FIRE HYDRANT | CONCRETE |
| ● 5/8" IR FOUND | IRRIGATION VALVE | GRAVEL |
| ● 3/8" IR FOUND | UTILITY POLE | BRICK |
| ● 60-D NAIL FOUND | WATER METER | STONE |
| ● PK NAIL SET | GAS METER | WOOD DECK |
| ● 1/2" IP FOUND | A.C. PAD | BUILDING WALL |
| ● X-FOUND | TRANS. BOX | TILE |
| ● X-SET | GAS MARKER | BUILDING LINE |
| ● 1" IR FOUND | BOLLARD POST | EASEMENT |
| ● 1" IP FOUND | BRICK / STONE COLUMN | BOUNDARY |
| ● POINT FOR CORNER | CABLE BOX | HIGHBANK LINE |
| ● 3/4" IP FOUND | CONCRETE MONUMENT | PARKING STRIPE |
| ★ LIGHT POLE | COVERED AREA | ASPHALT |
| ☒ TELE. BOX | ELECTRIC BOX | FIRE LANE STRIPE |
| ● SAN. SEW. CO. | OVERHEAD UTILITY LINE | RETAINING WALL |
| ● SAN. SEW. MH. | GUY WIRE ANCHOR | BARBED WIRE FENCE |
| ● STORM DRAIN MH. | CHAINLINK FENCE | IRON FENCE |
| ♿ HANDICAP SPACE | PIPE RAIL FENCE | WOOD FENCE |

| SITE DATA SUMMARY TABLE | |
|--|---|
| SITE ACREAGE: | 2.819 ACRES (122,788 S.F.) |
| ZONING: | COMMERCIAL W FM549 OVERLAY |
| PROPOSED USE: | HOTEL & RESTAURANT |
| BUILDING FOOTPRINT AREA: | 14,204 S.F. (HOTEL) & 3,100 S.F. (RESTAURANT) |
| NUMBER OF STORIES: | 1 |
| BUILDING HEIGHT: | SEE FACADE PLAN |
| BUILDING COVERAGE: | 0.14:1 |
| FLOOR AREA RATIO: | ---- |
| NUMBER OF GUEST ROOMS: | 96 |
| IMPERVIOUS AREA: | 94,298 S.F. (76.8%) |
| PERVIOUS/LANDSCAPE AREA: | 28,490 S.F. (23.2%) |
| REGULAR PARKING REQUIRED: (SEE PARKING CALCULATION TABLE) | 147 SPACES |
| REGULAR PARKING PROVIDED: | 141 SPACES |
| HANDICAP PARKING REQUIRED: | 5 SPACES (1 VAN ACCESSIBLE) |
| HANDICAP PARKING PROVIDED: | 6 SPACES (2 VAN ACCESSIBLE) |
| TOTAL PARKING PROVIDED: | 147 SPACES |

| SITE LEGEND | |
|--------------------------------|---|
| CONCRETE CURB | ▬ |
| SAW-CUT LINE | ▬ |
| FIRE LANE | ▬ |
| STRIPING | ▬ |
| PARKING SPACES | ☒ |
| WHEEL STOPS | ⊥ |
| HANDICAP LOGO | ♿ |
| HANDICAP SIGN | ♿ |
| RAMP | ▬ |
| FIRE HYDRANT | ☒ |
| DUMPSTER | ☒ |
| SANITARY SEWER MANHOLE | ⊙ |
| SANITARY SEWER CLEANOUT | ⊙ |
| SANITARY SEWER DOUBLE CLEANOUT | ⊙ |
| SANITARY SEWER SAMPLE PORT | ⊙ |
| GREASE TRAP | ⊙ |
| DOMESTIC WATER METER | ⊙ |
| IRRIGATION METER | ⊙ |

| PARKING CALCULATIONS | | | |
|----------------------|-----------------------|--------------|-------------------------|
| | NUMBER | AREA (SQ.FT) | REQUIRED PARKING RATIO |
| HOTEL | GUEST ROOMS | 96 | 1 PER GUEST ROOM |
| | FITNESS CENTER + POOL | 2,898 SQ.FT | 1 PER 200 SQ.FT X 0.5 |
| | RESTAURANT AREA | 1,688 SQ.FT | 1 PER 100 SQ.FT X 0.5 |
| | OFFICE SPACE | 713 SQ.FT | 1 PER 300 SQ.FT X 0.5 |
| | STORAGE | 346 SQ.FT | 1 PER 1,000 SQ.FT X 0.5 |
| RESTAURANT | Restaurant | 3,100 SQ.FT | 1 PER 100 SQ.FT |
| TOTAL | | | 147 |



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE PLAN

HOTEL & RESTAURANT

3005 FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

FIT SPORT LIFE ADDITION LOT 13, BLOCK B

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

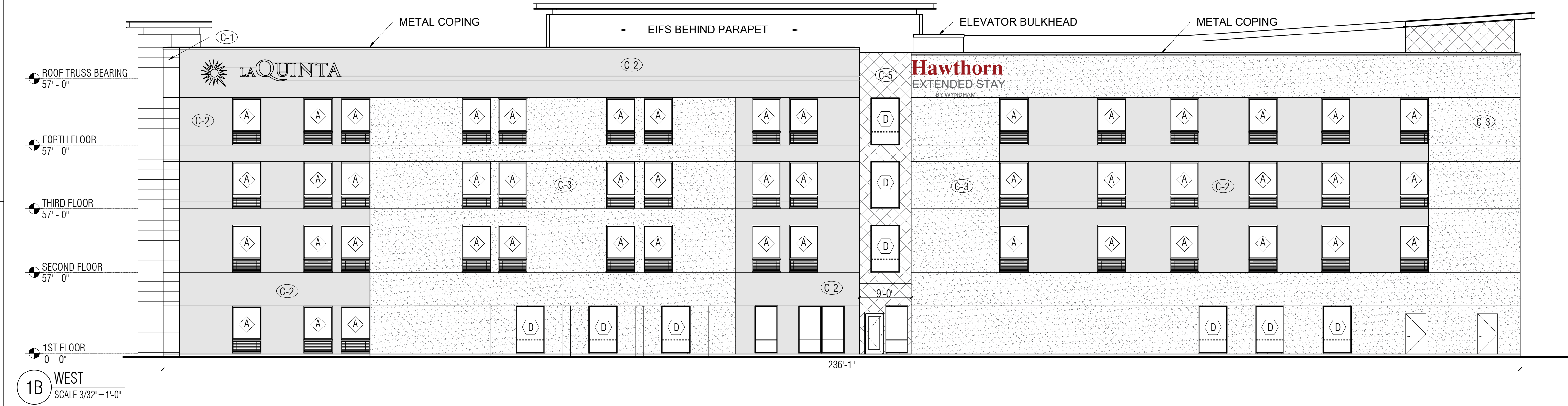
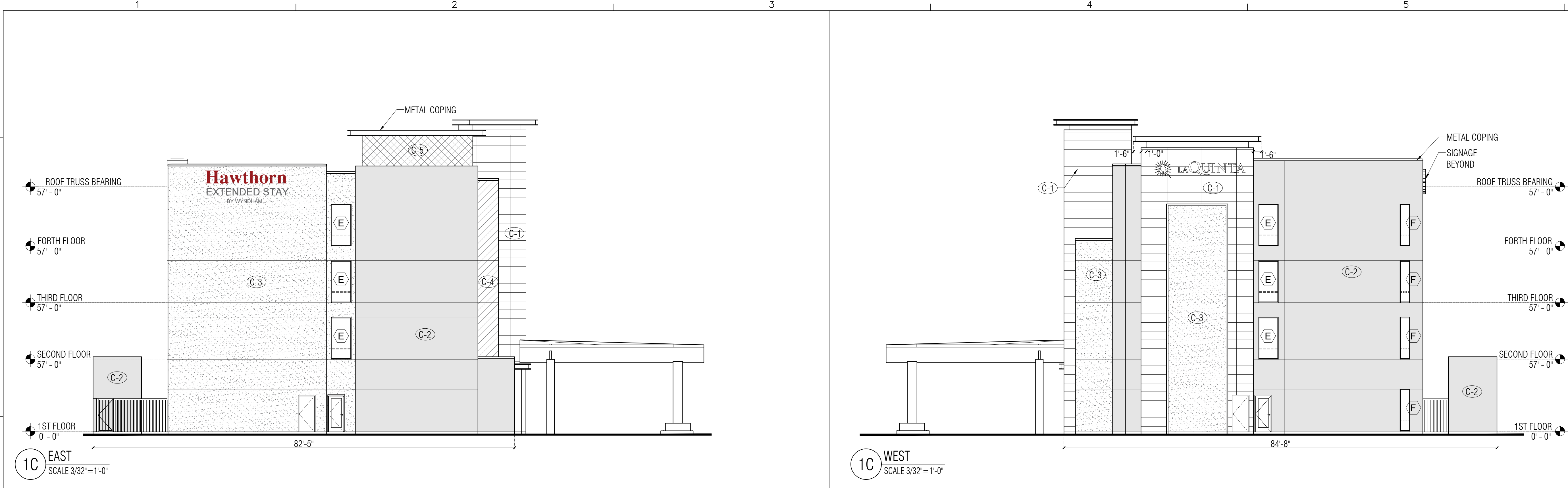
Planning | Civil Engineering | Construction Management

| | | | | | |
|------|------|----------|-----------|-------------|-----------|
| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
| KK | X | 08-25-25 | SCALE BAR | 110-25 | C-3.0 |

TX. P.E. FIRM #11525



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------|----|
| 1 | 08-14-25 | 1st SUP SUBMITTAL | X |
| 2 | 08-25-25 | 2nd SUP SUBMITTAL | X |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |



| EXTERIOR FINISHES SCHEDULE | |
|----------------------------|--------------------------------|
| | C-1 LARGE FORMAT PANELS |
| | C-2 EIFS - THUNDER GRAY SW7645 |
| | C-3 EIFS - MEGA GREIGE SW7031 |
| | C-4 LARGE FORMAT PANELS |
| | C-5 EIFS - SHOW STOPPER SW7588 |

5A LEGENDS
N.T.S.

DESIGN GROUP LLC

2494 BUNNELS FORK ROAD
Frisco, TX 75036
Telephone: 901.603.8765

E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

HOTEL

AT

3005 FIT SPORT LIFE
BLVD
CITY OF ROCKWALL,
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

| NO. | DATE | ISSUE / REVISION |
|-----|------------|----------------------|
| 01 | 08/14/2025 | PRELIMINARY DRAWINGS |

DRAWING NAME

EXTERIOR
ELEVATIONS

DRAWN BY: MAYURI

CHECKED BY:

APPROVED BY:

DRAWING NUMBER:

A300

OWNER NAME AND ADDRESS

RESTAURANT

AT

3005 FIT SPORT LIFE
BLVD
CITY OF ROCKWALL
ROCKWALL
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME

| NO. | DATE | ISSUE \ REVISION |
|-----|------------|----------------------|
| 01 | 08/14/2025 | PRELIMINARY DRAWINGS |

DRAWING NAME

EXTERIOR ELEVATIONS

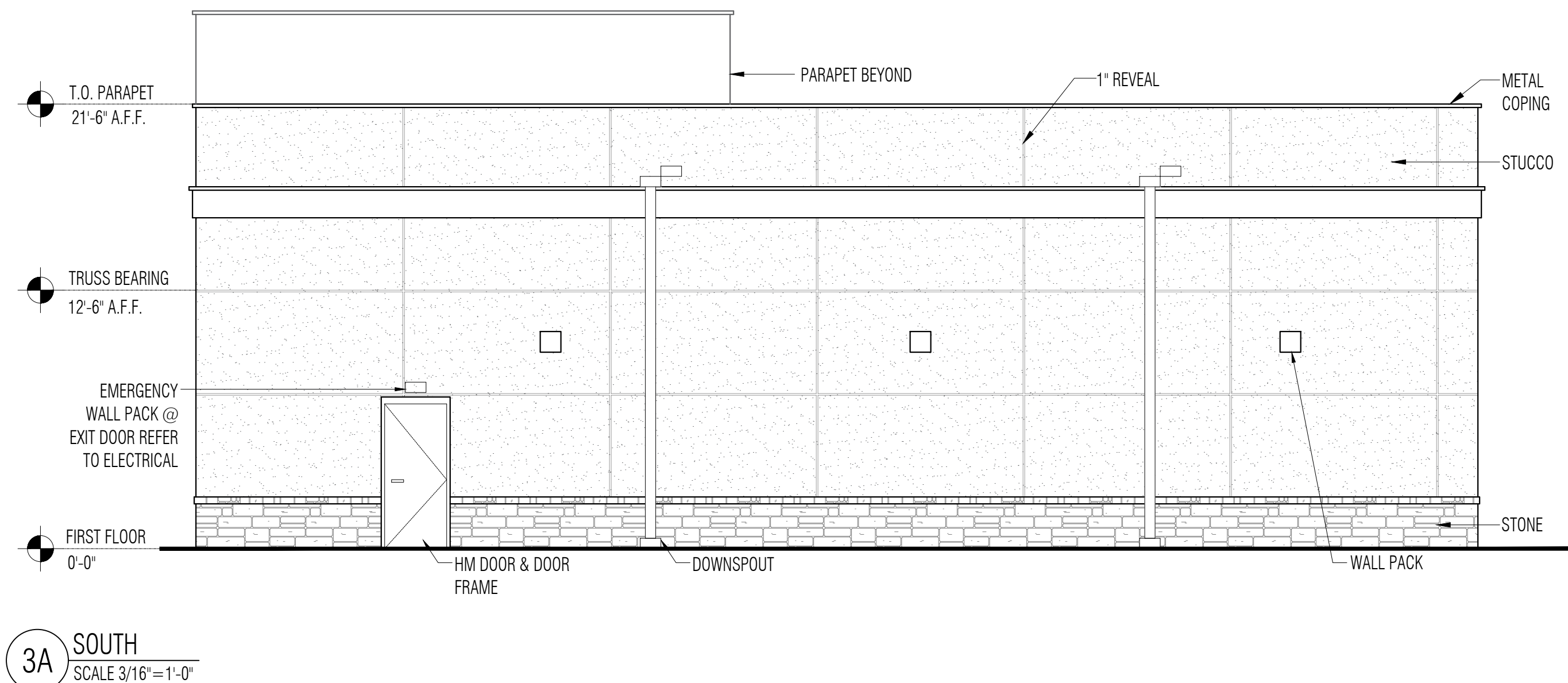
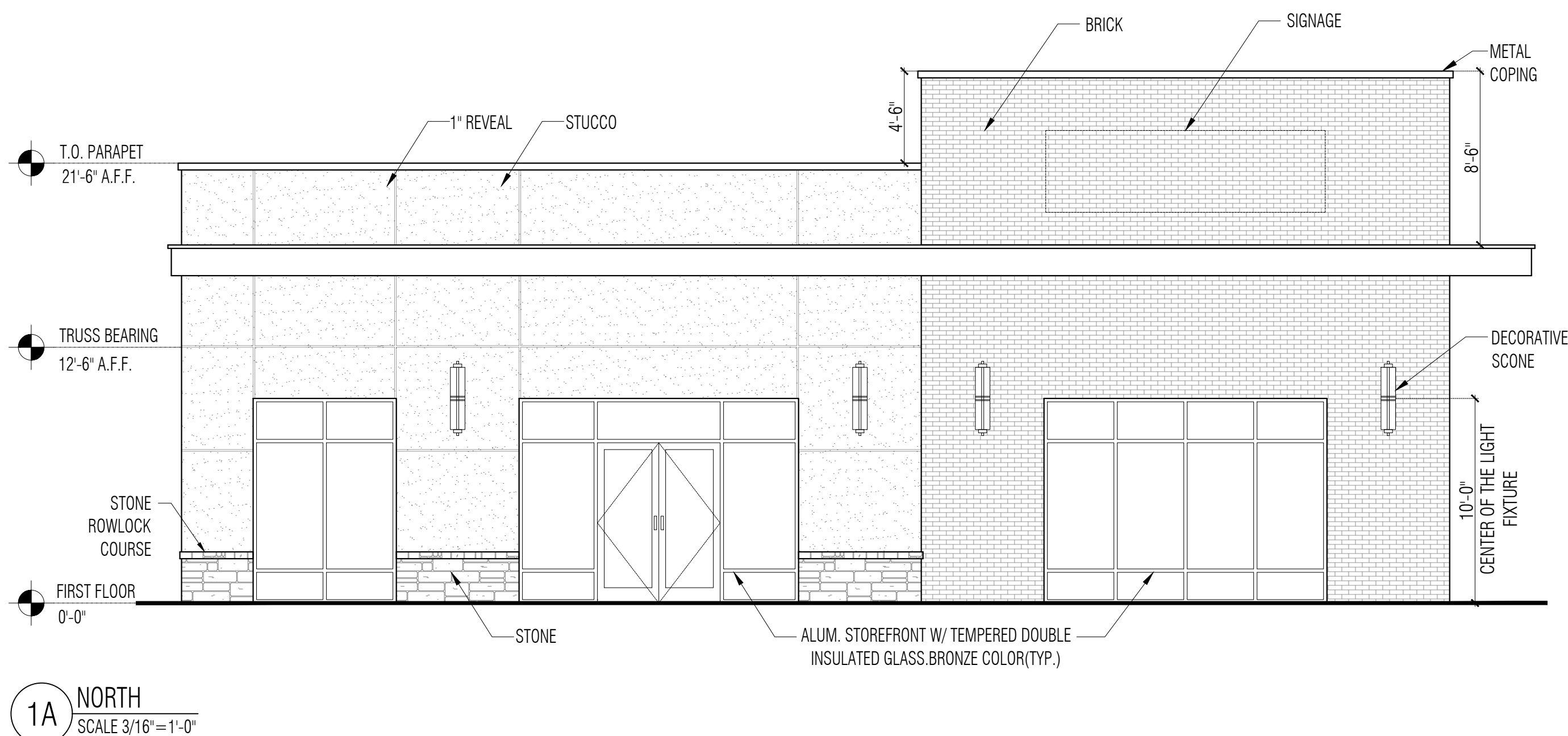
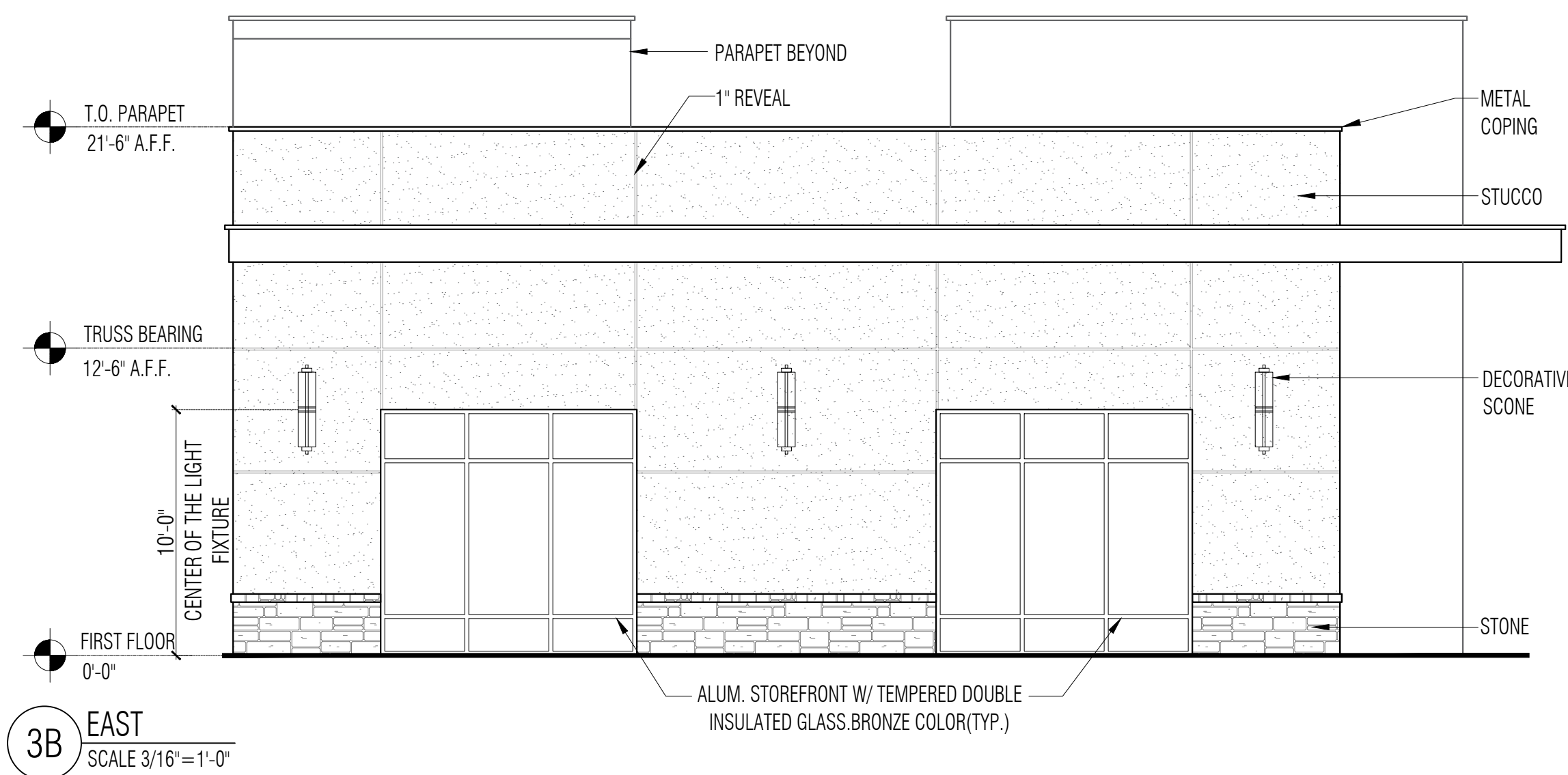
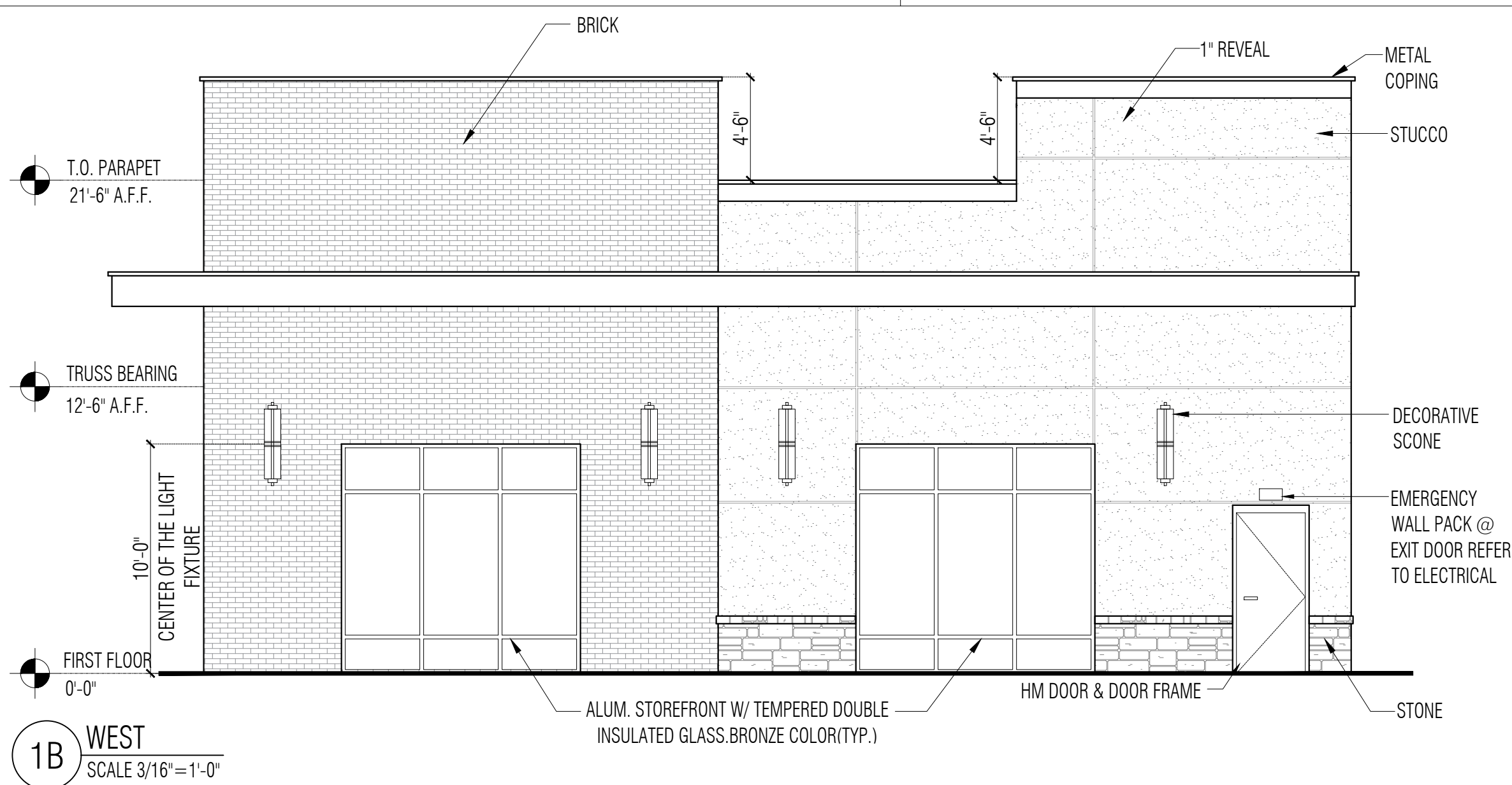
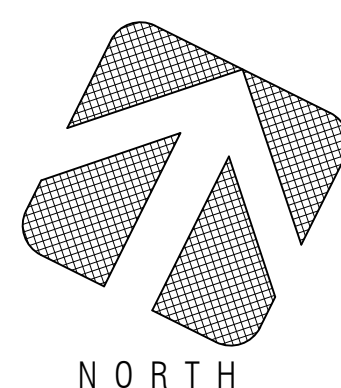
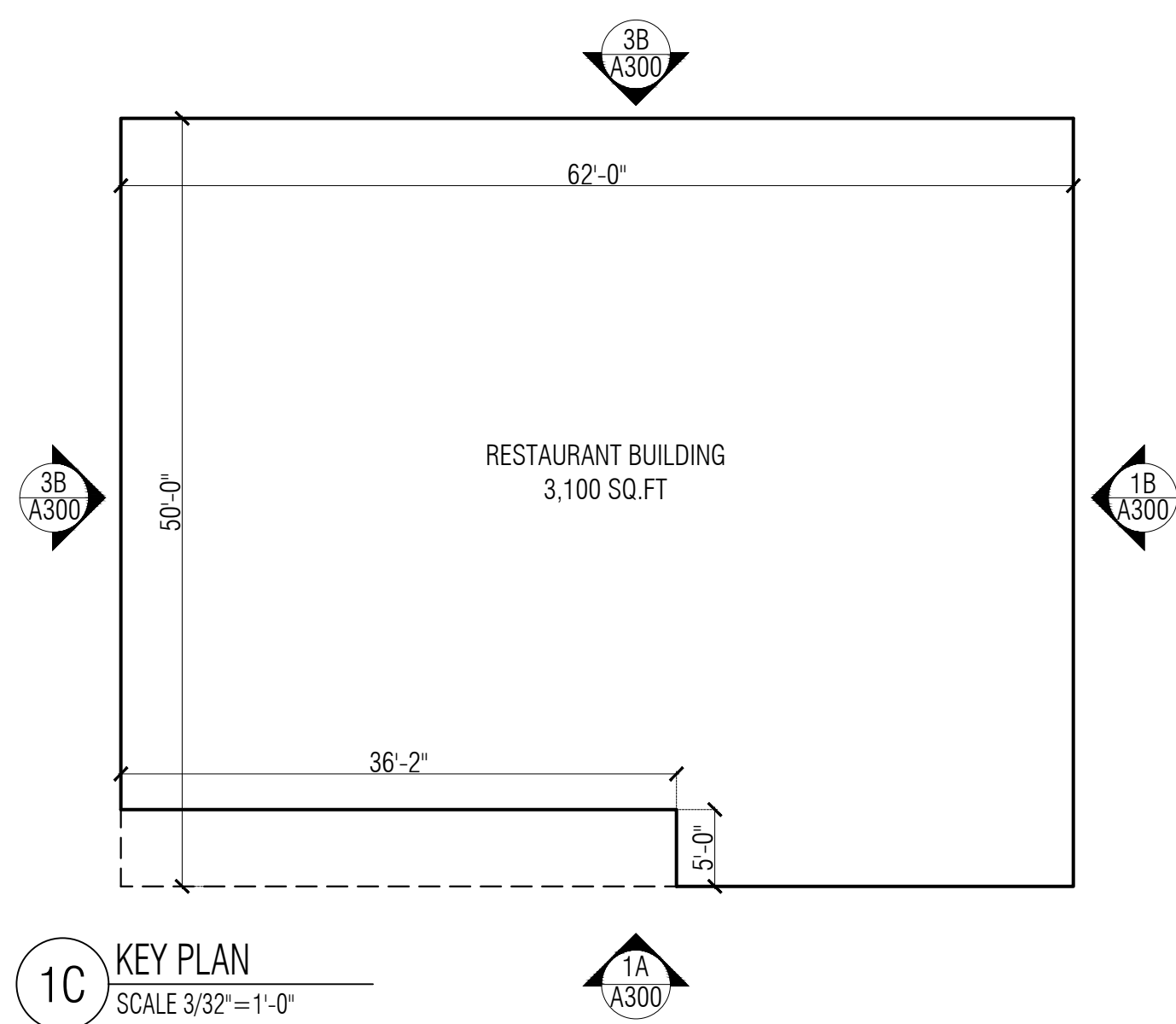
DRAWN BY: MAYUR

CHECKED BY:

APPROVED BY _____

DRAWING NUMBER

A300





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 A *RESIDENCE HOTEL* ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' AND '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 Kiew Kam of Triangle Engineering, LLC. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A' and 'B'* 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 Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 24-48, S-348*;

SECTION 2. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Residence Hotel* 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 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; and, Subsection 06.13, *FM-549 Overlay District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residence Hotel* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel*.
- (2) The development of the subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.
- (3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

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 compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, 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 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 2022000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

THENCE S 27°18'10" E, departing the south right-of-way line of said Fit Sport Life Boulevard, along the east line of said Lot 6 and the west line of said Lot 5, a distance of 471.23 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc", in the north line of Lot 1, Block B, Rockwall Technology Park Phase IV, an addition to the City of Rockwall. Rockwall County, Texas according to the plat recorded in Instrument No. 20160000023061, O.P.R.R.C.T., said iron being the southeast corner of said Lot 6 and the southwest corner of said Lot 5.

THENCE S 89°10'38" W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 410.08 feet to a point;

THENCE N 00°36'39" W, departing the south line of said Lot 6 and the north line of said Lot 1, a distance of 149.65 feet to a point, being the beginning of a curve to the left;

THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30'11", and a chord bearing N 13°21'44" W, a distance of 48.56 feet to a point;

THENCE N 26°06'50" W, a distance of 109.76 feet to a point in the north line of said Lot 6 and in the south right-of-way line of said Fit Sport Life Boulevard, being the beginning of a non-tangent curve to the left;

THENCE Northeasterly, an arc length of 50.67 feet along the north line of said Lot 6, the south right-of-way line of said Fit Sport Life Boulevard, and said curve to the left, having a radius of 530.00 feet, a delta angle of 05°28'40", and a chord bearing of N 65°23'25" E, a distance of 50.65 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc";

THENCE N 62°39'05" E, continuing along the north line of said Lot 6 and the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to the place of beginning and containing 2.819 acres (122,785 square feet) of land, more or less.

[illegible]



CITY OF ROCKWALL CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Leonard and Debra Lynskey
CASE NUMBER: Z2025-058; *Specific Use Permit (SUP) for an Accessory Structure at 2310 Sarah Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

BACKGROUND

The subject property, which was part of a 44.292-acre tract of land, was originally annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council adopted *Ordinance No. 16-07* establishing Planned Development District 79 (PD-79), which is also known as the Saddle Star South Subdivision [*i.e. Case No. Z2016-015*]. The subject property has remained zoned Planned Development District 79 (PD-79) since this change. A preliminary plat [*i.e. Case No. P2016-024*] and master plat [*i.e. Case No. P2016-023*] for the Saddle Star Subdivision were approved on August 15, 2016. On November 15, 2021, the City Council approved a Final Plat [*i.e. Case No. P2021-055*] for Phase 2 of the Saddle Star Subdivision. This subdivision plat established the subject property as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition. On January 2, 2024, the City Council approved a Replat [*i.e. Case No. P2023-039*] for the purpose of establishing a ten (10) foot building setback line in lieu of the 20-foot setback along Laurel Drive established with the original final plat for the subject property. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 5,337 SF single-family home that was constructed in 2024.

PURPOSE

The applicants -- *Leonard and Debra Lynskey* -- are requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of a 690 SF *Accessory Structure* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2310 Sarah Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this are several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

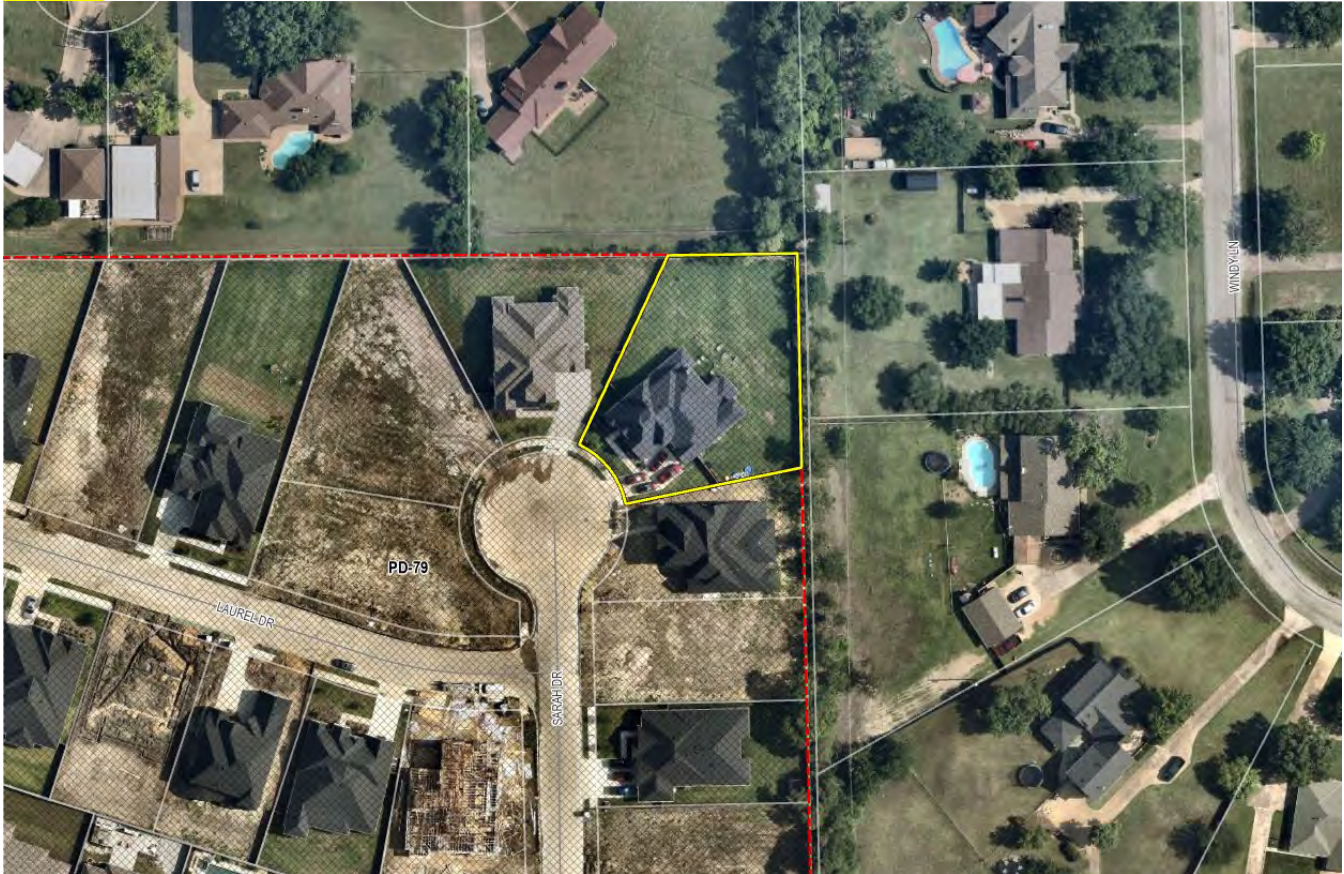
South: Directly south of the subject property six (6) residential lots. Four (4) of these parcels of land (*i.e. 2208, 2212, 2220, & 2306 Sarah Drive*) are developed with single-family homes and two (2) parcels of land (*i.e. 2302 & 2216 Sarah Drive*) are currently vacant. All of these homes are within Saddle Star Phase 2 Addition and are zoned Planned Development District 79 (PD-79). Beyond this is Phase 1 of the Saddle Star Estates Subdivision, which consists of 69 residential lots, and was established on November 23, 2020. South of this is John King Boulevard, which is identified as a P6D [*i.e. principal arterial, six (6) lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are seven (7) residential lots. Four (4) of these parcels of land (*i.e.* 2311 Sarah Drive & 2214, 2222, & 2226 Laurel Drive) are developed with single-family homes and three (3) parcels of land (*i.e.* 2307 Sarah Drive, 2218 Laurel Drive, & 2310 Judith Lane) are currently vacant. All of these homes are within Phase 2 of the Saddle Star Estates Subdivision and are zoned Planned Development District 79 (PD-79). West of this is Judith Lane, which is identified as a R2 [*i.e. residential, two (2) lane, undivided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicants are requesting the approval of a Specific Use Permit (SUP) for an *Accessory Structure* on the subject property. The proposed covered porch will be a total of 690 SF (*i.e.* 23-feet x 30-feet = 690 SF) in size. The covered porch will have an approximate total height of 14-feet, or roughly 11-feet at the midpoint of the roof. The proposed building elevations provided by the applicant indicate the structure will be constructed out of cedar, have concrete piers wrapped in stone, and have an asphalt shingle roof that will be compatible with the primary structure. In addition, the proposed structure appears to meet all applicable building setbacks.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory*

Structure Development Standards, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) a covered porch in a Single-Family 8.4 (SF-8.4) District is permitted by-right up to 500 SF and 15-feet in height. In this case, the proposed structure is only exceeding the maximum size requirements. The proposed *Covered Porch* is approximately 690 SF in size and 14-feet in total height. That being said, the height of an *Accessory Building* with a pitched roof is taken at the midpoint of the roof pitch. Given this, the height of the proposed *Covered Porch* is 11-feet. Based on this, the applicant is requesting approval of an *Accessory Structure* that exceeds the maximum permissible size by 190 SF.

Staff should note that only one (1) attached or detached covered porch is permitted on the subject property with a maximum size of 500 SF. In this case, the proposed structure would be the only accessory building on the subject property and would be greater than the maximum permissible size. If approved, no other accessory structures would be permitted on the subject property. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size and height of the proposed structure. With this being said, the proposed structure does not appear to adversely affect the neighboring properties or diminish the overall value of the surrounding neighborhood. However, approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 21, 2025, staff mailed 31 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow Homeowner's Association (HOA), which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to construct an *Accessory Building* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Accessory Structure* shall not exceed a maximum size of 690 SF.
 - (d) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,
 - (e) No additional *Accessory Structures* may be constructed on the *Subject Property*.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) 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)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ 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.
² 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 2310 Sarah Dr

SUBDIVISION Saddle Star Estates South Phase 2 LOT 17 BLOCK F

GENERAL LOCATION Windy Dr & 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE .445

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

CONTACT PERSON

Leonard Lynskey
Debra Lynskey

ADDRESS

[REDACTED]

☐ APPLICANT

CONTACT PERSON

Debra Lynskey
Debra Lynskey

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

NOTARY VERIFICATION [REQUIRED]

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

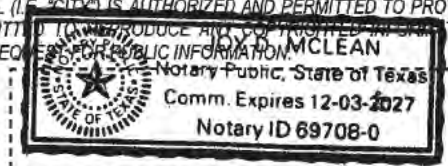
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ [REDACTED] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE [REDACTED] DAY OF [REDACTED], 20 [REDACTED]. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND COPIRIGHTED 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 14 DAY OF August, 2025.

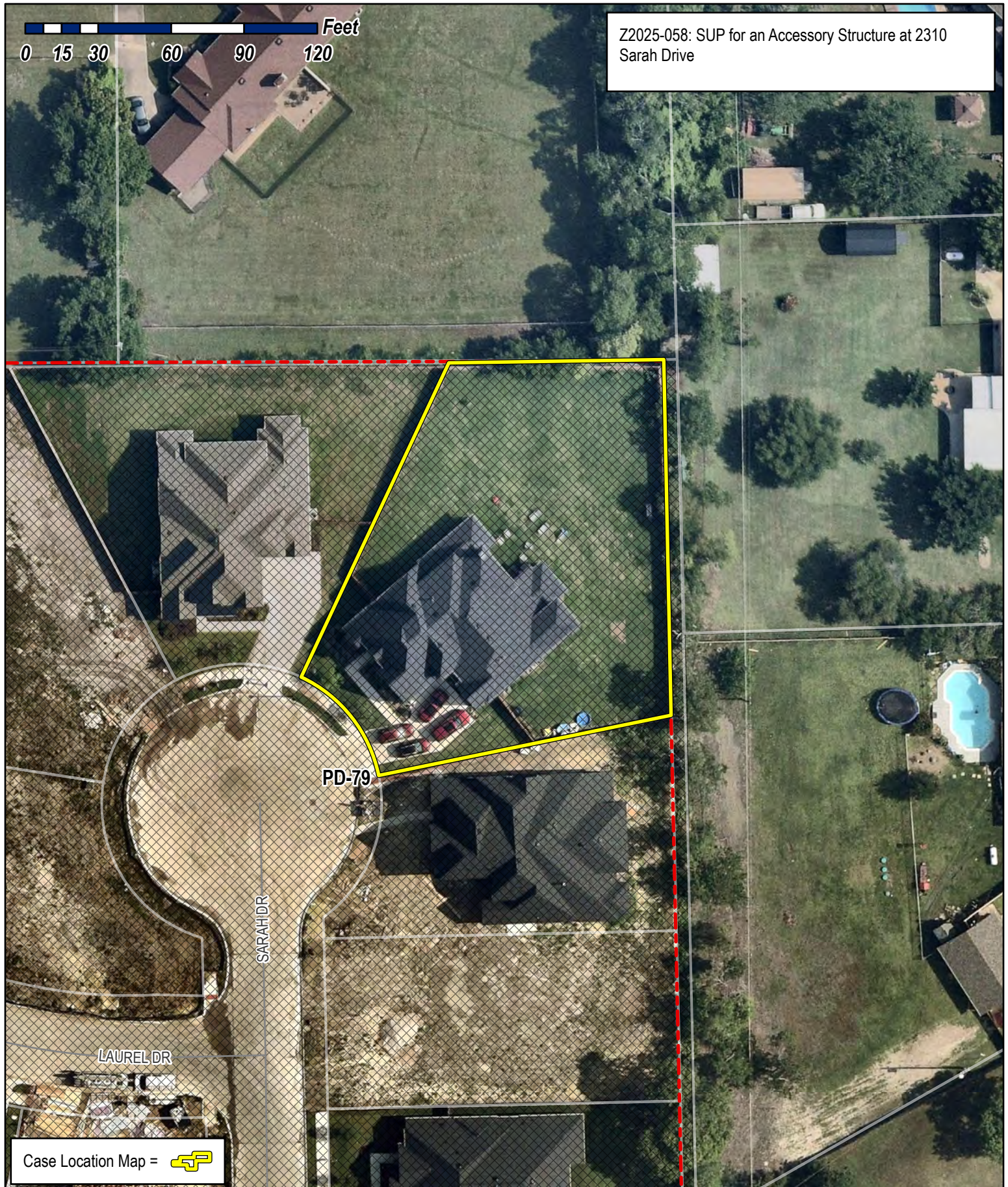
OWNER'S SIGNATURE

[Signature of Leonard Lynskey]
[Signature of Debra Lynskey]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Case Location Map = 



City of Rockwall

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

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

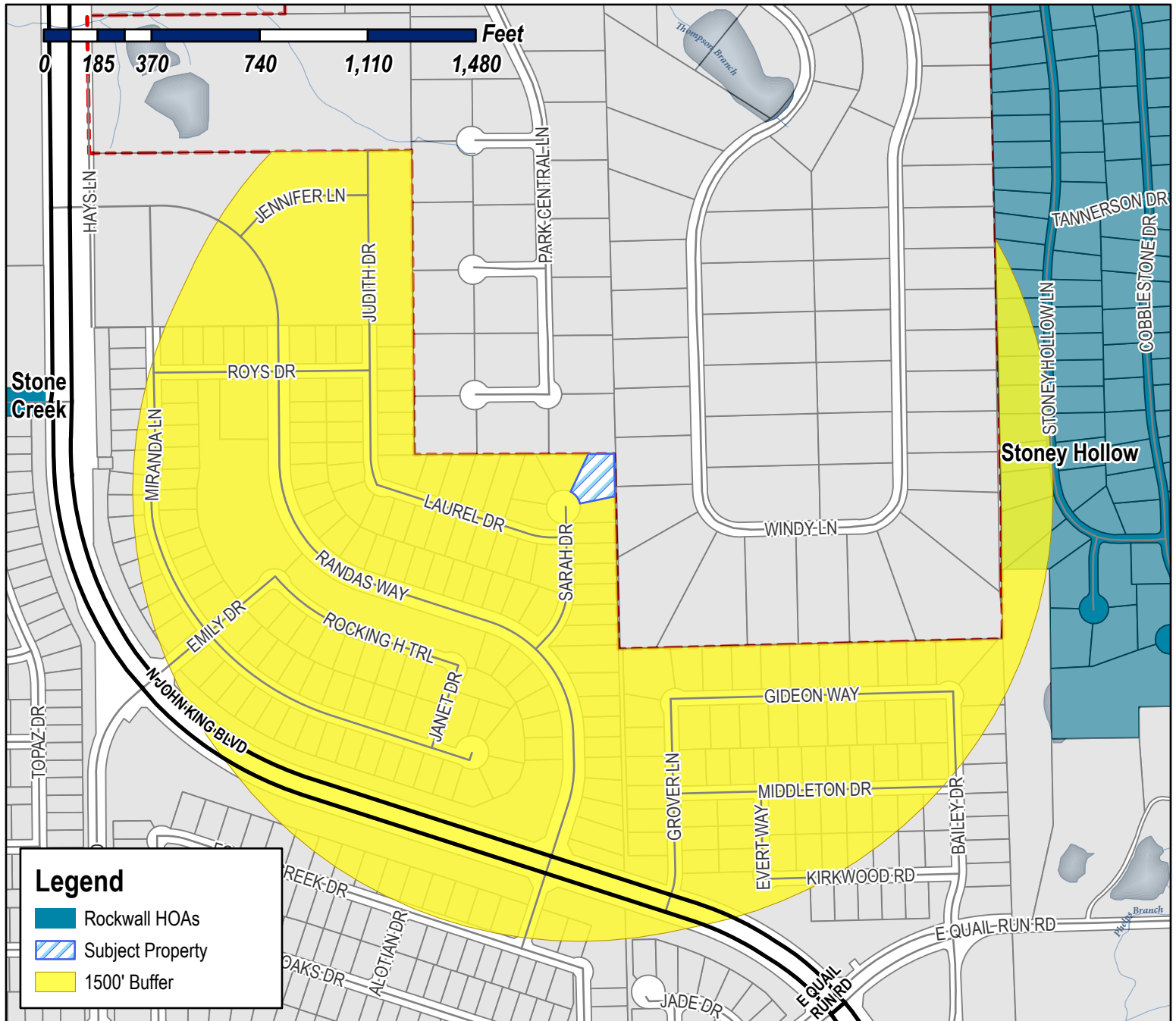




City of Rockwall

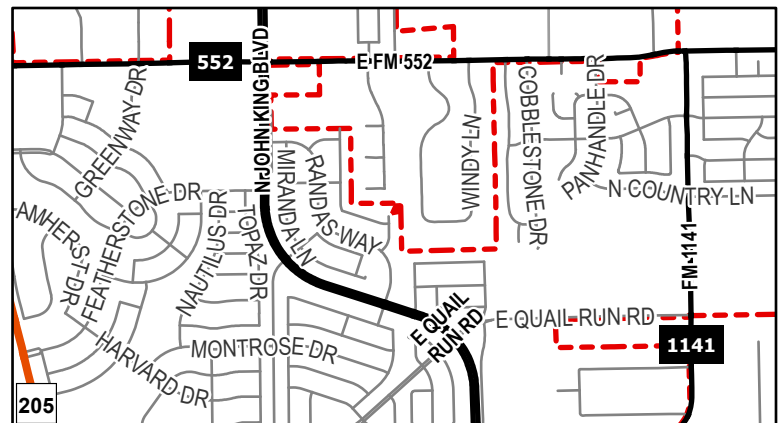
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2025-058
Case Name: SUP For 2310 Sarah Drive
Case Type: Zoning
Zoning: Planned Development 79 (PD-79)
District
Case Address: 2310 Sarah Drive

Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-058]
Date: Thursday, August 21, 2025 8:12:42 AM
Attachments: [Public Notice \(08.20.2025\).pdf](#)
[HOA Map \(08.20.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-058: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

Melanie Zavala

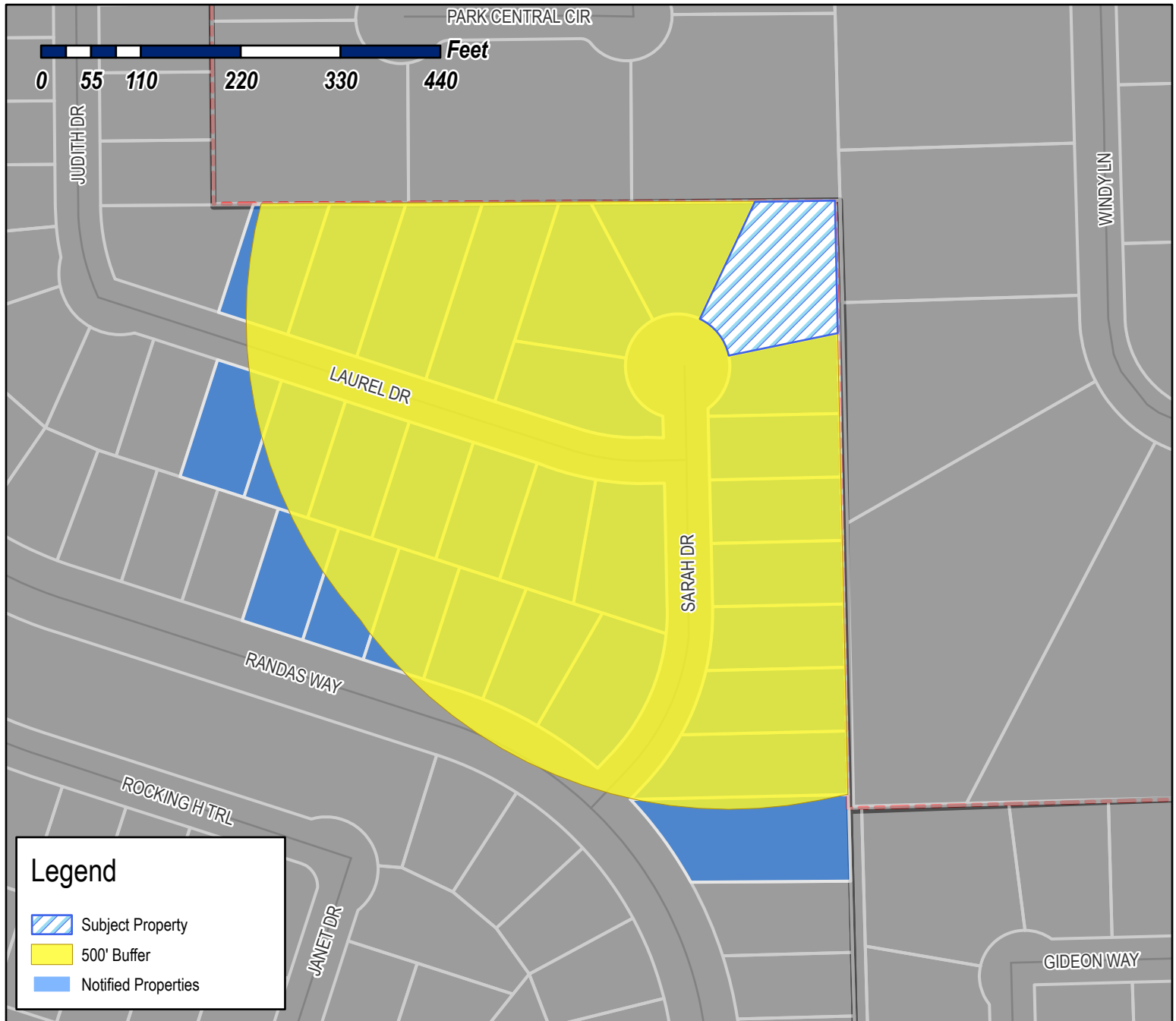
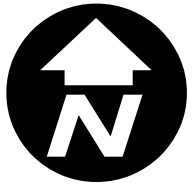
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

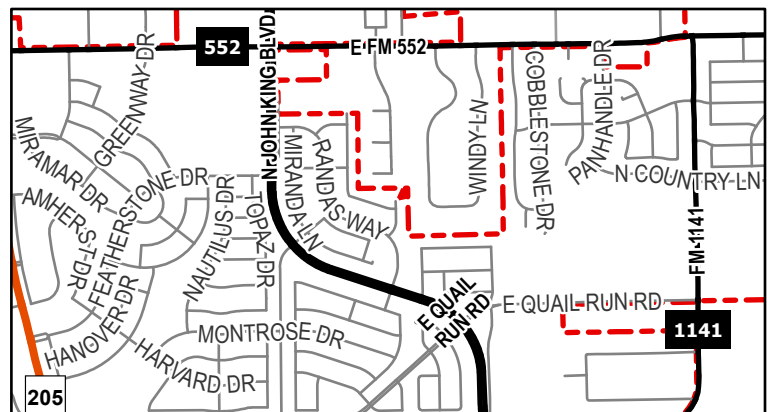
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-058
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development 79 (PD-79)
District:
Case Address: 2310 Sarah Drive

Date Saved: 8/15/2025

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



DFH COVENTRY LLC
16980 NORTH DALLAS PARKWAY SUITE 100
DALLAS, TX 75248

THOMAS GENE AND NINA
2136 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
EDDYE LORIS LOVELY
2206 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2213 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2214 LAUREL DR
ROCKWALL, TX 75087

HAYES JAMES R AND STEPHANIE MARIE
2214 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

GRAY GREGORY TODD &
IFFAT TARIQ
2217 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2218 LAUREL DR
ROCKWALL, TX 75087

BUSCH BRIAN NICHOLAS AND KELLY ANN
2218 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2221 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2222 LAUREL DR
ROCKWALL, TX 75087

KUSCH LIVING TRUST
RODERICK A KUSCH AND CATHY M KUSCH - CO-
TRUSTEES
2222 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2225 LAUREL DR
ROCKWALL, TX 75087

TANNER BRIAN WESLEY & LESLIE AFTON
2226 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2307 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2310 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2311 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 Commerce St Ste 1600
Dallas, TX 75226

HIGHLAND HOMES - DALLAS LLC
5601 DEMOCRACY DR STE 300
PLANO, TX 75024

PUBLIC NOTICE



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

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

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

Z2025-058: SUP for an Accessory Structure that Exceeds the Maximum Size

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-058: SUP for an Accessory Structure that Exceeds the Maximum Size

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: [Ellen Hefner](#)
To: [Planning](#)
Subject: Support for Lynskey Family - Zone Change Reuest
Date: Sunday, August 31, 2025 10:34:30 PM

Dear Rockwall Planning Department,

I am writing to express my strong support for my neighbor, Leonard and Debra Lynskey at 2310 Sarah Drive, in their request for a zone change to allow the construction of a pergola in their backyard.

This small addition will in no way negatively affect the neighborhood. It will not obstruct views, create noise, or cause any disruption. On the contrary, it will enhance their property and is consistent with the kind of improvements many homeowners naturally wish to make to enjoy their outdoor space.

I want to emphasize that I do not know the Lynskey's personally and have never met them; my support is not due to personal connection but simply because I believe homeowners should not need city approval for something as harmless as a backyard pergola

Respectfully, I believe this type of regulation is overly restrictive and unnecessary in cases like this. Homeowners should be free to add simple, unobtrusive features such as pergolas, especially when they do not affect surrounding properties.

I hope the department will take this into consideration and approve the Lynskey's request.

Thank you for your time and service to our community.

Sincerely,

Ellen Smith



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

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

Case No. Z2025-058: SUP for an Accessory Structure that Exceeds the Maximum Size

Please place a check mark on the appropriate line below:

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

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

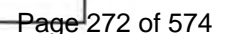
Name:

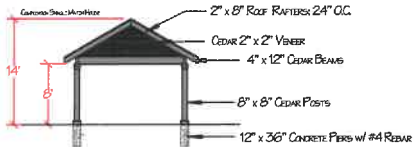
Leslyn Hermonstine and Eddye Lovely

Address:

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

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





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 79 (PD-79) [ORDINANCE NO. 20-35] 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 AN ACCESSORY STRUCTURE ON A 0.445-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17, BLOCK F, OF THE SADDLE STAR ESTATES SOUTH, PHASE 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 Leonard and Debra Lynskey for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.445-acre parcel of land identified as Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 79 (PD-79) [Ordinance No. 20-35] 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 79 (PD-79) [Ordinance No. 20-35] 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 an *Accessory Structure* 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 79 (PD-79) [Ordinance No. 20-35] and Subsection 03.01, *General Residential Standards*; Section 03.08, *Single-Family 8.4 (SF-8.4) 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], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Accessory Structure* shall not exceed a maximum size of 690 SF; and,
- (4) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (5) No other *Accessory Structures* shall be permitted 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A'
Legal Description

Address: 2310 Sarah Drive

Legal Description: Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition



Exhibit 'B'
Site Plan

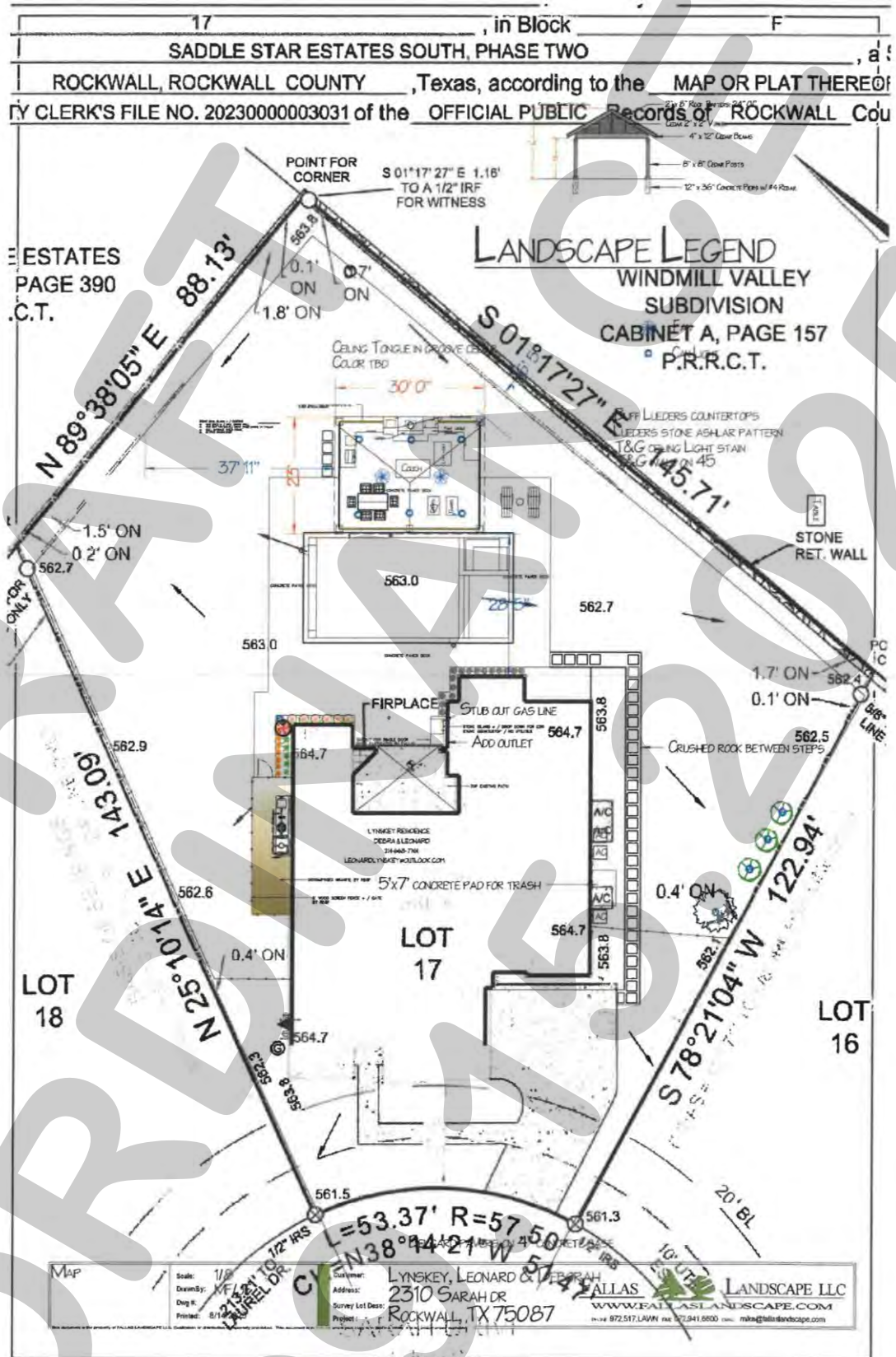
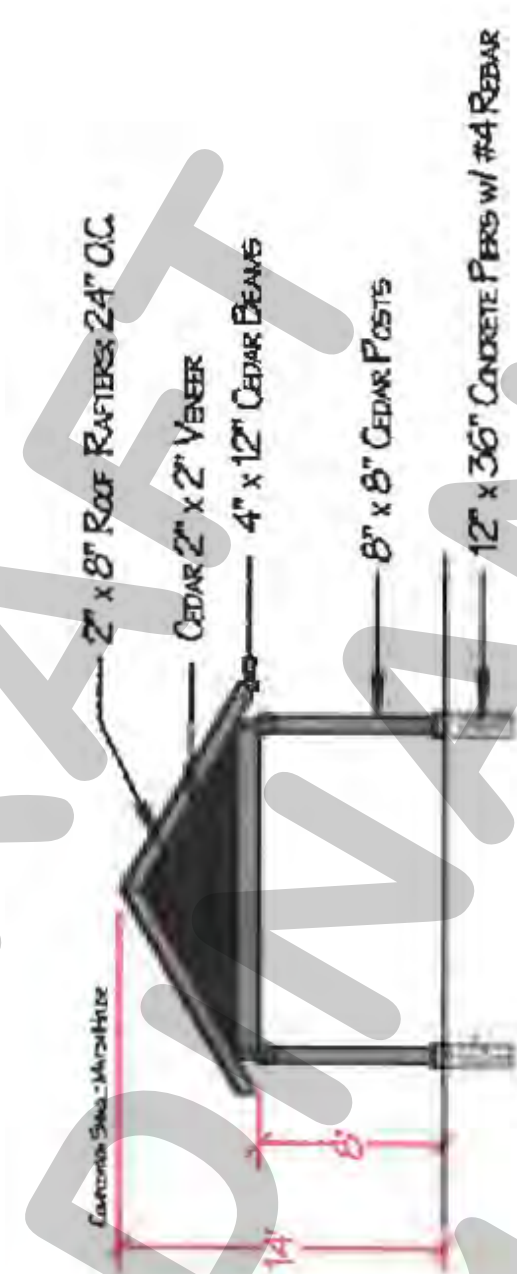


Exhibit 'C':
Building Elevations



LANDSCAPE LEGEND



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: William Andrew Solomon; KRE 15, LLC
CASE NUMBER: Z2025-059; *Zoning Change (AG to PD)*

HIGHLIGHTED: AMENDED PER THE CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION

SUMMARY

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

PURPOSE

On August 15, 2025, the applicant -- *William Andrew Solomon of KRE 15, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (*i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

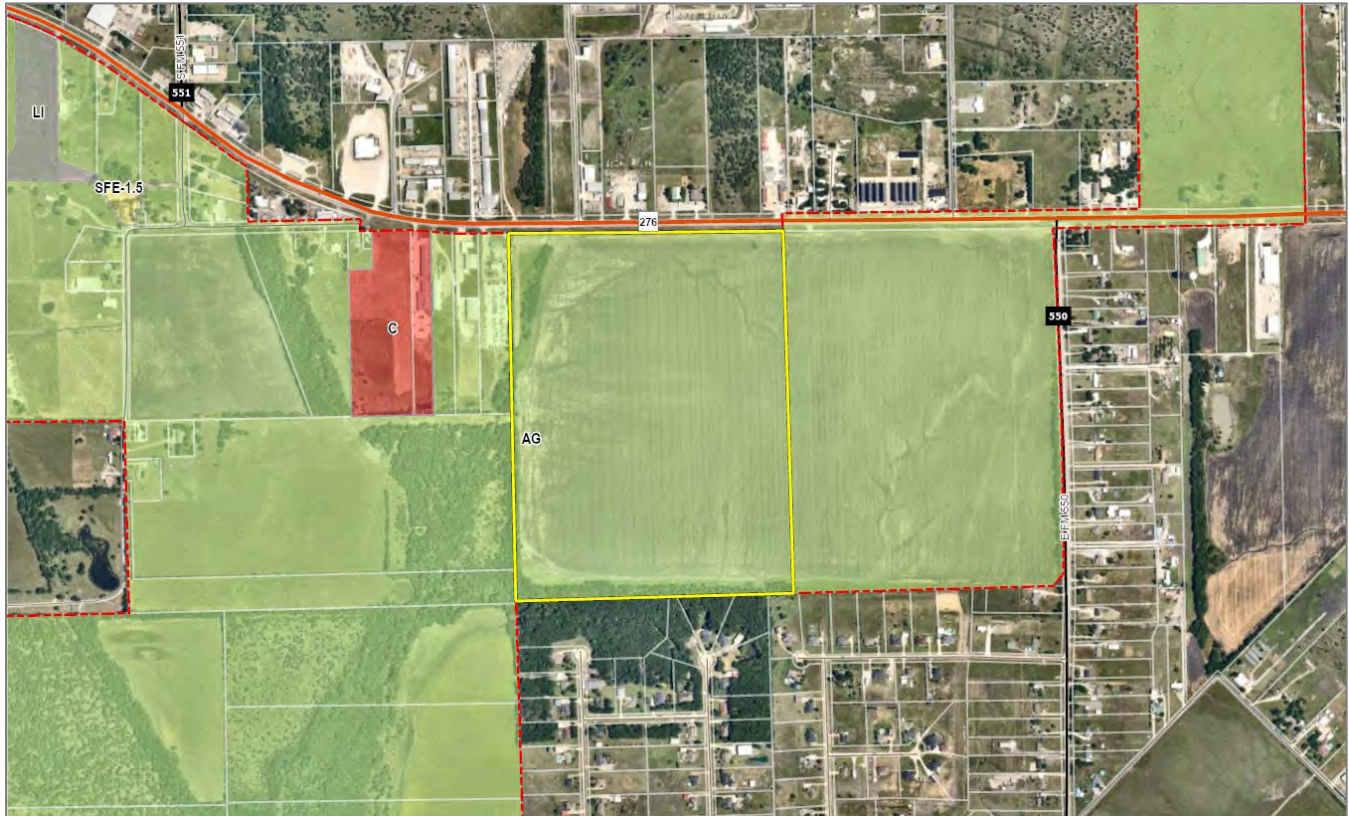
East: Directly east of the subject property is a vacant 105.925-acre tract of land (*i.e. Tract 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

West: Directly west of the subject property are four (4) tracts of land (*i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church*) developed with a *Church/House of Worship*, zoned Commercial (C) District. Following this is a

vacant 11.8161-acre tract of land (i.e. *Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C) District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (i.e. *major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types: [1] 44 *Type 'A'* lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [2] ten (10) *Type 'B'* lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of 0.513 dwelling units per gross acre for the total development (i.e. *0.60 dwelling units on the net acre -- 105.85-acres – 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre*). The minimum dwelling unit size (i.e. *air-condition space only*) will range from ~~2,500 SF~~ **3,000 SF** to ~~3,000 SF~~ **3,250 SF**. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (also referred to as *Gingerbread* or *Modern Farmhouse* -- similar to what is allowed in the *Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

| LOT TYPE | MINIMUM LOT SIZE (FT) | MINIMUM LOT SIZE (SF) | DWELLING UNITS (#) | DWELLING UNITS (%) |
|----------|-----------------------|-----------------------|--------------------|--------------------|
| A | 100' x 200' | 43,560 SF | 44 | 81.48% |
| B | 150' x 250' | 63,340 SF | 10 | 18.52% |
| | | | 54 | 100.00% |

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| LOT TYPE (SEE CONCEPT PLAN) ► | A | B |
|--|----------------------|----------------------|
| MINIMUM LOT WIDTH ⁽¹⁾ | 100' | 150' |
| MINIMUM LOT DEPTH | 200' | 250' |
| MINIMUM LOT AREA (SF) | 43,560 SF | 63,340 SF |
| MINIMUM FRONT YARD SETBACK ^{(2), (5)} | 30' | 30' |
| MINIMUM SIDE YARD SETBACK | 10' | 15' |
| MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) ^{(2), (5) & (6)} | 15' | 20' |
| MINIMUM LENGTH OF DRIVEWAY PAVEMENT | 20' | 20' |
| MAXIMUM HEIGHT ⁽³⁾ | 36' | 36' |
| MINIMUM REAR YARD SETBACK ⁽⁴⁾ | 10' | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) ⁽⁷⁾ | 2,500 SF 3,000 SF | 3,000 SF 3,250 SF |
| MAXIMUM LOT COVERAGE | 40% | 40% |
| MINIMUM GARAGE PARKING SPACES | 2 3 | 2 3 |

GENERAL NOTES:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *front yard* and *rear yard building setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in Table 1.
- ²: The location of the *front yard building setback* as measured from the front property line.
- ³: The *maximum height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *rear yard building setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *front yard building setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *side yard setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e. a keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- ⁷: Air-conditioned space.

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89-acres are floodplain -- representing 20.00% (*i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%*) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, *Planned Development District Standards*, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

- (a) Unnamed Roadway Extending along the Southern Property Line. This unnamed roadway is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Wastewater. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.
- (3) Water. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the Engineering Standards of Design and Construction, and be situated outside the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. *Planned Development District 76 [PD-76]*, *Planned Development District 78 [PD-78]*, and *Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. *licensed engineer, sanitarian, etc.*), [2] a

stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [7] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is designated for Commercial/Retail and Medium Density Residential land uses. The plan defines Medium Density Residential land uses as residential subdivisions that are "... greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of 0.513 dwelling units per acre [*i.e.* $54/105.285 = 0.51289$ or 0.513]. Based on this, the applicant's request is in conformance with the required density for the Medium Density Residential land use; however, the applicant's request is *not* in conformance with the Commercial/Retail land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as Low Density Residential. Based on this the applicant is requesting to change the land use designation of the subject property from Medium Density Residential and Commercial/Retail to Low Density Residential. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

| | |
|---------------------------------|---------|
| <u>ACREAGE CALCULATIONS</u> | |
| DEVELOPABLE RESIDENTIAL ACREAGE | 89.395 |
| RESIDENTIAL FLOODPLAIN ACREAGE | 15.89 |
| GROSS ACREAGE | 105.285 |
| TOTAL RESIDENTIAL LOTS | 54 |
| <u>DENSITY CALCULATIONS</u> | |
| GROSS DENSITY | 0.513 |
| NET DENSITY ⁽¹⁾ | 0.604 |

NOTES:

¹: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

Looking at the pertinent *District Strategies* for the South Central Estate District and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This *District* has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

Staff Response: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.

- (2) Commercial Land Uses. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the Commercial/Retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.

Staff Response: The proposed *Concept Plan* does not incorporate any Commercial/Retail zoning, and based on this is not considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of not incorporating Commercial/Retail in the *Concept Plan*, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

- (1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

- (2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e. one [1] acre and greater*) subdivisions within the City of Rockwall.

- (3) CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2). All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff's Response: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

- (4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- *instead of being oriented so that the side or rear yard faces the open space* --, and be accessible by a single-loaded street. Currently, the proposed *Concept Plan* has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed *Concept Plan* could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices in regard to the applicants request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from Medium Density Residential and Commercial/Retail to a Low Density Residential designation.
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft ordinance.



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ 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.
² 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 Highway 276 Royse City Texas 75189

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT] 1

LOTS [PROPOSED] 58

- ☐ **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

☒ APPLICANT

KRE 15 LLC

CONTACT PERSON

CONTACT PERSON

William Solomon

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

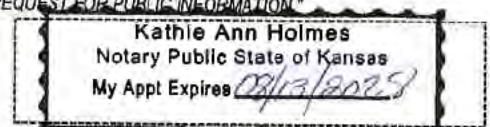
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF August, 2025. BY SIGNING THIS APPLICATION, 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 August, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

William Solomon
Kathie Ann Holmes



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD


276

AG

C

EASTWARD DR

SOUTH CREEK DR

Case Location Map = 



City of Rockwall

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

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

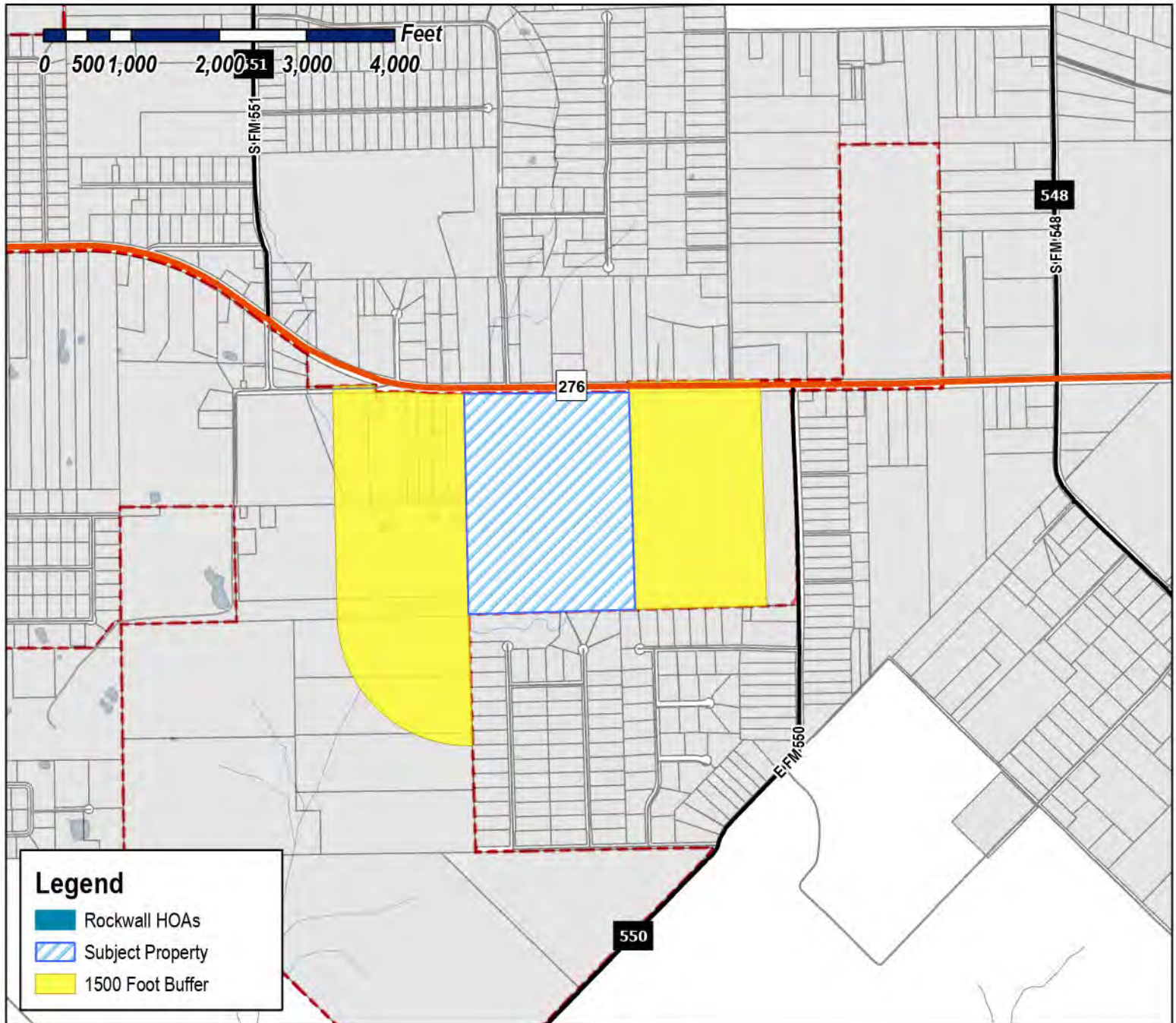




City of Rockwall

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

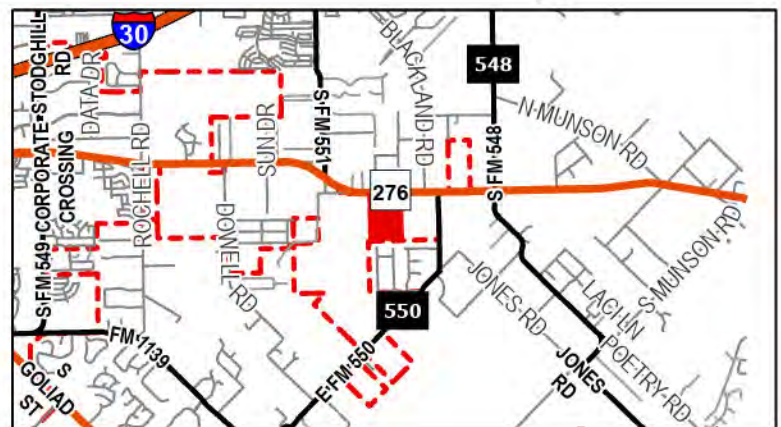
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-059
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: State Highway 276

Date Saved: 8/15/2025

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

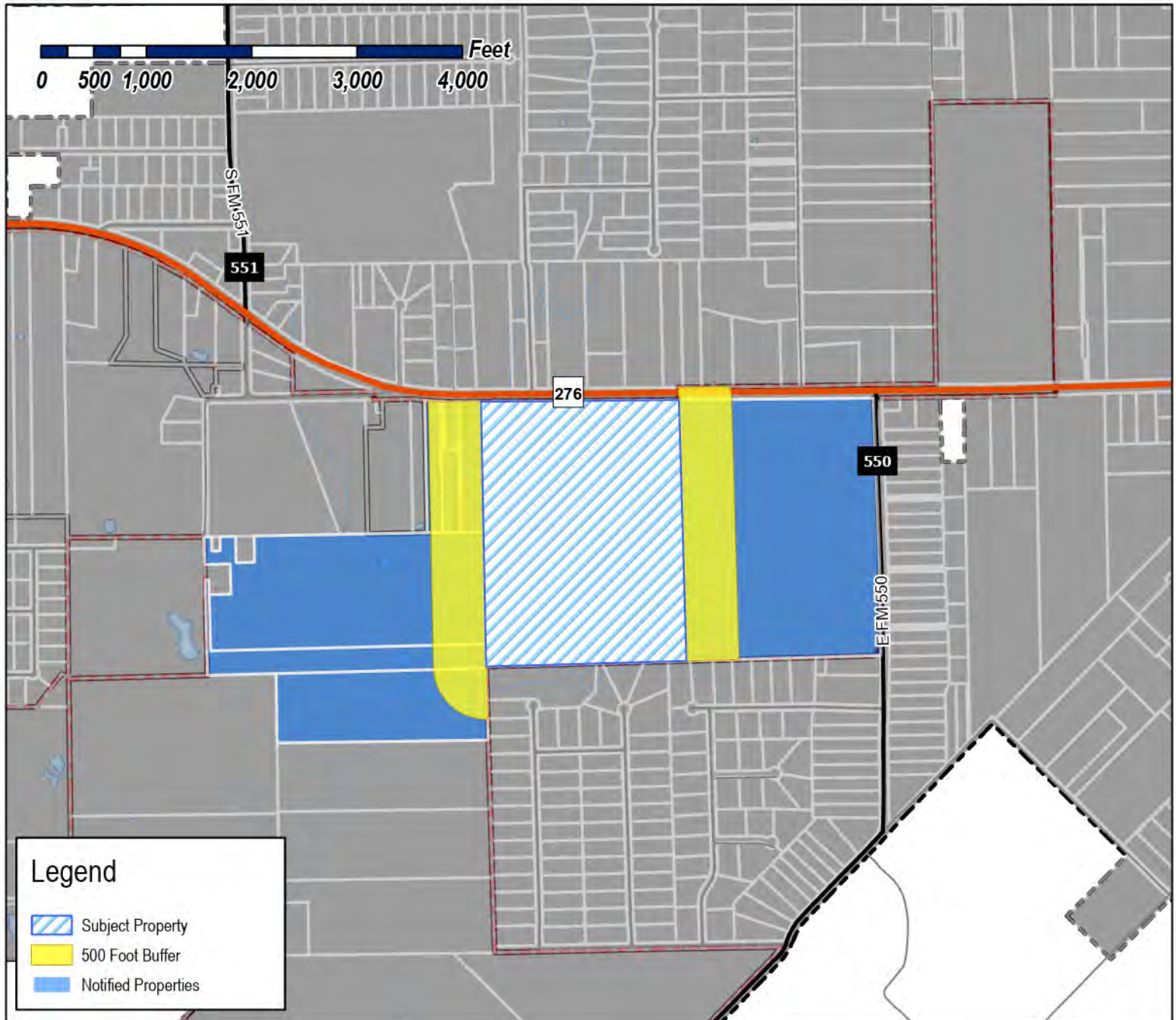




City of Rockwall

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

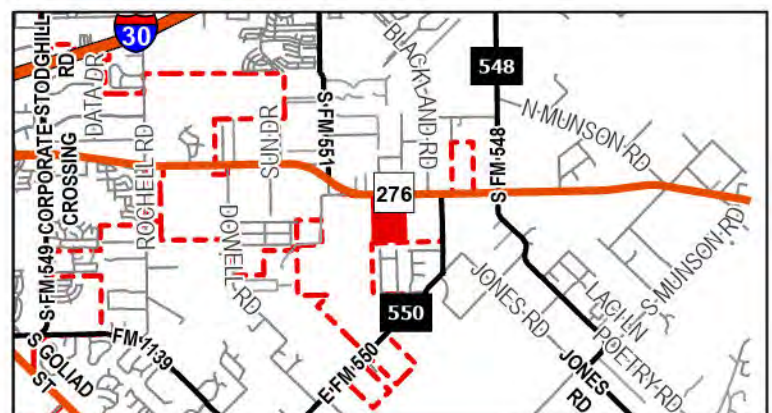
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-059
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: State Highway 276

Date Saved: 8/15/2025

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



LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC
212 S Palm Ave Ste 200
Alhambra, CA 91801

GLOVER KERRY C AND JOANN
3901 OAK POINT DR
CROSSROADS, TX 76227

KRE 15 LLC
4512 LEGACY DR STE 100
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND
509 RIGGS CIRCLE
MESQUITE, TX 75149

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND
9912 COUNTY ROAD 2426
TERRELL, TX 75160

PUBLIC NOTICE



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

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

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

Z2025-059: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-059: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

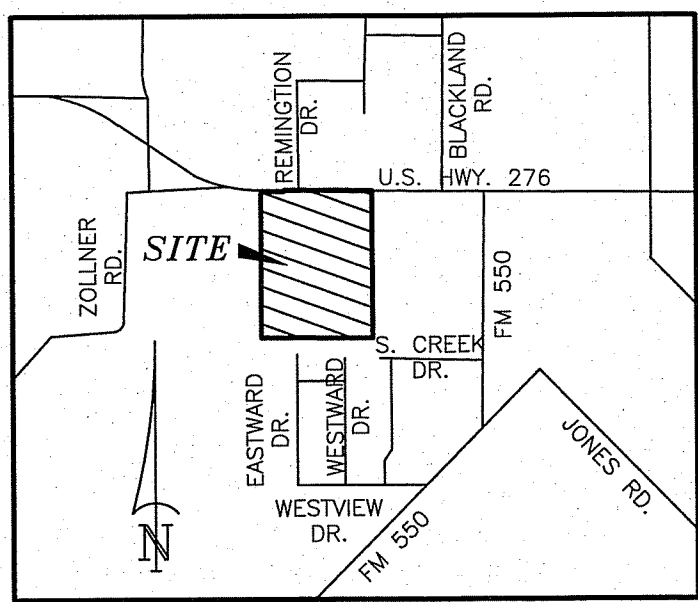
☐ I am opposed to the request for the reasons listed below.

Name:

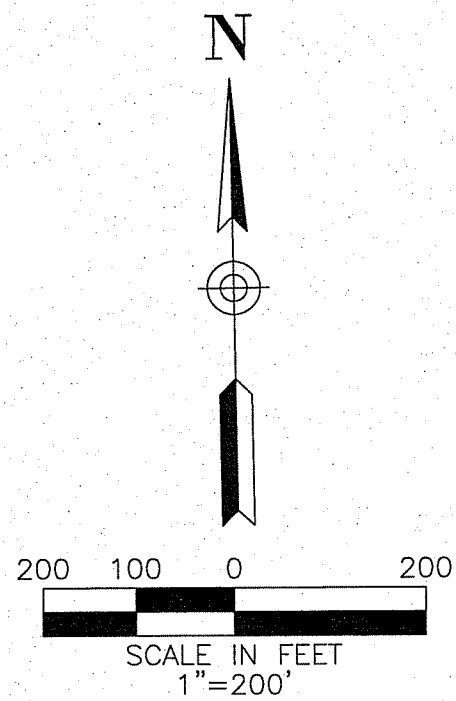
Address:

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

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



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135

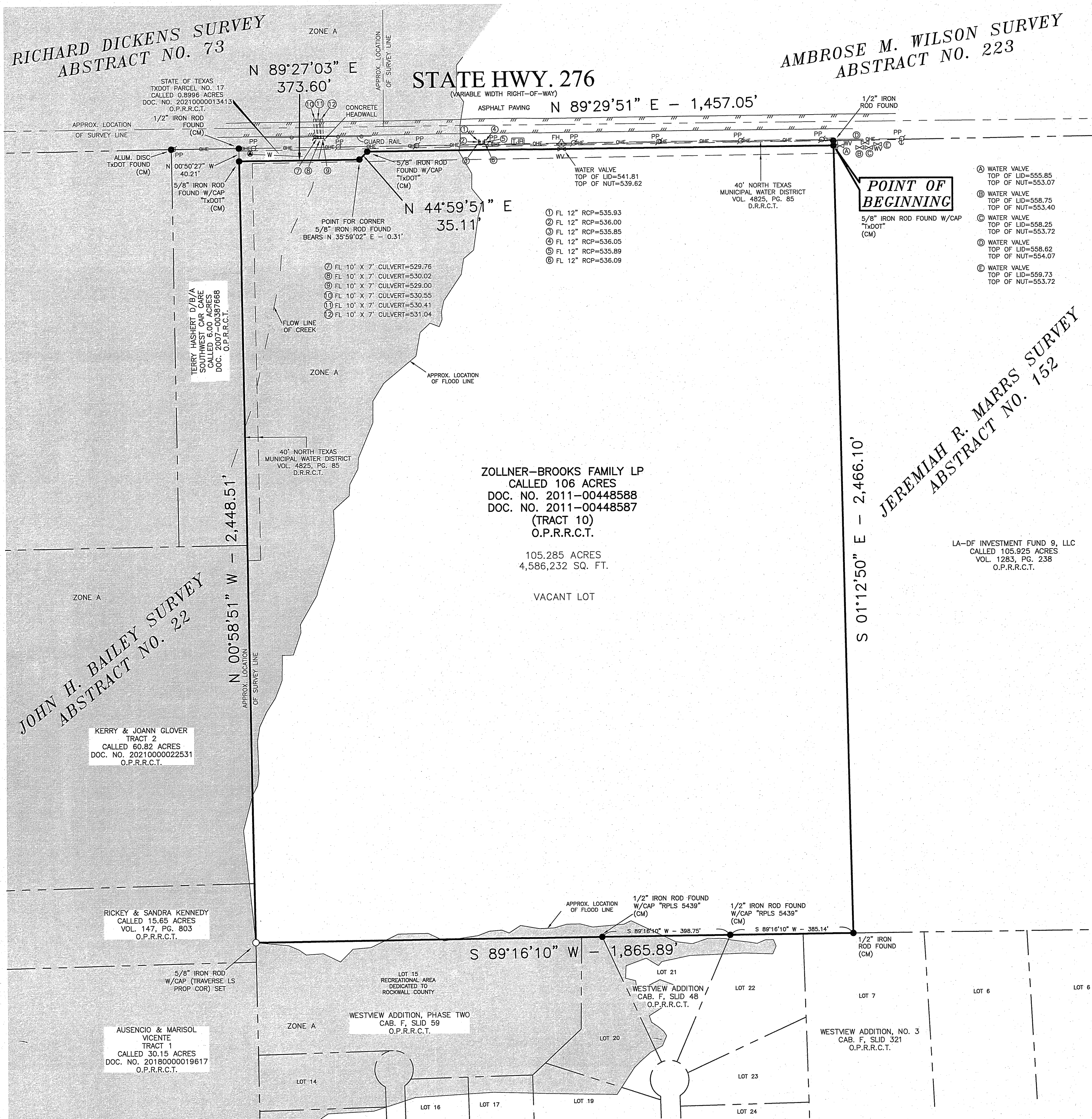
| LEGEND | |
|--------------|---|
| | BOUNDARY LINE |
| | ADJOINER BOUNDARY LINE |
| | EASEMENT LINE (AS NOTED) |
| | WATER LINE |
| | OVERHEAD ELECTRIC LINE |
| | WROUGHT IRON FENCE |
| | WOOD FENCE |
| | SET IRON ROD (AS NOTED) |
| | FOUND IRON ROD (AS NOTED) |
| | "X" CUT FOUND |
| | "X" CUT SET |
| | WATER VALVE |
| | FIRE HYDRANT |
| | TELEPHONE JUNCTION BOX |
| | LIGHT POLE |
| | POWER POLE |
| | GUY WIRE |
| | CONTROL MONUMENT |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS |
| D.R.R.C.T. | DEED RECORDS ROCKWALL COUNTY, TEXAS |

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C006SL, dated September 26, 2008.

GENERAL NOTES

- This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.
- A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.



TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

- f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Seaway Pipeline Inc.
Purpose: As provided in said document
Recording Date: January 21, 1985
Recording No: Volume 217, Page 269 Deed Records, Rockwall County, Texas
(does not affect the subject tract)

- g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company
Purpose: As provided in said document
Recording Date: February 1, 1994
Recording No: Volume 869, Page 1, Deed Records, Rockwall County, Texas
(does not affect the subject tract)

- h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District
Purpose: As provided in said document
Recording Date: November 14, 2006
Recording No: Volume 4825, Page 85, Deed Records, Rockwall County, Texas
(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 16 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment fund, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "TxDOT" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 2021000022631, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert db/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);
- North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

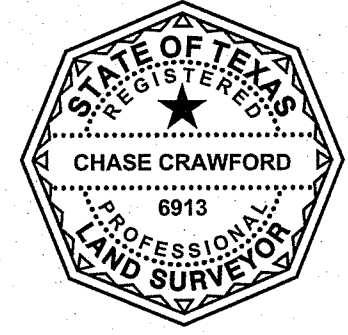
SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

Chase Crawford
Registered Professional Land Surveyor
Texas Registration No. 6913
Date: September 14, 2022



ALTA/NSPS LAND TITLE SURVEY
105.285 ACRE TRACT OF LAND
SITUATED IN THE
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

| DRAWN | CHECK | DATE | SCALE | PROJECT NO. |
|-------|-------|-----------|-----------|-------------|
| DV | CRC | 9-14-2022 | 1" = 200' | TR-99-22 |



NOTE:

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE KEPT BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

COPYRIGHT 2024

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

- LEGEND:**
- SIDE WALK AND TRAIL
 - 30' STREET
 - 60' MINOR COLLECTOR ROADWAY
 - OPEN SPACE AREA (PARK) - 20 AC.
 - DETENTION POND
 - TYPE "A" - MIN 1.0 AC. - 44 LOTS
 - TYPE "B" - MIN 1.5 AC. - 10 LOTS



OPTIMA
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT, KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

| REVISION NO. | REVISION | REV. DATE |
|--------------|--|------------|
| 1 | EDITED PLAN BASED ON THE CITY COMMENTS | 08.05.2025 |
| 2 | INCREASE THE GREEN AREA TO 20% | 08.12.2025 |
| 3 | CHANGED THE DESIGN BASED ON COMMENTS | 09.02.2025 |

PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

| | | |
|--------------|-------------|------------|
| SHEET TITLE | | |
| CONCEPT PLAN | | |
| DRAWN BY | ISSUE | ISSUE DATE |
| HASTI | | 07.31.2025 |
| PROJECT DATE | PROJECT NO. | REV. NO. |
| JULY 2025 | 001 | 3 |
| SCALE: | SHEET NO. | |
| 1" = 150' | 1 | |



NOTE:
THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE AS SHOWN BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

COPYRIGHT 2024
THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

- LEGEND:**
- 10' HOA LOT (8' TRAIL)
 - IRON FENCE
 - ACCESS ROADS
 - 60' MINOR COLLECTOR ROADWAY
 - ENTRY SIGN
 - DETENTION POND



OPTIMA
DESIGN & ENGINEERING PLLC
2808 WILDCREEK CT, KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

| REVISION NO. | REVISION | REV. DATE |
|--------------|--|------------|
| 1 | EDITED PLAN BASED ON THE CITY COMMENTS | 08.05.2025 |
| 2 | INCREASE THE GREEN AREA TO 20% | 08.12.2025 |
| 3 | CHANGED THE DESIGN BASED ON COMMENTS | 09.02.2025 |

PLAN DEVELOPMENT

PROJECT:
ROCKWALL PROPERTY
105 ACRES
NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

| | | |
|--------------------------------------|--------------------|--------------------------|
| SHEET TITLE HOA TRAIL PLAN | | |
| DRAWN BY HASTI | ISSUE | ISSUE DATE 07.31.2025 |
| PROJECT DATE JULY 2025 | PROJECT NO. 001 | REV. NO. 2 |
| SCALE: 1" = 150' | SHEET NO. 1 | |

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



FIGURE 8: SINAGE EXAMPLES



| LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div> | | <h1>PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT</h1> | |
|--|--|--|---------------------------------|
| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | SINGLE FAMILY 1 (SF-1) DISTRICT |
| AGRICULTURAL AND ANIMAL RELATED LAND USES | 2.02(A) | 2.03(A) | |
| Agricultural Uses on Unplatted Land | (1) | | P |
| Private Horse Corral or Stable | (10) | (6) | S |
| Community Garden | (11) | (7) | S |
| Urban Farm | (12) | (8) | S |
| RESIDENTIAL AND LODGING LAND USES | 2.02(B) | 2.03(B) | |
| Residential Accessory Building or Structure | (1) | (1) | P |
| Residential Garage | (7) | (4) & (5) | A |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit | (8) | (6) | A |
| Home Occupation | (9) | (7) | P |
| Portable Building | (15) | (10) | P |
| Residential Infill in an Established Subdivision | (16) | (11) | S |
| Short-Term Rental (<i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i>) | (17) | (12) | P |
| Short-Term Rental (<i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i>) | (17) | (13) | P |
| Short-Term Rental (<i>Apartment or Condominium</i>) | (17) | (14) | P |
| Single-Family Detached Structure | (19) | (16) | P |
| Private Swimming Pool | (21) | | A |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (18) | S |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | 2.02(C) | 2.03(C) | |
| Church/House of Worship | (4) | (2) | S |
| Daycare with Seven (7) or More Children | (9) | (4) | S |
| Group or Community Home | (11) | (5) | P |
| Public or Private Primary School | (21) | (7) | S |
| Public or Private Secondary School | (22) | (8) | S |
| Temporary Education Building for a Public or Private School | (23) | (9) | S |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES | 2.02(E) | 2.03(E) | |
| Public or Private Community or Recreation Club as an Accessory Use | (4) | | S |
| Private Country Club | (5) | | S |
| Temporary Fundraising Events by Non-Profit | (7) | (4) | P |
| Public Park or Playground | (12) | | P |
| Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>) | (14) | | S |
| RETAIL AND PERSONAL SERVICES LAND USES | 2.02(F) | 2.03(F) | |
| Temporary Real Estate Sales Office | (27) | | P |
| COMMERCIAL AND BUSINESS SERVICES LAND USES | 2.02(G) | 2.03(G) | |
| Temporary On-Site Construction Office | (18) | (6) | P |
| INDUSTRIAL AND MANUFACTURING LAND USES | 2.02(I) | 2.03(I) | |
| Temporary Asphalt or Concrete Batch Plant | (2) | (2) | P |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials | (12) | (5) | S |
| UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES | 2.02(K) | 2.03(K) | |

| LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div> | | <h1>PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT</h1> | | |
|--|--|--|--|---------------------------------|
| LAND USE SCHEDULE | | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | SINGLE FAMILY 1 (SF-1) DISTRICT |
| Antenna for a Residential Property | | (2) | (1) | A |
| Antenna for an Amateur Radio | | (3) | (2) | A |
| Antenna Dish | | (4) | (3) | A |
| Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment | | (10) | | S |
| Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>) | | (11) | | P |
| Private Streets | | (12) | | S |
| Railroad Yard or Shop | | (14) | | S |
| Satellite Dish | | (16) | | A |
| Solar Energy Collector Panels and Systems | | (17) | (7) | A |
| Utilities Holding a Franchise from the City of Rockwall | | (21) | | S |
| Utility Installation Other than Listed | | (22) | | S |
| Utility/Transmission Lines | | (23) | | S |

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

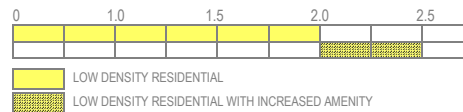
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

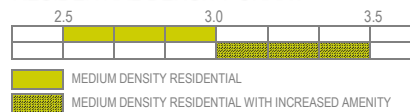
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

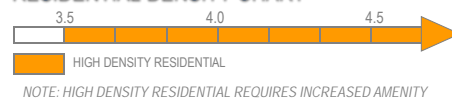
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



Page 300 of 574

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'B'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A':
Legal Description

Being a 105.285-acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

**Exhibit 'B':
Concept Plan**



Exhibit 'C':
Trail Plan



Exhibit 'D':
Density and Development Standards

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|--------------------------|-----------------------|-----------------------|--------------------|--------------------|
| A | 100' x 200' | 43,560 SF | 44 | 81.48% |
| B | 150' x 250' | 63,340 SF | 10 | 18.52% |
| Maximum Permitted Units: | | | 54 | 100.00% |

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 0.513 dwelling units per gross acre of land; however, in no case should the proposed development exceed 54 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) ► | A | B |
|---|-----------|-----------|
| Minimum Lot Width ⁽¹⁾ | 100' | 150' |
| Minimum Lot Depth | 200' | 250' |
| Minimum Lot Area | 43,560 SF | 63,340 SF |
| Minimum Front Yard Setback ^{(2) & (5)} | 30' | 30' |
| Minimum Side Yard Setback | 10' | 10' |
| Minimum Side Yard Setback Adjacent to a Street ^{(2), (5), & (6)} | 15' | 20' |
| Minimum Rear Yard Setback ⁽⁴⁾ | 10' | 10' |
| Minimum Rear Yard Setback Adjacent to a Street ⁽⁴⁾ | 20' | 20' |
| Minimum Length of Driveway Pavement | 30' | 30' |
| Maximum Height ⁽³⁾ | 36' | 36' |
| Minimum Area/Dwelling Unit (SF) ⁽⁷⁾ | 3,000 SF | 3,250 SF |
| Maximum Lot Coverage | 40% | 40% |
| Minimum Garage Parking Spaces | 3 | 3 |

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- ⁷: Air-Conditioned Space.

Exhibit 'D':
Density and Development Standards

(4) **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF BRICK



Exhibit 'D':
Density and Development Standards

FIGURE 4: EXAMPLES OF HORIZONTAL LAP



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements:
- (1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration.* In a *traditional swing (or j-swing)* garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing)* configuration.
 - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 – 7* for examples of the aforementioned garage and driveway features].

Exhibit 'D':
Density and Development Standards

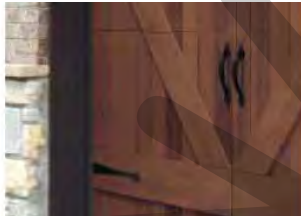
FIGURE 5. EXAMPLE OF COACH LIGHTING



FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 7: EXAMPLES OF UPGRADED GARAGES



Exhibit 'D':
Density and Development Standards

- (5) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 8 & 9 below*).

TABLE 3: ANTI-MONOTONY MATRIX

| Lot Type | Minimum Lot Size | Elevation Features |
|----------|------------------|-------------------------|
| A | 100' x 200' | (1), (2), (3), (4), (5) |
| B | 150' x 250' | (1), (2), (3), (4), (5) |

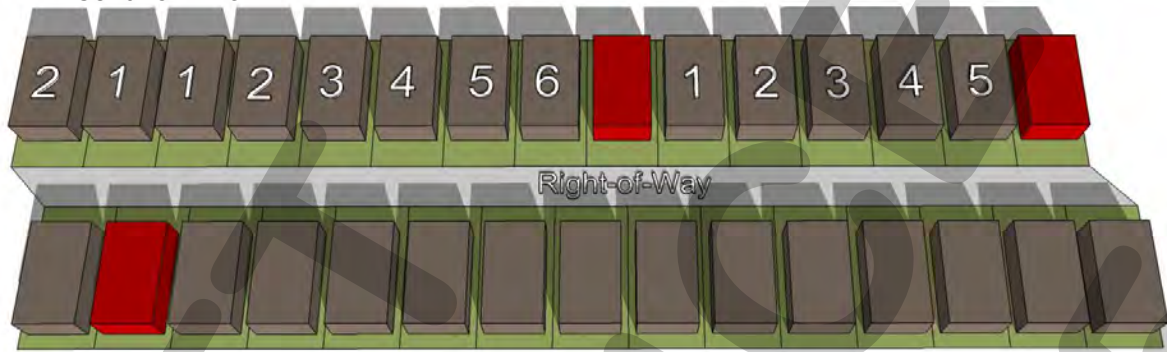
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front 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 six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or roadways shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
 - (5) Garage Orientation
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



Exhibit 'D':
Density and Development Standards

FIGURE 9: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
 - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.
 - (c) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
 - (d) **Fence in Easements.** No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (7) **Landscape and Hardscape Standards.**
- (a) **Landscape.** Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
 - (1) **Landscape Buffer Adjacent to SH-276.** A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

Exhibit 'D':
Density and Development Standards

- (2) **Landscape Buffer Adjacent to Minor Collectors.** A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) **Landscape Buffer Adjacent to Amenity Center.** A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) **Street Trees.** The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) **Residential Lot Landscaping.** Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) **Irrigation Requirements.** Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) **Hardscape.** Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) **Streets.** All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) **Lighting.** Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) **Sidewalks.** All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential

Exhibit 'D':
Density and Development Standards

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) **Buried Utilities.** New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) **On-Site Sewage Facilities.** *Septic Systems* are permitted pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
 - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) **Open Space.** The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) **Trails.** A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit 'C' of this ordinance.
- (15) **Amenities.** Amenities shall be constructed in generally the same areas as depicted in Exhibit 'C' of this ordinance. All amenities shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (16) **Neighborhood Signage and Enhancements.** Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) **Homeowner's Association (HOA).** A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including *drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

Exhibit 'D':
Density and Development Standards

- (18) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: September 15, 2025
APPLICANT: Anthony Rendon
CASE NUMBER: Z2025-060; *Specific Use Permit (SUP) for an Accessory Structure at 710 Hartman*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure (Detached Garage)* on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 1,548 SF single-family home that was constructed in 1949, a 270 SF detached carport constructed in 2021, and a 96 SF storage shed constructed in 2005. On August 21, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the proposed *Detached Garage* by a vote of 4-0, with Board Members Lewis, McNeely, and Gaskin absent. As a condition of this case, the Historic Preservation Advisory Board (HPAB) also approved a condition that the *Detached Garage* generally match the color of the primary structure. This condition has been added to the *Draft Ordinance* prepared for this case.

PURPOSE

The applicant -- *Anthony Rendon* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage permitted within a Single-Family 7 (SF-7) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 710 Hartman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This also happens to be the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is are two (2) parcels of land [*i.e. 709-711 Hartman Street and 207 Wade Drive*] developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is E. Washington Street, which is identified as a A4D (*i.e. arterial collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is a 6.60-acre parcel of land [*i.e. Lot 8, Block A, Richard Harris #2 Addition*], which consists of a single-family home, metal barn and pole barn. Beyond this are three (3) parcels of land [*i.e. 506, 602, & 606 Renfro Street*] developed with single-family homes. South of this is the remainder of the Renfro Creekside Estates subdivision,

which consists of two (2) lots and has been in existence since May 21, 2010. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [i.e. 712 Hartman Street] developed with a single-family home. This parcel is classified as a *Non-Contributing Property*. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is one (1) parcel land [i.e. 716 Hartman Street] developed with a single-family home and one (1) parcel of land [i.e. Lot 8, Block A, Richard Harris #2 Addition] developed with a single-family home, metal barn, and pole barn. East of this is the Richard Harris 2 Addition, which consists of seven (7) single-family lots and has been in existence since October 14, 1982. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land [i.e. 706 & 708 Hartman Street] developed with single-family homes. These parcels are designated as *Non-Contributing Properties*. Beyond this is one (1) parcel of land [i.e. 301 S. Clark Street], which is developed with a single-family home. This parcel is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the boundary for the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed *Detached Garage* will measure 30-feet by 30-feet (*or 900 SF*), and be situated in the rear yard of the subject property. It will be located approximately 59.50-feet from the existing home. The proposed overall height of the structure will be 14-feet. The exterior of the structure will be clad in metal and will be required match the color of the existing home as conditioned by the Historic Preservation Advisory Board (HPAB) on August 21, 2025.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 900 SF (*i.e. 275 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. However, all three (3) existing structures will be removed with the addition of the detached garage. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 7 (SF-7) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|---|----------------------------------|-------------------------------------|
| <i>Number of Accessory Structures Permitted</i> | <i>2</i> | <i>X=1; In Conformance</i> |
| <i>Detached Garage (Maximum Square Footage)</i> | <i>625 SF</i> | <i>900 SF; Not in Conformance</i> |
| <i>Minimum Rear Yard Setback</i> | <i>10-Foot</i> | <i>X>10-feet; In Conformance</i> |
| <i>Minimum Side Yard Setback</i> | <i>6-Foot</i> | <i>X>6-feet; In Conformance</i> |
| <i>Maximum Building Height</i> | <i>15-Foot</i> | <i>X=14-Foot; In Conformance</i> |
| <i>Between Buildings</i> | <i>10-feet</i> | <i>X=59.5-feet; In Conformance</i> |

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. Although the request exceeds code requirements, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. In this case, the applicant has mentioned to staff and the Historic Preservation Advisory Board (HPAB) that the intent for this *Detached Garage* is to store the lawn equipment currently contained within the existing three (3) accessory buildings which will be removed prior to issuance of a building permit for the *Detached Garage*. In addition, the *Detached Garage* will be located within the backyard with very limited visibility from any right-of-way or adjacent property. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2025, staff mailed 75 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

- b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 900 SF.
 - d) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) 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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.
²: 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

710 HARTMAN ST.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

CONTACT PERSON

MARCELINO RENDON

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

☒ APPLICANT

CONTACT PERSON

ANTHONY RENDON

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [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 \$ 710 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2-17-25 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."

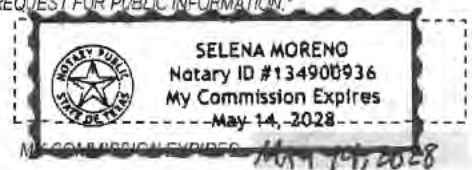
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17TH DAY OF JULY, 2025.

OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Z2025-060: SUP for an Accessory Structure

Case Location Map = 



City of Rockwall

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

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

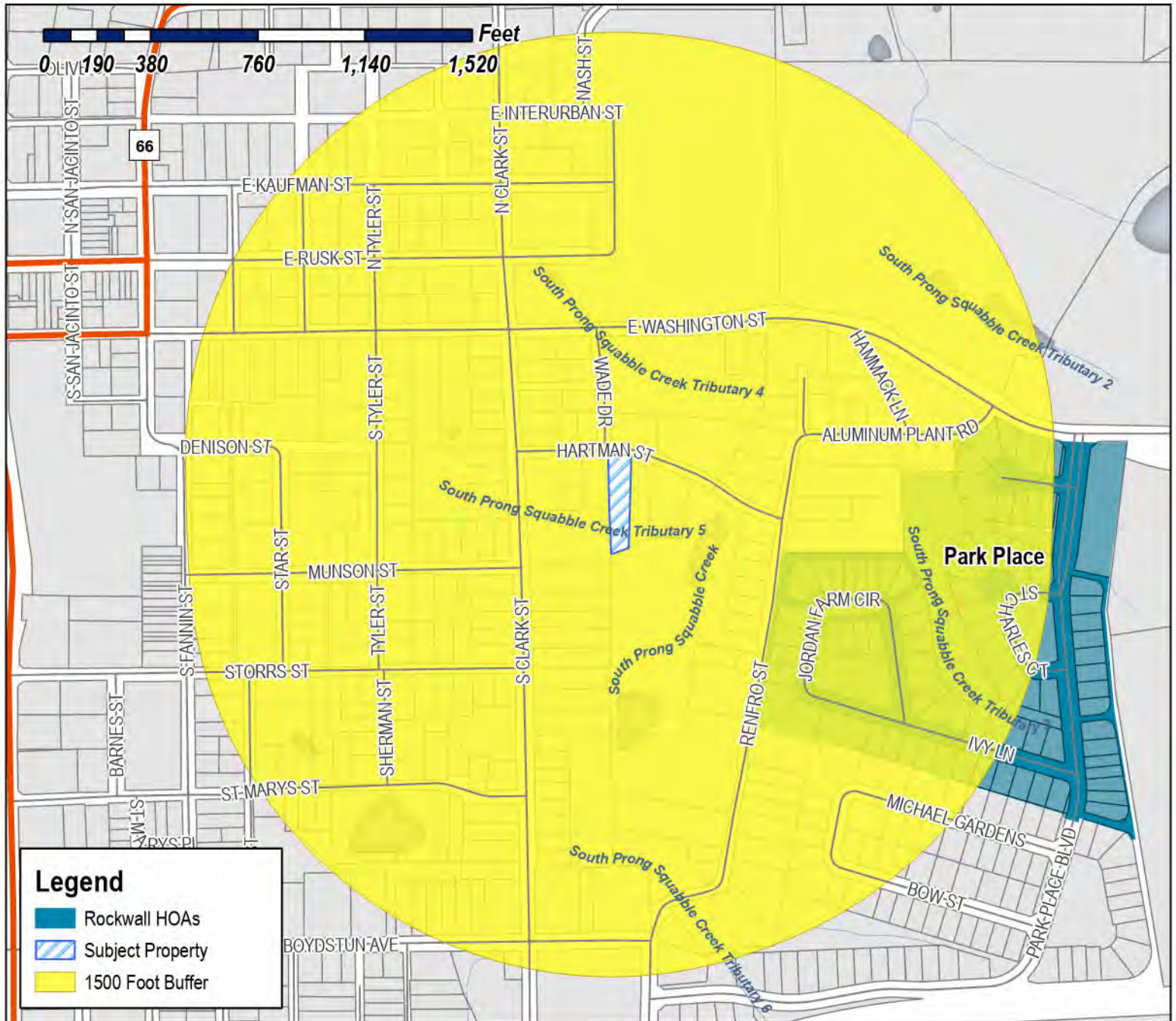




City of Rockwall

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

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.



Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-060]
Date: Thursday, August 21, 2025 8:11:18 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.18.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary.

Melanie Zavala

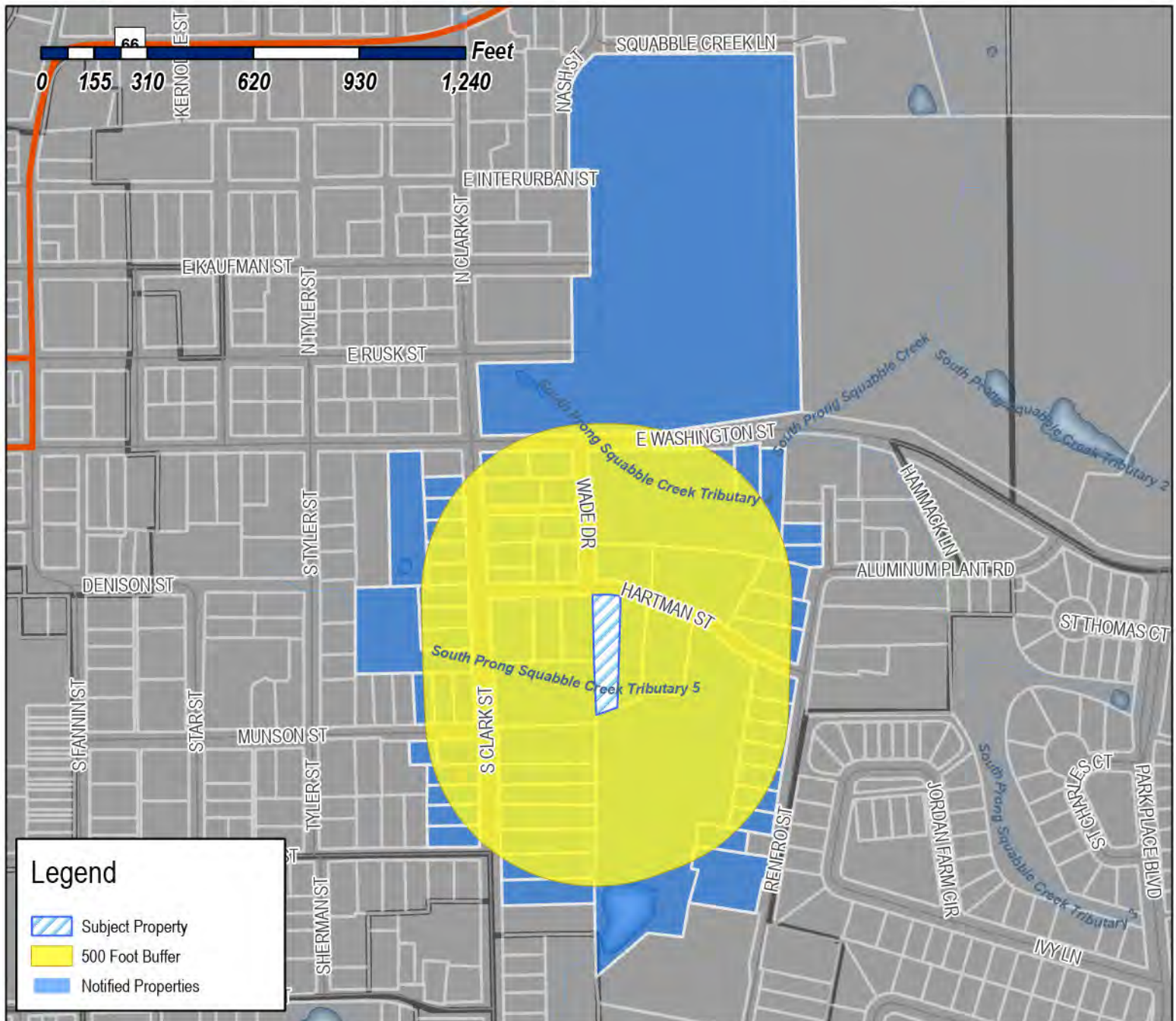
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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



Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES
LLC
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY
HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
706 HARTMAN ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

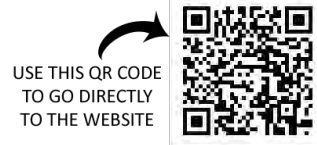
Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Case No. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

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

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

The Rendons have multiple vehicles and are in need of this. This has never caused a problem for us, but will surely help them. They are very good neighbors.

Name:

Bob + Perrilyn Griliam

Address:

712 Hartman, Rockwall 75087

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

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



Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700<https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597>

DEALER

Southwest Sheds (170)Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall RendonTX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

| | |
|------------------------|----------------|
| Installation Surface: | Asphalt |
| Payment Option: | Credit / Debit |
| Building Permit | Yes ✓ |
| Concrete Permit | Yes ✓ |
| Power Available | No ✗ |
| Site Specific Drawings | No ✗ |
| Site Ready | No ✗ |
| Jobsite Level | Yes ✓ |

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg
Height

COLORS / MATERIALS

| | |
|----------|---|
| Siding | White <input type="checkbox"/> |
| Trim | Black <input checked="" type="checkbox"/> |
| Roof | Black <input checked="" type="checkbox"/> |
| Wainscot | Black <input checked="" type="checkbox"/> |

NOTES

Description

QTY

PRICE

MSRP

\$20,052.00

Base Price: 30'x30'

1

\$6,875.00

- You Saved

\$5,036.10

Installation Surface: Asphalt

1

-

Subtotal

\$15,015.90

Colonial Style (Wainscot): Black

1

\$100.00

+ Tax (8.25%)

\$1,238.81

Roof Style: Vertical (Professional)

1

-

Total Order Amt

\$16,254.71

Roof Pitch: 3/12 (Standard) ✓

1

-

Deposit Required
to Order**\$2,195.84**

Leg Style: Double

1

-

Schedule Deposit

\$7,029.44

Texwin Certified: Certified to 150 MPH / 20 PSF

1

-

Final Balance Due
at Installation**\$7,029.43**

Leg Height: 14'

1

\$2,772.00

Left Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Right Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Updated Balance
(if applicable)

Date

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Customer was present for the unit's installation and
accepts the unit as installed. View terms page for
more details.

DEALER / MFR SIGNATURE

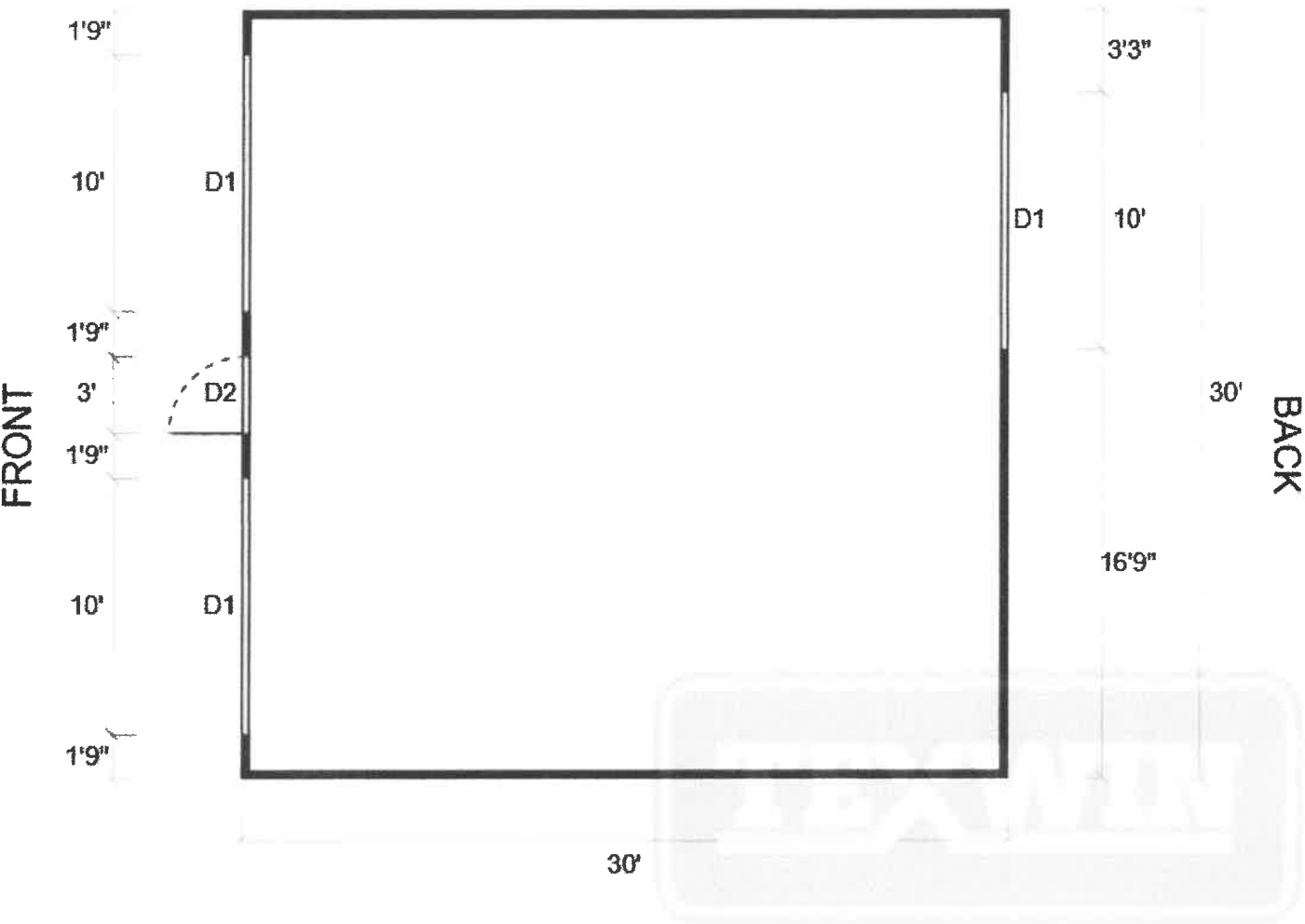
DATE

CUSTOMER INSTALL SIGNATURE

DATE

| Description | QTY | PRICE |
|---|-----|-------------|
| Continued from previous page | | |
| Front End: Fully Enclosed - Siding: Horizontal | 1 | \$2,765.00 |
| Back End: Fully Enclosed - Siding: Horizontal | 1 | \$2,765.00 |
| Approximate Peak Height: 17'9" | 1 | - |
| Doors & Windows | | |
| Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White | 1 | \$385.00 |
| 10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White | 3 | \$2,880.00 |
| Additional Options & Fees | | |
| Colored / Cupped Heads / Powder-Coated Screws (Included) | | - |
| Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included) | 1 | - |
| Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included) | 1 | - |
| Additions & Adjustments | | |
| discount 30.00% | 1 | -\$5,036.10 |

LEFT SIDE



RIGHT SIDE

| SYMBOL LEGEND | | | |
|---------------|--------------------|-------------|-----------------------------|
| D1 | 10'x8' Rollup Door | D2 | Walk-In Door 9-Lite (36x80) |
| | | Closed Wall | |

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 A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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 Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 900 SF.
- 4) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

HARTMAN
40' N.O.D.

ASPHALT
1/2" DE
6" H ELECTRIC

CONTROLLING BEARING LINE
S 67° 05' 00" E 22.98'

STREET

RESIDENCE
710 HARTMAN STREET

CONC DRIVE

LOT 1
BLOCK A
0.87 ACRES
26,020 S.F.

MIN. FIN. FLOOR
ELEV = 921.87

SHED

LOT 2
0.40 ACRES
21,205 S.F.

MIN. FIN. FLOOR
ELEV = 921.07

BLOCK 10

88° 59' 00" E 60' 02"

N 0° 42' 10" E 354.47'

100 YR. FLOOD PLAIN

ZONE X

ZONE A

1/2" DE

3.083 ACRES

COMMUNITY BANK
TO
CLARENCE R. SAMPLES
AND
ELVA NEEL SAMPLES
VOL. 1116, P.O. 198

5 70° 47' 25" W
69.01'

City of Rockwall, Texas

[illegible]

Z2025-060: SUP for a Detached Garage at
710 Hartman Street
Ordinance No. 25-XX; SUP # S-3XX

Page | 5

City of Rockwall, Texas

Exhibit 'C':
Building Elevations

Ref #: 1756-2345-4129-4555, Aug 26, 2025

Texwin - (Carports Dealers)
800-636-4700

BUILDING IMAGES



Perspective View



Front



Left Side



Right Side



Back



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
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: September 15, 2025
SUBJECT: Z2025-061; *Zoning Change from Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District*

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows:

- (1) Recommendation 1. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties.
- (2) Recommendation 2. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.
- (3) Recommendation 3. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2 (i.e. Case No. Z2025-052)* and one (1) that covers *Recommendation 3 (i.e. this case -- Z2025-061)*. The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

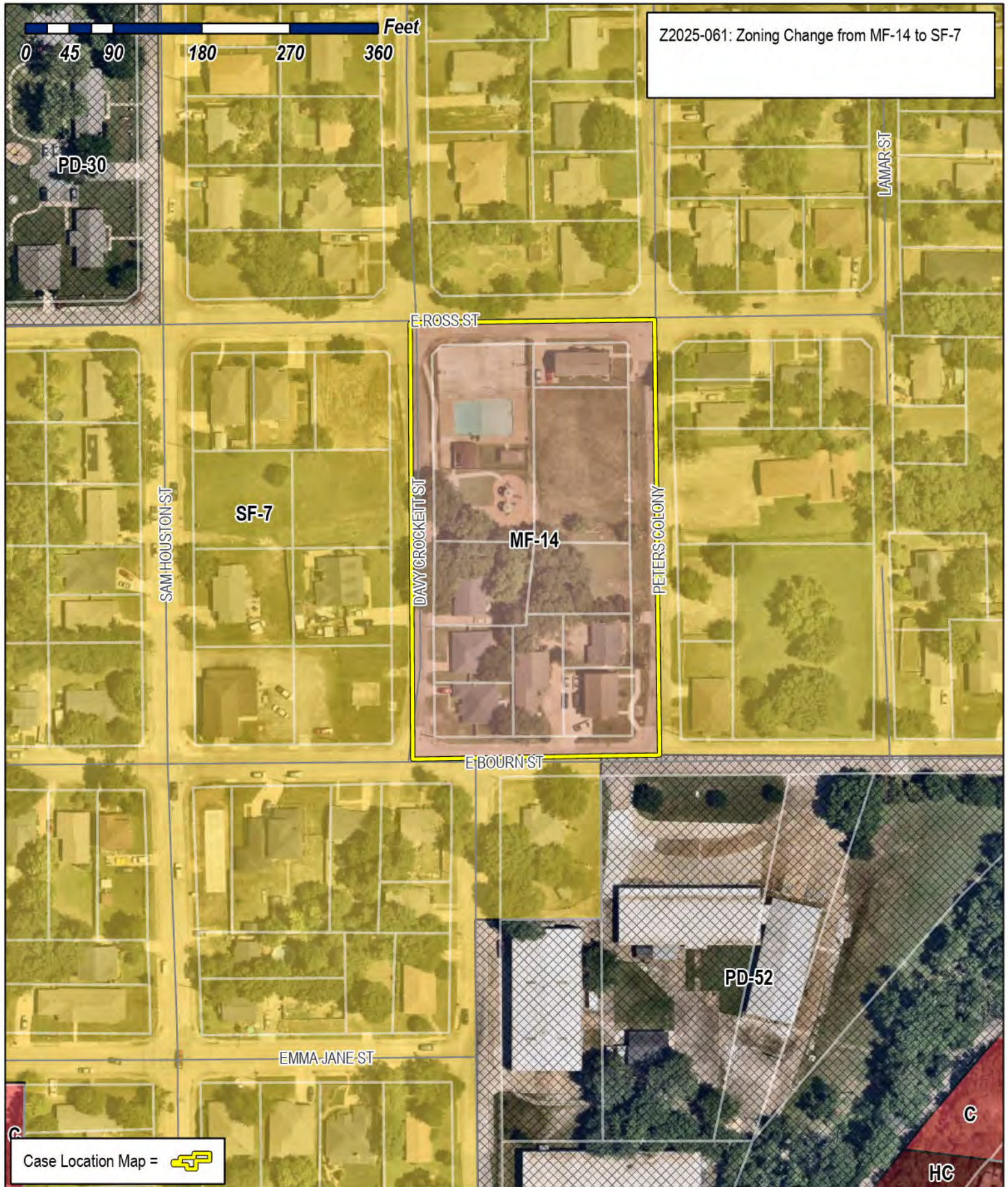
In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [1] two (2) vacant tracts of land, [2] four (4) single-family homes, [3] two (2) duplexes, [4] one (1) triplex, and [5] Gloria Williams Park/Pool.

Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [i.e. the SRO District] shall comply with the Single-Family 7 (SF-7) District requirements." If approved, this zoning change -- *coupled with the changes to the district boundaries being proposed in Case No. Z2025-052* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this zoning change would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use.

As with any zoning case, staff has sent out the requisite notices to property owners and residents within 500-feet of the subject property. This included 164 notices to property owners and occupants. In addition, staff also sent a letter explaining the zoning change to the ten (10) affected property owners within the subject area. A copy of staff's letter has been provided in the attached

packet. As of the date of this memo, staff has received one (1) emailed response from a property owner within the 500-foot notification area in favor of the proposed zoning change. In addition to the property owner notifications, staff also notified all Homeowner's Associations (HOA's) or Neighborhood Organizations -- *participating in the Neighborhood Notification Program* - within 1,500-feet about the proposed zoning change. This included the Highridge Estates Subdivision.

This being a zoning case, staff took the case to the Planning and Zoning Commission for a recommendation prior to bringing the case to the City Council. On September 9, 2025 the Planning and Zoning Commission approved a motion by a vote of 7-0 to recommend Two-Family (2F) District zoning in lieu of the proposed Single-Family 7 (SF-7) District zoning. Staff should note that should the City Council choose to approve the Planning and Zoning Commission's recommendation of Two-Family (2F) District zoning, staff will make the requisite changes to the draft ordinance between the first and second reading of the ordinance. Should the City Council have any questions staff will be available at the meeting on September 15, 2025.



City of Rockwall

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

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

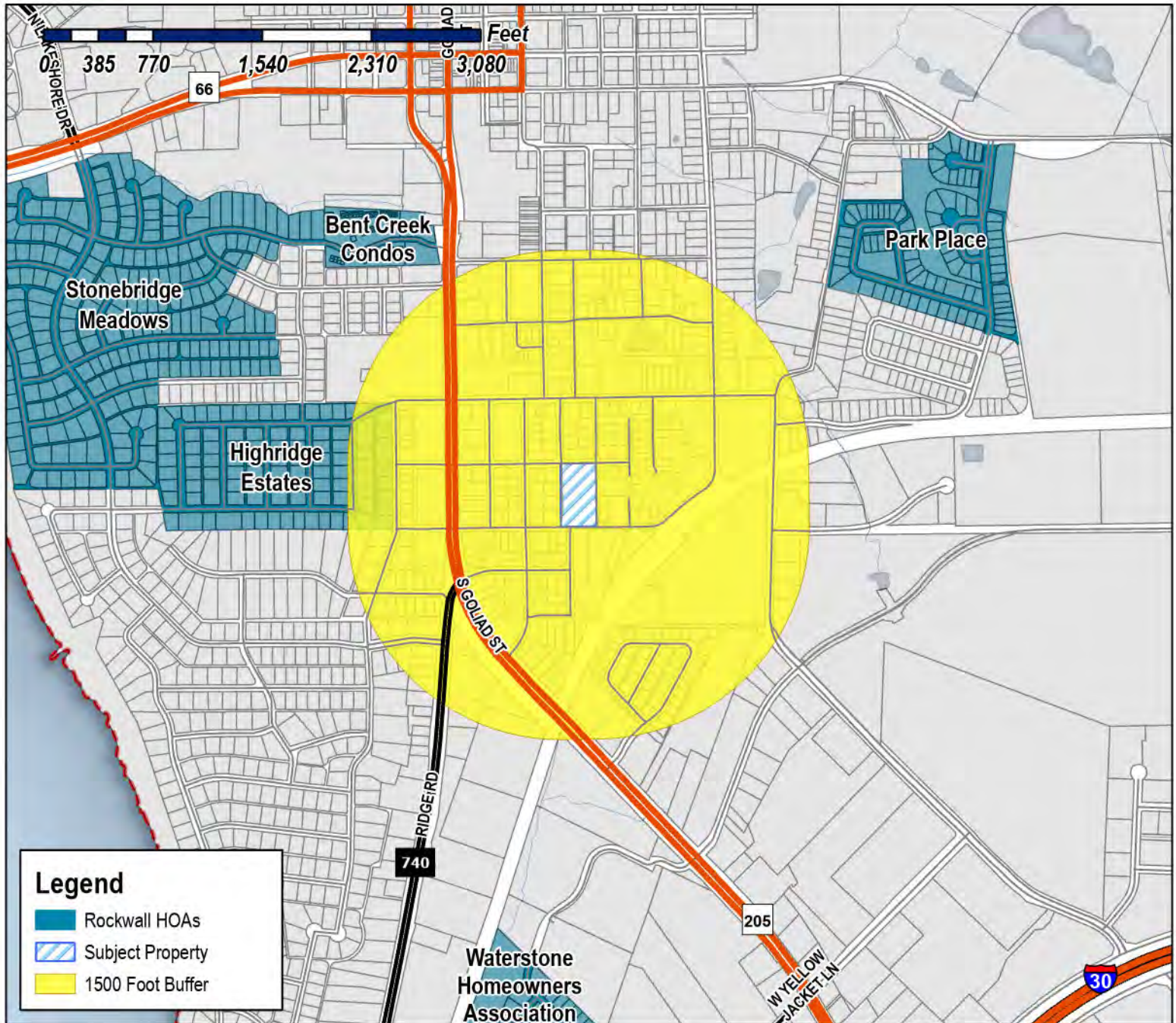




City of Rockwall

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

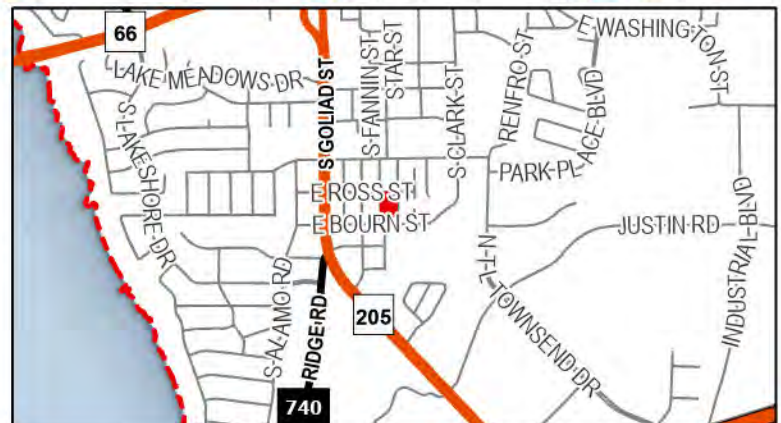
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-061
Case Name: Zoning Change from MF-14 to SF-7
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street

Date Saved: 8/19/2025

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



Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 21, 2025 9:39 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-061]
Attachments: Public Notice (08.19.2025).pdf; HOA Map (08.19.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, August 22, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-061: Zoning Change from MF-14 to SF-7

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

Melanie Zavala

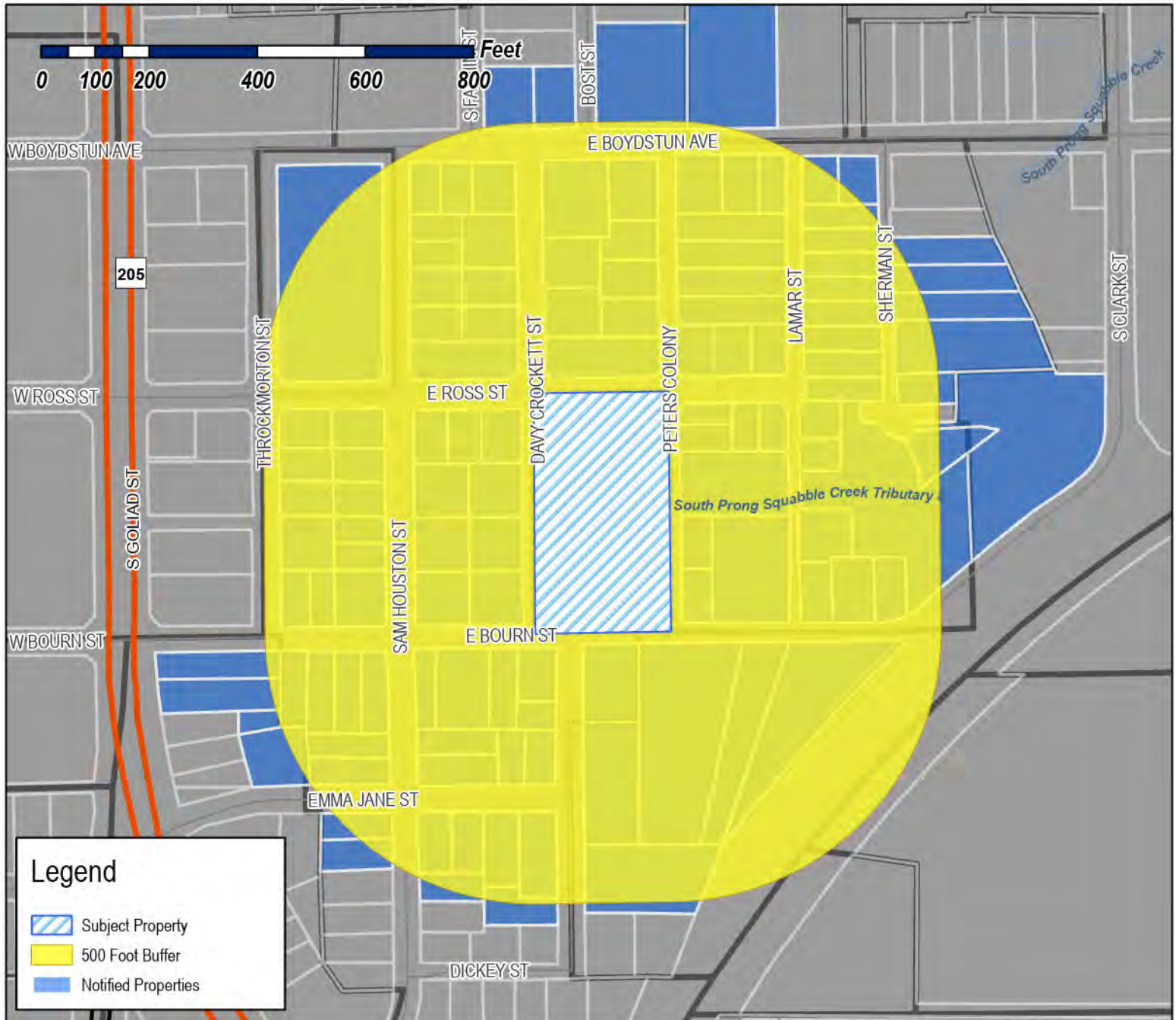
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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



Case Number: Z2025-061
Case Name: Zoning Change from MF-14 to SF-7
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: E. Ross Street, Davy Crockett,
Peters Colony, and E. Bourn Street

Date Saved: 8/19/2025

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



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-
HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER
- TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER
- TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
308 EMMA JANE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E Boydston Ave
Rockwall, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

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

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

PUBLIC NOTICE



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

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

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

Z2025-061: Zoning Change from MF-14 to SF-7

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-061: Zoning Change from MF-14 to SF-7

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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



August 21, 2025

TO: **PROPERTY OWNERS ADDRESS**

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2025-061; *Zoning Change from Multi-Family 14 (MF-14) District to Single Family 7 (SF-7) District*

PROPERTY OWNER,

On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate the rezoning of certain property in the Southside Residential Neighborhood Overlay (SRO) District. Specifically, there is a 2.56-acre tract of land bounded by Davy Crockett Street to the west, E. Ross Street to the north, E. Bourn Street to the south, and Peters Colony to the east -- *hence forth referred to as the Affected Area* -- that is currently zoned Multi-Family 14 (MF-14) District. The City Council's direction would seek to rezone the *Affected Area* to a Single-Family 7 (SF-7) District.

You are receiving this letter because you are listed as one of the property owners (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) for property in the *Affected Area*. This letter is being sent to you to notify you of the zoning change, to explain to you how you can participate in this process, and to let you know how this zoning change could affect your property if it is approved.

WHAT IS BEING PROPOSED?

The City Council of the City of Rockwall is considering rezoning the *Affected Area* from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District. This recommendation was made by City staff at the August 18, 2025 City Council meeting and is intended to establish a more uniform zoning pattern that better conforms to the stated intent of the Southside Residential Neighborhood Overlay (SRO) District. In addition, the proposed zoning change better conforms to the Future Land Use Plan contained within the City's OURHometown Vision 2040 Comprehensive Plan, which designates this area for *Medium Density Residential* land uses.

WHAT THIS MEANS FOR YOUR PROPERTY?

If adopted, your property would be subject to the land use and density and dimensional requirements stipulated for the Single-Family 7 (SF-7) District -- *as opposed to the Multi-Family 14 (MF-14) District* -- as outlined in the City's Unified Development Code (UDC). *It is important to stress that changing the zoning WILL NOT require you to change anything that currently exists on your property;* however, it may make properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials, reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department."

AGAIN, IF APPROVED THE PROPOSED ZONING CHANGE WOULD NOT REQUIRE YOU TO ALTER OR REMOVE EXISTING BUILDINGS OR CHANGE USES. THE INTENT IS TO BRING GREATER CONSISTENCY TO THE ZONING WITHIN THE SOUTHSIDE

RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT WHILE PRESERVING THE CHARACTER AND INTEGRITY OF THE EXISTING NEIGHBORHOOD.

PUBLIC PARTICIPATION AND SCHEDULE

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff *strongly* encouraged to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at planning@rockwall.com or mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

PLANNING & ZONING COMMISSION WORK SESSION: August 26, 2025

PLANNING & ZONING COMMISSION PUBLIC HEARING: September 9, 2025

CITY COUNCIL PUBLIC HEARING (1ST READING): September 15, 2025

CITY COUNCIL (2ND READING AND FINAL ADOPTION): October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at planning@rockwall.com. The City of Rockwall appreciates your attention to this matter.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

From: [ronald fraser](#)
To: [Planning](#)
Subject: cases Z2025-052 ANDZ2025-061
Date: Wednesday, August 27, 2025 1:26:02 PM

Mr. Ryan Miller per our phone call here is written response to the two public notices received. I wanted to let you know in writing that property owners at 707 Sam Houston, Rockwall, TX are in favor of these amendments. If you need further help please reach out to to me .

Thanks

Ronald Fraser Principal/Broker
FRASER Real Estate Group 2631 White Rock Rd Dallas Texas 75214
214-244-8942 Ronaldfraser@sbcglobal.net

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

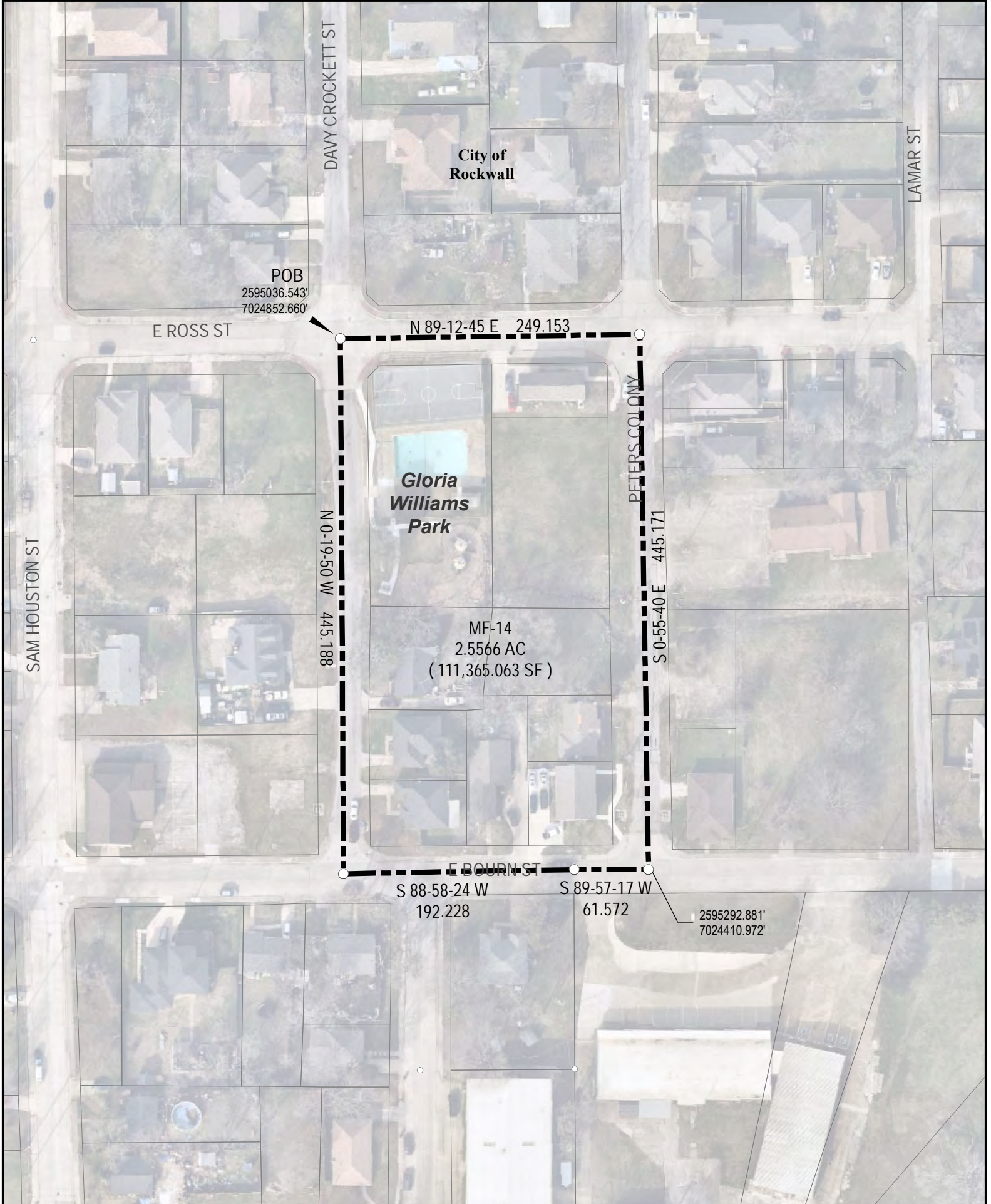
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

MF-14

BEING 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Intersection of East Ross Street and Davy Crockett Street, (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);

- 1 THENCE North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
- 2 THENCE South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
- 3 THENCE South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
- 4 THENCE South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 for a corner;
- 5 THENCE North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the POINT OF BEGINNING AND CONTAINING 2.56 acres of land (111,365.063 square feet) more or less.



| LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div> | | <h1>PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT</h1> | |
|--|---|---|---------------------------------|
| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | SINGLE FAMILY 7 (SF-7) DISTRICT |
| AGRICULTURAL AND ANIMAL RELATED LAND USES | 2.02(A) | 2.03(A) | |
| Agricultural Uses on Unplatted Land | (1) | | P |
| Community Garden | (11) | (7) | S |
| Urban Farm | (12) | (8) | S |
| RESIDENTIAL AND LODGING LAND USES | 2.02(B) | 2.03(B) | |
| Residential Accessory Building or Structure | (1) | (1) | P |
| Bed and Breakfast | (2) | (2) | S |
| Residential Garage | (7) | (4) & (5) | A |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit | (8) | (6) | S |
| Home Occupation | (9) | (7) | P |
| Portable Building | (15) | (10) | P |
| Residential Infill in an Established Subdivision | (16) | (11) | S |
| Short-Term Rental (<i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i>) | (17) | (12) | P |
| Short-Term Rental (<i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i>) | (17) | (13) | P |
| Short-Term Rental (<i>Apartment or Condominium</i>) | (17) | (14) | P |
| Single-Family Detached Structure | (19) | (16) | P |
| Private Swimming Pool | (21) | | A |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (18) | S |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | 2.02(C) | 2.03(C) | |
| Church/House of Worship | (4) | (2) | S |
| Daycare with Seven (7) or More Children | (9) | (4) | S |
| Group or Community Home | (11) | (5) | P |
| Public or Private Primary School | (21) | (7) | S |
| Public or Private Secondary School | (22) | (8) | S |
| Temporary Education Building for a Public or Private School | (23) | (9) | S |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES | 2.02(E) | 2.03(E) | |
| Public or Private Community or Recreation Club as an Accessory Use | (4) | | S |
| Private Country Club | (5) | | S |
| Temporary Fundraising Events by Non-Profit | (7) | (4) | P |
| Public Park or Playground | (12) | | P |
| Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>) | (14) | | S |
| RETAIL AND PERSONAL SERVICES LAND USES | 2.02(F) | 2.03(F) | |
| Temporary Real Estate Sales Office | (27) | | P |
| COMMERCIAL AND BUSINESS SERVICES LAND USES | 2.02(G) | 2.03(G) | |
| Temporary On-Site Construction Office | (18) | (6) | P |
| INDUSTRIAL AND MANUFACTURING LAND USES | 2.02(I) | 2.03(I) | |
| Temporary Asphalt or Concrete Batch Plant | (2) | (2) | P |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials | (12) | (5) | S |
| UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES | 2.02(K) | 2.03(K) | |

| LEGEND: <div> <div></div> Land Use <u>NOT</u> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div> | | <h1>PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT</h1> | |
|--|--|--|---------------------------------|
| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | SINGLE FAMILY 7 (SF-7) DISTRICT |
| Antenna for a Residential Property | (2) | (1) | A |
| Antenna for an Amateur Radio | (3) | (2) | A |
| Antenna Dish | (4) | (3) | A |
| Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment | (10) | | S |
| Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Agreement with the City of Rockwall</i>) | (11) | | P |
| Private Streets | (12) | | S |
| Railroad Yard or Shop | (14) | | S |
| Satellite Dish | (16) | | A |
| Solar Energy Collector Panels and Systems | (17) | (7) | A |
| Utilities Holding a Franchise from the City of Rockwall | (21) | | S |
| Utility Installation Other than Listed | (22) | | S |
| Utility/Transmission Lines | (23) | | S |

| LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div> | | <h1>PERMITTED LAND USES IN A TWO FAMILY (2F) DISTRICT</h1> | |
|--|--|--|--------------------------|
| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | TWO FAMILY (2F) DISTRICT |
| AGRICULTURAL AND ANIMAL RELATED LAND USES | 2.02(A) | 2.03(A) | |
| Agricultural Uses on Unplatted Land | (1) | | P |
| Community Garden | (11) | (7) | S |
| Urban Farm | (12) | (8) | S |
| RESIDENTIAL AND LODGING LAND USES | 2.02(B) | 2.03(B) | |
| Residential Accessory Building or Structure | (1) | (1) | P |
| Duplex | (5) | (3) | P |
| Residential Garage | (7) | (4) & (5) | A |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit | (8) | (6) | S |
| Home Occupation | (9) | (7) | P |
| Portable Building | (15) | (10) | P |
| Residential Infill in an Established Subdivision | (16) | (11) | S |
| Short-Term Rental (<i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i>) | (17) | (12) | P |
| Short-Term Rental (<i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i>) | (17) | (13) | P |
| Short-Term Rental (<i>Apartment or Condominium</i>) | (17) | (14) | P |
| Single-Family Attached Structure | (18) | (15) | P |
| Single-Family Detached Structure | (19) | (16) | P |
| Single-Family Zero Lot Line Structure | (20) | (17) | P |
| Private Swimming Pool | (21) | | A |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (18) | S |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | 2.02(C) | 2.03(C) | |
| Church/House of Worship | (4) | (2) | S |
| Daycare with Seven (7) or More Children | (9) | (4) | S |
| Group or Community Home | (11) | (5) | P |
| Public or Private Primary School | (21) | (7) | S |
| Public or Private Secondary School | (22) | (8) | S |
| Temporary Education Building for a Public or Private School | (23) | (9) | S |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES | 2.02(E) | 2.03(E) | |
| Public or Private Community or Recreation Club as an Accessory Use | (4) | | S |
| Private Country Club | (5) | | S |
| Temporary Fundraising Events by Non-Profit | (7) | (4) | P |
| Public Park or Playground | (12) | | P |
| Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>) | (14) | | S |
| RETAIL AND PERSONAL SERVICES LAND USES | 2.02(F) | 2.03(F) | |
| Temporary Real Estate Sales Office | (27) | | P |
| COMMERCIAL AND BUSINESS SERVICES LAND USES | 2.02(G) | 2.03(G) | |
| Temporary On-Site Construction Office | (18) | (6) | P |
| INDUSTRIAL AND MANUFACTURING LAND USES | 2.02(I) | 2.03(I) | |
| Temporary Asphalt or Concrete Batch Plant | (2) | (2) | P |

| LEGEND: <div> <div></div> Land Use <u>NOT</u> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div> | | <h1>PERMITTED LAND USES IN A TWO FAMILY (2F) DISTRICT</h1> | |
|--|--|--|--------------------------|
| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | TWO FAMILY (2F) DISTRICT |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials | (12) | (5) | S |
| UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES | 2.02(K) | 2.03(K) | |
| Antenna for a Residential Property | (2) | (1) | A |
| Antenna for an Amateur Radio | (3) | (2) | A |
| Antenna Dish | (4) | (3) | A |
| Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment | (10) | | S |
| Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>) | (11) | | P |
| Private Streets | (12) | | S |
| Railroad Yard or Shop | (14) | | S |
| Satellite Dish | (16) | | A |
| Solar Energy Collector Panels and Systems | (17) | (7) | A |
| Utilities Holding a Franchise from the City of Rockwall | (21) | | S |
| Utility Installation Other than Listed | (22) | | S |
| Utility/Transmission Lines | (23) | | S |

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

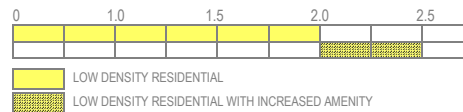
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

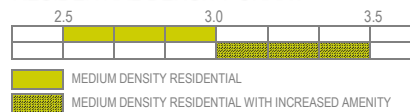
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

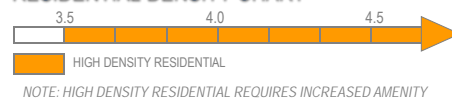
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

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

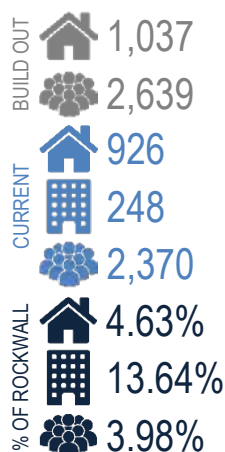
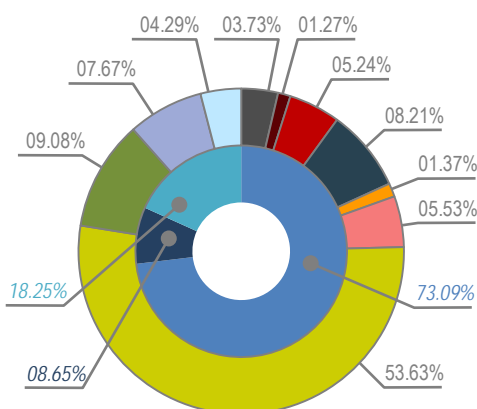
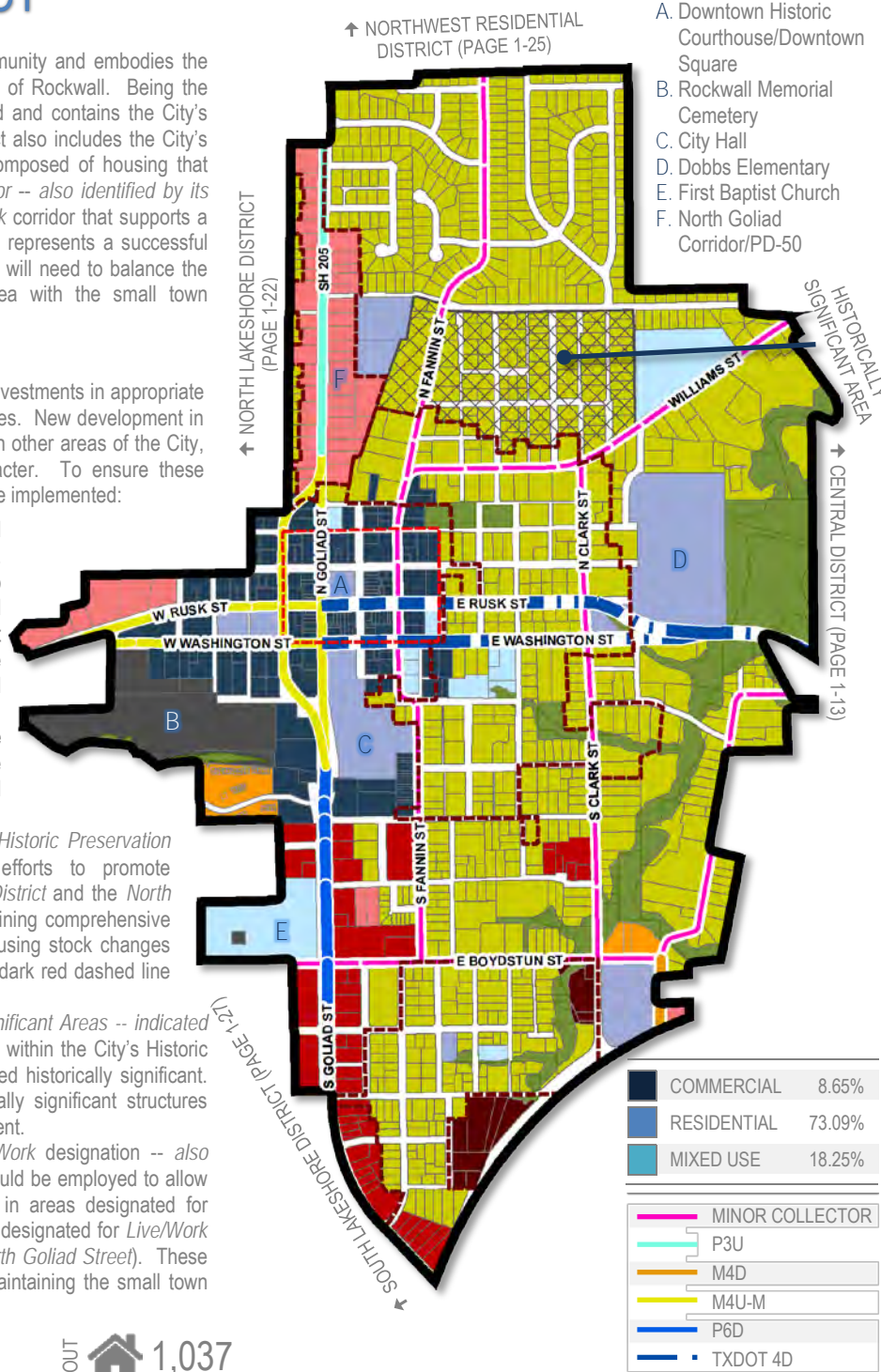
DISTRICT STRATEGIES

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

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

POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



| | |
|----------------------------------|--------------|
| CEMETERY (CEM) | 17.11-ACRES |
| COMMERCIAL/INDUSTRIAL (CI) | 5.82-ACRES |
| COMMERCIAL/RETAIL (CR) | 24.06-ACRES |
| DOWNTOWN (DT) | 37.67-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 6.27-ACRES |
| LIVE/WORK (LW) | 25.38-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 246.20-ACRES |
| PARKS AND OPEN SPACE (OS) | 41.69-ACRES |
| PUBLIC (P) | 35.21-ACRES |
| QUASI-PUBLIC (QP) | 19.70-ACRES |

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A MULTI-FAMILY 14 (MF-14) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 2.56-ACRE TRACT OF LAND IDENTIFIED AS [1] LOT 1A, 2A, 1B, 2B & 1C AND A PORTION OF LOTS 3 & 4, BLOCK H, SANGER ADDITION, [2] LOTS 1 & 2, BLOCK A, M & M JOHNSON ADDITION, [3] LOTS 1 & 2, BLOCK A, RIOS BUFFINGTON ADDITION, AND [4] LOTS 1 & 2, BLOCK A, RHDC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall has initiated a Zoning Change from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre tract of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 7 (SF-7) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, 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 [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 6th DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A'
Legal Description

BEING 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Intersection of East Ross Street and Davy Crockett Street, (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);

- 1 *THENCE* North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
- 2 *THENCE* South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
- 3 *THENCE* South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
- 4 *THENCE* South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 feet for a corner;
- 5 *THENCE* North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the *POINT OF BEGINNING AND CONTAINING* 2.56 acres of land (111,365.063 square feet) more or less.

Exhibit 'A'
Legal Description





MEMORANDUM

TO: Mayor and City Council Members
FROM: Vincent Vento, Rockwall Youth Advisory Council Chair, 2024-2025
DATE: September 15, 2025
SUBJECT: Appointment of 2025-2026 YAC Members

I have had the honor of serving as the Youth Advisory Council Chairman for the 2024-2025 school year. In my time as chairman, Rockwall Youth Advisory Council has improved exponentially in terms of advertising and promoting our program to Rockwall youth. We participated and volunteered in more city sponsored events this year, and - most importantly - have continued to serve our members in order to prepare them to be the leaders of tomorrow.

The existing Youth Advisory Council (YAC) students held brief interviews with 13 out of the 29 applicants this year on Thurs., Sept. 4 in order to fill four (4) vacant seats. Because of increased marketing initiatives, once again the number of applications we received almost doubled this year over last year, and the quality of applicants was again superior (as is always the case, year-by-year). Having such great applicants, many of whom performed very well in their interviews and had glowing letters of recommendation, made the selection process really challenging this time around. However, the returning/existing YAC students (most all of whom participated in the 09/04 interview process) did manage to whittle down the applicants. On behalf of the interview panel, I'd like to recommend that the following slate of students be considered for appointment by the City Council this school year:

| | Youth Advisory Council Member (Grade / School) | First Name | Last Name |
|----|--|------------|------------|
| 1 | Senior (RHS) | Allison | Nielsen |
| 2 | Senior (RHS) | Ellie | McReynolds |
| 3 | Senior (RHS) 2024-2025 CHAIR | Vincent | Vento |
| 4 | Senior (RHS) | Luke | LaGrange |
| 5 | Junior (RHS) | Darby | Jorif |
| 6 | Senior (RHS) | Ethan | Abraham |
| 7 | Sophomore (RHS) | David | Ajayi |
| 8 | Junior (RHS) | Reagan | Reazor |
| 9 | Sophomore (RHS) | Vincent | Harris |
| 10 | Junior (RHS) | Ainsley | Schmitz |
| 11 | Junior (RHS) | London | Stahl |
| 12 | Junior (RHS) | Eva | King |
| 13 | Senior (RHHS) | Sheldon | Brown |

#s 1-9 will be returning YAC students
#s 10-13 will be brand new students

I would like to thank our liaisons, Councilmembers Campbell and Thomas, as well as our program coordinator, Ms. Teague, her teammate Margaret, and Mr. Sweet, Director of Administrative Services for their help with our interviews.



MEMORANDUM

TO: Mayor and City Council
FROM: Mary Smith, City Manager
DATE: September 11, 2025
SUBJECT: REDC Budget

The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on August 14, 2025.

REDC President, Phil Wagner, presented the budget and the board's Annual Workplan and List of Accomplishments to the Council at our budget worksession.

Council action will be needed to approve the REDC annual budget for FY2026.

SUMMARY OF OPERATIONS

Fund

21 Economic Development

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 10,304,208 | 9,325,000 | 10,484,500 | 10,307,000 |
| Total Expenditures | 17,095,052 | 16,769,650 | 10,225,750 | 16,156,550 |
| Excess Revenues Over (Under) Expenditures | (6,790,844) | (7,444,650) | 258,750 | (5,849,550) |
| Fund Balance - Beginning | 24,762,370 | 25,411,182 | 17,971,526 | 18,230,276 |
| Fund Balance - Ending | 17,971,526 | 17,966,532 | 18,230,276 | 12,380,726 |

SUMMARY OF REVENUES

Fund

21 Economic Development

71 EDC Administration

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-----------------------|-----------------|-------------------|------------------|-------------------|
| 4150 | Sales Tax | 9,016,308 | 9,000,000 | 9,500,000 | 9,982,000 |
| 4001 | Interest Earnings | 915,233 | 225,000 | 575,000 | 225,000 |
| 4019 | Miscellaneous Revenue | 8,589 | - | - | - |
| 4020 | Interest/Reserve Fund | 213,578 | 100,000 | 100,000 | 100,000 |
| 4450 | Technology Park Sales | 150,500 | - | 309,500 | - |
| Total Revenues | | 10,304,208 | 9,325,000 | 10,484,500 | 10,307,000 |

SUMMARY OF EXPENDITURES

Fund

21 Economic Development

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|---------------------------|-------------------|-------------------|-------------------|-------------------|
| REDC Administration | 1,581,232 | 1,916,050 | 1,946,000 | 1,687,300 |
| Promotions & Marketing | 89,508 | 670,000 | 670,000 | 686,000 |
| Incentives | 1,114,641 | 2,108,850 | 805,900 | 4,106,900 |
| Capital Projects | 10,194,425 | 7,964,000 | 2,693,100 | 5,562,250 |
| Debt Service | 4,115,246 | 4,110,750 | 4,110,750 | 4,114,100 |
| Total Expenditures | 17,095,052 | 16,769,650 | 10,225,750 | 16,156,550 |

DIVISION SUMMARY

Fund

21 Economic Development

Department

70 Economic Development

Division

71 Economic Develop.

Expenditure Summary

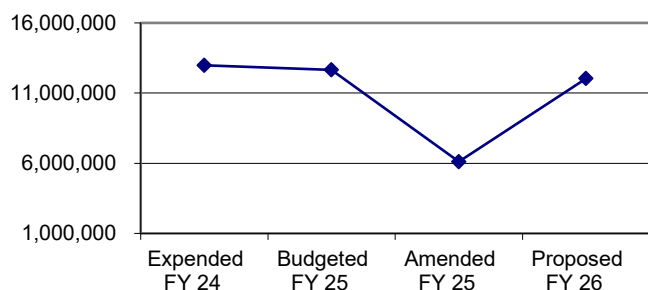
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|------------------|-------------------|-------------------|------------------|-------------------|
| Personnel | 533,504 | 626,850 | 626,800 | 683,300 |
| Contractual | 875,702 | 1,488,850 | 1,518,850 | 1,276,600 |
| Supplies | 6,377 | 9,000 | 9,000 | 15,000 |
| Operational | 248,662 | 453,850 | 453,850 | 391,700 |
| Utilities | 6,495 | 7,500 | 7,500 | 6,700 |
| Capital | 10,194,425 | 7,964,000 | 2,693,100 | 5,562,250 |
| Incentive Grants | 1,114,641 | 2,108,850 | 805,900 | 4,106,900 |
| | | | | - |
| Total | 12,979,806 | 12,658,900 | 6,115,000 | 12,042,450 |

Personnel Schedule

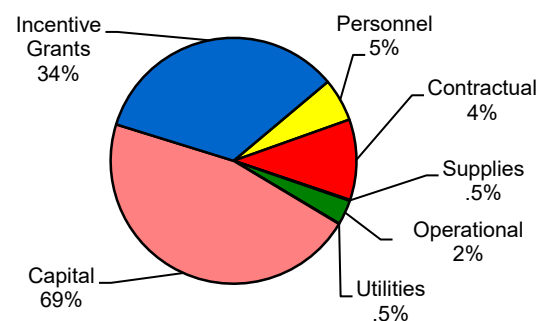
| <u>Position</u> | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|-----------------------|---------------------------|---------------------------|
| President & CEO | 1 | 1 |
| Vice President | 1 | 1 |
| Marketing Coordinator | 1 | 1 |
| Office Manager | 1 | 1 |

Activity Trends

Financial History



FY 2026 Expenditures by Category



ECONOMIC DEVELOPMENT

| Fund | Department | Division |
|-------------------------|----------------------|----------------------|
| 21 Economic Development | 70 Economic Develop. | 71 Economic Develop. |

| Account Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Personnel | | | | |
| Salaries - Wages & Incentives | 406,530 | 475,900 | 475,900 | 519,700 |
| Total Salaries - Wages Incentives | 406,530 | 475,900 | 475,900 | 519,700 |
| 120 FICA & Medicare | 29,901 | 36,400 | 38,100 | 39,750 |
| 122 Retirement | 64,379 | 80,050 | 78,300 | 87,850 |
| 128 Ins. Unemployment | 194 | 2,000 | 2,000 | 500 |
| 224 Workers Comp. | 500 | 500 | 500 | 500 |
| 230 Health Insurance | 32,000 | 32,000 | 32,000 | 35,000 |
| Total Benefits | 126,974 | 150,950 | 150,900 | 163,600 |
| Total Personnel Costs | 533,504 | 626,850 | 626,800 | 683,300 |
| Contractual | | | | |
| 210 Auditing | 1,500 | 1,500 | 1,500 | 1,500 |
| 211 Legal | 163,905 | 280,000 | 280,000 | 150,000 |
| 213 Consulting Fees | 330,941 | 500,000 | 500,000 | 394,600 |
| 217 Cable and Internet | 11,437 | 15,000 | 15,000 | 13,000 |
| 223 Insurance - Blanket Surety Bond | - | 100 | 100 | 100 |
| 227 Insurance - Property | 3,000 | 3,300 | 3,300 | 3,450 |
| 229 Insurance - Liability | 550 | 550 | 550 | 550 |
| 232 Temporary Labor | - | 3,000 | 33,000 | 3,000 |
| 234.01 Marketing - Consulting | 6,133 | 115,000 | 115,000 | 147,500 |
| 234.02 Marketing - Ad Placement | 123,102 | 270,000 | 270,000 | 270,000 |
| 234.03 Marketing - REDC Events | 53,396 | 80,000 | 80,000 | 108,500 |
| 234.04 Marketing - Subscriptions Members | 89,175 | 110,000 | 110,000 | 89,000 |
| 242 Copier Rental and Lease | 4,615 | 4,800 | 4,800 | 4,800 |
| 243 Building Lease, Cleaning, Storage | 53,709 | 63,600 | 63,600 | 63,600 |
| 244 Building Repairs | - | 3,000 | 3,000 | 3,000 |
| 293 Grants - Job Training | 14,239 | 19,000 | 19,000 | - |
| 299 Administrative Services | 20,000 | 20,000 | 20,000 | 24,000 |
| Total Contractual | 875,702 | 1,488,850 | 1,518,850 | 1,276,600 |

| Account Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-------------------|-------------------|------------------|-------------------|
| Supplies | | | | |
| 301 Office Supplies | 4,012 | 5,000 | 5,000 | 6,500 |
| 307 Postage | 476 | 2,000 | 2,000 | 2,000 |
| 310 Printing & Binding | 1,889 | 2,000 | 2,000 | 6,500 |
| Total Supplies | 6,377 | 9,000 | 9,000 | 15,000 |
| Operational | | | | |
| 410.01 News Subscriptions | 651 | 800 | 800 | 700 |
| 410.02 Professional Memberships | 2,700 | 4,750 | 4,750 | 4,000 |
| 428 Meeting Expenses | 3,307 | 7,500 | 7,500 | 5,000 |
| 430 Tuition & Training | 639 | 5,000 | 5,000 | 9,000 |
| 436 Travel | 13,623 | 35,000 | 35,000 | 35,000 |
| 437 Trade Shows | 44,660 | 25,000 | 25,000 | 25,000 |
| 438 Prospect Visits/Business Retention | 25,092 | 70,000 | 70,000 | 46,000 |
| 439.01 Common Area Maintenance-REDC | 90,000 | 187,100 | 187,100 | 185,000 |
| 439.02 Maintenance of Undeveloped Park I | 47,840 | 60,000 | 60,000 | 40,000 |
| 439.03 Maintenance of Undeveloped EDC I | 20,150 | 58,700 | 58,700 | 42,000 |
| Total Operational | 248,662 | 453,850 | 453,850 | 391,700 |
| Utilities | | | | |
| 501 Electricity | 3,126 | 3,000 | 3,000 | 3,300 |
| 507 Telephone | 3,369 | 4,500 | 4,500 | 3,400 |
| Total Utilities | 6,495 | 7,500 | 7,500 | 6,700 |
| Capital | | | | |
| 601 Land Acquisition | 6,095,102 | - | - | - |
| 610 Furniture & Fixtures | 2,783 | 4,000 | 4,000 | 4,000 |
| 612 Computer Equipment | 4,009 | 3,000 | 3,000 | 4,500 |
| 633 Traffic Signal Construction | - | - | - | 1,474,850 |
| 634.01 Regional Detention Pond | - | 1,200,000 | 1,200,000 | - |
| 634.02 Underground Detention Justin Road | - | 1,200,000 | 1,200,000 | - |
| 671 Trade Show Booth | - | 17,000 | 17,000 | 17,000 |
| 678 Phase III Eng/Construction | 4,092,531 | 2,500,000 | 269,100 | - |
| 696 Office Site Infrastructure | - | 3,040,000 | - | 4,061,900 |
| Total Capital | 10,194,425 | 7,964,000 | 2,693,100 | 5,562,250 |
| Incentives | | | | |
| 661 Contracted Incentives | 1,114,641 | 2,108,850 | 805,900 | 4,106,900 |
| Total Incentives | 1,114,641 | 2,108,850 | 805,900 | 4,106,900 |
| Division Total | 12,979,806 | 12,658,900 | 6,115,000 | 12,042,450 |

ECONOMIC DEVELOPMENT

| Fund | Department | Division |
|-------------------------|----------------------|----------------------|
| 21 Economic Development | 70 Economic Develop. | 71 Economic Develop. |

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|---------------------------|---------------------|------------------|-------------------|------------------|-------------------|
| Debt Service | | | | | |
| 750 | Administration Fees | 3,750 | 4,500 | 4,500 | 4,500 |
| 752 | Principal - Bonds | 2,940,000 | 2,700,000 | 2,700,000 | 2,810,000 |
| 754 | Interest - Bonds | 1,171,496 | 1,406,250 | 1,406,250 | 1,299,600 |
| Total Debt Service | | 4,115,246 | 4,110,750 | 4,110,750 | 4,114,100 |

| Detail | Principal | Interest | |
|--------------------------|------------------|------------------|-----------|
| 2013- Infrastructure | 405,000 | 157,738 | 562,738 |
| 2015 Ref Bonds (2006) | 380,000 | 6,802 | 386,802 |
| 2016 Ref Bonds (2008) | 400,000 | 41,675 | 441,675 |
| 2017 Sales Tax Bonds | 325,000 | 30,000 | 355,000 |
| 2019 Sales Tax Ref Bonds | 590,000 | 237,600 | 827,600 |
| 2023 C.O. Bonds | 710,000 | 825,750 | 1,535,750 |
| | <u>2,810,000</u> | <u>1,299,565</u> | |



Memo

To: REDC Board of Directors

From: Phil Wagner, President *PW*

Cc: REDC Staff *QW R B*

Date: July 31, 2025

Re: Fiscal Year 2026 Annual Work Plan and Fiscal Year 2025 List of Accomplishments

The REDC bylaws stipulate that an annual work plan shall be adopted for each fiscal year. As stated in the bylaws, the annual work plan shall “set out goals and objectives of the Corporation, including but not limited to short-term and long-term goals for the economic development of the City, proposed methods for the elimination of unemployment and underemployment, goals and objectives for the utilization of funds to promote the expansion and development of a sound industrial and manufacturing base for and within the City, and any other similar goals and objectives deemed appropriate by the Board of Directors and the City Council.” In addition, the bylaws stipulate that the REDC develop a performance evaluation detailing the accomplishments of the previous fiscal year.

Accordingly, the FY26 Annual Work Plan and FY25 List of Accomplishments have been attached for review. The FY26 Annual Work Plan has built upon the attached 2023-2027 Strategic Plan. Additionally, the Annual Work Plan builds upon the previous FY25 Annual Work Plan with revisions and new additions denoted in redline for changes to FY26 (also attached). The FY25 List of Accomplishments is tied to the goals outlined in the FY25 Annual Work Plan.

The draft FY26 Annual Work Plan and FY25 List of Accomplishments were reviewed by the Executive Committee on July 29, and one addition was made. Staff is now seeking approval by the Board of Directors, followed by City Council consideration and approval in September to go along with the FY26 budget.

attachments



Goal 1. Business Development: Elevate Rockwall's Competitive Position through Business Retention, Expansion, and Attraction

Prospecting Activity

- Objective 1: REDC facilitation or incentivizing of direct commercial investment

Benchmark: Facilitate or incentivize at least \$55M in taxable activity.

- Objective 2: Establish relationships with commercial real estate brokers and/or site selectors to promote services provided by the REDC and the benefits of conducting business in Rockwall

Benchmark: Attend or host local or national meetings, conference calls, or virtual meetings with at least 22 brokers or site selectors.

Support Business Retention and Expansion

- Objective 3: Encourage growth of existing primary employers in Rockwall

Benchmark: Facilitate or incentivize at least one new business expansion per year.

- Objective 4: Host sixth annual Rockwall employee appreciation event, inviting employees of primary sector employers in the community to enjoy a complementary food truck meal over a two-day period

Benchmark: Maintain or grow the number of primary employers participating in the event and/or the number of overall employees participating in the event, from 2025 levels, where there was 2,378 attendees and 36 primary employers.

- Objective 5: Host events recognizing the executives and management of primary sector employers in the community, along with continuing the REDC Awards Program

Benchmark: Host at least one event and receive mostly positive feedback from participants. The REDC Awards Program will likely continue at a Texas Rangers game or the "Fore the Future" golf tournament, as the REDC is now moving away from the traditional REDC Executive Appreciation Event.

- Objective 6: Host at least three roundtable discussions for primary employers to engage on specific subject matter – potentially featuring guest speakers - while benefiting from general networking, sharing experiences, and talking about the advantages and disadvantages of conducting business in Rockwall

Benchmark: Host the events and receive an average attendance of at least six companies.

- Objective 7: Conduct biennial survey of Rockwall primary employers seeking feedback on the quality of REDC programs, and what services should be added or modified to better support local industry and the REDC mission

Benchmark: Conduct the survey.

Marketing Efforts

- Objective 8: Finalize marketing plan for new REDC in-fill office sites to attract prospective tenant companies / developers.

Benchmark: Finish Lakesideoffice.com within the first six months of the year, including adding office renderings and drone shots providing a height perspective of future views from the office towers. Additionally, by the end of the year, REDC shall have engaged in advertisements, growing the site. Further, on-site signage will be added to both properties.

- Objective 9: In light of the REDC's success with Canadian prospects, continue to pursue Canadian marketing opportunities

Benchmark: Generate at least five prospect leads – resulting in conversations between staff and representatives of Canadian companies – as a result of the effort.

- Objective 10: Develop a new Rockwalledc.com in order to improve functionality, ease the capacity for edits, and reduce errors, along with having a refreshed design

Benchmark: Develop, finalize, and launch the new website.

- Objective 11: Assist in the preparation, promotion, and execution of a grand opening for ChocXO Chocolatier to create exposure to the Rockwall Technology Park and industrial opportunities in Rockwall

Benchmark: At the company's direction, and pending the event occurring in FY26, provide support for the grand opening, helping ensure a highly publicized event that garners positive feedback from the company and participants.

Goal 2. Talent & Workforce Development: Align Education and Workforce Assets to Meet the Occupational and Skill Demands of Local Employers

Workforce Recruitment / Retention

- Objective 1: Gain exposure for RockwallJobs.com as the "one-stop shop" for job opportunities in Rockwall County

Benchmark: Add at least five new employers to the jobs page, and/or show an average of at least 25% year-over-year growth in website visits for each month tracked. This can help be accomplished through social media ads, advertising at various trade schools, and possibly making the site navigable for Spanish-speakers.

- Objective 2: Distribute REDC grant dollars to assist in workforce recruitment and retention efforts

Benchmark: Renew Workforce Recruitment / Retention Grant Program and award at least eight grants.

Educational Partnerships

- **Objective 3:** Address pertinent workforce recruitment or development challenges by identifying issues and facilitating employer partnerships with educational institutions, non-profits, or community organizations

Benchmark: Actively facilitate at least one partnership where workforce recruitment and/or development challenges are addressed.

Increasing Rockwall Wages

- **Objective 4:** REDC facilitation or incentivizing of high-quality jobs within Rockwall

Benchmark: Facilitate or incentivize at least 50 jobs with annual salary greater than 10% higher than half the desired median household income (\$63,000 per job).

Goal 3. Site Development: Ensure Adequate Development Sites in Rockwall to Support Existing and Future Business Needs

Improving Existing Assets

- **Objective 1:** Pursue development agreements at the Rockwall Technology Park and/or Justin Road site

Benchmark: Execute at least one land development agreement.

- **Objective 2:** Complete infrastructure construction projects at the La Jolla and Ridge Road sites to make help make each property more attractive for mid-rise office development

Benchmark: Complete construction work at both sites, allowing for the exception of minor punch list items.

- **Objective 3:** Complete the detention pond construction project at SH-276 and Corporate Crossing to create more developable property, and ease the development burden for future end users

Benchmark: Complete construction work, allowing for the exception of minor punch list items.

- **Objective 4:** Improve traffic flow and safety conditions for tenants in the Rockwall Technology Park that utilize the intersection of Discovery Boulevard and Corporate Crossing

Benchmark: Finalize construction and begin operations of a new traffic signal at the intersection.

Adding New Sites

- **Objective 5:** Maximize development opportunities of excess, underutilized, or functionally obsolescent City-owned land

Benchmark: Standby and be willing to serve as a contributing partner – in either time or financial resources – for City-initiated efforts to establish light-industrial or office property.

- Objective 6: Consider large-scale land acquisitions that could serve as the foundation of another light-industrial business park for future generations

Benchmark: Explore opportunities that may be available or present themselves, keeping in mind zoning changes, limitations in financial projections, and the long-term outlook of economic development impact compared to more mid-term priorities.

Goal 4. Organizational Operations: Ensure all Business of the REDC is Conducted Appropriately and Professionally

- Objective 1: Meet all requirements of organizational bylaws and policies

Benchmark: Achieve 100% compliance with bylaws and REDC policies.

- Objective 2: Protect the REDC's financial capacity to fund outstanding debt, future incentive obligations, and operational costs in light of a potentially volatile revenue stream

Benchmark: Develop an REDC financial management policy establishing a minimum fund balance requirement

- Objective 3: Ensure all parties maintain compliance with all active REDC agreements

Benchmark: Achieve all standards for taxable value, jobs and wages set in REDC agreements, or enforce clawback provisions as articulated in each agreement (unless waived by the Board of Directors); additionally, ensure each company with an active development agreement is proactively contacted about their agreement responsibilities, at least 30 days in advance of a due date.

- Objective 4: Ensure the REDC is an attractive and competitive employer for talented staff

Benchmark: Each staff member is encouraged to explore a professional development opportunity related to the REDC's mission.



Fiscal Year 2025 List of Accomplishments from Annual Work Plan

Goal 1. Business Development: Elevate Rockwall's Competitive Position through Business Retention, Expansion, and Attraction

Prospecting Activity

- Facilitated a total of \$150M in taxable activity through the establishment of a destination retail project (Project Pole Vault) and the likely expansion of a manufacturer (Project Dwyer).

Support Business Retention and Expansion

- Hosted fifth annual Employee Appreciation Food Truck event, growing ticket redemptions to a record 2,378 and employer participation to a record 36 primary employers. In 2024, the REDC provided 2,003 tickets and served 30 primary employers.
- Hosted three roundtable meetings with guest speakers on topics related to local roadway and traffic improvements, career and technical education training opportunities with the RISD Gene Burton Academy, and panel discussion on the future of natural gas / electric utilities in Texas. An average of nine primary employers attended each event.

Marketing Efforts

- Began unique marketing initiatives like deploying LinkedIn and Google ads to target and continue momentum with Canadian prospects (via a Canadian marketing firm), as well as beginning design on Lakesideoffice.com to market the REDC La Jolla and Ridge Road office sites.

Goal 2. Talent & Workforce Development: Align Education and Workforce Assets to Meet the Occupational and Skill Demands of Local Employers

Workforce Recruitment

- Added seven new employers to Rockwalljobs.com as of July 1st, while growing website traffic by 44% over the same time period the prior year.

- Revamped the REDC Workforce Recruitment Grant to the Workforce Recruitment / Retention Grant, allowing Rockwall primary employers to use grant funding for business retention expenses. Ten employers to date have utilized the Grant.

Educational Partnerships

- As a response to the roundtables and follow up from the 2025 Workforce Survey, Pegasus Foods was able to hire a critical position that was a former student of the Gene Burton College & Career Academy, and Warehouse Pro became a recipient of a skills development grant from the Workforce Solutions of North Central Texas.

Increasing Rockwall Wages

- Facilitated the future creation of 50 high quality jobs - with workers scheduled to earn over \$63,000 per job – with Project Dwyer.

Goal 3. Site Development: Ensure Adequate Development Sites in Rockwall to Support Existing and Future Business Needs

Improving Existing Assets

- Anticipated LOI by fiscal year end for land sale and vertical development of 11 acres in the Rockwall Technology Park (Project Dwyer)

Goal 4. Organizational Operations: Ensure All Business of the REDC is Conducted Appropriately and Professionally

- Ensure fiscal responsibility to Rockwall taxpayers and Rockwall Technology Park Association members by rebidding the Rockwall Technology Park landscape and irrigation maintenance contract.



MEMORANDUM

TO: Mayor and City Council

FROM: Mary Smith, City Manager

DATE: September 11, 2025

SUBJECT: RTPA Budget

The Rockwall Technology Park Association Board met Thursday September 11, 2025 to approve the budget for maintenance of the Tech Park. After soliciting public bids for the park landscape work the staff was able to reduce that budget by a significant amount. No major changes are proposed to the budget from prior years other than decrease due to the landscape contract. The RTPA budget is shared pro-rata by acreage owned between the EDC and the tenants of the park.

Staff will be available at the Council meeting to answer any questions about the proposed budget.

SUMMARY OF OPERATIONS

Fund

22 Tech Park Association

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 207,074 | 331,750 | 331,750 | 239,650 |
| Total Expenditures | 207,276 | 330,750 | 330,750 | 239,650 |
| Excess Revenues Over (Under) Expenditures | (202) | 1,000 | 1,000 | - |
| Net Other Financing Sources (Uses) | - | - | - | - |
| Net Gain (Loss) | (202) | 1,000 | 1,000 | - |
| Fund Balance - Beginning | 23,436 | 23,436 | 23,234 | 24,234 |
| Fund Balance - Ending | 23,234 | 24,436 | 24,234 | 24,234 |

SUMMARY OF REVENUES**Fund**

22 Tech Park Association

RTPA

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|--------------------|-----------------|-------------------|------------------|-------------------|
| 4470 | RTP Dues - Tenants | 117,075 | 144,100 | 144,100 | 103,700 |
| | REDC Cam Dues | 89,999 | 187,650 | 187,650 | 135,950 |
| Total Revenues | | 207,074 | 331,750 | 331,750 | 239,650 |

DIVISION SUMMARY

| Fund | Department | Division |
|--------------------------|-------------------------|----------|
| 22 Tech Park Association | 70 Economic Development | RTPA |

Expenditure Summary

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 166,782 | 239,500 | 239,500 | 151,150 |
| Supplies | 11,442 | 18,000 | 18,000 | 14,000 |
| Utilities | 29,052 | 73,250 | 73,250 | 74,500 |
| Total | 207,276 | 330,750 | 330,750 | 239,650 |

ECONOMIC DEVELOPMENT

| Fund | Department | Division 75 |
|--------------------------|----------------------|-----------------------|
| 22 Tech Park Association | 70 Economic Develop. | RTPA Developed Phases |

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------------|-------------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | | | | | |
| 210 | Auditing | 500 | 500 | 500 | 500 |
| 227 | Insurance - Property | 2,000 | 2,000 | 2,000 | 2,000 |
| 247 | Landscape Maintenance | 162,282 | 235,000 | 235,000 | 146,650 |
| 299 | Administrative Services | 2,000 | 2,000 | 2,000 | 2,000 |
| Total Contractual | | 166,782 | 239,500 | 239,500 | 151,150 |
| Supplies | | | | | |
| 329 | Flag Replacements | 11,442 | 17,000 | 17,000 | 13,000 |
| 347 | Gen. Maint. Supplies | - | 1,000 | 1,000 | 1,000 |
| Total Supplies | | 11,442 | 18,000 | 18,000 | 14,000 |
| Utilities | | | | | |
| 501 | Electric | 1,509 | 3,250 | 3,250 | 4,500 |
| 513 | Water | 27,543 | 70,000 | 70,000 | 70,000 |
| Total Utilities | | 29,052 | 73,250 | 73,250 | 74,500 |
| Division Total | | | | | 239,650 |



MEMORANDUM

TO: Mayor and City Council

FROM: Mary Smith, City Manager

DATE: September 11, 2025

SUBJECT: Amending the Fiscal Year 2025 Budget

The amended budget was not changed during budget discussions and the accompanying Ordinance adopts the amendments. The full budget document will be attached in the adopting ordinance agenda item.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 25-56

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2024, through September 30, 2025, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

Section 2. 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 15TH DAY OF SEPTEMBER, 2025.

ATTEST:

Tim McCallum, Mayor

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

EXHIBIT A

| Account | Account Description | Budget Amendments |
|----------------------------------|-------------------------------|-------------------|
| Fund 01 - GENERAL FUND | | |
| REVENUES | | |
| 4205 | GAS FRANCHISE FEES | 22,000.00 |
| 4207 | CABLE FRANCHISE FEES | (20,000.00) |
| 4280 | PLANNING & ZONING FEES | 40,000.00 |
| 4283 | CONSTRUCTION INSPECTION FEES | 225,000.00 |
| 4300 | BUILDING PERMITS | 600,000.00 |
| 4400 | COURT FINES | 20,000.00 |
| 4402 | COURT FEES | 15,000.00 |
| 4406 | COURT DEFERRAL FEES | 30,000.00 |
| 4418 | SHORT-TERM RENTAL FEES | 4,000.00 |
| 4500 | GRANT PROCEEDS | 430,000.00 |
| 4510 | SCHOOL PATROLS | 13,000.00 |
| 4919 | TRANSFER IN - SIREN FEES | 38,000.00 |
| MAYOR/COUNCIL | | |
| 221 | INSURANCE - PUBLIC OFFICIALS | 2,500.00 |
| 347 | GENERAL MAINTENANCE SUPPLIES | 1,000.00 |
| 404 | ELECTION EXPENSES | 8,000.00 |
| ADMINISTRATION | | |
| 211 | LEGAL | 15,000.00 |
| 816 | TRANSFER OUT - FIRE EQUIPMENT | 304,550.00 |
| 831 | TRANSFER OUT - EMPL BENEFITS | 850,000.00 |
| HUMAN RESOURCES | | |
| 128 | UNEMPLOYMENT INSURANCE | 10,000.00 |
| INTERNAL OPERATIONS | | |
| 104 | SALARIES & WAGES-CLERICAL | 8,000.00 |
| 109 | SALARIES & WAGES-OVERTIME | 5,000.00 |
| 617 | RADIO EQUIPMENT | 38,000.00 |
| FINANCE | | |
| 225 | INSURANCE-AUTOMOBILES | 16,000.00 |
| MUNICIPAL COURT | | |
| 211 | LEGAL | 25,000.00 |
| FIRE OPERATIONS | | |
| 109 | SALARIES & WAGES-OVERTIME | 50,000.00 |
| 623 | VEHICLES | 10,750.00 |
| POLICE ADMINISTRATION | | |
| 107 | SALARIES & WAGES-LABOR | (100,000.00) |
| 109 | SALARIES & WAGES-OVERTIME | 10,000.00 |
| 26 | INSURANCE-LAW ENFORCEMENT | 3,000.00 |

| | | |
|----------------------|--------------------------------|--------------|
| COMMUNICATIONS | | |
| 104 | SALARIES & WAGES-CLERICAL | (70,000.00) |
| 109 | SALARIES & WAGES-OVERTIME | 130,000.00 |
| POLICE PATROL | | |
| 107 | SALARIES & WAGES-LABOR | (265,000.00) |
| 108 | SALARIES & WAGES-STEP | 30,000.00 |
| 109 | SALARIES & WAGES-OVERTIME | 400,000.00 |
| 246 | VEHICLE REPAIRS | 25,000.00 |
| 415 | RECRUITING EXPENSES | 30,000.00 |
| CID | | |
| 107 | SALARIES & WAGES-LABOR | (160,000.00) |
| 109 | SALARIES & WAGES-OVERTIME | 175,000.00 |
| COMMUNITY SERVICES | | |
| 107 | SALARIES & WAGES-LABOR | (225,000.00) |
| 109 | SALARIES & WAGES-OVERTIME | 150,000.00 |
| 246 | VEHICLE REPAIRS | 45,000.00 |
| RECORDS | | |
| 109 | SALARIES & WAGES-OVERTIME | 5,000.00 |
| BUILDING INSPECTIONS | | |
| 104 | SALARIES & WAGES - CLERICAL | (33,000.00) |
| 109 | SALARIES & WAGES-OVERTIME | 7,000.00 |
| 623 | VEHICLES | 9,000.00 |
| PARKS | | |
| 240 | EQUIPMENT REPAIRS | 10,000.00 |
| 341 | CONSTRUCTION & REPAIR SUPPLIES | 30,000.00 |
| 623 | VEHICLES | 12,000.00 |
| HARBOR MAINTENANCE | | |
| 109 | SALARIES & WAGES-OVERTIME | 6,000.00 |
| 240 | EQUIPMENT REPAIRS | 30,000.00 |
| 245 | POOL REPAIR & MAINTENANCE | 32,000.00 |
| 390 | POOL SUPPLIES | (20,000.00) |
| RECREATION | | |
| 109 | SALARIES & WAGES-OVERTIME | (2,000.00) |
| 501 | ELECTRICITY | 10,000.00 |
| STREETS | | |
| 107 | SALARIES & WAGES-LABOR | (175,000.00) |
| 504 | STREET LIGHTING | 90,000.00 |
| REVENUE TOTALS | | 1,417,000.00 |
| EXPENSE TOTALS | | 1,532,800.00 |

Fund 02 - WATER & SEWER FUND

REVENUES

| | | |
|------|----------------------------|----------------|
| 4601 | RETAIL WATER SALES | 300,000.00 |
| 4603 | SEWER CHARGES | (1,100,000.00) |
| 4609 | HOUSE HAZARDOUS WASTE FEE | 49,000.00 |
| 4610 | PENALTIES | 85,000.00 |
| 4611 | PORTABLE METER SALES | 25,000.00 |
| 4622 | RCH WATER CORP-WATER SALES | 120,000.00 |
| 4632 | BLACKLAND-WATER SALES | 135,000.00 |
| 4640 | MCLENDON CHISHOLM SEWER | 28,000.00 |
| 4480 | TOWER LEASES | 60,000.00 |
| 4650 | CITY OF HEATH WATER SALES | 158,000.00 |
| 4660 | WATER TAPS | 35,000.00 |
| 4662 | SEWER TAPS | 4,000.00 |
| 4665 | METER RENTAL FEES | 15,000.00 |
| 4670 | WATER IMPACT FEES | 525,000.00 |
| 4672 | SEWER IMPACT FEES | 900,000.00 |

UTILITY BILLING

| | | |
|-----|------------------------------|-----------|
| 490 | HOUSEHOLD HAZ WASTE PROGRAM | 10,000.00 |
| 831 | TRANSFER OUT - EMPL BENEFITS | 35,000.00 |

WATER OPERATIONS

| | | |
|-----|---------------------------|-------------|
| 107 | SALARIES & WAGES-LABOR | (17,000.00) |
| 109 | SALARIES & WAGES-OVERTIME | 175,000.00 |
| 246 | VEHICLE REPAIRS | 35,000.00 |
| 287 | WATER PURCHASES | 300,000.00 |
| 501 | ELECTRICITY | 100,000.00 |
| 612 | COMPUTER EQUIPMENT | 331,000.00 |

SEWER OPERATIONS

| | | |
|-----|-----------------------------|------------|
| 109 | SALARIES & WAGES-OVERTIME | 120,000.00 |
| 621 | FIELD MACHINERY & EQUIPMENT | 107,000.00 |
| 623 | VEHICLES | 60,500.00 |

| | |
|----------------|--------------|
| REVENUE TOTALS | 1,339,000.00 |
| EXPENSE TOTALS | 1,256,500.00 |

Fund 04 - G/O DEBT SERVICE FUND

REVENUES

| | | |
|----------------|-------------------|------------|
| 4001 | INTEREST EARNINGS | 115,000.00 |
| REVENUE TOTALS | 115,000.00 | |
| EXPENSE TOTALS | - | |

Fund 05 - HARBOR DEBT SERVICE FUND

REVENUES

| | | |
|----------------|----------------|-----------|
| 4150 | CITY SALES TAX | 30,000.00 |
| REVENUE TOTALS | 30,000.00 | |
| EXPENSE TOTALS | - | |

Fund 10 - CEMETERY FUND

REVENUES

| | | |
|------|----------------------------|------------|
| 4720 | CEMETERY PLOT SALES | (3,000.00) |
| 4722 | REGISTRATION & PERMIT FEES | (750.00) |
| | REVENUE TOTALS | (3,750.00) |
| | EXPENSE TOTALS | - |

Fund 11 - PUBLIC SAFETY FUNDS

REVENUES

| | | |
|------|----------------------------------|-----------|
| 4001 | INTEREST EARNINGS | 1,700.00 |
| 4052 | VEHICLE REGISTRATION FEES COUNTY | 55,000.00 |
| 4054 | DONATIONS - POLICE ACTIVITI | 12,000.00 |
| 4415 | COURT SECURITY FEES | 5,000.00 |
| 4420 | TECHNOLOGY FEE | 5,000.00 |
| 4430 | CHILD SAFETY FINES | 2,500.00 |
| 4058 | LOCAL TRUANCY FUND | 6,000.00 |

POLICE ADMINISTRATION

| | | |
|-----|-------------------------|-----------|
| 430 | FIRE TUITION & TRAINING | 3,300.00 |
| 329 | FLAG REPLACEMENTS | 5,950.00 |
| 430 | TUITION & TRAINING | 8,700.00 |
| 612 | COMPUTER EQUIPMENT | 5,600.00 |
| | REVENUE TOTALS | 87,200.00 |
| | EXPENSE TOTALS | 23,550.00 |

Fund 12 - RECREATIONAL DEVELOPMENT

REVENUES

| | | |
|------|----------------|--------------|
| 4480 | TOWER LEASES | 15,000.00 |
| 4500 | GRANT PROCEEDS | (725,000.00) |

Parks

| | | |
|-----|------------------------|----------------|
| 235 | BANK CHARGES | 5,000.00 |
| 601 | LAND | 330,000.00 |
| 669 | BOAT RAMP IMPROVEMENTS | (1,000,000.00) |
| | REVENUE TOTALS | (710,000.00) |
| | EXPENSE TOTALS | (665,000.00) |

Fund 14 - STREET IMPROVEMENT FUND

REVENUES

| | | |
|------|--------------------------|------------|
| 4818 | PRO-RATA ROAD PROJECTS | 332,500.00 |
| | Finance | |
| 393 | STREET LIGHTING SUPPLIES | 7,500.00 |
| 635 | STREET CONSTRUCTION | 120,000.00 |
| | REVENUE TOTALS | 332,500.00 |
| | EXPENSE TOTALS | 127,500.00 |

Fund 15 - HOTEL/MOTEL FUND

REVENUES

| | | |
|------|--------------------|------------|
| 4001 | INTEREST EARNINGS | 65,000.00 |
| 4175 | HOTEL TAX RECEIPTS | 100,000.00 |

Finance

| | | |
|-----|-----------------------|--------------|
| 473 | HISTORICAL SOCIETY | 3,500.00 |
| 481 | HISTORIC CHURCH VENUE | 2,020,000.00 |
| 484 | YOUTH SPORTING EVENTS | 110,000.00 |
| 485 | SUMMER MUSICALS | 10,000.00 |
| 485 | BOYS & GIRLS CLUB | 60,000.00 |
| 491 | MISC CONTRACTS | 75,000.00 |

| | |
|----------------|------------|
| REVENUE TOTALS | 165,000.00 |
|----------------|------------|

| | |
|----------------|--------------|
| EXPENSE TOTALS | 2,278,500.00 |
|----------------|--------------|

Fund 16 - FIRE EQUIPMENT FUND

REVENUES

| | | |
|------|-----------------------|------------|
| 4904 | TRANSFER IN - GENERAL | 304,550.00 |
|------|-----------------------|------------|

Fire

| | | |
|-----|----------|------------|
| 623 | VEHICLES | 304,550.00 |
|-----|----------|------------|

| | |
|----------------|------------|
| REVENUE TOTALS | 304,550.00 |
|----------------|------------|

| | |
|----------------|------------|
| EXPENSE TOTALS | 304,550.00 |
|----------------|------------|

Fund 17 - AVIATION FUND

REVENUES

| | | |
|------|-----------------------|----------|
| 4019 | MISCELLANEOUS REVENUE | 8,600.00 |
|------|-----------------------|----------|

MUNICIPAL SERV-ADMIN

| | | |
|-----|---------------------|----------|
| 240 | EQUIPMENT REPAIRS | 9,000.00 |
| 247 | GROUNDS MAINTENANCE | 3,500.00 |
| 501 | ELECTRICITY | 1,000.00 |

| | |
|----------------|----------|
| REVENUE TOTALS | 8,600.00 |
|----------------|----------|

| | |
|----------------|-----------|
| EXPENSE TOTALS | 13,500.00 |
|----------------|-----------|

Fund 26 - SEIZED FUNDS - NARCOTICS

REVENUES

| | | |
|---------|-------------------|------------|
| 4550.00 | SEIZURE REVENUE | 4,200.00 |
| 4550.01 | EQUITABLE SHARING | 300,000.00 |

Police Administration

| | | |
|-----|-------------------------------|----------|
| 218 | COURTS COSTS FOR SEIZED FUNDS | 1,550.00 |
| 624 | POLICE EQUIPMENT | 6,000.00 |

| | |
|----------------|------------|
| REVENUE TOTALS | 304,200.00 |
|----------------|------------|

| | |
|----------------|----------|
| EXPENSE TOTALS | 7,550.00 |
|----------------|----------|

Fund 27 - HISTORIC CHURCH FUND

REVENUES

| | | |
|------|---------------|-----------|
| 4460 | LEASE REVENUE | 52,000.00 |
|------|---------------|-----------|

ADMINISTRATION

| | | |
|-----|---------------------|-----------|
| 244 | BUILDING REPAIRS | 33,800.00 |
| 247 | GROUNDS MAINTENANCE | 10,000.00 |
| 501 | ELECTRICITY | 4,000.00 |
| 510 | NATURAL GAS SERVICE | 500.00 |
| 513 | WATER | 500.00 |

| | |
|----------------|-----------|
| REVENUE TOTALS | 52,000.00 |
|----------------|-----------|

| | |
|----------------|-----------|
| EXPENSE TOTALS | 48,800.00 |
|----------------|-----------|

Fund 31 - EMPLOYEE BENEFITS FUND

REVENUES

| | | |
|------|---------------------------|-------------|
| 4001 | INTEREST EARNINGS | (50,000.00) |
| 4850 | EMPLOYEE CONTRIBUTIONS | 15,000.00 |
| 4860 | REINSURANCE PAYMENTS | 605,000.00 |
| 4901 | TRANSFER IN - GENERAL | 850,000.00 |
| 4902 | TRANSFER IN - WATER/SEWER | 35,000.00 |

Finance

| | | |
|------|-------------------------|------------|
| 441 | REINSURANCE PREMIUMS | (2,900.00) |
| 0442 | PAID HEALTH CLAIMS | 900,000.00 |
| 0443 | LIFE INSURANCE PREMIUMS | (5,000.00) |

| | |
|----------------|--------------|
| REVENUE TOTALS | 1,420,000.00 |
|----------------|--------------|

| | |
|----------------|------------|
| EXPENSE TOTALS | 892,100.00 |
|----------------|------------|

Fund 32 - WORKERS' COMPENSATION FUN

Finance

| | | |
|-----|---------------------|------------|
| 440 | ADMINISTRATION FEES | 16,300.00 |
| 444 | PAID LOSSES | 150,000.00 |
| 447 | DRUG TESTING | (3,000.00) |

| | |
|----------------|---|
| REVENUE TOTALS | - |
|----------------|---|

| | |
|----------------|------------|
| EXPENSE TOTALS | 163,300.00 |
|----------------|------------|



MEMORANDUM

TO: Mayor and City Council
FROM: Mary Smith, City Manager
DATE: September 11, 2025
SUBJECT: Adopting the Fiscal Year 2026 Budget

Notebook. It is included by reference only, rather than presented again in its entirety.

General Fund

The General Fund budget will anticipate tax collections based on a .2575 cent tax rate.

Water – Sewer Fund

The budget as proposed reflects an increase in water or wastewater rates, which is being developed at this time and will be brought back for consideration by the Council in late October or early November. The large majority of our expenses are set by the North Texas Municipal Water District and they will set their rates at the end of September.

CITY OF ROCKWALL

ORDINANCE NO. 25-57

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Rockwall, Texas has heretofore filed with the City Secretary a proposed General Budget for the City covering the fiscal year aforesaid, and

WHEREAS, the governing body of the City has concluded its public hearing on said budget,

WHEREAS, in accordance with Section 7.06 of the City Charter, the budget for fiscal year 2025-26 is being adopted in a timely manner,

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

Section 1. That said budget for the fiscal year October 1, 2025, through September 30, 2026 be and the same is hereby attached to this ordinance and made a part hereof for all purposes and marked “**Exhibit A**”.

Section 2. That said budget attached hereto and marked “**Exhibit A**” be, and the same hereby is, approved and adopted by fund, by the City Council, as the official budget for the City for the fiscal year aforesaid.

Section 3. That expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance unless otherwise amended by a duly enacted ordinance of the city.

Section 4. 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 15TH DAY OF SEPTEMBER 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney



This budget will raise more revenue from property taxes than last year's budget by an amount of \$1,754,350, which is a 7.12 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$542,986.

| | Tax Year 2024 FY2025 | Tax Year 2025 FY2026 |
|-----------------------------|------------------------------|------------------------------|
| No New Revenue Tax Rate | .247450 / 100 assessed value | .234687 / 100 assessed value |
| No New Revenue M&O Tax Rate | .152992 / 100 assessed value | .153098 / 100 assessed value |
| Voter Approval Tax Rate | .265311 / 100 assessed value | .266367 / 100 assessed value |
| Debt Rate | .085397 / 100 assessed value | .099344 / 100 assessed value |

Total City Debt Obligations Secured by a Tax Rate: \$79,695,000



August 18, 2025

Mayor Tim McCallum
Members of the Rockwall City Council
City of Rockwall, Texas

Mayor McCallum and Councilmembers:

The following pages outline the Proposed Budget for the City of Rockwall for the upcoming fiscal year, October 1, 2025 to September 30, 2026. The budget includes the revenues and expenses the City anticipates over the next year, and has been prepared in conformity with the City Charter requirements and our conservative approach to preparing the annual operating budget.

As always, the City aims to provide exceptional services and the resources and amenities to accommodate the growth of our community, while also maintaining a low tax rate relative to our surrounding communities. City staff has compiled this budget in accordance with fiscally conservative principles, while continuing to try to meet the needs of our growing City.

The local economy has seen positive growth when compared to the prior year and we should end the fiscal year with sales tax up 5.9% which is in line with the FY2025 budget. Construction related revenues rebounded this year with new residential starts increasing from 2024. Also, interest earnings have been much higher than previous years as well.

That said, the City's operating budget was challenging to prepare despite those stronger revenues. It is always difficult to be assured that revenues will grow again after such a good year. Our goal was to continue to provide residents and businesses with outstanding public safety and top-notch parks amenities while focusing on street maintenance needs.

Proposed Tax Rate

This budget proposes a tax rate of 25.75 cents per hundred dollars of assessed value. This is an increase of 1.005 cents from the previous fiscal year. We've been able to lower the tax rate each of the last twelve years but this does not allow us to move ahead with street reconstruction projects and keep salaries for public safety employees at an appropriate level. The following information and detailed pages throughout the budget document will lead to an understanding of the need for the proposed tax rate. Approximately 60% of the tax rate will be dedicated to operations and maintenance in the General Fund, and 40% will be allocated to debt service.

The State Legislature continues to grapple with a desire to lessen the tax burden but at this time the changes have been relatively minor. Efforts during the Special Session are again examining lowering the percentage that property taxes may increase for operations and some proposed bills look at the ability to control spending by only allowing expenditures to grow by a certain state calculated percentage each year. The following terms are used when discussing the property tax rate and associated calculations. The No New Revenue Rate ("NNR") is the rate that keeps tax revenues from existing properties the same as the preceding year. The estimated NNR rate for the upcoming fiscal year is 23.4687 cents per hundred dollars of assessed value. The Voter Approved Tax Rate ("VAR") allows for a tax rate of 26.6367 as the highest rate a council can impose without prior approval by voters. Cities may add any portion of the unused VAR for a fiscal year to the VAR of the following year. This privilege extends for up to three years but is not included in the proposed budget. This is also a feature that the Legislature may remove in the future.

The average taxable value for a single-family homestead is \$472,950 and is reported to us by the Central Appraisal District. This is an increase of 9.79% from the previous year's average of \$430,794. With a property tax rate of 25.75 cents, the city property tax paid on the average single-family home will be \$1,217. This is an increase of \$151 from the previous year's average residential tax bill. Homeowners over the age of 65 enjoy a frozen tax bill. They do not pay any more in property taxes whether the home's value or the tax rate changes.

For perspective, if the City were to elect to apply the unused VAR to this fiscal year it would lead to an additional \$790,548 dollars in revenue but would be \$42 additional dollars on the average tax bill. This additional revenue could be put to good use to increase street maintenance contracts as an example.

Projected General Fund Revenues

General fund revenues for this fiscal year are projected to total \$58,587,000, an increase of 3.9% from the prior budget. The local sales tax rate is 2.00%, the maximum allowed by state law. Of that amount, 1.5% is allocated to the City's general fund and 0.5% to the economic development corporation.

FY2025 has been relatively good year for sales tax growth. We started off with several months of lower sales tax when compared to the prior year but we've seen healthy increases each month since February's report of December sales. We should end the fiscal year up 5.9% assuming a good September. Looking back at sales tax history we have historically seen a 5-year average increase of 7.7%. The budget is prepared with a 6% increase in sales tax revenue. With the opening of HEB this fall and IKEA in the spring we are cautiously optimistic in our projections.

We will have to monitor very closely and may need to adjust if the revenue does not meet projections. In comparing to other cities, we find our per-capita sales tax revenue still well ahead of others similarly situated cities in the Metroplex.

Other Revenues

With the subdivisions approved in the past couple of years on the north side of the City we saw building permits increase over the much lower count last year. The report of permits issued is included in the first Council meeting agenda of each month.

Franchise fees are flat or decreasing generally. Telephone and Cable franchise fees will likely continue to drop each year. Electric and Gas franchise fees are very weather dependent. The garbage franchise fee is 5% of the rates charged to both residential and commercial.

In addition, other revenues supporting the General Fund are generated from sources such as mixed beverage tax, Court fines and fees, the SAFER grant, and fees charged to other governmental entities.

Proposed General Fund Expenditures

The General Fund accounts for any expenditures related to traditional government services, such as Administration, Public Safety, Parks and Recreation, Engineering, and Municipal Court.

Operating expenditures in the general fund total \$54,397,600, a 3.94% increase from the prior year budget. The available ending fund balance for fiscal year 2026 is projected to be \$27,481,903, leaving 188 days or 6.26 months of expenditures in reserve. The City's policy allows for reserves in excess of 3.5 months of recurring expenditures be available for use to fund capital projects, capital equipment, or other one-time purchases. This year's budget reserve is solidly within the City's overall policy. Reserves of this size will allow the City to build capital projects such as a new fire station in the future from reserves rather than paying debt service.

The single largest expense a service organization such as a City has is the compensation of our employees. While the economic conditions that we have experienced seem to finally be stabilizing and that coupled with the potential for lower interest rates in the near future is encouraging to our employees. We know the cost for day to day goods and services has a significant impact on our ability to retain employees. We have employees who drive significant distances and bear the cost of fuel in their daily commutes. We certainly all appreciate that fuel prices are lower than last year. Many of our employees are long-tenured and have marketable knowledge and skills we simply do not want to lose. The Department Directors appreciate the Council's efforts to increase our pay schedules allowing some departments to close long-standing hiring gaps. The Police Department began the fiscal year with 11 openings for Patrol Officers. The significant increase in officer's salaries has led to improved interest in the applicant testing and has ultimately led to now being only 4 officers short. We have seen a few retirements and career changes this year but have been able to respond to these vacancies better than in the past.

The following budget document focuses on employee compensation. Our goal must be to retain our current workforce. The jobs market is improved and the opportunity to find other positions is great.

In preparing the proposed budget, we again surveyed our market cities. After several years of aggressive increases, we had hoped to see a slowing but that is not the case. We all compete against each other for the same group of people interested in government jobs – especially police work. After the raises in officer pay last year we remain very close to our market averages. Fire salaries are below market and the first of a two-year process to bring those salaries closer to market is reflected in the proposed budget.

| | | |
|--------------------------|------|-------------------|
| Police Officers | 2.0% | Market adjustment |
| Police Sergeants | 5.0% | Market adjustment |
| Police Lieutenants | 5.0% | Market adjustment |
| Firefighters | 5.0% | Market adjustment |
| Fire Drivers | 5.0% | Market adjustment |
| Fire Captains | 5.0% | Market adjustment |
| Battalion Chiefs | 5.0% | Market adjustment |
| Non-sworn city employees | 2.0% | Market adjustment |

These market adjustments are in addition to the city's merit-based pay system which includes step raises and top-out pay for solid work performance throughout the year.

Personnel Additions:

None – first time since 2008

Increased Expenses:

- Auto and Property insurance premiums are increasing for everyone across Texas and the City is no exception to that unfortunately. The auto coverage for our fleet is increasing 17% over the current year. Property coverage is increasing 20%. The insurance premiums are included in the Finance and Utility Billing operating budgets.
- Employee Health Coverage: We provide medical, dental, and vision coverage for our employees and their families. Each employee pays a share of the premiums and the bulk of the funding comes from transfers from the General Fund and Water/Sewer Fund. We've had a very high 12 months of claims including several cancer diagnoses and joint replacements. We purchase stop-loss coverage to limit our claims exposure to the first \$105,000 of claims per claimant. We pay the claims and are then reimbursed by the stop-loss carrier. The transfers from both funds has been increased in the amended as well as proposed budgets as we have exhausted our reserves in the Employee Benefits Fund.
- Major Equipment Purchases:

Throughout the budget document there are amendments to the FY2025 budget in the Vehicles line item. There were vehicle purchases authorized in prior years and finally received at the end

of FY2024. We are experiencing extremely long lead times for safety lighting and equipment installations causing those invoices to be paid in FY2025.

The proposed FY2025 budget includes the purchase of 9 Police vehicles. We've received this year's vehicle purchases but having been waiting months to receive the necessary equipment and get it installed. We use three different shops for this but it is a specialty and every other department has to use these shops as well.

As mentioned previously, City policy provides that reserves in excess of 3.5 months of recurring operating expenditures may be used for capital purchases. The budget as proposed does not include any purchases from reserves.

While the proposed budget accounts for the most-anticipated needs of each department, revenue patterns and expenditures are monitored throughout the budget period to allow for spending adjustments where needed. This will be important as this budget assumes an average growth in sales tax but we know that may not materialize.

Volunteer Fire Department

The residents and business owners of Rockwall have enjoyed a long history of service from the volunteers of the Rockwall Fire Department. The all-volunteer department was formed in 1903 with many of the names we all know from the Rockwall history books proudly serving in the department over the years, many with multiple generations of their families having served.

As the City's population and boundaries grew in the early 2000's, the department began transitioning into a combination of volunteer / paid firefighters, with many of the full-time firefighters coming from the volunteer ranks.

As positions were added in subsequent budgets, and later with the award of two separate SAFER grants that allowed us to hire 24 new firefighters and add ranks to our department structure, we have reached the desired level of personnel on each shift.

Chief Cullins has met with the remaining volunteers, some of whom have served 40+ years with us, about ending their volunteer position. The remaining 6 volunteers will retire from the volunteer service by the end of the calendar year.

Water and Sewer Fund

The City anticipates entering FY2026 with \$9,219,134 in the Water and Wastewater Fund's working capital balance. Revenues are expected to be \$44,000,000 with \$41,923,800 in expected expenses before health insurance transfers.

The Fund's balance allows for 74 days of reserve for operating expenses. This is ahead of the City's policy of 60 days of working capital in reserve. The balance allows funding for maintenance and future projects to ensure that the City's infrastructure continues to support the Water and Wastewater needs of residents.

The most notable Water and Wastewater expense in the proposed budget remain attributable to unfunded federal mandates including various studies which may (will) eventually lead to other

unfunded mandates. In addition, 67% of our water and wastewater expenditures are out of our control because they are determined by NTMWD.

In Water Operations, the EPA had required water systems to inspect water mains and service lines on private property to catalog the presence of lead pipes. The consultant finalized our study and did not find any lead or copper pipes in our city. There were a few galvanized lines which will be replaced. The next phase of the project is a mandatory rotating inspection of daycare and school pipes for lead and copper testing despite it not being found in the original study just in case any fittings were missed. We've completed the repainting of the I-30 water tower and will begin the engineering and logistics work to be able to paint the Springer water tower in FY2027. The cell antenna equipment located on the tower will have to be moved temporarily and it takes time to make those plans.

NTMWD is proposing an increase in treated water due in large part to the increasing cost of chemicals and personnel along with the debt service associated with Bois d' Arc lake and treatment plant. While it is not finalized until the Board meets in September the projected increase is 7.5%.

Sewer Operations includes \$437,600 for continuation of the Capacity Monitoring (CMOM) inspection which is another EPA program and takes a ten-year cycle to complete before it starts over again. The largest portion of the Sewer Operations budget though is attributable to the debt service for the interceptor line that carries wastewater from Rockwall to Mesquite and the operation of the two treatment plants in Rockwall. We will be closing the Squabble Creek plant while keeping Buffalo open a few more years.

Recreation Development Fund

The Recreation Development Fund has revenue from fees from the recreation programs and concession agreements with the marinas, which operate in the takeline. The funds are used to support the creation of new parks and recreation programs and enhancement of parks amenities. The proposed budget includes funds for updating the Harry Myers Sprayground, adding structure to Kidzone, additional amenities at Stone Creek Park, and updating the Fox Chase Playground. Design and environmental studies took longer than anticipated but we are now ready to move ahead with the enlargement of the parking area at the SH66 Boat Ramp. 75% of this project is funded by grant funds from Texas Parks and Wildlife. The contractor will be determined by sealed bid soon and the contract brought to Council for consideration.

Future Project Considerations – alternate funding sources

Boat Dock Repair: Additional information is included in the Harbor debt memo with suggestions to move forward with the repair and construction of a wave attenuator.

Rock Wall: The study and uncovering of the Rock Wall, Arch, and Well will be undertaking methodically with the first goal to not do any harm to them. Staff talked to several university archaeology and geology program chairs along with the Texas Historic Commission without generating much interest. After contacting a local design firm, we did find a geologist and a proposal for the study is being prepared. We will present the proposal to the HOT subcommittee for consideration and recommendation to the Council when its ready.

Ridge Road Median Improvements: We have been awarded a TxDOT grant to do significant updates to most of the medians on Ridge Road north of I-30. The design is being finalized and the City will have a share of the expense of about \$270,000 which we may choose to either use Tree Mitigation funds or General Fund reserves.

Historic Church: An operations budget has been included in the Special Revenue funds tab reflecting tenant lease revenue and facility needs. This is in no way the remodeling effort but rather is items which will protect the building and meet the tenant's needs. The larger project is one we will discuss and develop ideas over the coming year and funding including grant opportunities will be pursued.

1010 Squabble Creek: With the purchase complete staff plans to do minimal maintenance to the property and will work with Council to develop ideas for its use as an event rental property similar to Harry Myers Community Building.

Parking for Myers Park: We will continue to work with surrounding property owners to develop additional parking which is needed both day-to-day and for our large annual events. No firm plans are included in the budget but will be brought back to Council as they develop.

Facilities Planning: With the completion of the Facilities study we are ready to move into the next phase which will require Council discussion of the ability to cash-fund the Fire Station 1 rebuild and then ideas for other facility needs including the discussion of a potential bond election which would be required.

Lofland Park Historic Train playground: We are working with the neighborhood to determine a suitable replacement for this wooden playground and may include the Art Commission to make it a joint effort.

Conclusion

The above sections highlight the major portions of the FY2026 proposed budget. The department directors provided their assistance with the development of this budget and their shared goal of helping our workforce and still present a balanced budget. Their support in the completion of this lengthy project cannot be overstated. The Finance Department staff principally Misty Farris worked many hours to prepare the presentation format of the budget and these efforts must be recognized both in the budget setting process and then throughout the year to assist the departments in their purchasing needs and managing their budgets. City staff and directors look forward to working with the Council in further development, approval, and implementation of this budget.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mary Smith". The signature is fluid and cursive, with the first name "Mary" and last name "Smith" clearly distinguishable.

Mary Smith

City Manager



MEMORANDUM

TO: Mary Smith, City Manager

FROM: Jeffrey Widmer, Director of Building Inspections and Code Enforcement

DATE: August 15, 2025

SUBJECT: Population Estimates

COG reported our 1/1/2025 population as 53,390. In keeping with adopted policy, we have calculated the population estimate for 1/1/2026. We averaged 49 single-family permits per month from 10/1/24 – 6/30/25. Typically, we have taken a conservative approach and assumed we will continue to issue the same average number of permits for the remainder of the calendar year. Using this premise, we will estimate year-end to be about 588 single-family homes completed. COG recognizes 2.883 residents per single-family dwelling and an occupancy factor of .945 in the City of Rockwall. COG recognizes 2.014 residents per multi-family unit with an occupancy rate of .934 although we do not have any which will be completed this year.

| | | |
|--------------------------------|----------|---------------|
| 1/1/25 COG Population Estimate | 53,390 | |
| 588 X 2.883 X .945 = | 1,602 | Single family |
| 0 X 2.014 X .934 = | <u>0</u> | Multi-family |
| 1/1/26 Population Estimate | 54,992 | |

Using this methodology the City 1/1/2026 population may be 54,992

Budget History

| | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| Tax Rates | 0.4543 | 0.4236 | 0.4021 | 0.387990 | 0.370000 | 0.350000 | 0.292678 | 0.270245 | 0.247450 | 0.257500 |
| Total Taxable Value | 4,714,674,107 | 5,238,256,063 | 5,693,209,277 | 6,048,494,454 | 6,429,002,080 | 6,882,070,760 | 8,300,009,655 | 8,964,484,128 | 10,027,241,584 | 10,830,198,253 |
| General Fund Budget | 34,044,150 | 36,066,050 | 37,905,500 | 39,048,300 | 39,127,400 | 43,439,150 | 45,876,150 | 48,441,750 | 51,755,400 | 54,397,600 |
| Population Estimated | 42,270 | 43,750 | 44,110 | 45,010 | 45,740 | 47,579 | 51,171 | 52,128 | 53,474 | 54,992 |
| # Employees/Thousand | 6.58 | 6.42 | 6.71 | 6.73 | 6.62 | 6.83 | 6.55 | 6.74 | 6.59 | 6.41 |
| Employee Levels | | | | | | | | | | |
| General Fund | | | | | | | | | | |
| Administration | | | | | | | | | | |
| City Manager | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Asst.City Manager | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 |
| Director of Admin Svcs | 1 | 1 | 1 | 1 | 1 | --- | --- | 1 | 1 | 1 |
| City Secretary | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Executive Secretary | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Asst to City Secretary | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| PIO/Marketing Manager | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| Main Street Manager | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 8 | 8 | 8 | 8 | 8 | 8 | 7 | 8 | 8 | 8 |
| Human Resources | | | | | | | | | | |
| Director of Human Resource | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| Organizational Development | 1 | 1 | 1 | 1 | 1 | --- | --- | --- | --- | --- |
| HR Specialist/Analyst | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Receptionist/Secretary | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Information Technology | | | | | | | | | | |
| Information Technology Dire | --- | --- | --- | --- | --- | --- | 1 | 1 | --- | --- |
| Information Technology Mar | --- | --- | --- | --- | --- | --- | --- | --- | 1 | 1 |
| Systems Administrator II | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Public Safety Administrator | --- | --- | --- | --- | --- | --- | 1 | 1 | --- | --- |
| Sr. Public Safety IT Analyst | --- | --- | --- | --- | --- | --- | --- | --- | --- | 1 |
| Public Safety IT Analyst | --- | --- | --- | --- | --- | --- | 1 | 1 | 2 | 1 |
| Network Technician | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 5 | 5 |
| Internal Operations | | | | | | | | | | |
| Internal Operations Director | 1 | 1 | 1 | --- | --- | 1 | --- | --- | --- | --- |
| Facilities Superintendent | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Network Administrator | 1 | 1 | 1 | 1 | 1 | --- | --- | --- | --- | --- |
| Network Technician | 1 | 1 | 2 | 2 | 2 | 2 | --- | --- | --- | --- |
| PIO/Marketing Manager | 1 | 1 | 1 | 1 | 1 | --- | --- | --- | --- | --- |
| Internal Operations Crewlea | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Building Maint. Technician | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 |
| Secretary/Coordinator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Lead Custodian | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Custodian | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| | 15 | 15 | 16 | 15 | 15 | 14 | 11 | 11 | 11 | 11 |

Budget History

| | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Finance | | | | | | | | | | |
| Finance Director | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Senior Accountant | 1 | 1 | 1 | 1 | 1 | 1 | --- | --- | --- | --- |
| Purchasing Agent | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Accounting/Payroll | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 |
| Inventory Control Clerk | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 | 5.5 |
| Court | | | | | | | | | | |
| Court Administrator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Lead Court Clerk | --- | --- | --- | --- | --- | --- | 1 | --- | --- | --- |
| Deputy Clerk | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 |
| Juvenile Case Manager | --- | --- | --- | --- | --- | --- | --- | 0.5 | 0.5 | 0.5 |
| | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4.5 | 4.5 | 4.5 |
| Fire | | | | | | | | | | |
| Fire Chief | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Assistant Fire Chief | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fire Marshal/Asst Chief | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| FF Division Chief | --- | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 |
| Senior Fire Inspector | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fire Inspector | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Coordinator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Administrative Asst. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Batalion Chief | --- | --- | 1 | 1 | 1 | 1 | 1 | 3 | 3 | 3 |
| Captain | 3 | 3 | 6 | 9 | 9 | 12 | 12 | 12 | 12 | 12 |
| Driver/Operator | 18 | 18 | 15 | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| Firefighter | --- | --- | 6 | 9 | 9 | 18 | 21 | 30 | 30 | 30 |
| | 29 | 29 | 36 | 39 | 39 | 51 | 54 | 66 | 66 | 66 |
| Police | | | | | | | | | | |
| Administration | | | | | | | | | | |
| Chief | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Asst. Chief | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Captain | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Lieutenant | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 |
| Personnel Sgt | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Training Coordinator | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| Clerical | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 10 | 10 | 10 |
| Dispatch | | | | | | | | | | |
| Manager | 1 | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Supervisor | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Comm. Spec. | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 11 | 11 |
| | 15 | 15 | 15 | 15 | 15 | 15 | 16 | 16 | 15 | 15 |
| Patrol | | | | | | | | | | |
| Sergeant | 8 | 8 | 8 | 7 | 7 | 7 | 7 | 7 | 8 | 8 |
| Patrol | 43 | 44 | 43 | 42 | 42 | 46 | 48 | 48 | 47 | 47 |
| Crime Analyst | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| | 51 | 52 | 51 | 49 | 49 | 54 | 56 | 56 | 56 | 56 |

Budget History

| | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| CID | | | | | | | | | | |
| Sergeant | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Investigator | 6 | 6 | 6 | 6 | 6 | 8 | 8 | 8 | 8 | 8 |
| Investigator - Narcotics/Depl | 2 | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Records/Evid. Tech | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| PSO/Crime Scene Tech. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Admin Assistant | --- | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 |
| | 12 | 12 | 12 | 15 | 15 | 17 | 17 | 18 | 18 | 18 |
| Community Services | | | | | | | | | | |
| Sergeant | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mental Health Officer | --- | --- | --- | --- | --- | --- | --- | --- | 1 | 1 |
| Patrol Officer/SRO | 6 | 6 | 9 | 9 | 9 | 9 | 11 | 11 | 13 | 13 |
| Patrol Officer/Crime Prev. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 |
| | 9 | 9 | 13 | 13 | 13 | 13 | 15 | 16 | 19 | 19 |
| Warrants | | | | | | | | | | |
| Warrant Officer | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Warrants Clerk | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | --- | --- |
| | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 |
| Records | | | | | | | | | | |
| (Transitioned from Pol-Admin and CID beginning FY 06-07) | | | | | | | | | | |
| Personnel Sgt | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Computer Manager | 1 | 1 | 1 | 1 | 1 | 1 | --- | --- | --- | --- |
| Network Technician | 1 | 1 | 1 | 1 | 1 | 1 | --- | --- | --- | --- |
| Records/Property Mgr. | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Records Clerk | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | 4 | 4 |
| POLICE DEPT TOTALS | 104.00 | 105.00 | 108.00 | 109.00 | 109.00 | 117.00 | 120.00 | 123.00 | 124.00 | 124.00 |
| Sworn | 81.00 | 82.00 | 84.00 | 85.00 | 85.00 | 92.00 | 95.00 | 97.00 | 101.00 | 101.00 |
| Planning | | | | | | | | | | |
| Director | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Senior Planner | 1 | 1 | 1 | 1 | 1 | --- | --- | 1 | 1 | 2 |
| Planner | 1 | 1 | 1 | --- | --- | 2 | 2 | 1 | 1 | --- |
| P&Z Manager | --- | --- | 1 | 1 | 1 | --- | --- | --- | --- | --- |
| GIS Coordinator/Supv | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Planning/Zoning Coord. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| GIS Analyst | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| GIS Technician | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 |
| Planning Technician | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Intern - Admin | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| | 7.5 | 7.5 | 8.5 | 7.5 | 7.5 | 7.5 | 8.5 | 8.5 | 8.5 | 8.5 |
| Neighborhood Improvement | | | | | | | | | | |
| Code Enforcement Supv. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Code Enforcement Officer | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Code Enforcement Coord. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Inspections | | | | | | | | | | |
| Building Official | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Building Inspection Supv. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Plans Examiner | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Building Inspector | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Permit Technician | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |

Budget History

| | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Parks | | | | | | | | | | |
| Superintendent | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Field Supervisor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Crew Leader | 2 | 2 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 |
| Equip. Operator | 4 | 4 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 |
| Athletic Tech | --- | --- | --- | --- | --- | --- | --- | --- | --- | 1 |
| Irrigaton Tech | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Maint. Worker | 10 | 10 | 10 | 14 | 14 | 14 | 14 | 14 | 14 | 13 |
| | 19 | 19 | 19 | 23 | 23 | 23 | 23 | 23 | 23 | 23 |
| Harbor | | | | | | | | | | |
| Crew Leader | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Maint. Worker | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 3 | 3 |
| | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 4 | 4 |
| Recreation | | | | | | | | | | |
| Director | --- | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Recreation Superintendent | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| PARD Manager | 1 | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Athletics & Special Program | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Special Events Supervisor | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 2 |
| Recreation Coordinator | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 |
| Secretary | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Recreation Assistant | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 6 | 6 | 6 | 6 | 6 | 7 | 8 | 8 | 8 | 8 |
| Animal Services | | | | | | | | | | |
| Crew Leader | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Officer | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Streets | | | | | | | | | | |
| Superintendent | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Field Supervisor | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Equip. Operator II | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Equip. Operator I | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Crew Leader | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Streets & Drainage Coordin | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Special Operations Inspecto | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| Maint. Worker | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Sign Technician | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 12 | 12 | 12 | 12 | 12 | 13 | 14 | 14 | 14 | 14 |
| Engineering | | | | | | | | | | |
| Engineer/P.W. Director | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Assistant City Engineer | 1 | --- | --- | --- | --- | 1 | 1 | 1 | 1 | 1 |
| Civil Engineer | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 |
| Technician/Designer | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Constuction Insp Supervisr | --- | --- | --- | --- | --- | --- | 1 | 1 | 1 | 1 |
| Dev. Serv. Coord. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Inspector | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 4 | 4 |
| | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| Total General Fund | 242.00 | 243.00 | 255.00 | 261.00 | 261.00 | 282.00 | 292.00 | 309.50 | 310.50 | 310.50 |

Budget History

| | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Water and Sewer Fund | | | | | | | | | | |
| Utility Billing | | | | | | | | | | |
| Util. Billing Supervisor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Field Supervisor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Billing Clerk/Cust.Serv.Rep. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Cashier/Cust.Serv.Rep. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Meter Reader | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 |
| | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 9 | 9 |
| Water Operations | | | | | | | | | | |
| Water/WW Manager | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Operations Mgr/Field Supen | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Sr. Production Technician | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 |
| Production Technician III | --- | --- | --- | --- | --- | --- | --- | --- | --- | 1 |
| Production Technician II | --- | --- | --- | --- | --- | --- | --- | --- | 1 | 0 |
| Production Technician I | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 1 | --- | 1 |
| Equip.Operator | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Crew Leader | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Fire Hydration Tech | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Maint. Worker | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Water Quality Tech | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Public Works Coord | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 15 | 16 | 17 | 18 | 18 | 18 | 18 | 17 | 17 | 17 |
| Sewer Operation | | | | | | | | | | |
| Operations Mgr/Field Supen | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Production Tech Field Supe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Production Technician III | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 1 | 1 |
| Production Technician II | --- | --- | --- | --- | --- | --- | --- | --- | 1 | 1 |
| Production Technician I | --- | --- | --- | --- | --- | --- | --- | --- | 1 | 1 |
| Equip. Operator | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Crew Leader | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Maint. Worker | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| FOG Agent | --- | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Infiltration Tech. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13 | 14 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| | | | | | | | | | | |
| Total Water/Sewer | 36 | 38 | 41 | 42 | 42 | 43 | 43 | 42 | 42 | 42 |
| | | | | | | | | | | |
| Total Employees | 278.00 | 281.00 | 296.00 | 303.00 | 303.00 | 325.00 | 335.00 | 351.50 | 352.50 | 352.50 |



MEMORANDUM

TO: Mayor and Council Members
FROM: Mary Smith, City Manager
DATE: August 15, 2025
SUBJECT: Ad Valorem Taxes

The certified assessed value is \$10,830,198,253 and includes senior values of \$1,669,871,938 and new improvements of \$210,868,234. The certified value reflects an increase of 8.01% over the prior year which includes 2.11% from new growth and 5.90% from increased values of existing properties.

A tax rate of 25.75 cents per hundred dollars of assessed value was used to prepare the 2025-26 Proposed Annual Budget. The rate for FY2025 was 24.745 cents.

The City's debt service rate is calculated to be 9.9344 cents and will allow principal and interest payments on existing debt as well as the ability to issue approximately \$22,000,000 of the voter approved 2018 street reconstruction bonds.

The proposed operations rate would be 15.8156 cents for a proposed combined rate of 25.75 cents per hundred dollars of assessed value. A penny on the tax rate generates \$891,563. Our No New Revenue Tax Rate is 23.4687 cents and the Voter Approval Rate is 26.6367 cents. These terms are explained below.

No New Revenue Rate (formerly known as the Effective Rate) – is the rate needed to collect the same tax dollars as FY25. The formula then allows for new growth to be taxed without pushing the City over the VAR. We've adopted this rate or less for the last 12 years.

Voter Approval Rate – is the rate over which the City would need to hold an election to ratify the tax rate. The legislature allows up to 3.5% increase in revenue for maintenance and operations. Anything over that amount requires an election. This was formerly known as the Rollback Rate.

Debt Issuance

As stated above, the budget anticipates issuance of new General Obligation bonds approved by the voters for street reconstruction. Streets which have been designed and ready for bid include Alta Vista, West, Carriage Trail and Aspen Court as one project. Also ready are Lakedale, South Lakeshore, and Woodpark as another project. North Alamo is ready to go as well. North Lakeshore from SH66 to Masters is under design now but will be ready to go to in the next year.

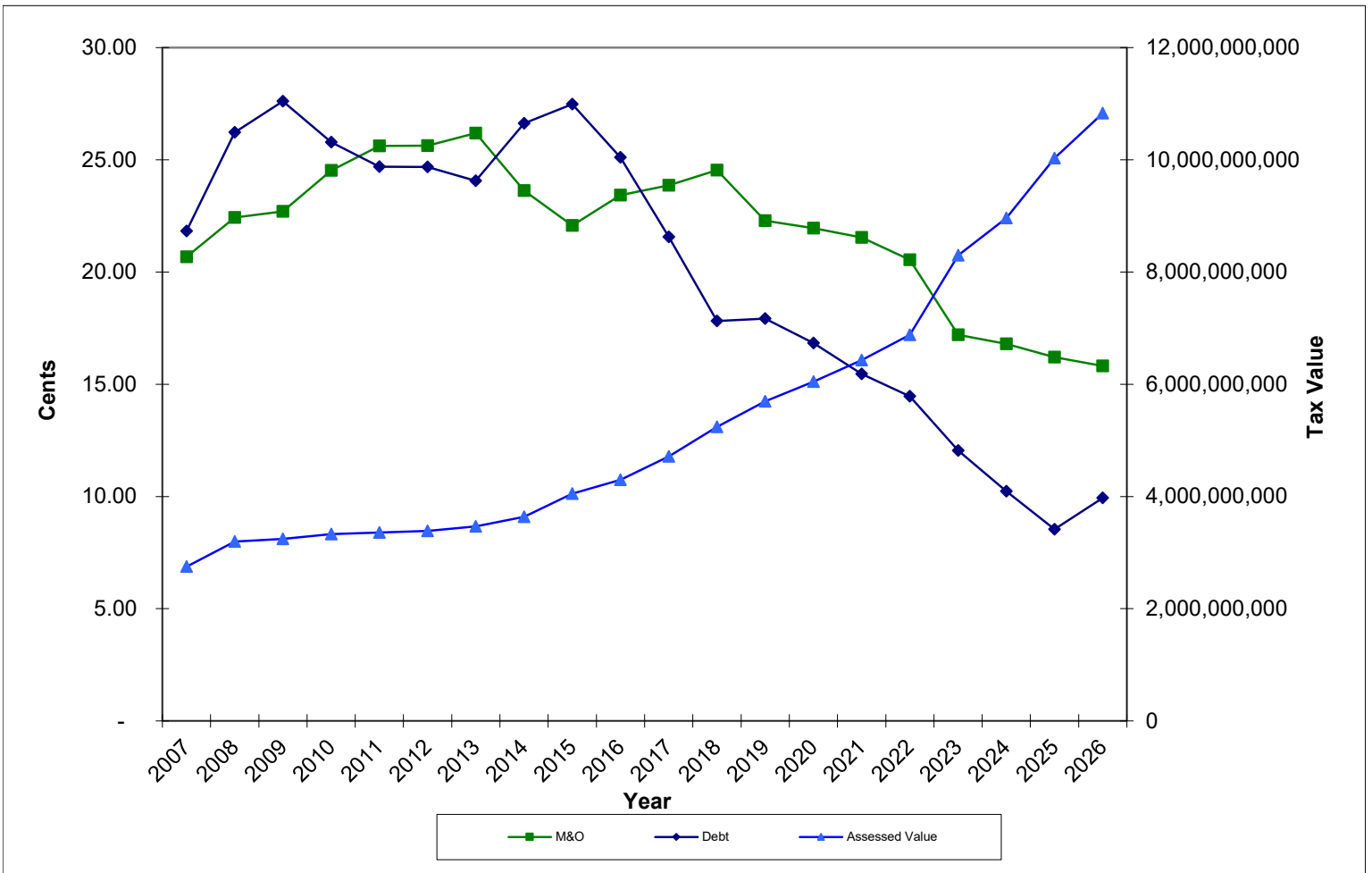
Public Hearings and Rate Adoption

The Truth in Taxation procedures requires one public hearing if the tax rate increases revenue by an amount over the amount calculated as the No New Revenue rate. If the Council chooses to move forward with the proposed tax rate then we would hold that public hearing on September 2nd.

The City Charter requires a public hearing on the proposed budget, which can be conducted at the September 2nd Council meeting and will be advertised as such. Adoption of the tax rate and budget will be included on the September 15th Council agenda.

Historical Tax Information

| Fiscal Year | Assessed Value | % inc | M&O | Debt | Total | Collection Rate | NNR Rate | Voter Approval Rate |
|-------------|----------------|--------|---------|---------|---------|-----------------|----------|---------------------|
| 2007 | 2,748,347,498 | 5.82% | 20.67 | 21.83 | 42.50 | 99.30% | 34.72 | 44.18 |
| 2008 | 3,197,045,052 | 16.33% | 22.43 | 26.22 | 48.65 | 99.60% | 40.59 | 48.72 |
| 2009 | 3,242,344,081 | 1.42% | 22.70 | 27.61 | 50.31 | 99.49% | 47.88 | 52.32 |
| 2010 | 3,329,794,624 | 2.70% | 24.53 | 25.78 | 50.31 | 99.45% | 51.36 | 51.22 |
| 2011 | 3,357,317,663 | 0.83% | 25.62 | 24.69 | 50.31 | 100.94% | 51.86 | 52.64 |
| 2012 | 3,387,038,427 | 0.89% | 25.63 | 24.68 | 50.31 | 99.72% | 51.28 | 53.14 |
| 2013 | 3,467,380,383 | 2.37% | 26.19 | 24.06 | 50.25 | 99.58% | 50.25 | 52.64 |
| 2014 | 3,637,881,664 | 4.92% | 23.63 | 26.62 | 50.25 | 99.43% | 51.3700 | 55.0200 |
| 2015 | 4,050,756,693 | 11.35% | 22.07 | 27.48 | 49.55 | 99.44% | 49.5500 | 51.9800 |
| 2016 | 4,297,271,069 | 6.09% | 23.42 | 25.11 | 48.53 | 99.56% | 48.5300 | 49.3800 |
| 2017 | 4,714,674,107 | 9.71% | 23.86 | 21.57 | 45.43 | 99.40% | 45.4345 | 45.4373 |
| 2018 | 5,238,256,063 | 11.11% | 24.54 | 17.82 | 42.36 | 99.86% | 42.3671 | 42.3729 |
| 2019 | 5,693,209,277 | 8.69% | 22.29 | 17.92 | 40.21 | 99.85% | 40.2197 | 43.8897 |
| 2020 | 6,048,494,054 | 6.24% | 21.9590 | 16.84 | 38.7990 | 99.72% | 38.7990 | 40.8528 |
| 2021 | 6,429,002,080 | 12.92% | 21.5400 | 15.46 | 37.0000 | 99.32% | 37.3302 | 37.3910 |
| 2022 | 6,882,070,760 | 7.05% | 20.5416 | 14.4584 | 35.0000 | 99.14% | 35.3611 | 36.5161 |
| 2023 | 8,300,009,655 | 20.60% | 17.2000 | 12.05 | 29.2500 | 100.34% | 29.2678 | 29.9109 |
| 2024 | 8,964,484,128 | 8.01% | 16.7945 | 10.23 | 27.0245 | 100.65% | 27.0245 | 29.5058 |
| 2025 | 10,027,241,584 | 11.86% | 16.2053 | 8.5397 | 24.7450 | 100.37% | 24.7450 | 24.9023 |
| 2026 | 10,830,198,253 | 8.01% | 15.8156 | 9.9344 | 25.7500 | 100.00% | 23.4687 | 26.6367 |



SUMMARY OF OPERATIONS

Fund

04 Debt Service

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 10,377,826 | 9,763,550 | 10,068,550 | 10,813,600 |
| Total Expenditures | 10,298,214 | 8,764,200 | 8,764,200 | 10,045,700 |
| Excess Revenues Over (Under) Expenditures | 79,612 | 999,350 | 1,304,350 | 767,900 |
| Net Other Financing Sources (Uses) | - | - | - | - |
| Net Gain (Loss) | 79,612 | 999,350 | 1,304,350 | 767,900 |
| Fund Balance - Beginning | 5,461,742 | 8,424,499 | 5,541,354 | 6,845,704 |
| Fund Balance - Ending | 5,541,354 | 9,423,849 | 6,845,704 | 7,613,604 |

SUMMARY OF REVENUES

Fund

04 Debt Service

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-----------------------|---------------------|-------------------|-------------------|-------------------|-------------------|
| 4001 | Interest Earnings | 499,572 | 95,000 | 400,000 | 95,000 |
| 4100 | Current Taxes | 9,008,843 | 9,128,550 | 9,128,550 | 10,178,600 |
| 4105 | Delinquent Taxes | 58,237 | 70,000 | 70,000 | 70,000 |
| 4110 | Penalty & Interest | 45,319 | 50,000 | 50,000 | 50,000 |
| 4674 | Roadway Impact Fees | 765,855 | 420,000 | 420,000 | 420,000 |
| Total Revenues | | 10,377,826 | 9,763,550 | 10,068,550 | 10,813,600 |

SUMMARY OF EXPENDITURES**Fund**

04 Debt Service

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Debt Service | 10,298,214 | 8,764,200 | 8,764,200 | 10,045,700 |
| Total Expenditures | 10,298,214 | 8,764,200 | 8,764,200 | 10,045,700 |

LONG TERM DEBT

| Fund | Department | Division |
|-----------------|------------|-------------------|
| 04 Debt Service | 90 Finance | 11 Long Term Debt |

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|--------------------------|-----------------|-------------------|------------------|-------------------|
| 750 | Admin. Fees | 10,900 | 12,000 | 12,000 | 5,000 |
| 752 | Bonds - Principal | 7,320,000 | 6,220,000 | 6,220,000 | 6,995,000 |
| 754 | Bonds - Interest | 2,849,864 | 2,413,350 | 2,413,350 | 2,925,650 |
| 768 | Certificates - Principal | 80,000 | 85,000 | 85,000 | 90,000 |
| 770 | Certificates - Interest | 37,450 | 33,850 | 33,850 | 30,050 |
| Total Debt Service | | 10,298,214 | 8,764,200 | 8,764,200 | 10,045,700 |



MEMORANDUM

TO: Mayor and Council Members

FROM: Mary Smith, City Manager

DATE: August 7, 2025

SUBJECT: Harbor Debt Analysis

The Appraisal District has reported the certified assessed values in the Harbor Tax Increment Financing Zone. Valuations totaled \$266,367,870, resulting in a captured value of \$251,055,420. This is a valuation increase of only 1.5%. Taxes on the captured value are revenues to the Zone. The City has committed 100% of taxes on the captured value to the TIF. City property taxes to the Zone should total \$646,500 but are dependent on the final adopted tax rate.

100% of the City's sales tax generated in the TIF is revenue to the zone. Sales taxes in the TIF are on pace to be up 21.9% as we complete FY2025. Sales taxes projections for fiscal year 2026 will anticipate a 5% increase in revenue over the prior year.

The outstanding debt for the TIF will be paid off in the next few years. With the Harbor District coming up on 20 years old there are maintenance needs which exceed the operations budget and are more appropriately categorized as capital expenditures extending the useful life of amenities and equipment.

Obviously, the storm damage to the boat docks and the very apparent need for an attenuation system is a good example of a repair which exceeds the norm. Staff has been working with the original builder of the docks and has also begun having meetings with other marina builders who have been suggested by our local marina owners.

Another example of deferred maintenance is the waterfall at the end of the large fountain area. It appears to be a continuation of the fountain water into the lake but is actually lake water being circulated with pumps and the treated fountain water is pumped back to the fountain bowl. This feature has not worked in a couple of years and was cut from the operating budget due to its cost.

Other items which come to mind are the need for a shade cover over the concert stage, lighting upgrades in the spray plaza area converting them to LED, and additional parking in an area adjacent to our large parking lot which was just never constructed. The hillside above our large lot is eroding and will need significant work to repair the area.

With these ideas in mind, it is time to consider issuing additional bonds to be paid from the dedicated TIF revenues. It is possible to structure the debt to ease into principal payments as the prior debt is paid off and/or absorb the additional payments with the growth in revenue that we have experienced over the last several years. This is an idea which we can discuss and then decide whether to pursue as we move into the new fiscal year. With just a few estimates in place we are thinking \$5 million dollars at the highest.

SUMMARY OF OPERATIONS

Fund

05 Harbor Debt Service

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 1,029,306 | 1,003,200 | 1,012,500 | 1,085,500 |
| Total Expenditures | 805,066 | 1,169,300 | 1,169,300 | 1,061,850 |
| Excess Revenues Over (Under) Expenditures | 224,240 | (166,100) | (156,800) | 23,650 |
| Net Other Financing Sources (Uses) | - | - | - | - |
| Net Gain (Loss) | 224,240 | (166,100) | (156,800) | 23,650 |
| Fund Balance - Beginning | 289,329 | 360,479 | 513,569 | 356,769 |
| Fund Balance - Ending | 513,569 | 194,379 | 356,769 | 380,419 |

SUMMARY OF REVENUES

Fund

05 Harbor Debt Service

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|----------------------|-----------------|-------------------|------------------|-------------------|
| 4100 | Current Taxes | 590,059 | 611,200 | 590,500 | 646,500 |
| 4150 | Sales Taxes | 358,055 | 317,000 | 347,000 | 364,000 |
| 4155 | Beverage Sales Taxes | 81,192 | 75,000 | 75,000 | 75,000 |
| Total Revenues | | 1,029,306 | 1,003,200 | 1,012,500 | 1,085,500 |

SUMMARY OF EXPENDITURES**Fund**

05 Harbor Debt Service

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Debt Service | 950,973 | 1,169,300 | 1,169,300 | 1,061,850 |
| Total Expenditures | 805,066 | 1,169,300 | 1,169,300 | 1,061,850 |

LONG TERM DEBT**Fund**

05 Harbor Debt Service

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|--------------------------|-----------------|-------------------|------------------|-------------------|
| 768 | Certificates - Principal | 700,000 | 985,000 | 985,000 | 900,000 |
| 770 | Certificates - Interest | 105,066 | 184,300 | 184,300 | 161,850 |
| Total Debt Service | | 805,066 | 1,169,300 | 1,169,300 | 1,061,850 |

SUMMARY OF OPERATIONS

Fund

01 General

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Adopted 25-26 |
|--|-----------------|-------------------|------------------|------------------|
| Total Revenues | 53,758,649 | 55,098,000 | 56,362,750 | 58,587,000 |
| Total Operating Expenditures | 52,207,136 | 51,906,400 | 52,112,150 | 54,397,600 |
| Capital Reserve Expenditures | - | 1,175,750 | 1,348,250 | - |
| Excess Revenues Over (Under) Expenditures | 1,551,513 | 2,015,850 | 2,902,350 | 4,189,400 |
| Net Other Financing Sources (Uses) | (5,786,050) | (3,205,000) | (4,321,550) | (4,155,000) |
| Net Gain (Loss) | (4,234,537) | (1,189,150) | (1,419,200) | 34,400 |
| Fund Balance - Beginning | 33,101,240 | 30,414,848 | 28,866,703 | 27,447,503 |
| Fund Balance - Ending | 28,866,703 | 29,225,698 | 27,447,503 | 27,481,903 |

SUMMARY OF REVENUES

Fund

01 General

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Adopted 25-26 |
|----------------------|-------------------------|-----------------|-------------------|------------------|------------------|
| 4100 | Current Taxes | 14,798,901 | 15,500,000 | 15,500,000 | 16,204,300 |
| 4105 | Delinquent Taxes | 81,432 | 80,000 | 80,000 | 80,000 |
| 4110 | Penalty & Interest | 69,465 | 60,000 | 60,000 | 60,000 |
| Total Property Taxes | | 14,949,798 | 15,640,000 | 15,640,000 | 16,344,300 |
| 4150 | Sales Taxes | 26,563,406 | 28,200,000 | 28,200,000 | 29,976,000 |
| 4155 | Beverage Taxes | 408,090 | 410,000 | 410,000 | 455,000 |
| Total Sales Taxes | | 26,971,496 | 28,610,000 | 28,610,000 | 30,431,000 |
| 4201 | Electrical Franchise | 2,259,024 | 2,400,000 | 2,325,000 | 2,400,000 |
| 4203 | Telephone Franchise | 53,506 | 50,000 | 50,000 | 50,000 |
| 4205 | Gas Franchise | 809,050 | 850,000 | 871,750 | 850,000 |
| 4207 | Cable TV Franchise | 233,874 | 240,000 | 225,000 | 210,000 |
| 4209 | Garbage Franchise | 453,058 | 465,000 | 465,000 | 525,000 |
| Total Franchise Fees | | 3,808,513 | 4,005,000 | 3,936,750 | 4,035,000 |
| 4250 | Park & Recreation Fees | 39,676 | 30,000 | 30,000 | 35,000 |
| 4251 | Municipal Pool Fees | 9,705 | 15,000 | 10,000 | 10,000 |
| 4253 | Center Rentals | 18,620 | 15,000 | 15,000 | 15,000 |
| 4255 | Harbor Rentals | 100 | 1,000 | 1,000 | 1,000 |
| 4270 | Code Enforcement Fees | 31,505 | 20,000 | 13,000 | 20,000 |
| 4280 | Zoning Request Fees | 74,966 | 50,000 | 100,000 | 60,000 |
| 4283 | Construction Inspection | 592,721 | 500,000 | 675,000 | 660,000 |
| 4288 | Beverage Permits | 23,070 | 15,000 | 22,000 | - |
| 4295 | Fire - Plans Review | 6,450 | 4,500 | 5,900 | 6,000 |
| Total Fees | | 796,813 | 650,500 | 871,900 | 807,000 |

SUMMARY OF REVENUES

Fund

01 General

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Adopted 25-26 |
|-------------------------|---------------------------|-----------------|-------------------|------------------|------------------|
| 4300 | Building Permits | 1,278,553 | 975,000 | 1,625,000 | 1,600,000 |
| 4302 | Fence Permits | 18,900 | 20,000 | 24,000 | 25,000 |
| 4304 | Electrical Permits | 44,681 | 40,000 | 37,000 | 40,000 |
| 4306 | Plumbing Permits | 70,197 | 60,000 | 71,000 | 70,000 |
| 4308 | Mechanical Permits | 26,175 | 35,000 | 31,000 | 35,000 |
| 4310 | Daycare Center Permits | 4,940 | 5,500 | 5,500 | - |
| 4312 | Health Permits | 121,753 | 128,000 | 128,000 | 145,000 |
| 4314 | Sign Permits | 20,575 | 20,000 | 20,000 | 25,000 |
| 4320 | Miscellaneous Permits | 105,446 | 100,000 | 79,000 | 100,000 |
| 4418 | Short-Term Rental Permits | 12,000 | 3,000 | 7,000 | 5,000 |
| Total Permits | | 1,703,220 | 1,386,500 | 2,027,500 | 2,045,000 |
| 4400 | Court Fines | 276,477 | 275,000 | 310,000 | 360,000 |
| 4402 | Court Fees | 61,707 | 70,000 | 74,000 | 100,000 |
| 4404 | Warrant Fees | 28,328 | 30,000 | 30,000 | 30,000 |
| 4406 | Court Deferral Fees | 112,175 | 100,000 | 140,000 | 150,000 |
| 4408 | Animal Registration Fees | 4,579 | 5,000 | 4,500 | 5,000 |
| 4414 | Alarm Fees and Fines | 52,814 | 55,000 | 48,000 | 55,000 |
| Total Municipal Court | | 536,081 | 535,000 | 606,500 | 700,000 |
| 4001 | Interest Earnings | 1,997,279 | 1,250,000 | 1,250,000 | 1,000,000 |
| 4007 | Sale of Supplies | - | 500 | 500 | 500 |
| 4010 | Auction/Scrap Proceeds | 160 | 20,000 | 20,000 | 10,000 |
| 4019 | Miscellaneous | 161,283 | 100,000 | 100,000 | 100,000 |
| 4460 | Lease Revenue | 39,538 | 59,500 | 59,500 | 63,600 |
| 4480 | Tower Leases | 28,988 | 25,000 | 29,000 | 29,000 |
| 4680 | Developer Contributions | 161,170 | 57,500 | 57,500 | 57,500 |
| Total Miscellaneous | | 2,388,418 | 1,512,500 | 1,516,500 | 1,260,600 |
| 4500 | Grant Proceeds | 1,035,536 | 1,196,900 | 1,590,000 | 1,237,000 |
| 4510 | School Patrol | 880,005 | 1,165,600 | 1,178,600 | 1,278,600 |
| 4520 | County Contracts | 1,760 | 1,000 | 1,000 | 1,000 |
| 4530 | City Contracts | 687,009 | 395,000 | 384,000 | 447,500 |
| Total Intergovernmental | | 2,604,309 | 2,758,500 | 3,153,600 | 2,964,100 |
| Total Revenues | | 53,758,649 | 55,098,000 | 56,362,750 | 58,587,000 |

SUMMARY OF OPERATING TRANSFERS

Fund

01 General

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Adopted 25-26 |
|---|--------------------|--------------------|--------------------|--------------------|
| Other Financing Sources | | | | |
| Operating Transfers In: | | | | |
| From Water & Sewer | 400,000 | 500,000 | 500,000 | 500,000 |
| From Court Fees | 45,850 | 10,000 | 10,000 | 10,000 |
| From Siren Fee Fund | - | - | 38,000 | - |
| Total Other Financing Sources | 445,850 | 510,000 | 548,000 | 510,000 |
| Other Financing Uses | | | | |
| Operating Transfers Out: | | | | |
| To Employee Benefit Fund (Ins.) | 3,078,000 | 3,150,000 | 4,000,000 | 4,000,000 |
| To Workers Compensation Fund | 250,000 | 250,000 | 250,000 | 350,000 |
| To Tech. Replacement Fund | 325,450 | 315,000 | 315,000 | 315,000 |
| To Fire Equipment Fund | 2,578,450 | - | 304,550 | - |
| Total Other Financing Uses | 6,231,900 | 3,715,000 | 4,869,550 | 4,665,000 |
| Net Other Financing Sources (Uses) | (5,786,050) | (3,205,000) | (4,321,550) | (4,155,000) |

SUMMARY OF EXPENDITURES

Fund

01 General

| Dept. | Div. | | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Adopted 25-26 |
|------------------------------|------|-------------------------|-----------------|-------------------|------------------|------------------|
| 10 | 01 | Mayor/Council | 145,299 | 150,400 | 161,900 | 161,600 |
| 10 | 05 | Administration | 2,325,532 | 2,563,000 | 2,578,000 | 2,504,650 |
| 10 | 06 | Administrative Services | 492,460 | 517,650 | 527,650 | 528,900 |
| 10 | 07 | Information Technology | 1,137,429 | 1,190,750 | 1,190,750 | 1,217,800 |
| 10 | 09 | Internal Operations | 3,281,978 | 2,609,800 | 2,660,800 | 2,480,250 |
| 15 | 11 | Finance | 901,913 | 1,212,350 | 1,228,350 | 1,326,350 |
| 15 | 15 | Municipal Court | 557,947 | 535,450 | 560,450 | 580,750 |
| 20 | 25 | Fire Operations | 8,001,723 | 8,758,250 | 8,819,000 | 9,284,850 |
| 20 | 29 | Fire Marshal | 943,277 | 826,750 | 826,750 | 857,200 |
| 30 | 31 | Police Administration | 1,845,451 | 1,924,250 | 1,837,250 | 2,015,850 |
| 30 | 32 | Communications | 1,727,069 | 1,794,900 | 1,854,900 | 1,819,050 |
| 30 | 33 | Patrol | 9,540,964 | 9,182,100 | 9,402,100 | 9,502,000 |
| 30 | 34 | CID | 2,437,652 | 2,668,800 | 2,683,800 | 2,731,350 |
| 30 | 35 | Community Services | 2,309,479 | 2,733,200 | 2,703,200 | 2,803,050 |
| 30 | 36 | Warrants | 249,778 | 237,700 | 237,700 | 239,250 |
| 30 | 37 | Records | 373,264 | 379,400 | 384,400 | 416,750 |
| 40 | 41 | Planning | 1,037,760 | 1,049,550 | 1,049,550 | 1,064,800 |
| 40 | 42 | Neighborhood Improv. | 554,852 | 577,900 | 577,900 | 594,050 |
| 40 | 43 | Building Inspections | 929,677 | 977,550 | 960,550 | 1,006,800 |
| 45 | 45 | Parks | 3,874,053 | 3,815,900 | 3,867,900 | 3,814,600 |
| 45 | 46 | Harbor O&M | 873,419 | 781,950 | 829,950 | 818,650 |
| 45 | 47 | Recreation | 1,191,529 | 1,253,350 | 1,261,350 | 1,279,800 |
| 45 | 48 | Animal Services | 889,648 | 748,350 | 748,350 | 761,650 |
| 50 | 53 | Engineering | 1,350,443 | 1,297,850 | 1,297,850 | 1,341,050 |
| 50 | 59 | Streets | 5,234,542 | 5,295,000 | 5,210,000 | 5,246,550 |
| | | | 52,207,136 | 53,082,150 | 53,460,400 | 54,397,600 |
| Less Capital Reserve | | | - | 1,175,750 | 1,348,250 | - |
| Total Operating Expenditures | | | 52,207,136 | 51,906,400 | 52,112,150 | 54,397,600 |

DIVISION SUMMARY

Fund

01 General

Department

10 General Government

Division

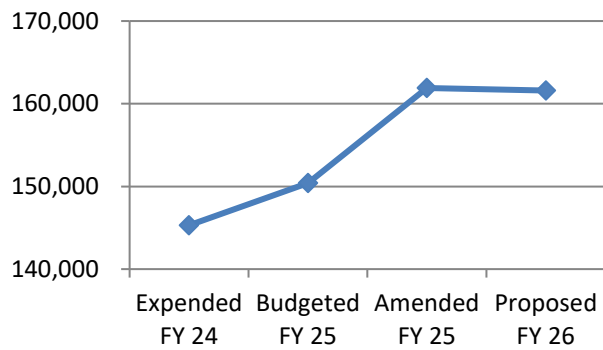
01 Mayor/Council

Expenditure Summary

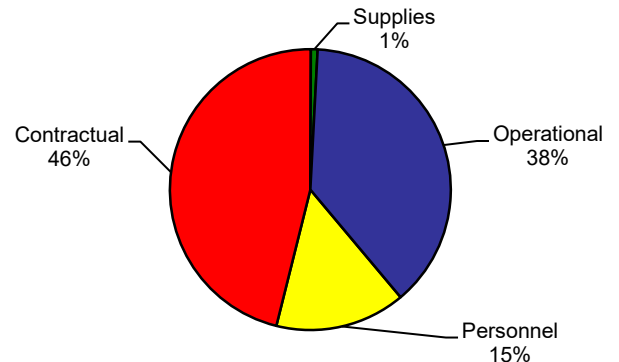
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 24,221 | 24,250 | 24,250 | 24,250 |
| Contractual | 71,952 | 70,900 | 73,400 | 74,600 |
| Supplies | 527 | 1,250 | 2,250 | 1,250 |
| Operational | 48,599 | 54,000 | 62,000 | 61,500 |
| Total | 145,299 | 150,400 | 161,900 | 161,600 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|------------------|
| 01 General Fund | 10 General Government | 01 Mayor/Council |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 22,500 | 22,500 | 22,500 | 22,500 |
| 120 FICA & MEDICARE EXPENSE | 1,721 | 1,750 | 1,750 | 1,750 |
| <i>PERSONNEL SERVICES Totals</i> | <u>24,221</u> | <u>24,250</u> | <u>24,250</u> | <u>24,250</u> |
| <i>CONTRACTUAL</i> | | | | |
| 221 INSURANCE-PUBLIC OFFICIAL | 68,608 | 67,900 | 70,400 | 71,600 |
| 231 SERVICE MAINTENANCE CONTRACTS | 3,344 | 3,000 | 3,000 | 3,000 |
| <i>CONTRACTUAL Totals</i> | <u>71,952</u> | <u>70,900</u> | <u>73,400</u> | <u>74,600</u> |
| <i>SUPPLIES</i> | | | | |
| 310 PRINTING & BINDING | 232 | 500 | 500 | 500 |
| 347 GENERAL MAINTENANCE SUPPLIES | 295 | 750 | 1,750 | 750 |
| <i>SUPPLIES Totals</i> | <u>527</u> | <u>1,250</u> | <u>2,250</u> | <u>1,250</u> |
| <i>OPERATIONS</i> | | | | |
| 402 YOUTH ADVISORY COUNCIL | 4,472 | 3,500 | 3,500 | 3,500 |
| 404 ELECTION EXPENSES | - | 10,500 | 18,500 | 15,000 |
| 410 DUES & SUBSCRIPTIONS | 10,464 | 11,000 | 11,000 | 14,000 |
| 420 AWARDS | 8,604 | 10,000 | 10,000 | 10,000 |
| 428 MEETING EXPENSES | 4,279 | 3,000 | 3,000 | 3,000 |
| 430 TUITION & TRAINING | 6,515 | 4,000 | 4,000 | 4,000 |
| 436 TRAVEL | 14,264 | 12,000 | 12,000 | 12,000 |
| <i>OPERATIONS Totals</i> | <u>48,599</u> | <u>54,000</u> | <u>62,000</u> | <u>61,500</u> |
| MAYOR/COUNCIL Totals | 145,299 | 150,400 | 161,900 | 161,600 |

DIVISION SUMMARY

Fund

01 General

Department

10 General Government

Division

05 Administration

Expenditure Summary

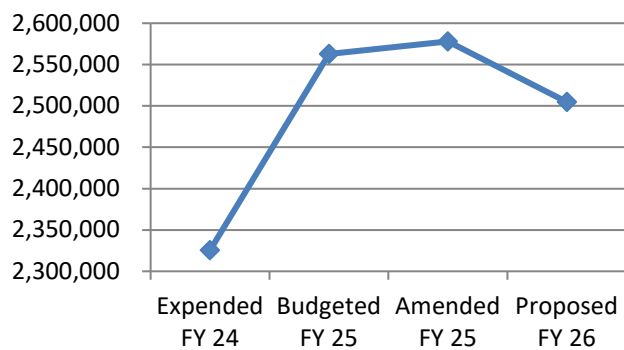
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 1,303,009 | 1,337,700 | 1,337,700 | 1,378,000 |
| Contractual | 912,579 | 1,135,300 | 1,150,300 | 1,030,650 |
| Supplies | 35,134 | 28,500 | 28,500 | 33,500 |
| Operational | 67,710 | 54,000 | 54,000 | 55,000 |
| Utilities | 7,101 | 7,500 | 7,500 | 7,500 |
| Total | 2,325,532 | 2,563,000 | 2,578,000 | 2,504,650 |

Personnel Schedule

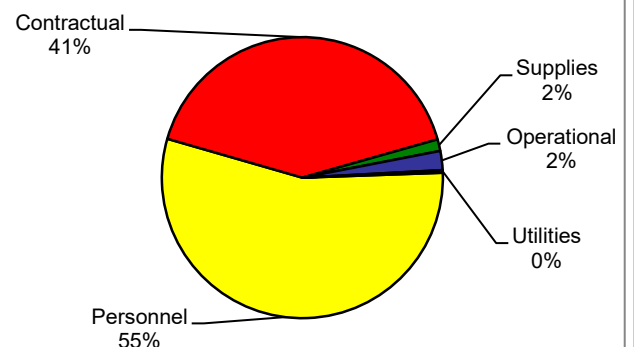
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|--|----------------|-------------------|-------------------|
| City Manager | - | 1 | 1 |
| Assistant City Manager | - | 1 | 1 |
| Director of Administrative Services | - | 1 | 1 |
| City Secretary / Assistant to the City Manager | 29 | 1 | 1 |
| Main Street / Community Relations Manager | 22 | 1 | 1 |
| PIO / Marketing Manager | 22 | 1 | 1 |
| Executive Secretary | 18 | 1 | 1 |
| Assistant to the City Secretary | 15 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|-------------------|
| 01 General Fund | 10 General Government | 05 Administration |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|
| 100 SALARIES & WAGES | 1,039,254 | 1,061,800 | 1,061,800 | 1,091,050 |
| 113 EDUCATION/CERTIFICATE PAY | 723 | 2,000 | 2,000 | 2,000 |
| 114 LONGEVITY PAY | 7,119 | 6,850 | 6,850 | 7,300 |
| 120 FICA & MEDICARE EXPENSE | 71,982 | 74,400 | 74,400 | 75,800 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 183,930 | 192,650 | 192,650 | 201,850 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 1,303,009 | 1,337,700 | 1,337,700 | 1,378,000 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | |
|-------------------------------------|---------|---------|---------|---------|
| 207 APPRAISAL & COLLECTION | 307,248 | 341,100 | 341,100 | 347,500 |
| 208 EMERGENCY SERVICES CORP | 88,859 | 91,350 | 91,350 | 80,000 |
| 211 LEGAL | 197,584 | 190,000 | 205,000 | 205,000 |
| 213 CONSULTING FEES | 80,002 | 200,000 | 200,000 | 75,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 19,969 | 20,000 | 20,000 | 14,000 |
| 233 NEWSPAPER NOTICES - ADVERTISING | 2,708 | 6,000 | 6,000 | 4,000 |
| 236 COMMUNITY SERVICES | 186,811 | 199,850 | 199,850 | 206,650 |

Notes: Community Projects

\$131,625 Star Transit (\$6,775 increase)
 \$60,000 Meals on Wheels
 \$5,000 Parade and Parachute Jump Support
 \$10,000 Boys/Girls Club (\$5,000 increased not funded)
 \$206,650 Total

CITY MANAGER'S COMMENTS: Approved

| | | | | |
|-----------------------|--------|--------|--------|--------|
| 240 EQUIPMENT REPAIRS | - | 500 | 500 | - |
| 243 PARKING LOT | 28,071 | 83,000 | 83,000 | 95,000 |
| 254 RECORDING FEES | 1,327 | 3,500 | 3,500 | 3,500 |

| | | | | |
|---------------------------|---------|-----------|-----------|-----------|
| <i>CONTRACTUAL Totals</i> | 912,579 | 1,135,300 | 1,150,300 | 1,030,650 |
|---------------------------|---------|-----------|-----------|-----------|

SUPPLIES

| | | | | |
|----------------------------------|--------|--------|--------|--------|
| 301 OFFICE SUPPLIES | 3,011 | 3,000 | 3,000 | 3,000 |
| 310 PRINTING & BINDING | 30,822 | 25,000 | 25,000 | 30,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 1,301 | 500 | 500 | 500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 35,134 | 28,500 | 28,500 | 33,500 |
|------------------------|--------|--------|--------|--------|

| Fund | Department | Division |
|-----------------|-----------------------|-------------------|
| 01 General Fund | 10 General Government | 05 Administration |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>OPERATIONS</i> | | | | |
| 410 DUES & SUBSCRIPTIONS | 14,843 | 13,000 | 13,000 | 13,000 |
| 422 EMPLOYEE ACTIVITIES | 16,918 | 14,000 | 14,000 | 15,000 |
| 428 MEETING EXPENSES | 4,761 | 5,000 | 5,000 | 5,000 |
| 430 TUITION & TRAINING | 8,305 | 5,000 | 5,000 | 5,000 |
| 436 TRAVEL | 22,882 | 17,000 | 17,000 | 17,000 |
| <i>OPERATIONS Totals</i> | <u>67,710</u> | <u>54,000</u> | <u>54,000</u> | <u>55,000</u> |
| <i>UTILITIES</i> | | | | |
| 507 CELLULAR TELEPHONE | 7,101 | 7,500 | 7,500 | 7,500 |
| <i>UTILITIES Totals</i> | <u>7,101</u> | <u>7,500</u> | <u>7,500</u> | <u>7,500</u> |
| ADMINISTRATION Totals | 2,325,532 | 2,563,000 | 2,578,000 | 2,504,650 |

DIVISION SUMMARY

Fund

01 General

Department

10 General Government

Division

06 Human Resources

Expenditure Summary

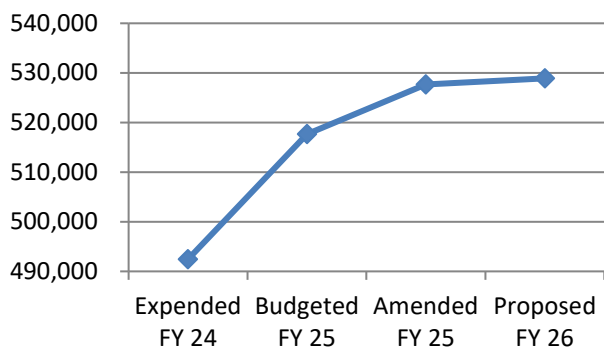
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 450,162 | 464,950 | 474,950 | 482,900 |
| Contractual | 8,183 | 8,200 | 8,200 | 9,500 |
| Supplies | 1,054 | 1,500 | 1,500 | 1,500 |
| Operational | 30,549 | 40,500 | 40,500 | 32,500 |
| Utilities | 2,511 | 2,500 | 2,500 | 2,500 |
| Total | 492,460 | 517,650 | 527,650 | 528,900 |

Personnel Schedule

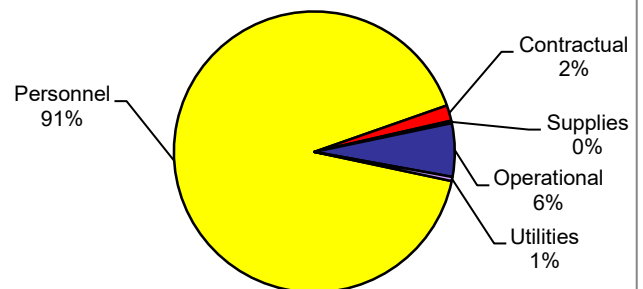
| <u>Position</u> | <u>Classification</u> | FY 25 <u>Approved</u> | FY 26 <u>Proposed</u> |
|-----------------------------|-----------------------|--------------------------|--------------------------|
| Director of Human Resources | - | 1 | 1 |
| HR Analyst | 20 | 2 | 2 |
| Administrative Secretary | 11 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|--------------------|
| 01 General Fund | 10 General Government | 06 Human Resources |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 339,745 | 365,450 | 365,450 | 378,500 |
| 112 INCENTIVE PAY | 3,886 | 6,000 | 6,000 | 6,000 |
| 113 EDUCATION/CERTIFICATE PAY | 1,542 | 2,600 | 2,600 | 2,600 |
| 114 LONGEVITY PAY | 545 | 850 | 850 | 1,050 |
| 120 FICA & MEDICARE EXPENSE | 25,005 | 27,950 | 27,950 | 28,950 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 54,517 | 60,100 | 60,100 | 63,800 |
| 128 UNEMPLOYMENT INSURANCE | 24,922 | 2,000 | 12,000 | 2,000 |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 450,162 | 464,950 | 474,950 | 482,900 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | |
|-----------------------------------|-------|-------|-------|-------|
| 231 SERVICE MAINTENANCE CONTRACTS | 8,183 | 8,200 | 8,200 | 9,500 |
|-----------------------------------|-------|-------|-------|-------|

| | | | | |
|---------------------------|-------|-------|-------|-------|
| <i>CONTRACTUAL Totals</i> | 8,183 | 8,200 | 8,200 | 9,500 |
|---------------------------|-------|-------|-------|-------|

SUPPLIES

| | | | | |
|----------------------------------|-----|-------|-------|-------|
| 301 OFFICE SUPPLIES | 561 | 1,000 | 1,000 | 1,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 493 | 500 | 500 | 500 |

| | | | | |
|------------------------|-------|-------|-------|-------|
| <i>SUPPLIES Totals</i> | 1,054 | 1,500 | 1,500 | 1,500 |
|------------------------|-------|-------|-------|-------|

OPERATIONS

| | | | | |
|-----------------------------|--------|--------|--------|-------|
| 410 DUES & SUBSCRIPTIONS | 745 | 1,000 | 1,000 | 1,000 |
| 415 RECRUITING EXPENSES | 1,122 | 1,000 | 1,000 | 1,000 |
| 420 AWARDS | 9,325 | 9,500 | 9,500 | 9,500 |
| 430 TUITION & TRAINING | 1,454 | 3,000 | 3,000 | 3,000 |
| 432 EDUCATION REIMBURSEMENT | 12,181 | 15,000 | 15,000 | 7,000 |
| 435 EMPLOYEE DEVELOPMENT | 3,500 | 5,000 | 5,000 | 5,000 |
| 436 TRAVEL | 2,222 | 6,000 | 6,000 | 6,000 |

| | | | | |
|--------------------------|--------|--------|--------|--------|
| <i>OPERATIONS Totals</i> | 30,549 | 40,500 | 40,500 | 32,500 |
|--------------------------|--------|--------|--------|--------|

UTILITIES

| | | | | |
|------------------------|-------|-------|-------|-------|
| 507 CELLULAR TELEPHONE | 2,511 | 2,500 | 2,500 | 2,500 |
|------------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------|-------|-------|-------|-------|
| <i>UTILITIES Totals</i> | 2,511 | 2,500 | 2,500 | 2,500 |
|-------------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------------|----------------|----------------|----------------|----------------|
| HUMAN RESOURCES Totals | 492,460 | 517,650 | 527,650 | 528,900 |
|-------------------------------|----------------|----------------|----------------|----------------|

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------------|---------------------------|
| 01 General | 10 General Government | 07 Information Technology |

Expenditure Summary

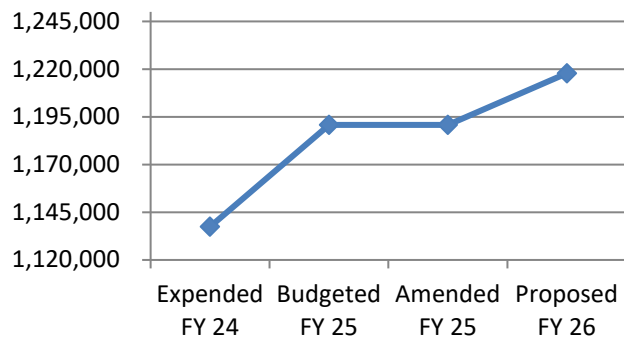
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 560,795 | 593,700 | 593,700 | 634,150 |
| Contractual | 552,881 | 560,700 | 560,700 | 552,700 |
| Supplies | 15,564 | 20,200 | 20,200 | 20,200 |
| Operational | 2,889 | 10,000 | 10,000 | 6,000 |
| Utilities | 5,301 | 6,150 | 6,150 | 4,750 |
| Total | 1,137,429 | 1,190,750 | 1,190,750 | 1,217,800 |

Personnel Schedule

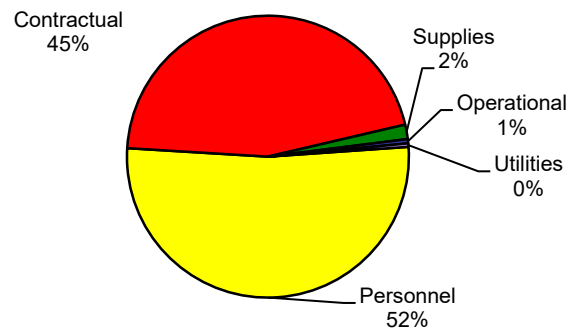
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|--------------------------------|----------------|-------------------|-------------------|
| Information Technology Manager | 33 | 1 | 1 |
| Systems Administrator II | 27 | 1 | 1 |
| Sr. Public Safety IT Analyst | 22 | - | 1 |
| Public Safety IT Analyst | 20 | 2 | 1 |
| Network Technician | 20 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|---------------------------|
| 01 General Fund | 10 General Government | 07 Information Technology |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 450,835 | 476,650 | 476,650 | 507,450 |
| 114 LONGEVITY PAY | 3,013 | 2,200 | 2,200 | 2,400 |
| 120 FICA & MEDICARE EXPENSE | 34,744 | 36,450 | 36,450 | 38,800 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 72,202 | 78,400 | 78,400 | 85,500 |
| <i>PERSONNEL SERVICES Totals</i> | <u>560,795</u> | <u>593,700</u> | <u>593,700</u> | <u>634,150</u> |
| <i>CONTRACTUAL</i> | | | | |
| 217 IT SERVICE | 552,881 | 560,700 | 560,700 | 552,700 |
| <i>CONTRACTUAL Totals</i> | <u>552,881</u> | <u>560,700</u> | <u>560,700</u> | <u>552,700</u> |
| <i>SUPPLIES</i> | | | | |
| 301 OFFICE SUPPLIES | 190 | 200 | 200 | 200 |
| 303 COMPUTER SUPPLIES | 14,679 | 18,000 | 18,000 | 18,000 |
| 321 UNIFORMS | 509 | 1,000 | 1,000 | 1,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 186 | 1,000 | 1,000 | 1,000 |
| <i>SUPPLIES Totals</i> | <u>15,564</u> | <u>20,200</u> | <u>20,200</u> | <u>20,200</u> |
| <i>OPERATIONS</i> | | | | |
| 430 TUITION & TRAINING | 535 | 5,000 | 5,000 | 3,000 |
| 436 TRAVEL | 2,354 | 5,000 | 5,000 | 3,000 |
| <i>OPERATIONS Totals</i> | <u>2,889</u> | <u>10,000</u> | <u>10,000</u> | <u>6,000</u> |
| <i>UTILITIES</i> | | | | |
| 507 CELLULAR TELEPHONE | 5,301 | 6,150 | 6,150 | 4,750 |
| <i>UTILITIES Totals</i> | <u>5,301</u> | <u>6,150</u> | <u>6,150</u> | <u>4,750</u> |
| INFORMATION TECHNOLOGY Totals | 1,137,429 | 1,190,750 | 1,190,750 | 1,217,800 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------------|------------------------|
| 01 General | 10 General Government | 09 Internal Operations |

Expenditure Summary

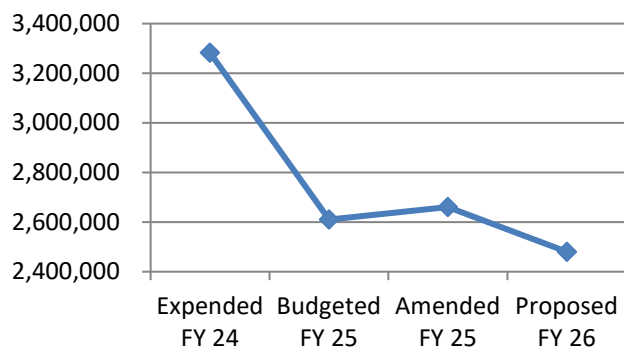
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 792,974 | 808,350 | 821,350 | 799,950 |
| Contractual | 927,276 | 1,324,750 | 1,324,750 | 1,211,600 |
| Supplies | 99,646 | 97,500 | 97,500 | 90,500 |
| Operational | 1,062 | 2,000 | 2,000 | 1,000 |
| Utilities | 570,542 | 377,200 | 377,200 | 377,200 |
| Capital | 890,479 | - | 38,000 | - |
| Total | 3,281,978 | 2,609,800 | 2,660,800 | 2,480,250 |

Personnel Schedule

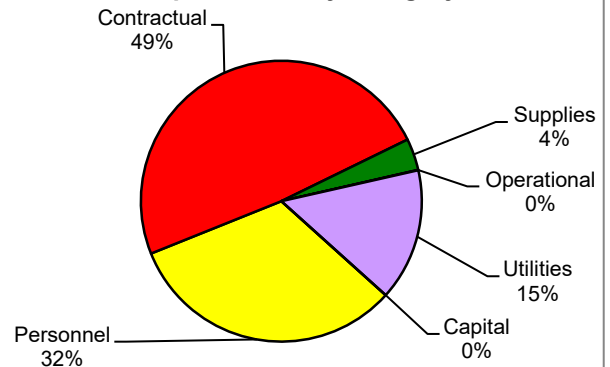
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|---------------------------------|----------------|-------------------|-------------------|
| Facilities Superintendent | 25 | 1 | 1 |
| Internal Operations Crewleader | 17 | 1 | 1 |
| Internal Operations Coordinator | 15 | 1 | 1 |
| Building Maintenance Technician | 12 | 2 | 2 |
| Lead Custodian | 11 | 2 | 2 |
| Custodian | 7 | 4 | 4 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|------------------------|
| 01 General Fund | 10 General Government | 09 Internal Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | |
|----------------------------------|----------------|----------------|----------------|----------------|
| 100 SALARIES & WAGES | 613,323 | 636,550 | 644,550 | 630,600 |
| 109 SALARIES & WAGES-OVERTIME | 16,504 | 6,000 | 11,000 | 5,000 |
| 113 EDUCATION/CERTIFICATE PAY | 300 | 300 | 300 | 300 |
| 114 LONGEVITY PAY | 11,500 | 12,100 | 12,100 | 9,500 |
| 120 FICA & MEDICARE EXPENSE | 48,531 | 48,700 | 48,700 | 48,250 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 102,816 | 104,700 | 104,700 | 106,300 |
| <i>PERSONNEL SERVICES Totals</i> | <u>792,974</u> | <u>808,350</u> | <u>821,350</u> | <u>799,950</u> |

CONTRACTUAL

| | | | | |
|-----------------------------------|---------|---------|---------|---------|
| 213 CONSULTING FEES | 14,306 | 4,000 | 4,000 | 2,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 458,215 | 479,650 | 479,650 | 447,000 |
| 237 UNIFORM SERVICE | 4,637 | 5,500 | 5,500 | 5,000 |
| 240 EQUIPMENT REPAIRS | 25,045 | 25,000 | 25,000 | 25,000 |
| 242 EQUIPMENT RENTAL & LEASE | 150 | 600 | 600 | 600 |
| 243 BUILDING / PARKING LEASES | 24,543 | 525,500 | 525,500 | 545,000 |

Notes: Building Lease

Public Safety South Campus – multiple divisions of the PD, Fire Administration, Fire Marshal's office. Annual lease amount including rent, taxes, insurance, CAM fees.

CITY MANAGER COMMENTS: Approved

| | | | | |
|---------------------------|----------------|------------------|------------------|------------------|
| 244 BUILDING REPAIRS | 388,062 | 272,500 | 272,500 | 175,000 |
| 246 VEHICLE REPAIRS | 1,945 | 4,000 | 4,000 | 4,000 |
| 272 JANITORIAL SERVICES | 10,374 | 8,000 | 8,000 | 8,000 |
| <i>CONTRACTUAL Totals</i> | <u>927,276</u> | <u>1,324,750</u> | <u>1,324,750</u> | <u>1,211,600</u> |

SUPPLIES

| | | | | |
|----------------------------------|---------------|---------------|---------------|---------------|
| 301 OFFICE SUPPLIES | 623 | 500 | 500 | 500 |
| 323 SMALL TOOLS | 1,667 | 2,000 | 2,000 | 2,000 |
| 331 FUEL & LUBRICANTS | 23,512 | 21,000 | 21,000 | 14,000 |
| 345 CLEANING SUPPLIES | 36,095 | 32,000 | 32,000 | 32,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 37,759 | 42,000 | 42,000 | 42,000 |
| <i>SUPPLIES Totals</i> | <u>99,646</u> | <u>97,500</u> | <u>97,500</u> | <u>90,500</u> |

OPERATIONS

| | | | | |
|--------------------------|--------------|--------------|--------------|--------------|
| 415 RECRUITING EXPENSES | 123 | - | - | - |
| 430 TUITION & TRAINING | 140 | 500 | 500 | 500 |
| 436 TRAVEL | 799 | 1,500 | 1,500 | 500 |
| <i>OPERATIONS Totals</i> | <u>1,062</u> | <u>2,000</u> | <u>2,000</u> | <u>1,000</u> |

| Fund | Department | Division |
|-----------------|-----------------------|------------------------|
| 01 General Fund | 10 General Government | 09 Internal Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>UTILITIES</i> | | | | |
| 501 ELECTRICITY | 214,070 | 228,000 | 228,000 | 228,000 |
| 507 CELLULAR TELEPHONE | 5,382 | 6,200 | 6,200 | 6,200 |
| 508 TELEPHONE SERVICE | 251,960 | 40,000 | 40,000 | 40,000 |
| 510 NATURAL GAS SERVICE | 32,182 | 31,000 | 31,000 | 31,000 |
| 513 WATER | 66,948 | 72,000 | 72,000 | 72,000 |
| <i>UTILITIES Totals</i> | <u>570,542</u> | <u>377,200</u> | <u>377,200</u> | <u>377,200</u> |
| <i>CAPITAL</i> | | | | |
| 603 BUILDINGS | 317,953 | - | - | - |
| 610 FURNITURE & FIXTURES | 118,485 | - | - | - |
| 617 RADIO EQUIPMENT | - | - | 38,000 | - |
| 621 FIELD MACHINERY & EQUIPMENT | 387,908 | - | - | - |
| 623 VEHICLES | 66,133 | - | - | - |
| <i>CAPITAL Totals</i> | <u>890,479</u> | <u>-</u> | <u>38,000</u> | <u>-</u> |
| INTERNAL OPERATIONS Totals | 3,281,978 | 2,609,800 | 2,660,800 | 2,480,250 |

DIVISION SUMMARY

Fund

01 General

Department

15 Finance

Division

11 Fiscal Services

Expenditure Summary

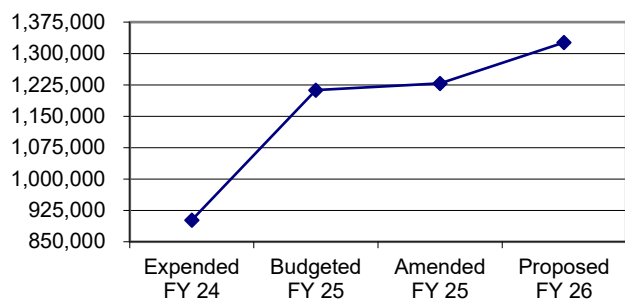
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 384,262 | 597,600 | 597,600 | 613,400 |
| Contractual | 445,996 | 539,000 | 555,000 | 631,700 |
| Supplies | 59,978 | 67,250 | 67,250 | 70,250 |
| Operational | 10,408 | 7,250 | 7,250 | 9,750 |
| Utilities | 1,269 | 1,250 | 1,250 | 1,250 |
| Total | 901,913 | 1,212,350 | 1,228,350 | 1,326,350 |

Personnel Schedule

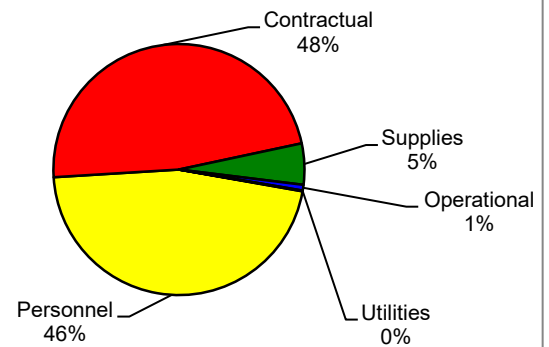
| <u>Position</u> | <u>Classification</u> | FY 25 <u>Approved</u> | FY 26 <u>Proposed</u> |
|-------------------------|-----------------------|--------------------------|--------------------------|
| Director of Finance | - | 1 | 1 |
| Purchasing Agent | 25 | 1 | 1 |
| Finance Clerk - Payroll | 20 | 1 | 1 |
| Inventory Clerk | 14 | 1 | 1 |
| Finance Clerk - A/P | 14 | 1.5 | 1.5 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | | Department | | Division | |
|----------------------------------|---------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| 01 General Fund | | 15 Finance | | 11 Fiscal Services | |
| G/L Account | | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
| <i>PERSONNEL SERVICES</i> | | | | | |
| 100 | SALARIES & WAGES | 311,044 | 480,600 | 480,600 | 491,200 |
| 109 | SALARIES & WAGES-OVERTIME | 332 | 300 | 300 | 300 |
| 113 | EDUCATION/CERTIFICATE PAY | 319 | 800 | 800 | 800 |
| 114 | LONGEVITY PAY | 3,525 | 4,100 | 4,100 | 4,200 |
| 120 | FICA & MEDICARE EXPENSE | 22,853 | 36,750 | 36,750 | 37,500 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 46,188 | 75,050 | 75,050 | 79,400 |
| <i>PERSONNEL SERVICES Totals</i> | | 384,262 | 597,600 | 597,600 | 613,400 |
| <i>CONTRACTUAL</i> | | | | | |
| 210 | AUDITING | 39,000 | 40,000 | 40,000 | 42,000 |
| 223 | INSURANCE-SURETY BONDS | 500 | 500 | 500 | 500 |
| 225 | INSURANCE-AUTOMOBILES | 94,233 | 112,600 | 128,600 | 149,000 |
| 227 | INSURANCE-REAL PROPERTY | 125,750 | 133,000 | 133,000 | 167,650 |
| 228 | INSURANCE-CLAIMS & DEDUCTIBLES | 15,889 | 35,000 | 35,000 | 35,000 |
| 229 | INSURANCE-LIABILITY | 76,509 | 84,400 | 84,400 | 99,550 |
| 231 | SERVICE MAINTENANCE CONTRACTS | 84,832 | 90,000 | 90,000 | 95,000 |
| 233 | NEWSPAPER NOTICES - ADVERTISING | 203 | 500 | 500 | 500 |
| 235 | BANK CHARGES | 1,058 | - | - | - |
| 240 | EQUIPMENT REPAIRS | - | 500 | 500 | - |
| 242 | EQUIPMENT RENTAL & LEASE | 8,021 | 42,500 | 42,500 | 42,500 |
| <i>CONTRACTUAL Totals</i> | | 445,996 | 539,000 | 555,000 | 631,700 |
| <i>SUPPLIES</i> | | | | | |
| 301 | OFFICE SUPPLIES | 2,166 | 2,000 | 2,000 | 2,000 |
| 305 | COPY MACHINE SUPPLIES | 31,224 | 38,000 | 38,000 | 38,000 |
| 307 | POSTAGE | 25,289 | 25,000 | 25,000 | 28,000 |
| 310 | PRINTING & BINDING | 1,299 | 1,500 | 1,500 | 1,500 |
| 347 | GENERAL MAINTENANCE SUPPLIES | - | 750 | 750 | 750 |
| <i>SUPPLIES Totals</i> | | 59,978 | 67,250 | 67,250 | 70,250 |
| <i>OPERATIONS</i> | | | | | |
| 410 | DUES & SUBSCRIPTIONS | 2,170 | 1,750 | 1,750 | 1,750 |
| 430 | TUITION & TRAINING | 2,288 | 2,500 | 2,500 | 5,000 |
| 436 | TRAVEL | 5,950 | 3,000 | 3,000 | 3,000 |
| <i>OPERATIONS Totals</i> | | 10,408 | 7,250 | 7,250 | 9,750 |
| <i>UTILITIES</i> | | | | | |
| 507 | CELLULAR TELEPHONE | 1,269 | 1,250 | 1,250 | 1,250 |
| <i>UTILITIES Totals</i> | | 1,269 | 1,250 | 1,250 | 1,250 |
| FINANCE Totals | | 901,913 | 1,212,350 | 1,228,350 | 1,326,350 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|------------|--------------------|
| 01 General | 15 Finance | 15 Municipal Court |

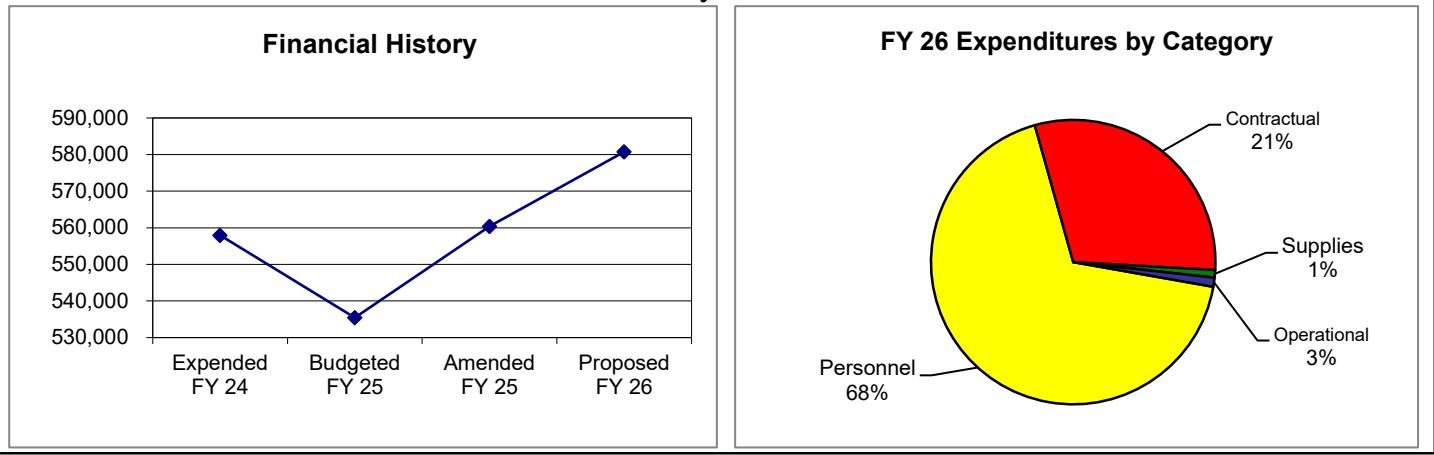
Expenditure Summary

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 348,319 | 374,100 | 374,100 | 394,150 |
| Contractual | 164,635 | 150,600 | 175,600 | 175,600 |
| Supplies | 3,665 | 4,750 | 4,750 | 5,000 |
| Operational | 3,635 | 6,000 | 6,000 | 6,000 |
| Capital | 37,692 | - | - | - |
| Total | 557,947 | 535,450 | 560,450 | 580,750 |

Personnel Schedule

| Position | Classification | FY 25 Approved | FY 26 Proposed |
|----------------------------------|----------------|-------------------|-------------------|
| Municipal Court Clerk Supervisor | 23 | 1 | 1 |
| Juvenile Case Manager | 16 | 0.5 | 0.5 |
| Deputy Municipal Court Clerk | 14 | 3 | 3 |

Activity Trends



| Fund | Department | Division |
|-----------------|------------|--------------------|
| 01 General Fund | 15 Finance | 15 Municipal Court |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | | |
|-----|-----------------------------|---------|---------|---------|---------|
| 100 | SALARIES & WAGES | 281,404 | 297,700 | 297,700 | 312,500 |
| 109 | SALARIES & WAGES-OVERTIME | 52 | 300 | 300 | - |
| 113 | EDUCATION/CERTIFICATE PAY | 1,200 | 1,200 | 1,200 | 1,800 |
| 114 | LONGEVITY PAY | 3,171 | 3,150 | 3,150 | 3,300 |
| 120 | FICA & MEDICARE EXPENSE | 20,919 | 22,800 | 22,800 | 23,900 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 41,573 | 48,950 | 48,950 | 52,650 |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 348,319 | 374,100 | 374,100 | 394,150 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | | |
|-----|-------|---------|---------|---------|---------|
| 211 | LEGAL | 136,180 | 120,000 | 145,000 | 145,000 |
|-----|-------|---------|---------|---------|---------|

Notes: INCREASED ENFORCEMENT

The Police Department is running increased traffic enforcement as part of a larger push around the state to reduce traffic accidents and injury related to speeding, red-light running, and aggressive driving.

The increase in citations adds workloads to the court staff and the prosecutors time is affected.

CITY MANAGER'S COMMENTS: Approved

| | | | | | |
|-----|-------------------------------|--------|--------|--------|--------|
| 231 | SERVICE MAINTENANCE CONTRACTS | 28,455 | 29,600 | 29,600 | 29,600 |
| 240 | EQUIPMENT REPAIRS | - | 500 | 500 | 500 |
| 242 | EQUIPMENT RENTAL & LEASE | - | 500 | 500 | 500 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 164,635 | 150,600 | 175,600 | 175,600 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | | |
|-----|------------------------------|-------|-------|-------|-------|
| 301 | OFFICE SUPPLIES | 1,749 | 1,750 | 1,750 | 2,000 |
| 310 | PRINTING & BINDING | 1,916 | 2,250 | 2,250 | 2,250 |
| 347 | GENERAL MAINTENANCE SUPPLIES | - | 750 | 750 | 750 |

| | | | | |
|------------------------|-------|-------|-------|-------|
| <i>SUPPLIES Totals</i> | 3,665 | 4,750 | 4,750 | 5,000 |
|------------------------|-------|-------|-------|-------|

OPERATIONS

| | | | | | |
|-----|----------------------|-------|-------|-------|-------|
| 407 | JURY EXPENSE | 480 | 1,000 | 1,000 | 1,000 |
| 410 | DUES & SUBSCRIPTIONS | 110 | 500 | 500 | 500 |
| 415 | RECRUITING EXPENSES | 77 | - | - | - |
| 430 | TUITION & TRAINING | 1,926 | 2,000 | 2,000 | 2,000 |
| 436 | TRAVEL | 1,043 | 2,500 | 2,500 | 2,500 |

| | | | | |
|--------------------------|-------|-------|-------|-------|
| <i>OPERATIONS Totals</i> | 3,635 | 6,000 | 6,000 | 6,000 |
|--------------------------|-------|-------|-------|-------|

CAPITAL

| | | | | | |
|-----|--------------------|--------|---|---|---|
| 612 | COMPUTER EQUIPMENT | 37,692 | - | - | - |
|-----|--------------------|--------|---|---|---|

| | | | | |
|--------------------------|--------|---|---|---|
| <i>OPERATIONS Totals</i> | 37,692 | - | - | - |
|--------------------------|--------|---|---|---|

| | | | | |
|-------------------------------|----------------|----------------|----------------|----------------|
| MUNICIPAL COURT Totals | 557,947 | 535,450 | 560,450 | 580,750 |
|-------------------------------|----------------|----------------|----------------|----------------|

DIVISION SUMMARY

Fund

01 General

Department

20 Fire

Division

25 Fire Operations

Expenditure Summary

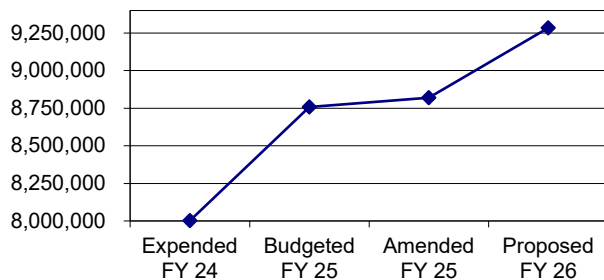
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 7,403,016 | 8,260,750 | 8,310,750 | 8,736,900 |
| Contractual | 300,793 | 309,850 | 309,850 | 359,400 |
| Supplies | 195,322 | 132,500 | 132,500 | 128,050 |
| Operational | 50,546 | 50,850 | 50,850 | 56,200 |
| Utilities | 4,297 | 4,300 | 4,300 | 4,300 |
| Capital | 47,748 | - | 10,750 | - |
| Total | 8,001,723 | 8,758,250 | 8,819,000 | 9,284,850 |

Personnel Schedule

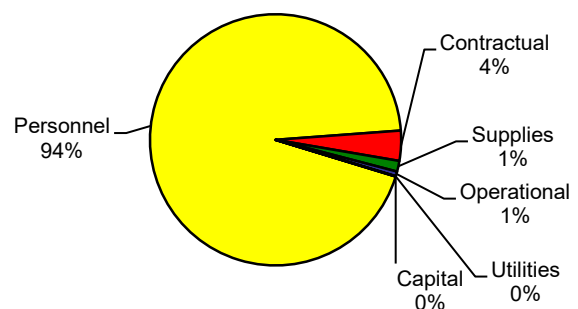
| <u>Position</u> | <u>Classification</u> | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|-----------------------------------|-----------------------|---------------------------|---------------------------|
| Fire Chief | - | 1 | 1 |
| Assistant Fire Chief | 34 | 1 | 1 |
| Division Chief | F9 | 1 | 1 |
| Battalion Chief | F9 | 3 | 3 |
| Captain/Drivers | F8 | 12 | 12 |
| Driver/Engineer | F6 | 12 | 12 |
| Firefighter | F5 | 30 | 30 |
| Administrative Assistant | 15 | 1 | 1 |
| Volunteer Firefighters/PT Drivers | - | 8 | - |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|------------|--------------------|
| 01 General Fund | 20 Fire | 25 Fire Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | | |
|-----|---------------------------|-----------|-----------|-----------|-----------|
| 100 | SALARIES & WAGES | 5,380,867 | 6,041,050 | 6,041,050 | 6,434,650 |
| 109 | SALARIES & WAGES-OVERTIME | 443,771 | 450,000 | 500,000 | 450,000 |
| 113 | EDUCATION/CERTIFICATE PAY | 77,880 | 95,000 | 95,000 | 117,600 |

| | |
|---------------|--------------------|
| Notes: | Education/Cert Pay |
|---------------|--------------------|

There has been an increase in the number of certifications at almost every level.

CITY MANAGER'S COMMENTS: Approved

| | | | | | |
|-----|-----------------------------|---------|-----------|-----------|-----------|
| 114 | LONGEVITY PAY | 46,205 | 55,600 | 55,600 | 51,250 |
| 115 | VOLUNTEER-INCENTIVE PAY | 62,550 | 69,000 | 69,000 | 17,250 |
| 120 | FICA & MEDICARE EXPENSE | 447,540 | 488,900 | 488,900 | 518,800 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 934,432 | 1,050,700 | 1,050,700 | 1,142,700 |
| 126 | VOLUNTEER PENSION | 9,770 | 10,500 | 10,500 | 4,650 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 7,403,016 | 8,260,750 | 8,310,750 | 8,736,900 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | | |
|-----|-------------------------------|---------|---------|---------|---------|
| 222 | DISABILITY INSURANCE | 35,205 | 35,500 | 35,500 | - |
| 231 | SERVICE MAINTENANCE CONTRACTS | 111,093 | 109,500 | 109,500 | 187,050 |

| | |
|---------------|-------------------------------|
| Notes: | Service maintenance contracts |
|---------------|-------------------------------|

We are experiencing market increases in virtually every service budgeted in this account. Additionally, all SCBA bottles are required to be hydrostatically tested once every five years, and this is the year that service will need to be performed.

\$74,500 for First Due Software - Our current records management software (Tyler) will not be compatible with the new incident reporting system being implemented by the US Fire Administration in January 2026. First Due will be compatible and will afford us the opportunity to consolidate multiple software solutions presently used into one package. For example, we will no longer need Active 911, Target Solutions, Tyler Fire Record Management, Mobile Eyes, or Blaze Stack. One-time costs associated with set-up of First Due include one week of in-person training (\$10,000), implementation and configuration (\$6000), and a Tyler connection fee (\$16,000). The remaining \$42,500 of the original cost will be ongoing.

CITY MANAGER'S COMMENTS: Approved

| | | | | | |
|-----|--------------------------|---------|---------|---------|---------|
| 237 | UNIFORM SERVICE | 4,194 | 2,500 | 2,500 | 2,500 |
| 240 | EQUIPMENT REPAIRS | 12,346 | 21,850 | 21,850 | 21,850 |
| 242 | EQUIPMENT RENTAL & LEASE | - | 2,500 | 2,500 | - |
| 246 | VEHICLE REPAIRS | 137,955 | 138,000 | 138,000 | 148,000 |

| | |
|---------------|----------------|
| Notes: | Vehicle Repair |
|---------------|----------------|

Based on a review of hours and mileage being put on the engines and ladders, we have arrived at the place where the equipment is in need of additional preventive maintenance to help ensure its longevity. Request \$10k for additional preventive maintenance on the 2 newest apparatus.

CITY MANAGER'S COMMENTS: Approved

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 300,793 | 309,850 | 309,850 | 359,400 |
|---------------------------|---------|---------|---------|---------|

| Fund | Department | Division |
|-----------------|------------|--------------------|
| 01 General Fund | 20 Fire | 25 Fire Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

SUPPLIES

| | | | | | |
|-----|------------------------------|--------|--------|--------|--------|
| 301 | OFFICE SUPPLIES | 1,577 | 1,500 | 1,500 | 1,500 |
| 310 | PRINTING & BINDING | 284 | 300 | 300 | 300 |
| 321 | UNIFORMS | 44,231 | 13,800 | 13,800 | 14,350 |
| 323 | SMALL TOOLS | 1,567 | 3,000 | 3,000 | 3,000 |
| 331 | FUEL & LUBRICANTS | 54,643 | 60,000 | 60,000 | 55,000 |
| 347 | GENERAL MAINTENANCE SUPPLIES | 7,554 | 9,900 | 9,900 | 9,900 |
| 379 | FIRE FIGHTING SUPPLIES | 85,467 | 44,000 | 44,000 | 44,000 |

| | | | | |
|------------------------|---------|---------|---------|---------|
| <i>SUPPLIES Totals</i> | 195,322 | 132,500 | 132,500 | 128,050 |
|------------------------|---------|---------|---------|---------|

OPERATIONS

| | | | | | |
|-----|----------------------|--------|--------|--------|--------|
| 410 | DUES & SUBSCRIPTIONS | 11,723 | 15,150 | 15,150 | 17,500 |
|-----|----------------------|--------|--------|--------|--------|

| | |
|--|-------------------------------|
| Notes: | Dues and Subscriptions |
| \$200 for new TCFP certifications | |
| \$600 for DSHS (EMT and Paramedic) renewals due to an increase in fees charged by DSHS | |
| \$1850 for Texas Fire Chiefs Association Best Practices Annual Fee | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | | |
|-----|---------------------|--------|--------|--------|--------|
| 415 | RECRUITING EXPENSES | 2,150 | - | - | - |
| 430 | TUITION & TRAINING | 15,375 | 19,000 | 19,000 | 22,000 |
| 436 | TRAVEL | 21,299 | 16,700 | 16,700 | 16,700 |

| | | | | |
|--------------------------|--------|--------|--------|--------|
| <i>OPERATIONS Totals</i> | 50,546 | 50,850 | 50,850 | 56,200 |
|--------------------------|--------|--------|--------|--------|

UTILITIES

| | | | | | |
|-----|--------------------|-------|-------|-------|-------|
| 507 | CELLULAR TELEPHONE | 4,297 | 4,300 | 4,300 | 4,300 |
|-----|--------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------|-------|-------|-------|-------|
| <i>UTILITIES Totals</i> | 4,297 | 4,300 | 4,300 | 4,300 |
|-------------------------|-------|-------|-------|-------|

CAPITAL

| | | | | | |
|-----|-----------------------------|--------|---|--------|---|
| 610 | FURNITURE & FIXTURES | 367 | - | - | - |
| 621 | FIELD MACHINERY & EQUIPMENT | - | - | - | - |
| 623 | VEHICLES | 47,381 | - | 10,750 | - |

| | |
|---|------------------------------------|
| Notes: | Amended: Vehicle Outfitting |
| Vehicle was received too late in the last budget year to get the outfitting completed so it was done in this fiscal year. | |

| | | | | |
|-----------------------|--------|---|--------|---|
| <i>CAPITAL Totals</i> | 47,748 | - | 10,750 | - |
|-----------------------|--------|---|--------|---|

| | | | | |
|-------------------------------|------------------|------------------|------------------|------------------|
| FIRE OPERATIONS Totals | 8,001,723 | 8,758,250 | 8,819,000 | 9,284,850 |
|-------------------------------|------------------|------------------|------------------|------------------|

DIVISION SUMMARY

| Fund | Department | Division |
|------------|------------|-----------------|
| 01 General | 20 Fire | 29 Fire Marshal |

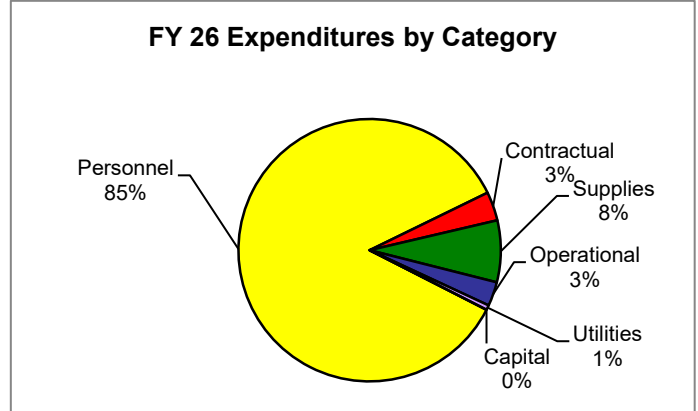
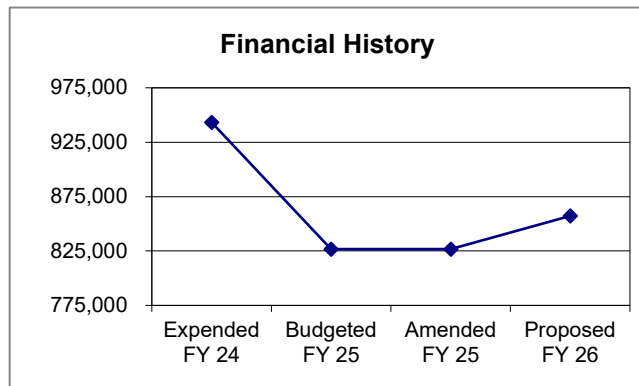
Expenditure Summary

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 665,139 | 699,250 | 699,250 | 731,000 |
| Contractual | 25,188 | 31,500 | 31,500 | 30,500 |
| Supplies | 63,104 | 65,500 | 65,500 | 65,200 |
| Operational | 23,993 | 25,500 | 25,500 | 25,500 |
| Utilities | 5,076 | 5,000 | 5,000 | 5,000 |
| Capital | 160,777 | - | - | - |
| Total | 943,277 | 826,750 | 826,750 | 857,200 |

Personnel Schedule

| <u>Position</u> | <u>Classification</u> | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|--------------------------------------|-----------------------|---------------------------|---------------------------|
| Fire Marshal | 34 | 1 | 1 |
| Senior Fire Inspector-Captain | FM8 | 1 | 1 |
| Fire Inspector/Investigator/Educator | FM6 | 2 | 2 |
| Fire Marshal's Office Coordinator | 12 | 1 | 1 |

Activity Trends



| Fund | Department | Division |
|-----------------|-------------------|-----------------|
| 01 General Fund | 20 Fire | 29 Fire Marshal |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | | |
|-----|-----------------------------|---------|---------|---------|---------|
| 100 | SALARIES & WAGES | 519,303 | 545,100 | 545,100 | 568,550 |
| 109 | SALARIES & WAGES-OVERTIME | 9,254 | 10,000 | 10,000 | 10,000 |
| 113 | EDUCATION/CERTIFICATE PAY | 7,293 | 9,600 | 9,600 | 9,600 |
| 114 | LONGEVITY PAY | 2,935 | 3,200 | 3,200 | 3,550 |
| 120 | FICA & MEDICARE EXPENSE | 40,578 | 41,700 | 41,700 | 43,500 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 85,776 | 89,650 | 89,650 | 95,800 |

| | | | | |
|----------------------------------|----------------|----------------|----------------|----------------|
| <i>PERSONNEL SERVICES Totals</i> | <u>665,139</u> | <u>699,250</u> | <u>699,250</u> | <u>731,000</u> |
|----------------------------------|----------------|----------------|----------------|----------------|

CONTRACTUAL

| | | | | | |
|-----|-------------------------------|--------|--------|--------|--------|
| 231 | SERVICE MAINTENANCE CONTRACTS | 19,661 | 22,500 | 22,500 | 22,500 |
| 237 | UNIFORM SERVICE | 1,706 | 2,000 | 2,000 | 2,000 |
| 240 | EQUIPMENT REPAIRS | - | 500 | 500 | 500 |
| 242 | EQUIPMENT RENTAL & LEASE | - | 1,000 | 1,000 | - |
| 246 | VEHICLE REPAIRS | 3,822 | 5,000 | 5,000 | 5,000 |
| 261 | CRIME SCENE SERVICES | - | 500 | 500 | 500 |

| | | | | |
|---------------------------|---------------|---------------|---------------|---------------|
| <i>CONTRACTUAL Totals</i> | <u>25,188</u> | <u>31,500</u> | <u>31,500</u> | <u>30,500</u> |
|---------------------------|---------------|---------------|---------------|---------------|

SUPPLIES

| | | | | | |
|-----|------------------------------|--------|--------|--------|--------|
| 301 | OFFICE SUPPLIES | 1,321 | 1,500 | 1,500 | 1,500 |
| 310 | PRINTING & BINDING | 1,087 | 1,000 | 1,000 | 1,000 |
| 321 | UNIFORMS | 3,469 | 3,500 | 3,500 | 3,500 |
| 331 | FUEL & LUBRICANTS | 10,699 | 12,000 | 12,000 | 8,000 |
| 347 | GENERAL MAINTENANCE SUPPLIES | - | 500 | 500 | - |
| 373 | INVESTIGATION SUPPLIES | 2,906 | 3,000 | 3,000 | 3,000 |
| 374 | EXPLORER PROGRAM SUPPLIES | 19,267 | 12,000 | 12,000 | 12,000 |
| 376 | CANINE EXPENSE | 1,745 | 3,500 | 3,500 | 3,500 |

| Fund | Department | Division |
|-----------------|------------|-----------------|
| 01 General Fund | 20 Fire | 29 Fire Marshal |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|------------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| 378 FIRE PREVENTION SUPPLIES | 21,133 | 26,500 | 26,500 | 30,700 |

| | |
|---|-----------------------------------|
| Notes: | Cost increases/Rental Gear |
| <p>This request seeks a \$3,750 funding increase to support the rental of NFPA 1851-compliant structural firefighting gear for 10 Citizens Fire Academy (CFA) participants. Renting is a safer, more practical, and cost-effective solution for this short-term program compared to purchasing gear and requires ongoing maintenance, inspection, and replacement every 10 years per NFPA standards.</p> <p>CFA participants must wear compliant gear for live fire training. Renting ensures gear is professionally maintained, properly cleaned, and up to code. It also solves ongoing issues with sizing, improving both safety and comfort for participants.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | |
|---|---|
| Notes: | Increase for Junior Fire Academy |
| <p>This request is to increase funding by \$700 to support the Junior Fire Academy program expenses. This increase reflects adjustments to supply and activity costs that are essential to maintaining the quality, safety, and educational value of the program. This modest increase will help preserve the program's effectiveness and ensure a safe and enriching experience for all attendees.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | | |
|----------------------------|--------------------------|----------------|----------------|----------------|----------------|
| 379 | FIRE FIGHTING SUPPLIES | 1,476 | 2,000 | 2,000 | 2,000 |
| | <i>SUPPLIES Totals</i> | <u>63,104</u> | <u>65,500</u> | <u>65,500</u> | <u>65,200</u> |
| <i>OPERATIONS</i> | | | | | |
| 410 | DUES & SUBSCRIPTIONS | 3,269 | 3,000 | 3,000 | 3,000 |
| 420 | AWARDS | 7,550 | 7,500 | 7,500 | 7,500 |
| 430 | TUITION & TRAINING | 4,522 | 5,000 | 5,000 | 5,000 |
| 436 | TRAVEL | 8,653 | 10,000 | 10,000 | 10,000 |
| | <i>OPERATIONS Totals</i> | <u>23,993</u> | <u>25,500</u> | <u>25,500</u> | <u>25,500</u> |
| <i>UTILITIES</i> | | | | | |
| 507 | CELLULAR TELEPHONE | 5,076 | 5,000 | 5,000 | 5,000 |
| | <i>UTILITIES Totals</i> | <u>5,076</u> | <u>5,000</u> | <u>5,000</u> | <u>5,000</u> |
| <i>CAPITAL</i> | | | | | |
| 623 | VEHICLES | 160,777 | - | - | - |
| | <i>CAPITAL Totals</i> | <u>160,777</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| FIRE MARSHAL Totals | | 943,277 | 826,750 | 826,750 | 857,200 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|------------|-------------------|
| 01 General | 30 Police | 31 Administration |

Expenditure Summary

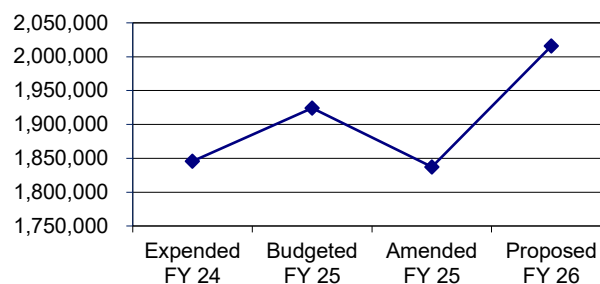
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 1,614,627 | 1,727,800 | 1,637,800 | 1,809,300 |
| Contractual | 124,909 | 102,150 | 105,150 | 115,250 |
| Supplies | 17,147 | 18,500 | 18,500 | 15,500 |
| Operational | 78,000 | 67,500 | 67,500 | 67,500 |
| Utilities | 8,735 | 8,300 | 8,300 | 8,300 |
| Capital | 2,032 | - | - | - |
| Total | 1,845,451 | 1,924,250 | 1,837,250 | 2,015,850 |

Personnel Schedule

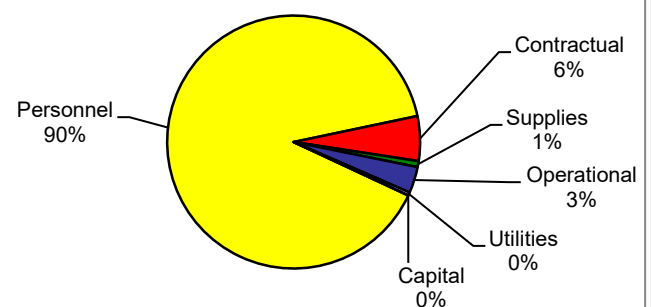
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|------------------------|----------------|-------------------|-------------------|
| Police Chief | - | 1 | 1 |
| Assistant Police Chief | 34 | 1 | 1 |
| Captain | P9 | 1 | 1 |
| Lieutenant | P8 | 5 | 5 |
| Training Coordinator | P5 | 1 | 1 |
| Executive Secretary | 15 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|------------|-------------------|
| 01 General Fund | 30 Police | 31 Administration |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | | |
|-----|-----------------------------|-----------|-----------|-----------|-----------|
| 100 | SALARIES & WAGES | 1,225,717 | 1,320,850 | 1,220,850 | 1,380,800 |
| 109 | SALARIES & WAGES-OVERTIME | 51,617 | 50,000 | 60,000 | 50,000 |
| 113 | EDUCATION/CERTIFICATE PAY | 18,375 | 27,800 | 27,800 | 27,800 |
| 114 | LONGEVITY PAY | 11,170 | 10,850 | 10,850 | 12,400 |
| 120 | FICA & MEDICARE EXPENSE | 97,204 | 101,050 | 101,050 | 105,650 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 210,544 | 217,250 | 217,250 | 232,650 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 1,614,627 | 1,727,800 | 1,637,800 | 1,809,300 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | | |
|-----|-----------------|--------|---|---|--------|
| 213 | CONSULTING FEES | 23,970 | - | - | 24,000 |
|-----|-----------------|--------|---|---|--------|

| | |
|--|---------------------------------|
| Notes: | Increase Consulting Fees |
| We request \$24,000 to provide cardiac wellness testing to 30 officers. The testing has previously been conducted on some officers which has resulted in several officers discovering major cardiac medical issues. This test would be voluntarily offered to officers who have been unable to test in the past. The SIGMA Wellness program has the ability to enhance the quality of life of officers and increase their awareness of cardiac problems that may have yet to be discovered under normal routine physicals. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | | |
|-----|-------------------------------|--------|--------|--------|--------|
| 226 | INSURANCE-LAW ENFORCEMENT | 70,293 | 70,450 | 73,450 | 67,550 |
| 231 | SERVICE MAINTENANCE CONTRACTS | 7,476 | 10,000 | 10,000 | 2,000 |
| 237 | UNIFORM SERVICE | 1,200 | 1,200 | 1,200 | 1,200 |
| 240 | EQUIPMENT REPAIRS | - | 500 | 500 | 500 |
| 246 | VEHICLE REPAIRS | 12,610 | 10,000 | 10,000 | 10,000 |
| 263 | COUNTY JAIL CONTRACT | 9,360 | 10,000 | 10,000 | 10,000 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 124,909 | 102,150 | 105,150 | 115,250 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | | |
|-----|------------------------------|-------|--------|--------|-------|
| 301 | OFFICE SUPPLIES | 1,353 | 1,500 | 1,500 | 1,500 |
| 310 | PRINTING & BINDING | 1,233 | 1,500 | 1,500 | 1,500 |
| 321 | UNIFORMS | 3,652 | 2,000 | 2,000 | 2,000 |
| 331 | FUEL & LUBRICANTS | 9,966 | 12,000 | 12,000 | 9,000 |
| 347 | GENERAL MAINTENANCE SUPPLIES | 943 | 1,500 | 1,500 | 1,500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 17,147 | 18,500 | 18,500 | 15,500 |
|------------------------|--------|--------|--------|--------|

OPERATIONS

| | | | | | |
|-----|----------------------|-------|-------|-------|-------|
| 410 | DUES & SUBSCRIPTIONS | 5,690 | 5,500 | 5,500 | 5,500 |
| 415 | RECRUITING EXPENSES | 1,000 | - | - | - |
| 420 | AWARDS | 6,697 | 5,000 | 5,000 | 5,000 |
| 428 | MEETING EXPENSES | 195 | - | - | - |

| Fund | Department | Division |
|-----------------|-------------------|-------------------|
| 01 General Fund | 30 Police | 31 Administration |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| 430 TUITION & TRAINING | 56,258 | 45,000 | 45,000 | 45,000 |
| 436 TRAVEL | 8,160 | 12,000 | 12,000 | 12,000 |
| <i>OPERATIONS Totals</i> | <u>78,000</u> | <u>67,500</u> | <u>67,500</u> | <u>67,500</u> |
| <i>UTILITIES</i> | | | | |
| 507 CELLULAR TELEPHONE | 8,735 | 8,300 | 8,300 | 8,300 |
| <i>UTILITIES Totals</i> | <u>8,735</u> | <u>8,300</u> | <u>8,300</u> | <u>8,300</u> |
| <i>CAPITAL</i> | | | | |
| 612 COMPUTER EQUIPMENT | 2,032 | - | - | - |
| <i>CAPITAL Totals</i> | <u>2,032</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| POLICE ADMINISTRATION Totals | 1,845,451 | 1,924,250 | 1,837,250 | 2,015,850 |

DIVISION SUMMARY

Fund

01 General

Department

30 Police

Division

32 Communications

Expenditure Summary

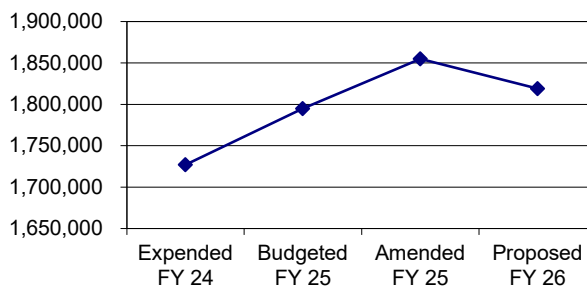
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 1,319,116 | 1,377,500 | 1,437,500 | 1,406,850 |
| Contractual | 384,083 | 400,200 | 400,200 | 395,000 |
| Supplies | 3,790 | 4,200 | 4,200 | 4,200 |
| Operational | 15,755 | 9,000 | 9,000 | 9,000 |
| Utilities | 4,326 | 4,000 | 4,000 | 4,000 |
| Total | 1,727,069 | 1,794,900 | 1,854,900 | 1,819,050 |

Personnel Schedule

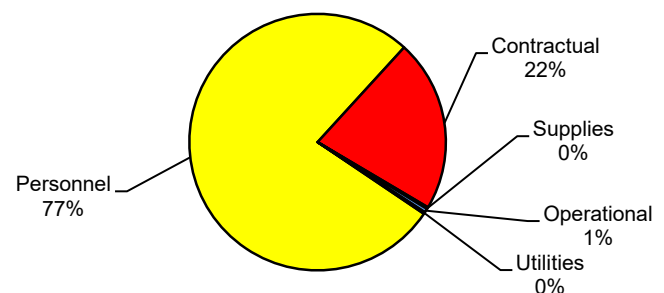
| <u>Position</u> | Classification | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|---------------------------|----------------|---------------------------|---------------------------|
| Communications Manager | 23 | 1 | 1 |
| Communications Supervisor | 20 | 3 | 3 |
| Communications Specialist | 17 | 11 | 11 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-------------------|-------------------|
| 01 General Fund | 30 Police | 32 Communications |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|-----------|---------|-----------|
| 100 SALARIES & WAGES | 805,886 | 1,008,950 | 938,950 | 1,029,000 |
| 109 SALARIES & WAGES-OVERTIME | 251,672 | 100,000 | 230,000 | 100,000 |
| 113 EDUCATION/CERTIFICATE PAY | 9,123 | 19,500 | 19,500 | 19,500 |
| 114 LONGEVITY PAY | 5,098 | 5,900 | 5,900 | 6,200 |
| 120 FICA & MEDICARE EXPENSE | 79,823 | 77,200 | 77,200 | 78,750 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 167,513 | 165,950 | 165,950 | 173,400 |

| | | | | |
|----------------------------------|------------------|------------------|------------------|------------------|
| <i>PERSONNEL SERVICES Totals</i> | <u>1,319,116</u> | <u>1,377,500</u> | <u>1,437,500</u> | <u>1,406,850</u> |
|----------------------------------|------------------|------------------|------------------|------------------|

CONTRACTUAL

| | | | | |
|-----------------------------------|---------|---------|---------|---------|
| 231 SERVICE MAINTENANCE CONTRACTS | 384,083 | 400,200 | 400,200 | 395,000 |
|-----------------------------------|---------|---------|---------|---------|

| | | | | |
|---------------------------|----------------|----------------|----------------|----------------|
| <i>CONTRACTUAL Totals</i> | <u>384,083</u> | <u>400,200</u> | <u>400,200</u> | <u>395,000</u> |
|---------------------------|----------------|----------------|----------------|----------------|

SUPPLIES

| | | | | |
|----------------------------------|-------|-------|-------|-------|
| 301 OFFICE SUPPLIES | 661 | 600 | 600 | 600 |
| 310 PRINTING & BINDING | - | 100 | 100 | 100 |
| 321 UNIFORMS | 2,322 | 2,500 | 2,500 | 2,500 |
| 347 GENERAL MAINTENANCE SUPPLIES | 806 | 1,000 | 1,000 | 1,000 |

| | | | | |
|------------------------|--------------|--------------|--------------|--------------|
| <i>SUPPLIES Totals</i> | <u>3,790</u> | <u>4,200</u> | <u>4,200</u> | <u>4,200</u> |
|------------------------|--------------|--------------|--------------|--------------|

OPERATIONS

| | | | | |
|-------------------------|--------|-------|-------|-------|
| 415 RECRUITING EXPENSES | 238 | 1,000 | 1,000 | 1,000 |
| 430 TUITION & TRAINING | 12,213 | 5,500 | 5,500 | 5,500 |
| 436 TRAVEL | 3,304 | 2,500 | 2,500 | 2,500 |

| | | | | |
|--------------------------|---------------|--------------|--------------|--------------|
| <i>OPERATIONS Totals</i> | <u>15,755</u> | <u>9,000</u> | <u>9,000</u> | <u>9,000</u> |
|--------------------------|---------------|--------------|--------------|--------------|

UTILITIES

| | | | | |
|------------------------|-------|-------|-------|-------|
| 507 CELLULAR TELEPHONE | 4,326 | 4,000 | 4,000 | 4,000 |
|------------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------|--------------|--------------|--------------|--------------|
| <i>UTILITIES Totals</i> | <u>4,326</u> | <u>4,000</u> | <u>4,000</u> | <u>4,000</u> |
|-------------------------|--------------|--------------|--------------|--------------|

| | | | | |
|------------------------------|------------------|------------------|------------------|------------------|
| COMMUNICATIONS Totals | 1,727,069 | 1,794,900 | 1,854,900 | 1,819,050 |
|------------------------------|------------------|------------------|------------------|------------------|

DIVISION SUMMARY

Fund

01 General

Department

30 Police

Division

33 Patrol

Expenditure Summary

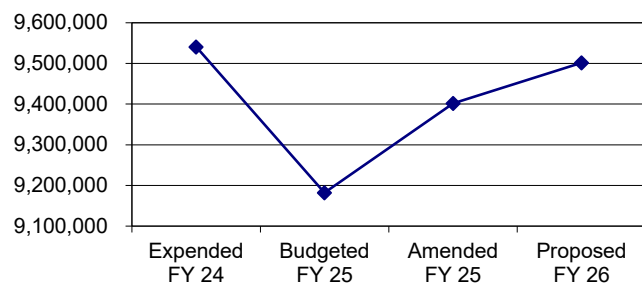
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 6,986,995 | 7,541,850 | 7,706,850 | 7,755,400 |
| Contractual | 227,209 | 160,500 | 185,500 | 159,500 |
| Supplies | 493,374 | 492,050 | 492,050 | 512,050 |
| Operational | 123,569 | 76,000 | 106,000 | 76,000 |
| Utilities | 17,956 | 16,950 | 16,950 | 16,950 |
| Capital | 1,691,862 | 894,750 | 894,750 | 982,100 |
| Total | 9,540,964 | 9,182,100 | 9,402,100 | 9,502,000 |

Personnel Schedule

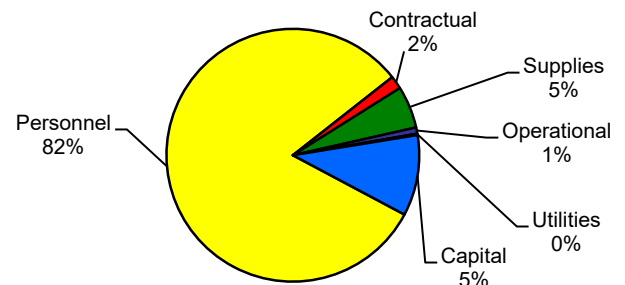
| <u>Position</u> | <u>Classification</u> | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|-----------------|-----------------------|---------------------------|---------------------------|
| Patrol Sergeant | P7 | 8 | 8 |
| Patrol Officer | P5 | 47 | 47 |
| Crime Analyst | 19 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|------------|-----------|
| 01 General Fund | 30 Police | 33 Patrol |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | | |
|-----|-----------------------------|-----------|-----------|-----------|-----------|
| 100 | SALARIES & WAGES | 4,784,840 | 5,658,650 | 5,393,650 | 5,812,550 |
| 108 | OVERTIME-STEP | 61,767 | 50,000 | 80,000 | 50,000 |
| 109 | SALARIES & WAGES-OVERTIME | 724,350 | 350,000 | 750,000 | 350,000 |
| 113 | EDUCATION/CERTIFICATE PAY | 66,671 | 94,000 | 94,000 | 95,150 |
| 114 | LONGEVITY PAY | 20,961 | 25,600 | 25,600 | 23,650 |
| 120 | FICA & MEDICARE EXPENSE | 426,677 | 432,900 | 432,900 | 444,650 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 901,730 | 930,700 | 930,700 | 979,400 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 6,986,995 | 7,541,850 | 7,706,850 | 7,755,400 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | | |
|-----|-------------------------------|---------|---------|---------|---------|
| 231 | SERVICE MAINTENANCE CONTRACTS | - | 3,500 | 3,500 | 2,500 |
| 240 | EQUIPMENT REPAIRS | - | 6,000 | 6,000 | 6,000 |
| 242 | EQUIPMENT RENTAL & LEASE | 244 | 1,000 | 1,000 | 1,000 |
| 246 | VEHICLE REPAIRS | 226,965 | 150,000 | 175,000 | 150,000 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 227,209 | 160,500 | 185,500 | 159,500 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | | |
|-----|--------------------|--------|--------|--------|---------|
| 301 | OFFICE SUPPLIES | 878 | 1,000 | 1,000 | 1,000 |
| 310 | PRINTING & BINDING | 3,058 | 3,900 | 3,900 | 3,900 |
| 315 | TRAINING SUPPLIES | 79,745 | 90,000 | 90,000 | 115,000 |

| | |
|---|-----------------------------------|
| Notes: | Increase Training Supplies |
| We request an increase of \$25,000 in training supplies. There has been a defined increase in shipping costs and munition costs, which include practice and duty ammunition, less lethal duty and training rounds, along with Simunition rounds used in practical application and active shooter trainings in the past year. Further, the ammunition needs to facilitate the training of new recruits and increased trainings related to deadly force encounters requires additional training rounds. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | | |
|-----|------------------------------|---------|---------|---------|---------|
| 321 | UNIFORMS | 179,940 | 188,250 | 188,250 | 188,250 |
| 331 | FUEL & LUBRICANTS | 196,785 | 185,000 | 185,000 | 180,000 |
| 347 | GENERAL MAINTENANCE SUPPLIES | 16,848 | 15,900 | 15,900 | 15,900 |
| 374 | POLICE EXPLORER PROGRAM | 7,112 | 2,000 | 2,000 | 2,000 |
| 376 | POLICE CANINE EXPENSE | 9,007 | 6,000 | 6,000 | 6,000 |

| | | | | |
|------------------------|---------|---------|---------|---------|
| <i>SUPPLIES Totals</i> | 493,374 | 492,050 | 492,050 | 512,050 |
|------------------------|---------|---------|---------|---------|

OPERATIONS

| | | | | | |
|-----|----------------------|--------|--------|--------|--------|
| 410 | DUES & SUBSCRIPTIONS | 750 | 500 | 500 | 500 |
| 415 | RECRUITING EXPENSES | 33,209 | 15,500 | 45,500 | 15,500 |
| 430 | TUITION & TRAINING | 67,612 | 45,000 | 45,000 | 45,000 |
| 436 | TRAVEL | 21,998 | 15,000 | 15,000 | 15,000 |

| | | | | |
|--------------------------|---------|--------|---------|--------|
| <i>OPERATIONS Totals</i> | 123,569 | 76,000 | 106,000 | 76,000 |
|--------------------------|---------|--------|---------|--------|

| Fund | Department | Division |
|-----------------|------------|-----------|
| 01 General Fund | 30 Police | 33 Patrol |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

UTILITIES

| | | | | |
|------------------------|--------|--------|--------|--------|
| 507 CELLULAR TELEPHONE | 17,956 | 16,950 | 16,950 | 16,950 |
|------------------------|--------|--------|--------|--------|

| | | | | |
|-------------------------|--------|--------|--------|--------|
| <i>UTILITIES Totals</i> | 17,956 | 16,950 | 16,950 | 16,950 |
|-------------------------|--------|--------|--------|--------|

CAPITAL

| | | | | |
|--------------|-----------|---------|---------|---------|
| 623 VEHICLES | 1,236,718 | 877,250 | 877,250 | 959,600 |
|--------------|-----------|---------|---------|---------|

| | |
|---|-----------------|
| Notes: | Patrol Vehicles |
| <p>We request funds for 12 new patrol vehicles. The currently supply chain and service provider workforce challenges have inhibited the department's ability to receive, build and maintain a reliable fleet. The shortage of vehicles and equipment have caused the available fleet to be utilized around the clock increasing the mileage, wear and tear, maintenance cost and extended down times. In addition, there are currently 8 vehicles that currently have or are about to exceed 100,000 miles and their maintenance costs have become excessive, including one that needs \$17,000 in repairs and has been taken out of service. The new vehicles will help ensure the reliability and functionality of the Patrol Fleet.</p> <p>This request includes the cost of the vehicles \$728,000 and the equipment and upfitting costs of \$551,500 along with the Buy Board Fee and a 10% potential price increase as allowed by the Buy Board.</p> <p>CITY MANAGER'S COMMENTS: Purchase of 9 vehicles and equipment are Approved</p> | |

| | | | | |
|----------------------|---------|--------|--------|--------|
| 624 POLICE EQUIPMENT | 454,962 | - | - | - |
| 624 SWAT EQUIPMENT | 181 | 17,500 | 17,500 | 22,500 |

| | |
|--|----------------------|
| Notes: | Increase SWAT Budget |
| <p>We request a \$5000 increase to the SWAT equipment budget. The increase will be utilized to purchase equipment for enhanced breaching methods. The increase in funds will also be utilized to acquire single use specialty impact and gas munitions, training equipment, and operational equipment which have increased in price.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | |
|-----------------------|-----------|---------|---------|---------|
| <i>CAPITAL Totals</i> | 1,691,862 | 894,750 | 894,750 | 982,100 |
|-----------------------|-----------|---------|---------|---------|

| | | | | |
|----------------------|------------------|------------------|------------------|------------------|
| PATROL Totals | 9,540,964 | 9,182,100 | 9,402,100 | 9,502,000 |
|----------------------|------------------|------------------|------------------|------------------|

DIVISION SUMMARY

| Fund | Department | Division |
|------------|------------|----------|
| 01 General | 30 Police | 34 CID |

Expenditure Summary

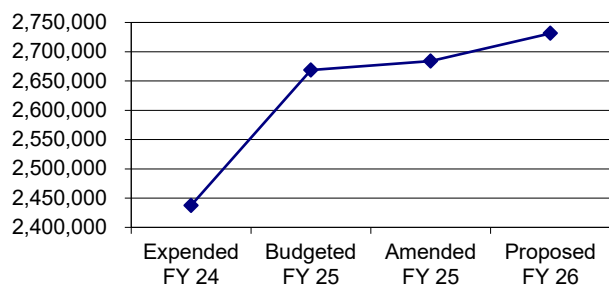
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 2,160,805 | 2,425,500 | 2,440,500 | 2,492,600 |
| Contractual | 152,745 | 156,950 | 156,950 | 167,900 |
| Supplies | 48,876 | 56,500 | 56,500 | 41,000 |
| Operational | 22,982 | 17,500 | 17,500 | 17,500 |
| Utilities | 14,182 | 12,350 | 12,350 | 12,350 |
| Capital | 38,062 | - | - | - |
| Total | 2,437,652 | 2,668,800 | 2,683,800 | 2,731,350 |

Personnel Schedule

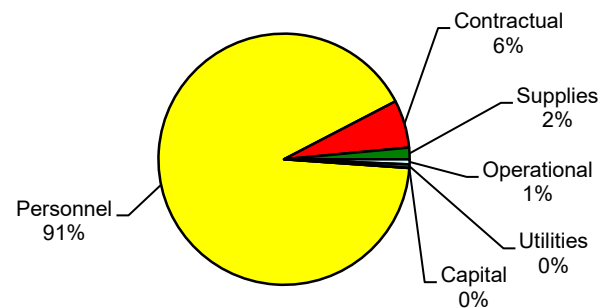
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|---|----------------|-------------------|-------------------|
| Sergeant | P7 | 3 | 3 |
| Investigator | P5 | 8 | 8 |
| Investigator - Narcotics | P5 | 4 | 4 |
| Administrative Assistant | 12 | 1 | 1 |
| Public Safety Officer/Crime Scene Tech. | 14 | 1 | 1 |
| Property and Evidence Technician | 14 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|------------|----------------------------|
| 01 General Fund | 30 Police | 34 Criminal Investigations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | | |
|-----|-----------------------------|-----------|-----------|-----------|-----------|
| 100 | SALARIES & WAGES | 1,418,338 | 1,793,050 | 1,633,050 | 1,841,900 |
| 101 | SALARIES & WAGES-SUPERVISOR | 200,586 | 347,550 | 347,550 | 364,950 |
| 104 | SALARIES & WAGES-CLERICAL | 84,819 | 116,150 | 116,150 | 120,950 |
| 107 | SALARIES & WAGES-LABOR | 1,132,933 | 1,329,350 | 1,169,350 | 1,356,000 |
| 109 | SALARIES & WAGES-OVERTIME | 299,375 | 150,000 | 325,000 | 150,000 |
| 113 | EDUCATION/CERTIFICATE PAY | 27,553 | 35,000 | 35,000 | 35,000 |
| 114 | LONGEVITY PAY | 14,150 | 15,400 | 15,400 | 14,450 |
| 120 | FICA & MEDICARE EXPENSE | 128,569 | 137,150 | 137,150 | 140,900 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 272,820 | 294,900 | 294,900 | 310,350 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 2,160,805 | 2,425,500 | 2,440,500 | 2,492,600 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | | |
|-----|-------------------------------|---------|---------|---------|---------|
| 231 | SERVICE MAINTENANCE CONTRACTS | 116,716 | 117,950 | 117,950 | 128,900 |
|-----|-------------------------------|---------|---------|---------|---------|

| | |
|--|-------------------------------|
| Notes: | Flock Safety Licensure |
| We are requesting an increase for Flock Safety licensure. This technology is utilized by both Field Operations and the Criminal Investigation Divisions as an investigative tool and force multiplier to assist in securing evidence, solving crimes and enhancing community safety. The system has been a critical component in bringing several violent offenders to justice in the past year. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | | |
|-----|----------------------|--------|--------|--------|--------|
| 237 | UNIFORM SERVICE | 7,050 | 12,000 | 12,000 | 12,000 |
| 240 | EQUIPMENT REPAIRS | 364 | - | - | - |
| 246 | VEHICLE REPAIRS | 10,053 | 12,000 | 12,000 | 12,000 |
| 261 | CRIME SCENE SERVICES | 18,563 | 15,000 | 15,000 | 15,000 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 152,745 | 156,950 | 156,950 | 167,900 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | | |
|-----|------------------------------|--------|--------|--------|--------|
| 301 | OFFICE SUPPLIES | 3,084 | 15,000 | 15,000 | 2,500 |
| 310 | PRINTING & BINDING | 316 | - | - | - |
| 321 | UNIFORMS | 3,578 | 4,500 | 4,500 | 4,500 |
| 331 | FUEL & LUBRICANTS | 27,244 | 23,000 | 23,000 | 20,000 |
| 347 | GENERAL MAINTENANCE SUPPLIES | 568 | 500 | 500 | 500 |
| 373 | INVESTIGATION SUPPLIES | 14,086 | 13,500 | 13,500 | 13,500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 48,876 | 56,500 | 56,500 | 41,000 |
|------------------------|--------|--------|--------|--------|

OPERATIONS

| | | | | | |
|-----|----------------------|--------|--------|--------|--------|
| 410 | DUES & SUBSCRIPTIONS | 431 | 1,000 | 1,000 | 1,000 |
| 430 | TUITION & TRAINING | 12,811 | 10,000 | 10,000 | 10,000 |

| Fund | Department | Division |
|-----------------|-------------------|----------------------------|
| 01 General Fund | 30 Police | 34 Criminal Investigations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|---------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| 436 TRAVEL | 9,507 | 6,000 | 6,000 | 6,000 |
| 447 DRUG TESTING | 233 | 500 | 500 | 500 |
| <i>OPERATIONS Totals</i> | <u>22,982</u> | <u>17,500</u> | <u>17,500</u> | <u>17,500</u> |
| <i>UTILITIES</i> | | | | |
| 507 CELLULAR TELEPHONE | 14,182 | 12,350 | 12,350 | 12,350 |
| <i>UTILITIES Totals</i> | <u>14,182</u> | <u>12,350</u> | <u>12,350</u> | <u>12,350</u> |
| <i>CAPITAL</i> | | | | |
| 623 VEHICLES | 38,062 | - | - | - |
| <i>CAPITAL Totals</i> | <u>38,062</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| CRIMINAL INVESTIGATIONS Totals | 2,437,652 | 2,668,800 | 2,683,800 | 2,731,350 |

DIVISION SUMMARY

Fund

01 General

Department

30 Police

Division

35 Community Services

Expenditure Summary

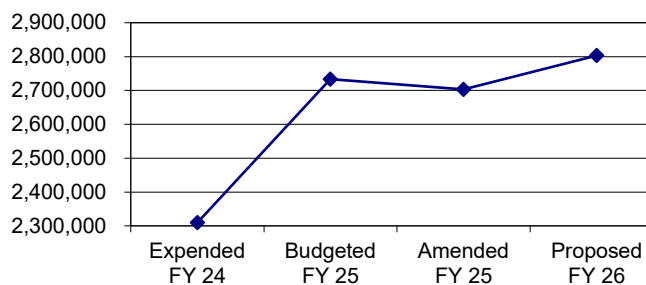
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 2,158,887 | 2,615,250 | 2,540,250 | 2,685,100 |
| Contractual | 53,893 | 21,500 | 66,500 | 21,500 |
| Supplies | 78,219 | 83,050 | 83,050 | 83,050 |
| Operational | 7,322 | 4,000 | 4,000 | 4,000 |
| Utilities | 11,157 | 9,400 | 9,400 | 9,400 |
| Total | 2,309,479 | 2,733,200 | 2,703,200 | 2,803,050 |

Personnel Schedule

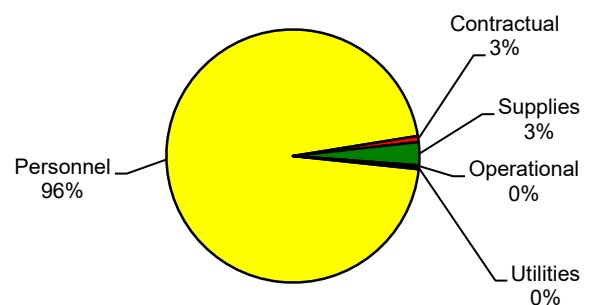
| <u>Position</u> | Classification | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|--------------------------------------|----------------|---------------------------|---------------------------|
| Sergeant - Juvenile/Crime Prevention | P7 | 2 | 2 |
| School Resource Officer | P5 | 13 | 13 |
| Crime Prevention Officer | P5 | 3 | 3 |
| Mental Health Officer | P5 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-------------------|-----------------------|
| 01 General Fund | 30 Police | 35 Community Services |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|
| 100 SALARIES & WAGES | 1,501,285 | 2,025,400 | 1,800,400 | 2,072,800 |
| 109 SALARIES & WAGES-OVERTIME | 209,143 | 50,000 | 200,000 | 50,000 |
| 113 EDUCATION/CERTIFICATE PAY | 27,069 | 37,600 | 37,600 | 38,950 |
| 114 LONGEVITY PAY | 13,200 | 14,150 | 14,150 | 15,500 |
| 120 FICA & MEDICARE EXPENSE | 129,652 | 154,950 | 154,950 | 158,600 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 278,539 | 333,150 | 333,150 | 349,250 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 2,158,887 | 2,615,250 | 2,540,250 | 2,685,100 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | |
|-----------------------------------|--------|--------|--------|--------|
| 231 SERVICE MAINTENANCE CONTRACTS | 566 | - | - | - |
| 240 EQUIPMENT REPAIRS | - | 500 | 500 | 500 |
| 246 VEHICLE REPAIRS | 53,327 | 21,000 | 66,000 | 21,000 |

| | | | | |
|---------------------------|--------|--------|--------|--------|
| <i>CONTRACTUAL Totals</i> | 53,893 | 21,500 | 66,500 | 21,500 |
|---------------------------|--------|--------|--------|--------|

SUPPLIES

| | | | | |
|----------------------------------|--------|--------|--------|--------|
| 301 OFFICE SUPPLIES | 850 | 500 | 500 | 500 |
| 310 PRINTING & BINDING | 360 | 300 | 300 | 300 |
| 321 UNIFORMS | 23,632 | 24,450 | 24,450 | 24,450 |
| 331 FUEL & LUBRICANTS | 25,712 | 30,000 | 30,000 | 30,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 2,458 | 2,800 | 2,800 | 2,800 |
| 370 COP PROGRAM SUPPLIES | 5,557 | 7,500 | 7,500 | 7,500 |
| 371 CRIME PREVENTION SUPPLIES | 17,358 | 15,000 | 15,000 | 15,000 |
| 372 CPA PROGRAM SUPPLIES | 2,292 | 2,500 | 2,500 | 2,500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 78,219 | 83,050 | 83,050 | 83,050 |
|------------------------|--------|--------|--------|--------|

OPERATIONS

| | | | | |
|--------------------------|-------|-------|-------|-------|
| 410 DUES & SUBSCRIPTIONS | 250 | 600 | 600 | 600 |
| 430 TUITION & TRAINING | 2,572 | 3,000 | 3,000 | 3,000 |
| 436 TRAVEL | 4,501 | 400 | 400 | 400 |

| | | | | |
|--------------------------|-------|-------|-------|-------|
| <i>OPERATIONS Totals</i> | 7,322 | 4,000 | 4,000 | 4,000 |
|--------------------------|-------|-------|-------|-------|

UTILITIES

| | | | | |
|------------------------|--------|-------|-------|-------|
| 507 CELLULAR TELEPHONE | 11,157 | 9,400 | 9,400 | 9,400 |
|------------------------|--------|-------|-------|-------|

| | | | | |
|-------------------------|--------|-------|-------|-------|
| <i>UTILITIES Totals</i> | 11,157 | 9,400 | 9,400 | 9,400 |
|-------------------------|--------|-------|-------|-------|

| | | | | |
|----------------------------------|------------------|------------------|------------------|------------------|
| COMMUNITY SERVICES Totals | 2,309,479 | 2,733,200 | 2,703,200 | 2,803,050 |
|----------------------------------|------------------|------------------|------------------|------------------|

DIVISION SUMMARY

Fund

01 General

Department

30 Police

Division

36 Warrants

Expenditure Summary

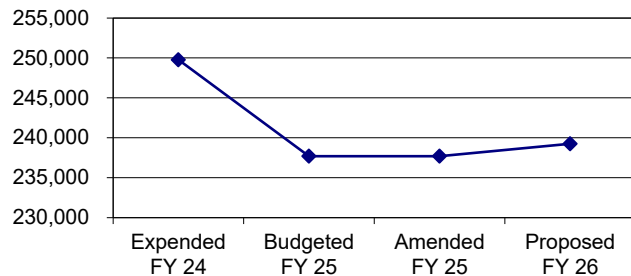
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 246,418 | 232,450 | 232,450 | 234,200 |
| Contractual | 1,984 | 2,600 | 2,600 | 2,600 |
| Supplies | 1,376 | 2,650 | 2,650 | 2,450 |
| Total | 249,778 | 237,700 | 237,700 | 239,250 |

Personnel Schedule

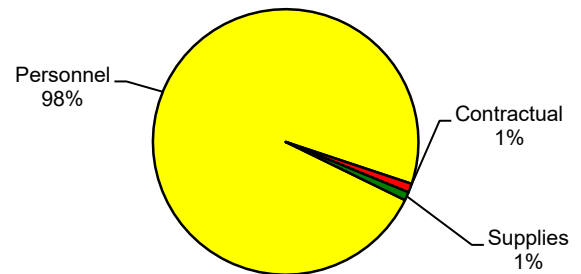
| <u>Position</u> | Classification | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|--------------------------|----------------|---------------------------|---------------------------|
| Warrant Officers (2) P-T | P5 | 1 | 1 |
| Bailiff (2) P-T | P5 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-------------------|-----------------|
| 01 General Fund | 30 Police | 36 Warrants |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 219,883 | 211,000 | 211,000 | 215,250 |
| 109 SALARIES & WAGES-OVERTIME | 1,321 | 1,500 | 1,500 | 500 |
| 113 EDUCATION/CERTIFICATE PAY | 600 | 800 | 800 | - |
| 114 LONGEVITY PAY | 2,693 | 3,000 | 3,000 | 1,950 |
| 120 FICA & MEDICARE EXPENSE | 17,274 | 16,150 | 16,150 | 16,500 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 4,648 | - | - | - |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 246,418 | 232,450 | 232,450 | 234,200 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | |
|-----------------------------------|-------|-------|-------|-------|
| 231 SERVICE-MAINTENANCE CONTRACTS | 1,031 | 900 | 900 | 900 |
| 240 EQUIPMENT REPAIRS | - | 200 | 200 | 200 |
| 246 VEHICLE REPAIRS | 954 | 1,500 | 1,500 | 1,500 |

| | | | | |
|---------------------------|-------|-------|-------|-------|
| <i>CONTRACTUAL Totals</i> | 1,984 | 2,600 | 2,600 | 2,600 |
|---------------------------|-------|-------|-------|-------|

SUPPLIES

| | | | | |
|------------------------|-------|-------|-------|-------|
| 301 OFFICE SUPPLIES | 93 | 150 | 150 | 150 |
| 310 PRINTING & BINDING | 34 | 300 | 300 | 300 |
| 321 UNIFORMS | - | 500 | 500 | 500 |
| 331 FUEL & LUBRICANTS | 1,248 | 1,700 | 1,700 | 1,500 |

| | | | | |
|------------------------|-------|-------|-------|-------|
| <i>SUPPLIES Totals</i> | 1,376 | 2,650 | 2,650 | 2,450 |
|------------------------|-------|-------|-------|-------|

| | | | | |
|------------------------|----------------|----------------|----------------|----------------|
| WARRANTS Totals | 249,778 | 237,700 | 237,700 | 239,250 |
|------------------------|----------------|----------------|----------------|----------------|

DIVISION SUMMARY

Fund

01 General

Department

30 Police

Division

37 Records

Expenditure Summary

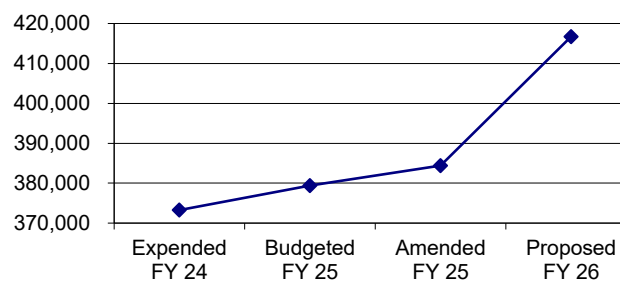
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 364,072 | 371,050 | 376,050 | 384,400 |
| Contractual | 4,278 | 5,300 | 5,300 | 29,500 |
| Supplies | 2,446 | 2,950 | 2,950 | 2,750 |
| Operational | 2,469 | 100 | 100 | 100 |
| Total | 373,264 | 379,400 | 384,400 | 416,750 |

Personnel Schedule

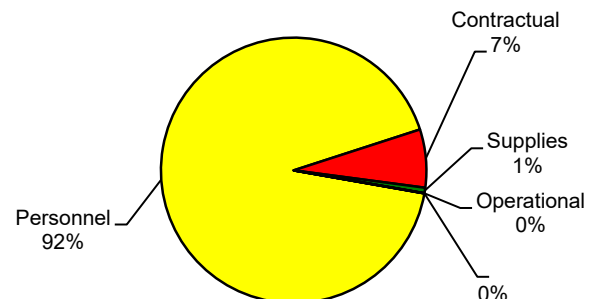
| <u>Position</u> | Classification | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|--------------------|----------------|---------------------------|---------------------------|
| Personnel Sergeant | P7 | 1 | 1 |
| Records Clerk | 12 | 3 | 3 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|------------|-------------------|
| 01 General Fund | 30 Police | 37 Police Records |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | | |
|-----|-----------------------------|---------|---------|---------|---------|
| 100 | SALARIES & WAGES | 278,336 | 287,800 | 287,800 | 297,450 |
| 109 | SALARIES & WAGES-OVERTIME | 10,813 | 7,500 | 12,500 | 7,500 |
| 113 | EDUCATION/CERTIFICATE PAY | 2,508 | 2,600 | 2,600 | 2,600 |
| 114 | LONGEVITY PAY | 3,505 | 3,800 | 3,800 | 4,000 |
| 120 | FICA & MEDICARE EXPENSE | 21,821 | 22,000 | 22,000 | 22,750 |
| 122 | T.M.R.S. RETIREMENT EXPENSE | 47,089 | 47,350 | 47,350 | 50,100 |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 364,072 | 371,050 | 376,050 | 384,400 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | | |
|-----|-------------------------------|-------|-------|-------|--------|
| 231 | SERVICE MAINTENANCE CONTRACTS | 4,278 | 3,800 | 3,800 | 28,000 |
|-----|-------------------------------|-------|-------|-------|--------|

| | |
|--|--------------------|
| Notes: | Redaction Software |
| We request \$13,635. for initial expense and implementation cost, \$11,844. recurring cost for Open Records Redaction Software.. Open Records Requests requiring intricate redactions of dash-cam video and officer body worn cameras require many, many hours of labor from employees. The current software used for redactions has limited capabilities and is technologically insufficient. These additional funds will be used to purchase a yearly subscription for A.I. software that automatically redacts both videos and documents of Personal Identifiable Information ensuring legal compliance with regard to FOIA deliverables. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | | |
|-----|-------------------|---|-------|-------|-------|
| 240 | EQUIPMENT REPAIRS | - | 500 | 500 | 500 |
| 246 | VEHICLE REPAIRS | - | 1,000 | 1,000 | 1,000 |

| | | | | |
|---------------------------|-------|-------|-------|--------|
| <i>CONTRACTUAL Totals</i> | 4,278 | 5,300 | 5,300 | 29,500 |
|---------------------------|-------|-------|-------|--------|

SUPPLIES

| | | | | | |
|-----|--------------------|-------|-------|-------|-------|
| 301 | OFFICE SUPPLIES | 548 | 750 | 750 | 750 |
| 310 | PRINTING & BINDING | - | 200 | 200 | 200 |
| 331 | FUEL & LUBRICANTS | 1,897 | 2,000 | 2,000 | 1,800 |

| | | | | |
|------------------------|-------|-------|-------|-------|
| <i>SUPPLIES Totals</i> | 2,446 | 2,950 | 2,950 | 2,750 |
|------------------------|-------|-------|-------|-------|

OPERATIONS

| | | | | | |
|-----|----------------------|-------|-----|-----|-----|
| 410 | DUES & SUBSCRIPTIONS | 71 | 100 | 100 | 100 |
| 430 | TUITION & TRAINING | 1,185 | - | - | - |
| 436 | TRAVEL | 1,213 | - | - | - |

| | | | | |
|--------------------------|-------|-----|-----|-----|
| <i>OPERATIONS Totals</i> | 2,469 | 100 | 100 | 100 |
|--------------------------|-------|-----|-----|-----|

| | | | | |
|------------------------------|----------------|----------------|----------------|----------------|
| POLICE RECORDS Totals | 373,264 | 379,400 | 384,400 | 416,750 |
|------------------------------|----------------|----------------|----------------|----------------|

DIVISION SUMMARY

| Fund | Department | Division |
|------------|--------------------------|-------------|
| 01 General | 40 Community Development | 41 Planning |

Expenditure Summary

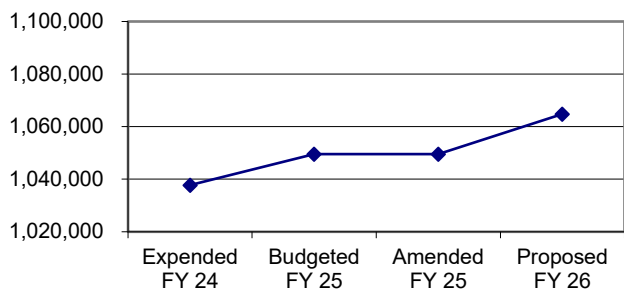
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 846,580 | 906,500 | 906,500 | 930,800 |
| Contractual | 157,149 | 104,050 | 104,050 | 97,350 |
| Supplies | 5,267 | 4,400 | 4,400 | 4,600 |
| Operational | 27,448 | 33,300 | 33,300 | 30,750 |
| Utilities | 1,315 | 1,300 | 1,300 | 1,300 |
| Total | 1,037,760 | 1,049,550 | 1,049,550 | 1,064,800 |

Personnel Schedule

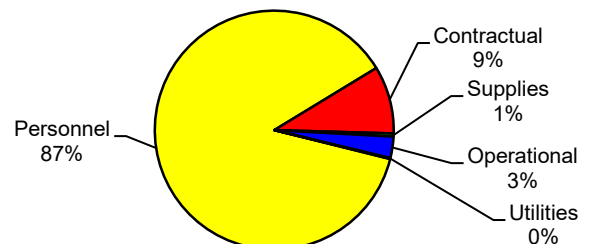
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|------------------------------|----------------|-------------------|-------------------|
| Planning and Zoning Director | - | 1 | 1 |
| GIS Supervisor | 24 | 1 | 1 |
| Senior Planner | 24 | 1 | 2 |
| Planner | 20 | 1 | - |
| GIS Analyst | 20 | 1 | 1 |
| GIS Technician | 16 | 1 | 1 |
| Planning Technician | 16 | 1 | 1 |
| Planning Coordinator | 12 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division | | |
|-----------------|-------------------------|----------------------|--|--|
| 01 General Fund | 40 Development Services | 41 Planning & Zoning | | |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 678,488 | 724,600 | 724,600 | 739,850 |
| 109 SALARIES & WAGES-OVERTIME | 4,313 | 2,500 | 2,500 | 2,500 |
| 113 EDUCATION/CERTIFICATE PAY | 2,142 | 3,200 | 3,200 | 3,200 |
| 114 LONGEVITY PAY | 3,010 | 3,550 | 3,550 | 4,000 |
| 120 FICA & MEDICARE EXPENSE | 51,027 | 55,450 | 55,450 | 56,600 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 107,599 | 117,200 | 117,200 | 124,650 |
| <i>PERSONNEL SERVICES Totals</i> | <u>846,580</u> | <u>906,500</u> | <u>906,500</u> | <u>930,800</u> |
| <i>CONTRACTUAL</i> | | | | |
| 213 CONSULTING FEES | 97,066 | 36,000 | 36,000 | 25,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 53,754 | 63,050 | 63,050 | 65,350 |
| 233 NEWSPAPER NOTICES - ADVERTISING | 6,329 | 5,000 | 5,000 | 7,000 |
| <i>CONTRACTUAL Totals</i> | <u>157,149</u> | <u>104,050</u> | <u>104,050</u> | <u>97,350</u> |
| <i>SUPPLIES</i> | | | | |
| 301 OFFICE SUPPLIES | 1,025 | 1,600 | 1,600 | 1,600 |
| 301 OFFICE SUPPLIES - MAIN ST. | 182 | - | - | - |
| 310 PRINTING & BINDING | 1,670 | 800 | 800 | 1,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 2,390 | 2,000 | 2,000 | 2,000 |
| <i>SUPPLIES Totals</i> | <u>5,267</u> | <u>4,400</u> | <u>4,400</u> | <u>4,600</u> |
| <i>OPERATIONS</i> | | | | |
| 410 DUES & SUBSCRIPTIONS | 3,050 | 4,750 | 4,750 | 4,750 |
| 428 MEETING EXPENSES | 4,259 | 4,000 | 4,000 | 4,500 |
| 430 TUITION & TRAINING | 9,217 | 9,700 | 9,700 | 8,500 |
| 436 TRAVEL | 10,922 | 14,850 | 14,850 | 13,000 |
| <i>OPERATIONS Totals</i> | <u>27,448</u> | <u>33,300</u> | <u>33,300</u> | <u>30,750</u> |
| <i>UTILITIES</i> | | | | |
| 507 CELLULAR TELEPHONE | 1,315 | 1,300 | 1,300 | 1,300 |
| <i>UTILITIES Totals</i> | <u>1,315</u> | <u>1,300</u> | <u>1,300</u> | <u>1,300</u> |
| PLANNING Totals | 1,037,760 | 1,049,550 | 1,049,550 | 1,064,800 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|--------------------------|-----------------------------|
| 01 General | 40 Community Development | 42 Neighborhood Improvement |

Expenditure Summary

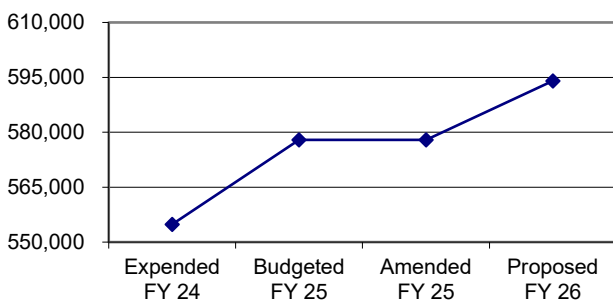
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 380,116 | 404,700 | 404,700 | 426,350 |
| Contractual | 154,590 | 144,750 | 144,750 | 141,750 |
| Supplies | 10,315 | 17,500 | 17,500 | 15,000 |
| Operational | 7,101 | 8,450 | 8,450 | 8,450 |
| Utilities | 2,731 | 2,500 | 2,500 | 2,500 |
| Total | 554,852 | 577,900 | 577,900 | 594,050 |

Personnel Schedule

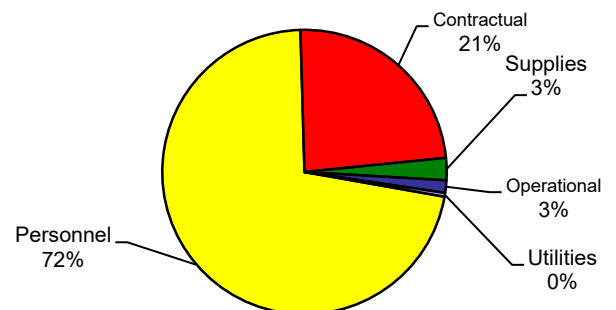
| <u>Position</u> | <u>Classification</u> | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|----------------------|-----------------------|---------------------------|---------------------------|
| NIS Field Supervisor | 21 | 1 | 1 |
| NIS Representative | 16 | 3 | 3 |
| NIS Coordinator | 12 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-------------------------|--------------------------------|
| 01 General Fund | 40 Development Services | 42 Neighborhood Impr. Services |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 303,384 | 322,050 | 322,050 | 338,800 |
| 109 SALARIES & WAGES-OVERTIME | 203 | 1,000 | 1,000 | 1,000 |
| 113 EDUCATION/CERTIFICATE PAY | 600 | 600 | 600 | 600 |
| 114 LONGEVITY PAY | 3,146 | 3,450 | 3,450 | 2,950 |
| 120 FICA & MEDICARE EXPENSE | 23,695 | 24,650 | 24,650 | 25,900 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 49,089 | 52,950 | 52,950 | 57,100 |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 380,116 | 404,700 | 404,700 | 426,350 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | |
|-----------------------------------|---------|---------|---------|---------|
| 213 CONSULTING FEES | 397 | - | - | - |
| 231 SERVICE MAINTENANCE CONTRACTS | 1,123 | 1,000 | 1,000 | 1,000 |
| 240 EQUIPMENT REPAIRS | - | 250 | 250 | 250 |
| 242 EQUIPMENT RENTAL & LEASE | - | 500 | 500 | 500 |
| 246 VEHICLE REPAIRS | 3,260 | 5,000 | 5,000 | 5,000 |
| 255 CODE ENFORCEMENT CONTRACT | 13,075 | 20,000 | 20,000 | 17,000 |
| 256 HEALTH INSPECTION SERVICE | 136,735 | 118,000 | 118,000 | 118,000 |

Notes: Fewer Inspections

With legislative changes taking effect September 1 and again on July 1, the Health Inspections permitting will decrease and the number of inspections will decrease.

For example, on July 1 the permitting and inspection of all food trucks will switch from the local entities to a state agency.

We will no longer permit and/or inspect daycares although there is some question about daycares which have swimming pools.

While we work through understanding the changes this line item will be unchanged but we fully expect it to decrease as well.

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 154,590 | 144,750 | 144,750 | 141,750 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | |
|----------------------------------|-------|--------|--------|-------|
| 301 OFFICE SUPPLIES | 1,139 | 2,500 | 2,500 | 2,500 |
| 310 PRINTING & BINDING | 280 | 1,000 | 1,000 | 1,000 |
| 321 UNIFORMS | 1,282 | 1,750 | 1,750 | 1,750 |
| 323 SMALL TOOLS | 50 | 750 | 750 | 750 |
| 325 SAFETY SUPPLIES | 117 | 500 | 500 | 500 |
| 331 FUEL & LUBRICANTS | 7,447 | 10,500 | 10,500 | 8,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | - | 500 | 500 | 500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 10,315 | 17,500 | 17,500 | 15,000 |
|------------------------|--------|--------|--------|--------|

| Fund | Department | Division |
|-----------------|-------------------------|--------------------------------|
| 01 General Fund | 40 Development Services | 42 Neighborhood Impr. Services |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

OPERATIONS

| | | | | |
|--------------------------|-------|-------|-------|-------|
| 410 DUES & SUBSCRIPTIONS | 2,549 | 3,250 | 3,250 | 3,250 |
| 415 RECRUITING EXPENSES | 540 | - | - | - |
| 430 TUITION & TRAINING | 2,130 | 3,200 | 3,200 | 3,200 |
| 436 TRAVEL | 1,881 | 2,000 | 2,000 | 2,000 |

| | | | | |
|--------------------------|--------------|--------------|--------------|--------------|
| <i>OPERATIONS Totals</i> | <u>7,101</u> | <u>8,450</u> | <u>8,450</u> | <u>8,450</u> |
|--------------------------|--------------|--------------|--------------|--------------|

UTILITIES

| | | | | |
|------------------------|-------|-------|-------|-------|
| 507 CELLULAR TELEPHONE | 2,731 | 2,500 | 2,500 | 2,500 |
|------------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------|--------------|--------------|--------------|--------------|
| <i>UTILITIES Totals</i> | <u>2,731</u> | <u>2,500</u> | <u>2,500</u> | <u>2,500</u> |
|-------------------------|--------------|--------------|--------------|--------------|

| | | | | |
|-------------------|----------------|----------------|----------------|----------------|
| NIS Totals | 554,852 | 577,900 | 577,900 | 594,050 |
|-------------------|----------------|----------------|----------------|----------------|

DIVISION SUMMARY

| Fund | Department | Division |
|------------|--------------------------|----------------|
| 01 General | 40 Community Development | 43 Inspections |

Expenditure Summary

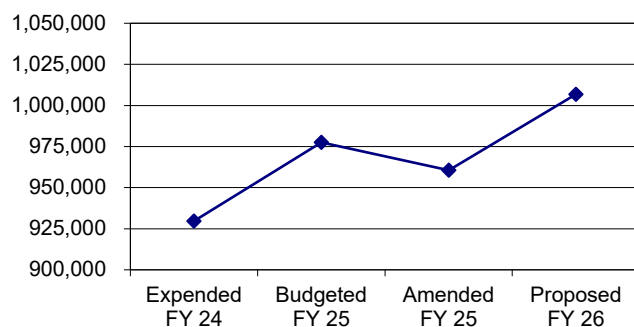
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 800,441 | 840,700 | 814,700 | 865,450 |
| Contractual | 105,868 | 109,000 | 109,000 | 111,000 |
| Supplies | 10,985 | 14,350 | 14,350 | 13,350 |
| Operational | 5,786 | 7,800 | 7,800 | 11,300 |
| Utilities | 6,597 | 5,700 | 5,700 | 5,700 |
| Capital | - | - | 9,000 | - |
| Total | 929,677 | 977,550 | 960,550 | 1,006,800 |

Personnel Schedule

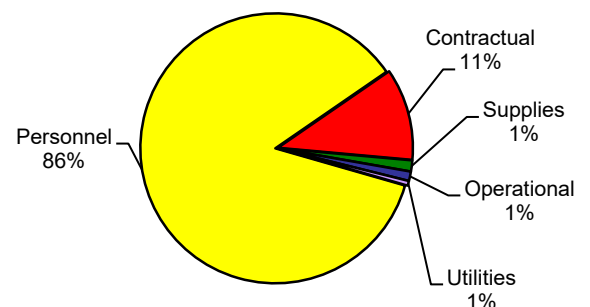
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|---------------------------------|----------------|-------------------|-------------------|
| Building Official | - | 1 | 1 |
| Building Inspections Supervisor | 21 | 1 | 1 |
| Plans Examiner | 20 | 1 | 1 |
| Building Inspector | 17 | 3 | 3 |
| Permit Technician | 12 | 2 | 2 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-------------------------|------------------------|
| 01 General Fund | 40 Development Services | 43 Building Inspection |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 637,955 | 668,800 | 635,800 | 686,700 |
| 109 SALARIES & WAGES-OVERTIME | 2,825 | 1,500 | 8,500 | 1,500 |
| 113 EDUCATION/CERTIFICATE PAY | 3,600 | 4,500 | 4,500 | 4,500 |
| 114 LONGEVITY PAY | 4,232 | 4,750 | 4,750 | 4,550 |
| 120 FICA & MEDICARE EXPENSE | 48,446 | 51,150 | 51,150 | 52,500 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 103,383 | 110,000 | 110,000 | 115,700 |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 800,441 | 840,700 | 814,700 | 865,450 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | |
|-----------------------------------|--------|--------|--------|--------|
| 213 CONSULTING FEES | 30,034 | 30,000 | 30,000 | 30,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 71,170 | 73,000 | 73,000 | 75,000 |
| 240 EQUIPMENT REPAIRS | - | 500 | 500 | 500 |
| 242 EQUIPMENT RENTAL & LEASE | - | 500 | 500 | 500 |
| 246 VEHICLE REPAIRS | 4,664 | 5,000 | 5,000 | 5,000 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 105,868 | 109,000 | 109,000 | 111,000 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | |
|----------------------------------|-------|--------|--------|-------|
| 301 OFFICE SUPPLIES | 1,130 | 1,250 | 1,250 | 1,250 |
| 310 PRINTING & BINDING | 394 | 1,000 | 1,000 | 1,000 |
| 321 UNIFORMS | 1,296 | 600 | 600 | 600 |
| 323 SMALL TOOLS | 216 | 1,000 | 1,000 | 1,000 |
| 331 FUEL & LUBRICANTS | 7,826 | 10,000 | 10,000 | 9,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 124 | 500 | 500 | 500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 10,985 | 14,350 | 14,350 | 13,350 |
|------------------------|--------|--------|--------|--------|

OPERATIONS

| | | | | |
|--------------------------|-----|-------|-------|-------|
| 410 DUES & SUBSCRIPTIONS | 668 | 1,800 | 1,800 | 5,300 |
|--------------------------|-----|-------|-------|-------|

| | |
|---|---|
| Notes: | Building Codes subscription |
| We will need to renew our online building code subscription with the International Codes Council. \$3500. | |
| CITY MANAGERS COMMENTS: Approved | |

| | | | | |
|-------------------------|-------|-------|-------|-------|
| 415 RECRUITING EXPENSES | 343 | - | - | - |
| 430 TUITION & TRAINING | 3,974 | 4,000 | 4,000 | 4,000 |
| 436 TRAVEL | 801 | 2,000 | 2,000 | 2,000 |

| | | | | |
|--------------------------|-------|-------|-------|--------|
| <i>OPERATIONS Totals</i> | 5,786 | 7,800 | 7,800 | 11,300 |
|--------------------------|-------|-------|-------|--------|

| Fund | Department | Division |
|-----------------|-------------------------|------------------------|
| 01 General Fund | 40 Development Services | 43 Building Inspection |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

UTILITIES

| | | | | |
|------------------------|-------|-------|-------|-------|
| 507 CELLULAR TELEPHONE | 6,597 | 5,700 | 5,700 | 5,700 |
|------------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------|--------------|--------------|--------------|--------------|
| <i>UTILITIES Totals</i> | <u>6,597</u> | <u>5,700</u> | <u>5,700</u> | <u>5,700</u> |
|-------------------------|--------------|--------------|--------------|--------------|

CAPITAL

| | | | | |
|--------------|---|---|-------|---|
| 623 VEHICLES | - | - | 9,000 | - |
|--------------|---|---|-------|---|

| | | | | |
|-----------------------|----------|----------|--------------|----------|
| <i>CAPITAL Totals</i> | <u>-</u> | <u>-</u> | <u>9,000</u> | <u>-</u> |
|-----------------------|----------|----------|--------------|----------|

| | | | | |
|------------------------------------|----------------|----------------|----------------|------------------|
| BUILDING INSPECTIONS Totals | 929,677 | 977,550 | 960,550 | 1,006,800 |
|------------------------------------|----------------|----------------|----------------|------------------|

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------------|----------|
| 01 General | 45 Parks & Recreation | 45 Parks |

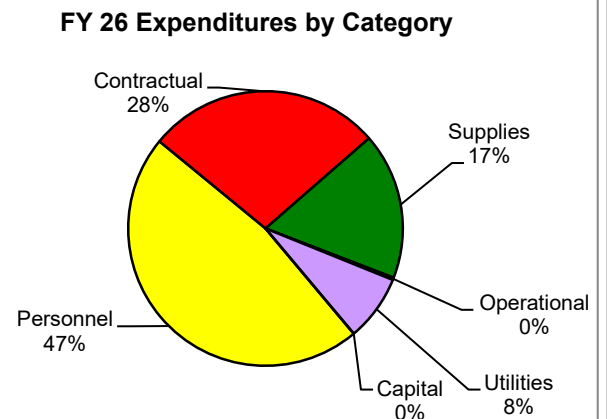
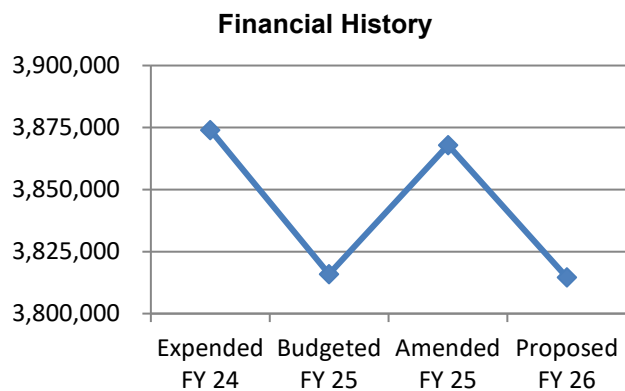
Expenditure Summary

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 1,635,695 | 1,727,200 | 1,727,200 | 1,795,050 |
| Contractual | 1,171,201 | 1,046,200 | 1,056,200 | 1,054,550 |
| Supplies | 575,877 | 670,000 | 700,000 | 658,000 |
| Operational | 9,603 | 11,000 | 11,000 | 10,500 |
| Utilities | 312,975 | 296,500 | 296,500 | 296,500 |
| Capital | 168,703 | 65,000 | 77,000 | - |
| Total | 3,874,053 | 3,815,900 | 3,867,900 | 3,814,600 |

Personnel Schedule

| Position | Classification | FY 25 Approved | FY 26 Proposed |
|----------------------------------|----------------|-------------------|-------------------|
| Parks Superintendent | 25 | 1 | 1 |
| Parks Operations Supervisor | 21 | 1 | 1 |
| Crew Leader | 17 | 4 | 4 |
| Irrigation/Pesticide Technician | 14 | 1 | 1 |
| Equipment Operator | 14 | 2 | 2 |
| Athletic Technician | 12 | - | 1 |
| Maintenance Worker II | 11 | 14 | 13 |
| Maintenance Worker (PT/Seasonal) | - | 2 | 2 |

Activity Trends



| Fund | Department | Division |
|-----------------|-----------------------|----------|
| 01 General Fund | 45 Parks & Recreation | 45 Parks |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|----------------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 1,271,870 | 1,350,100 | 1,350,100 | 1,398,850 |
| 109 SALARIES & WAGES-OVERTIME | 43,127 | 40,000 | 40,000 | 40,000 |
| 113 EDUCATION/CERTIFICATE PAY | 300 | 1,800 | 1,800 | 1,800 |
| 114 LONGEVITY PAY | 10,838 | 12,200 | 12,200 | 13,950 |
| 120 FICA & MEDICARE EXPENSE | 100,010 | 103,300 | 103,300 | 107,000 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 209,550 | 219,800 | 219,800 | 233,450 |
| <i>PERSONNEL SERVICES Totals</i> | <u>1,635,695</u> | <u>1,727,200</u> | <u>1,727,200</u> | <u>1,795,050</u> |

CONTRACTUAL

| | | | | |
|-----------------------------------|---------|---------|---------|---------|
| 231 SERVICE MAINTENANCE CONTRACTS | 344 | 500 | 500 | 500 |
| 237 UNIFORM SERVICE | 13,396 | 15,200 | 15,200 | 15,200 |
| 240 EQUIPMENT REPAIRS | 55,442 | 40,000 | 50,000 | 40,000 |
| 242 EQUIPMENT RENTAL & LEASE | 15,598 | 11,800 | 11,800 | 11,800 |
| 244 BUILDING REPAIRS | 23,105 | 42,700 | 42,700 | 42,700 |
| 246 VEHICLE REPAIRS | 30,854 | 30,000 | 30,000 | 30,000 |
| 247 GROUNDS MAINTENANCE | 997,297 | 876,000 | 876,000 | 884,350 |

| Notes: | Contracts |
|---|-----------|
| \$145,700 YellowStone - Facilities and ROW \$676,652 SLM - open area mowing and fertilization and weed control \$30,000 3% increase for 2026 if needed and Additional sites if needed \$20,000 Nema 3 Sports Field Lighting Contract \$12,000 Chief Landscaping / Orphan alley and property mowing CITY MANAGERS COMMENTS: Approved | |

| | | | | |
|----------------------------|------------------|------------------|------------------|------------------|
| 270 WASTE DISPOSAL SERVICE | 35,165 | 30,000 | 30,000 | 30,000 |
| <i>CONTRACTUAL Totals</i> | <u>1,171,201</u> | <u>1,046,200</u> | <u>1,056,200</u> | <u>1,054,550</u> |

SUPPLIES

| | | | | |
|------------------------------------|----------------|----------------|----------------|----------------|
| 301 OFFICE SUPPLIES | 178 | 300 | 300 | 300 |
| 310 PRINTING & BINDING | 18 | 200 | 200 | 200 |
| 323 SMALL TOOLS | 20,336 | 20,500 | 20,500 | 20,500 |
| 325 SAFETY SUPPLIES | 8,632 | 5,000 | 5,000 | 5,000 |
| 331 FUEL & LUBRICANTS | 57,791 | 59,000 | 59,000 | 57,000 |
| 333 CHEMICAL | 73,128 | 80,000 | 80,000 | 70,000 |
| 341 CONSTRUCTION & REPAIR SUPPLIES | 94,155 | 125,000 | 155,000 | 125,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 128,479 | 125,000 | 125,000 | 125,000 |
| 349 AGRICULTURAL SUPPLIES | 127,019 | 180,000 | 180,000 | 180,000 |
| 350 IRRIGATION SYSTEM SUPPLIES | 66,142 | 75,000 | 75,000 | 75,000 |
| <i>SUPPLIES Totals</i> | <u>575,877</u> | <u>670,000</u> | <u>700,000</u> | <u>658,000</u> |

| Fund | Department | Division |
|-----------------|-----------------------|-----------------|
| 01 General Fund | 45 Parks & Recreation | 45 Parks |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|---------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>OPERATIONS</i> | | | | |
| 415 RECRUITING EXPENSES | 1,323 | 500 | 500 | 500 |
| 430 TUITION & TRAINING | 3,481 | 5,000 | 5,000 | 5,000 |
| 436 TRAVEL | 2,974 | 2,500 | 2,500 | 2,500 |
| 480 VOLUNTEER PROGRAM | 1,825 | 3,000 | 3,000 | 2,500 |
| <i>OPERATIONS Totals</i> | <u>9,603</u> | <u>11,000</u> | <u>11,000</u> | <u>10,500</u> |
| <i>UTILITIES</i> | | | | |
| 501 ELECTRICITY | 130 | - | - | - |
| 507 CELLULAR TELEPHONE | 23,838 | 21,500 | 21,500 | 21,500 |
| 513 WATER | 289,007 | 275,000 | 275,000 | 275,000 |
| <i>UTILITIES Totals</i> | <u>312,975</u> | <u>296,500</u> | <u>296,500</u> | <u>296,500</u> |
| <i>CAPITAL</i> | | | | |
| 603 BUILDINGS | 57,341 | - | - | - |
| 612 COMPUTER EQUIPMENT | 7,500 | - | - | - |
| 621 FIELD MACHINERY & EQUIPMENT | 48,082 | 65,000 | 65,000 | - |
| 623 VEHICLES | 55,780 | - | 12,000 | - |
| <i>CAPITAL Totals</i> | <u>168,703</u> | <u>65,000</u> | <u>77,000</u> | <u>-</u> |
| PARKS Totals | 3,874,053 | 3,815,900 | 3,867,900 | 3,814,600 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------------|---------------|
| 01 General | 45 Parks & Recreation | 46 Harbor O&M |

Expenditure Summary

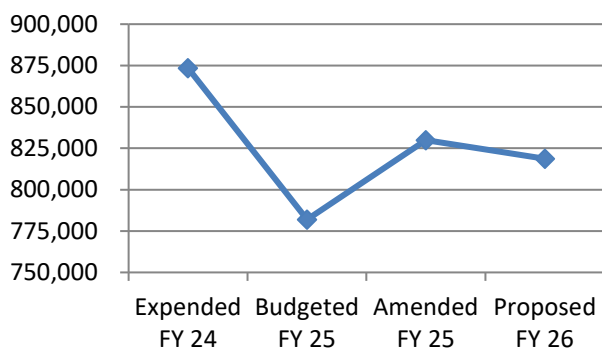
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 205,169 | 267,500 | 273,500 | 280,200 |
| Contractual | 339,002 | 254,800 | 316,800 | 254,800 |
| Supplies | 71,414 | 120,000 | 100,000 | 119,000 |
| Operational | 730 | 1,050 | 1,050 | 1,050 |
| Utilities | 196,789 | 138,600 | 138,600 | 163,600 |
| Total | 873,419 | 781,950 | 829,950 | 818,650 |

Personnel Schedule

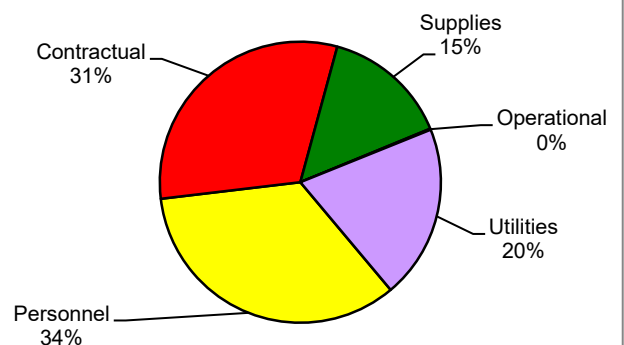
| <u>Position</u> | <u>Classification</u> | <u>FY 25 Approved</u> | <u>FY 26 Proposed</u> |
|-----------------------|-----------------------|---------------------------|---------------------------|
| Harbor Technician | 17 | 1 | 1 |
| Maintenance Worker II | 11 | 3 | 3 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|-----------------|
| 01 General Fund | 45 Parks & Recreation | 46 Harbor |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 155,705 | 207,700 | 207,700 | 217,900 |
| 109 SALARIES & WAGES-OVERTIME | 8,162 | 7,500 | 13,500 | 7,500 |
| 114 LONGEVITY PAY | 2,000 | 2,250 | 2,250 | 1,450 |
| 120 FICA & MEDICARE EXPENSE | 12,832 | 15,900 | 15,900 | 16,650 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 26,470 | 34,150 | 34,150 | 36,700 |
| <i>PERSONNEL SERVICES Totals</i> | <u>205,169</u> | <u>267,500</u> | <u>273,500</u> | <u>280,200</u> |
| <i>CONTRACTUAL</i> | | | | |
| 231 SERVICE MAINTENANCE CONTRACTS | 281 | 500 | 500 | 500 |
| 237 UNIFORM SERVICE | 600 | 2,800 | 2,800 | 2,800 |
| 240 EQUIPMENT REPAIRS | 903 | 7,500 | 37,500 | 7,500 |
| 242 EQUIPMENT RENTAL & LEASE | 1,306 | 3,000 | 3,000 | 3,000 |
| 244 BUILDING REPAIRS | 115,686 | 75,000 | 75,000 | 75,000 |
| 245 POOL REPAIR & MAINTENANCE | 120,557 | 60,000 | 92,000 | 60,000 |
| 246 VEHICLE REPAIRS | 4,731 | 5,000 | 5,000 | 5,000 |
| 247 GROUNDS MAINTENANCE | 94,938 | 101,000 | 101,000 | 101,000 |
| <i>CONTRACTUAL Totals</i> | <u>339,002</u> | <u>254,800</u> | <u>316,800</u> | <u>254,800</u> |
| <i>SUPPLIES</i> | | | | |
| 323 SMALL TOOLS | 2,624 | 3,000 | 3,000 | 3,000 |
| 325 SAFETY SUPPLIES | 438 | 1,000 | 1,000 | 1,000 |
| 331 FUEL & LUBRICANTS | 5,749 | 8,000 | 8,000 | 7,000 |
| 333 CHEMICALS | 14,900 | 25,000 | 25,000 | 25,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 11,094 | 20,000 | 20,000 | 20,000 |
| 349 AGRICULTURAL SUPPLIES | 24,908 | 30,000 | 30,000 | 30,000 |
| 350 IRRIGATION SYSTEM SUPPLIES | 3,589 | 5,000 | 5,000 | 5,000 |
| 390 SWIMMING POOL SUPPLIES | 8,112 | 28,000 | 8,000 | 28,000 |
| <i>SUPPLIES Totals</i> | <u>71,414</u> | <u>120,000</u> | <u>100,000</u> | <u>119,000</u> |
| <i>OPERATIONS</i> | | | | |
| 410 DUES & SUBSCRIPTIONS | 730 | - | - | - |
| 430 TUITION & TRAINING | - | 500 | 500 | 500 |
| 436 TRAVEL | - | 550 | 550 | 550 |
| <i>OPERATIONS Totals</i> | <u>730</u> | <u>1,050</u> | <u>1,050</u> | <u>1,050</u> |
| <i>UTILITIES</i> | | | | |
| 501 ELECTRICITY | 63,100 | 60,000 | 60,000 | 60,000 |
| 507 CELLULAR TELEPHONE | 2,566 | 3,600 | 3,600 | 3,600 |
| 513 WATER | 131,124 | 75,000 | 75,000 | 100,000 |
| <i>UTILITIES Totals</i> | <u>196,789</u> | <u>138,600</u> | <u>138,600</u> | <u>163,600</u> |
| <i>CAPITAL</i> | | | | |
| 623 VEHICLES | 60,314 | - | - | - |
| <i>CAPITAL Totals</i> | <u>60,314</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| HARBOR O & M Total | 873,419 | 781,950 | 829,950 | 818,650 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------------|---------------|
| 01 General | 45 Parks & Recreation | 47 Recreation |

Expenditure Summary

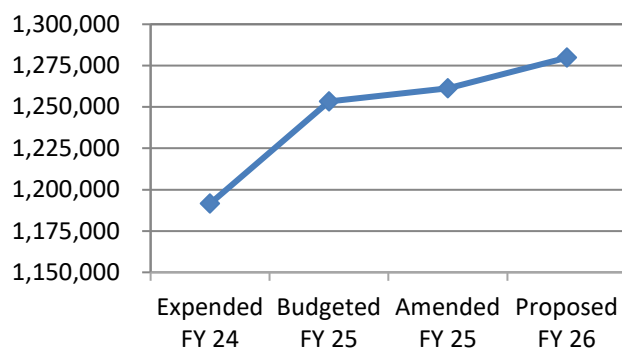
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 866,049 | 932,100 | 930,100 | 963,350 |
| Contractual | 50,131 | 42,500 | 42,500 | 43,000 |
| Supplies | 62,471 | 60,250 | 60,250 | 58,950 |
| Operational | 107,011 | 108,500 | 108,500 | 104,500 |
| Utilities | 105,866 | 110,000 | 120,000 | 110,000 |
| Capital | - | - | - | - |
| Total | 1,191,529 | 1,253,350 | 1,261,350 | 1,279,800 |

Personnel Schedule

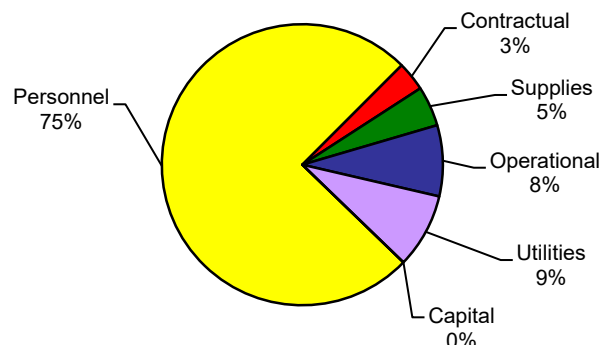
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|---------------------------------|----------------|-------------------|-------------------|
| Parks & Recreation Director | - | 1 | 1 |
| Recreation Superintendent | 25 | 1 | 1 |
| Athletics & Aquatics Supervisor | 20 | 1 | 1 |
| Special Events Supervisor | 20 | 1 | 2 |
| Recreation Coordinator | 17 | 2 | 1 |
| Administrative Assistant | 15 | 1 | 1 |
| Recreation Assistant | 9 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|---------------|
| 01 General Fund | 45 Parks & Recreation | 47 Recreation |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 719,049 | 768,350 | 768,350 | 791,650 |
| 109 SALARIES & WAGES-OVERTIME | 956 | 5,000 | 3,000 | 5,000 |
| 113 EDUCATION/CERTIFICATE PAY | 1,800 | 1,800 | 1,800 | 1,800 |
| 114 LONGEVITY PAY | 1,890 | 2,200 | 2,200 | 2,500 |
| 120 FICA & MEDICARE EXPENSE | 55,162 | 58,800 | 58,800 | 60,200 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 87,191 | 95,950 | 95,950 | 102,200 |
| <i>PERSONNEL SERVICES Totals</i> | <u>866,049</u> | <u>932,100</u> | <u>930,100</u> | <u>963,350</u> |
| <i>CONTRACTUAL</i> | | | | |
| 231 SERVICE MAINTENANCE CONTRACTS | 4,132 | 3,500 | 3,500 | 4,000 |
| 239 RECREATION CONTRACTS | 6,692 | 6,000 | 6,000 | 6,000 |
| 242 EQUIPMENT RENTAL & LEASE | 26,477 | 20,000 | 20,000 | 20,000 |
| 245 POOL REPAIR & MAINTENANCE | 1,304 | 7,000 | 7,000 | 7,000 |
| 246 VEHICLE REPAIRS | 11,526 | 6,000 | 6,000 | 6,000 |
| <i>CONTRACTUAL Totals</i> | <u>50,131</u> | <u>42,500</u> | <u>42,500</u> | <u>43,000</u> |
| <i>SUPPLIES</i> | | | | |
| 301 OFFICE SUPPLIES | 2,059 | 2,000 | 2,000 | 2,000 |
| 307 POSTAGE | 457 | - | - | - |
| 310 PRINTING & BINDING | 2,325 | 3,000 | 3,000 | 3,000 |
| 321 UNIFORMS | 3,567 | 5,000 | 5,000 | 5,000 |
| 331 FUEL & LUBRICANTS | 488 | 1,800 | 1,800 | 500 |
| 333 CHEMICAL | 29,191 | 20,000 | 20,000 | 20,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 3,801 | 6,450 | 6,450 | 6,450 |
| 390 SWIMMING POOL SUPPLIES | 4,400 | 4,000 | 4,000 | 4,000 |
| 391 RECREATION PROGRAM SUPPLIES | 16,182 | 18,000 | 18,000 | 18,000 |
| <i>SUPPLIES Totals</i> | <u>62,471</u> | <u>60,250</u> | <u>60,250</u> | <u>58,950</u> |
| <i>OPERATIONS</i> | | | | |
| 406 SPECIAL EVENTS | 74,557 | 85,000 | 85,000 | 85,000 |
| 410 DUES & SUBSCRIPTIONS | 5,027 | 5,000 | 5,000 | 5,000 |
| 415 RECRUITING EXPENSES | 6,723 | 3,000 | 3,000 | 3,000 |
| 428 MEETING EXPENSES | 2,248 | 1,000 | 1,000 | 1,000 |
| 430 TUITION & TRAINING | 9,075 | 6,000 | 6,000 | 4,000 |
| 436 TRAVEL | 9,380 | 8,500 | 8,500 | 6,500 |
| <i>OPERATIONS Totals</i> | <u>107,011</u> | <u>108,500</u> | <u>108,500</u> | <u>104,500</u> |
| <i>UTILITIES</i> | | | | |
| 501 ELECTRICITY | 97,963 | 103,000 | 113,000 | 103,000 |
| 507 CELLULAR TELEPHONE | 7,904 | 7,000 | 7,000 | 7,000 |
| <i>UTILITIES Totals</i> | <u>105,866</u> | <u>110,000</u> | <u>120,000</u> | <u>110,000</u> |
| RECREATION Total | 1,191,529 | 1,253,350 | 1,261,350 | 1,279,800 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------------|--------------------|
| 01 General | 45 Parks & Recreation | 48 Animal Services |

Expenditure Summary

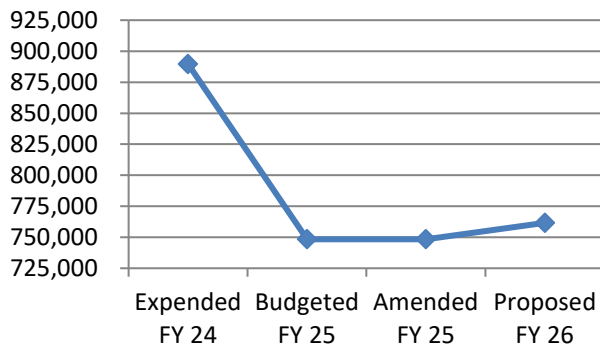
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 219,196 | 230,100 | 230,100 | 238,350 |
| Contractual | 491,669 | 495,000 | 495,000 | 501,000 |
| Supplies | 13,861 | 16,250 | 16,250 | 15,250 |
| Operational | 4,968 | 4,000 | 4,000 | 4,050 |
| Utilities | 3,409 | 3,000 | 3,000 | 3,000 |
| Capital | 156,546 | - | - | - |
| Total | 889,648 | 748,350 | 748,350 | 761,650 |

Personnel Schedule

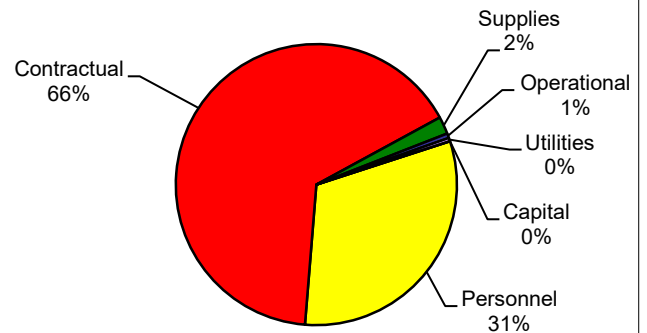
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|----------------------------|----------------|-------------------|-------------------|
| Animal Services Crewleader | 17 | 1 | 1 |
| Animal Services Officer | 13 | 2 | 2 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------------|--------------------|
| 01 General Fund | 45 Parks & Recreation | 48 Animal Services |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>PERSONNEL SERVICES</i> | | | | |
| 100 SALARIES & WAGES | 162,900 | 171,900 | 171,900 | 177,850 |
| 109 SALARIES & WAGES-OVERTIME | 13,224 | 15,000 | 15,000 | 15,000 |
| 114 LONGEVITY PAY | 1,555 | 1,750 | 1,750 | 1,950 |
| 120 FICA & MEDICARE EXPENSE | 13,083 | 13,150 | 13,150 | 13,600 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 28,433 | 28,300 | 28,300 | 29,950 |
| <i>PERSONNEL SERVICES Totals</i> | <u>219,196</u> | <u>230,100</u> | <u>230,100</u> | <u>238,350</u> |
| <i>CONTRACTUAL</i> | | | | |
| 213 CONSULTING FEES | 480,000 | 480,000 | 480,000 | 486,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 5,313 | 6,500 | 6,500 | 6,500 |
| 237 UNIFORM SERVICE | 1,816 | 2,500 | 2,500 | 2,500 |
| 240 EQUIPMENT REPAIRS | - | 750 | 750 | 750 |
| 246 VEHICLE REPAIRS | 4,540 | 5,000 | 5,000 | 5,000 |
| 270 WASTE DISPOSAL SERVICE | - | 250 | 250 | 250 |
| <i>CONTRACTUAL Totals</i> | <u>491,669</u> | <u>495,000</u> | <u>495,000</u> | <u>501,000</u> |
| <i>SUPPLIES</i> | | | | |
| 301 OFFICE SUPPLIES | 384 | 500 | 500 | 500 |
| 310 PRINTING & BINDING | 332 | 1,000 | 1,000 | 1,000 |
| 321 UNIFORMS | 1,306 | 1,500 | 1,500 | 1,500 |
| 325 SAFETY SUPPLIES | 793 | 750 | 750 | 750 |
| 331 FUEL & LUBRICANTS | 8,822 | 10,000 | 10,000 | 9,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 2,223 | 2,500 | 2,500 | 2,500 |
| <i>SUPPLIES Totals</i> | <u>13,861</u> | <u>16,250</u> | <u>16,250</u> | <u>15,250</u> |
| <i>OPERATIONS</i> | | | | |
| 410 DUES & SUBSCRIPTIONS | - | - | - | 50 |
| 430 TUITION & TRAINING | 1,229 | 1,000 | 1,000 | 1,000 |
| 436 TRAVEL | 3,739 | 3,000 | 3,000 | 3,000 |
| <i>OPERATIONS Totals</i> | <u>4,968</u> | <u>4,000</u> | <u>4,000</u> | <u>4,050</u> |
| <i>UTILITIES</i> | | | | |
| 507 CELLULAR TELEPHONE | 3,409 | 3,000 | 3,000 | 3,000 |
| <i>UTILITIES Totals</i> | <u>3,409</u> | <u>3,000</u> | <u>3,000</u> | <u>3,000</u> |
| <i>CAPITAL</i> | | | | |
| 603 BUILDINGS | 59,031 | - | - | - |
| 610 FURNITURE & FIXTURES | 25,063 | - | - | - |
| 623 VEHICLES | 72,452 | - | - | - |
| <i>CAPITAL Totals</i> | <u>156,546</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| ANIMAL SERVICES Total | 889,648 | 748,350 | 748,350 | 761,650 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------|----------------|
| 01 General | 50 Public Works | 53 Engineering |

Expenditure Summary

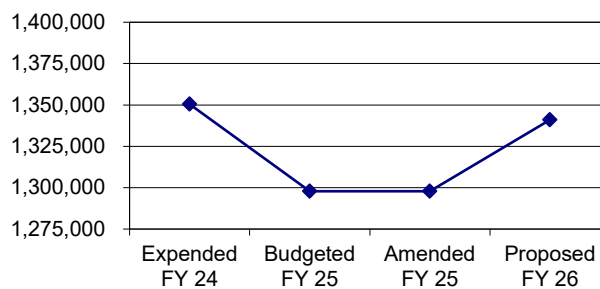
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 994,191 | 1,052,950 | 1,052,950 | 1,122,450 |
| Contractual | 228,757 | 191,600 | 191,600 | 168,100 |
| Supplies | 21,516 | 27,850 | 27,850 | 27,850 |
| Operational | 14,712 | 17,000 | 17,000 | 14,200 |
| Utilities | 9,164 | 8,450 | 8,450 | 8,450 |
| Capital | 82,103 | - | - | - |
| Total | 1,350,443 | 1,297,850 | 1,297,850 | 1,341,050 |

Personnel Schedule

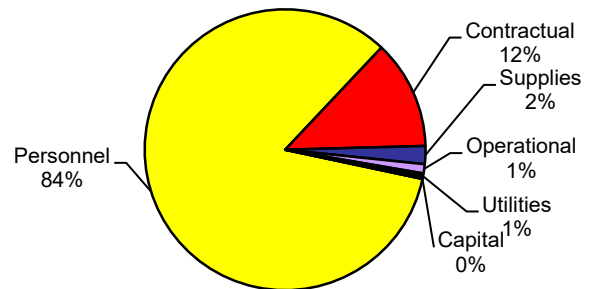
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|--|----------------|-------------------|-------------------|
| Public Works Director/City Engineer | - | 1 | 1 |
| Assistant City Engineer | 32 | 1 | 1 |
| Civil Engineer | 28 | 1 | 1 |
| Senior Construction Inspector Supervisor | 21 | 1 | 1 |
| Construction Inspector | 17 | 4 | 4 |
| Customer Service Coordinator | 12 | 1 | 1 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-------------------|-----------------|
| 01 General Fund | 50 Public Works | 53 Engineering |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 788,210 | 834,650 | 834,650 | 888,100 |
| 109 SALARIES & WAGES-OVERTIME | 13,218 | 12,000 | 12,000 | 12,000 |
| 113 EDUCATION/CERTIFICATE PAY | 1,200 | 1,500 | 1,500 | 600 |
| 114 LONGEVITY PAY | 3,080 | 3,650 | 3,650 | 4,150 |
| 120 FICA & MEDICARE EXPENSE | 60,328 | 63,850 | 63,850 | 67,950 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 128,155 | 137,300 | 137,300 | 149,650 |

| | | | | |
|----------------------------------|---------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 994,191 | 1,052,950 | 1,052,950 | 1,122,450 |
|----------------------------------|---------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | |
|-----------------------------------|---------|---------|---------|---------|
| 213 CONSULTING FEES | 188,840 | 140,000 | 140,000 | 140,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 23,678 | 35,500 | 35,500 | 12,000 |
| 240 EQUIPMENT REPAIRS | - | 600 | 600 | 600 |
| 242 EQUIPMENT RENTAL & LEASE | - | 500 | 500 | 500 |
| 243 BUILDING / PARKING LEASES | - | - | - | - |
| 246 VEHICLE REPAIRS | 11,704 | 6,500 | 6,500 | 6,500 |
| 276 STORMWATER PROGRAM COSTS | 4,536 | 8,500 | 8,500 | 8,500 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 228,757 | 191,600 | 191,600 | 168,100 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | |
|------------------------------------|--------|--------|--------|--------|
| 301 OFFICE SUPPLIES | 1,746 | 1,800 | 1,800 | 1,800 |
| 310 PRINTING & BINDING | 243 | 1,500 | 1,500 | 1,500 |
| 321 UNIFORMS | 982 | 1,050 | 1,050 | 1,050 |
| 323 SMALL TOOLS | 1,265 | 1,500 | 1,500 | 1,500 |
| 325 SAFETY SUPPLIES | 176 | 500 | 500 | 500 |
| 331 FUEL & LUBRICANTS | 16,766 | 18,000 | 18,000 | 18,000 |
| 341 CONSTRUCTION & REPAIR SUPPLIES | 216 | 3,000 | 3,000 | 3,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 122 | 500 | 500 | 500 |

| | | | | |
|------------------------|--------|--------|--------|--------|
| <i>SUPPLIES Totals</i> | 21,516 | 27,850 | 27,850 | 27,850 |
|------------------------|--------|--------|--------|--------|

OPERATIONS

| | | | | |
|--------------------------|-------|-------|-------|-------|
| 410 DUES & SUBSCRIPTIONS | 6,993 | 7,500 | 7,500 | 7,000 |
| 415 RECRUITING EXPENSES | 93 | - | - | - |
| 430 TUITION & TRAINING | 4,289 | 3,000 | 3,000 | 3,000 |
| 436 TRAVEL | 3,337 | 6,500 | 6,500 | 4,200 |

| | | | | |
|--------------------------|--------|--------|--------|--------|
| <i>OPERATIONS Totals</i> | 14,712 | 17,000 | 17,000 | 14,200 |
|--------------------------|--------|--------|--------|--------|

UTILITIES

| | | | | |
|------------------------|-------|-------|-------|-------|
| 507 CELLULAR TELEPHONE | 9,164 | 8,450 | 8,450 | 8,450 |
|------------------------|-------|-------|-------|-------|

| | | | | |
|-------------------------|-------|-------|-------|-------|
| <i>UTILITIES Totals</i> | 9,164 | 8,450 | 8,450 | 8,450 |
|-------------------------|-------|-------|-------|-------|

| Fund | Department | Division |
|-----------------|-----------------|----------------|
| 01 General Fund | 50 Public Works | 53 Engineering |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|---------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| <i>CAPITAL</i> | | | | |
| 623 VEHICLES | 82,103 | - | - | - |
| <i>CAPITAL Totals</i> | 82,103 | - | - | - |
| ENGINEERING Totals | | | | |
| | 1,350,443 | 1,297,850 | 1,297,850 | 1,341,050 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------|-----------------|------------|
| 01 General | 50 Public Works | 59 Streets |

Expenditure Summary

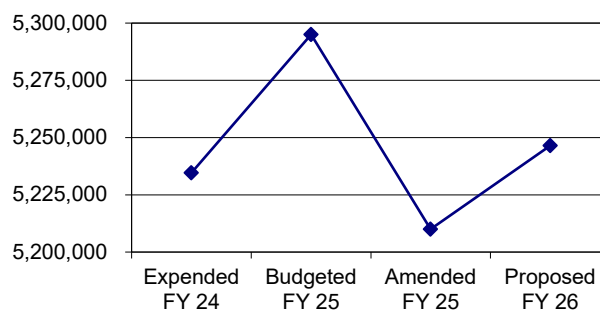
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|------------------|-------------------|------------------|-------------------|
| Personnel | 916,766 | 1,120,650 | 945,650 | 1,076,050 |
| Contractual | 554,541 | 266,350 | 266,350 | 282,500 |
| Supplies | 3,050,245 | 3,210,600 | 3,210,600 | 3,220,600 |
| Operational | 3,161 | 6,400 | 6,400 | 6,400 |
| Utilities | 566,198 | 561,000 | 651,000 | 661,000 |
| Capital | 143,630 | 130,000 | 130,000 | - |
| Total | 5,234,542 | 5,295,000 | 5,210,000 | 5,246,550 |

Personnel Schedule

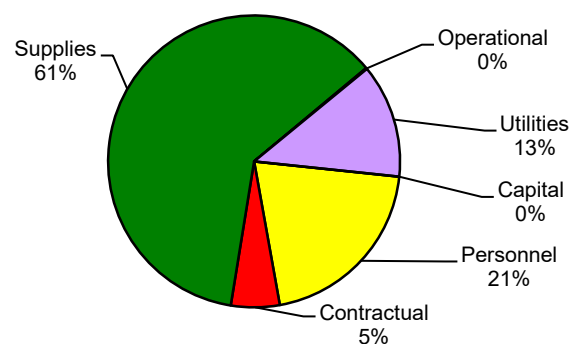
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|--------------------------------|----------------|-------------------|-------------------|
| Streets Superintendent | 25 | 1 | 1 |
| Field Supervisor | 21 | 2 | 2 |
| Crew Leader | 17 | 1 | 1 |
| Streets & Drainage Coordinator | 14 | 1 | 1 |
| Equipment Operator | 14 | 3 | 3 |
| Special Operations Inspector | 13 | 1 | 1 |
| Sign Technician | 12 | 2 | 2 |
| Maintenance Worker II | 11 | 3 | 3 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|-----------------|-----------------|------------|
| 01 General Fund | 50 Public Works | 59 Streets |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 714,223 | 878,450 | 703,450 | 841,000 |
| 109 SALARIES & WAGES-OVERTIME | 18,841 | 20,000 | 20,000 | 20,000 |
| 113 EDUCATION/CERTIFICATE PAY | 2,100 | 2,400 | 2,400 | 1,800 |
| 114 LONGEVITY PAY | 7,247 | 8,100 | 8,100 | 7,200 |
| 120 FICA & MEDICARE EXPENSE | 55,598 | 67,200 | 67,200 | 64,350 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 118,759 | 144,500 | 144,500 | 141,700 |

| | | | | |
|----------------------------------|---------|-----------|---------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 916,766 | 1,120,650 | 945,650 | 1,076,050 |
|----------------------------------|---------|-----------|---------|-----------|

CONTRACTUAL

| | | | | |
|-----------------------------------|--------|--------|--------|--------|
| 213 CONSULTING FEES | 1,014 | 5,000 | 5,000 | 5,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 55,258 | 88,850 | 88,850 | 85,000 |
| 237 UNIFORM SERVICE | 4,300 | 7,000 | 7,000 | 7,500 |
| 240 EQUIPMENT REPAIRS | 26,421 | 42,000 | 42,000 | 42,000 |
| 242 EQUIPMENT RENTAL & LEASE | 1,096 | 3,500 | 3,500 | 5,000 |

| | |
|--|-------------------------------------|
| Notes: | <u>Drainage Channel Maintenance</u> |
| We anticipate needing to rent a large excavator and a skid steer with tracks to perform drainage channel maintenance our current equipment can't accomplish. Increased from \$3,500 to \$5,000 | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | |
|----------------------------|---------|--------|--------|---------|
| 246 VEHICLE REPAIRS | 34,507 | 25,000 | 25,000 | 25,000 |
| 270 WASTE DISPOSAL SERVICE | 431,945 | 95,000 | 95,000 | 113,000 |

| | |
|---|------------------------|
| Notes: | <u>Street Sweeping</u> |
| The total lane mileage we will be required to sweep has increased to meet our MS4 permit with the TCEQ. We're required to sweep 75% of our streets annually. Cost increase of \$18,000. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 554,541 | 266,350 | 266,350 | 282,500 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | |
|------------------------|--------|--------|--------|--------|
| 301 OFFICE SUPPLIES | 177 | 500 | 500 | 500 |
| 310 PRINTING & BINDING | - | 500 | 500 | 500 |
| 323 SMALL TOOLS | 12,587 | 11,100 | 11,100 | 11,100 |
| 325 SAFETY SUPPLIES | 4,860 | 6,000 | 6,000 | 6,000 |
| 331 FUEL & LUBRICANTS | 40,916 | 46,000 | 46,000 | 41,000 |
| 333 CHEMICAL | 3,580 | 15,500 | 15,500 | 15,500 |

| Fund | Department | Division |
|-----------------|-----------------|------------|
| 01 General Fund | 50 Public Works | 59 Streets |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|------------------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| 341 CONSTRUCTION & REPAIR SUPPLIES | 2,906,795 | 3,000,000 | 3,000,000 | 3,000,000 |

| Notes: | Street Projects |
|--|-----------------|
| <p>\$500,000 Asphalt Repair or Replacement Operations such as overlay or full depth reconstruction. The amount requested would cover a portion of the noted locations. Best candidate selections will be made based on condition of the roadways about 4 months prior to work being started. Mims Road, Renfro, Aluminum Plant, E. Kaufman, Cullins, sections of Dowell, a section of Tyler, and East Washington are candidates for the year.</p> <p>\$100,000 Miscellaneous Asphalt Segment Repairs</p> <p>\$200,000 Micro Surfacing Pavement Preservation of various roadways that are oxidizing and would benefit from this treatment to stabilize their integrity and extend their longevity.</p> <p>\$250,000 Crack Seal Program to seal cracks and joints in concrete pavement and to seal cracks in asphalt pavement.</p> <p>\$700,000 Miscellaneous Concrete Street Repairs this account will fund various concrete panel and segment repairs in streets.</p> <p>\$500,000 Miscellaneous Concrete Alley Repairs this account will fund various concrete panel and segment repairs in alleys.</p> <p>\$250,000 Miscellaneous Sidewalk Repairs and Construction to construct, repair and replace sidewalk. This account will cover sidewalk repairs at various locations and improve walkability in Downtown and around schools.</p> <p>\$125,000 Street / Alley Pavement Lift and Stabilization where the pavement lifting process uses polyurethane foam injections to re-level concrete slabs in streets and alley pavement sections that have become uneven.</p> <p>\$50,000 Miscellaneous Sidewalk Lift and Stabilization to continue lifting and leveling uneven sidewalks.</p> <p>\$75,000 Pavement Markings for maintaining and upgrading various roadways throughout town.</p> <p>\$250,000 Construction Materials and Supplies to cover the costs for construction materials and supplies used by City staff in its day-to-day maintenance operations. These supplies / materials include hot mix asphalt, cold mix asphalt, asphalt tac, concrete, rock, flex base, gravel and other miscellaneous materials used for in-house construction and maintenance activities.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | |
|-------------------------------------|--------|--------|--------|--------|
| 347 GENERAL MAINTENANCE SUPPLIES | 10,394 | 16,000 | 16,000 | 16,000 |
| 384 DRAINAGE SYSTEM REPAIR SUPPLIES | 14,153 | 20,000 | 20,000 | 20,000 |

| Fund | Department | Division |
|-----------------|-----------------|------------|
| 01 General Fund | 50 Public Works | 59 Streets |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| 392 SIGNS AND SIGNALS | 55,509 | 90,000 | 90,000 | 105,000 |

| | |
|---|-------------------------------|
| Notes: | School Zone Monitoring System |
| The increase in this budget amount is to purchase new software and the field equipment for our school zone system that currently has 39 flashers. We've changed a large number this year and should have 11 left to change out next year. | |
| We've applied for a COG school zone lighting grant but won't know the results until after the new year begins. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | |
|------------------------------|------------------|------------------|------------------|------------------|
| 393 STREET LIGHTING SUPPLIES | 1,275 | 5,000 | 5,000 | 5,000 |
| <i>SUPPLIES Totals</i> | <u>3,050,245</u> | <u>3,210,600</u> | <u>3,210,600</u> | <u>3,220,600</u> |

OPERATIONS

| | | | | |
|--------------------------|--------------|--------------|--------------|--------------|
| 410 DUES & SUBSCRIPTIONS | 466 | 900 | 900 | 900 |
| 415 RECRUITING EXPENSES | 43 | - | - | - |
| 430 TUITION & TRAINING | 565 | 2,500 | 2,500 | 2,500 |
| 436 TRAVEL | 2,087 | 3,000 | 3,000 | 3,000 |
| <i>OPERATIONS Totals</i> | <u>3,161</u> | <u>6,400</u> | <u>6,400</u> | <u>6,400</u> |

UTILITIES

| | | | | |
|-------------------------|----------------|----------------|----------------|----------------|
| 504 STREET LIGHTING | 555,383 | 550,000 | 640,000 | 650,000 |
| 507 CELLULAR TELEPHONE | 10,816 | 11,000 | 11,000 | 11,000 |
| <i>UTILITIES Totals</i> | <u>566,198</u> | <u>561,000</u> | <u>651,000</u> | <u>661,000</u> |

CAPITAL

| | | | | |
|-----------------------|----------------|----------------|----------------|----------|
| 623 VEHICLES | 143,630 | 130,000 | 130,000 | - |
| <i>CAPITAL Totals</i> | <u>143,630</u> | <u>130,000</u> | <u>130,000</u> | <u>-</u> |

| | | | | |
|-----------------------|------------------|------------------|------------------|------------------|
| STREETS Totals | 5,234,542 | 5,295,000 | 5,210,000 | 5,246,550 |
|-----------------------|------------------|------------------|------------------|------------------|



MEMORANDUM

TO: Mayor and Council Members

FROM: Mary Smith, City Manager

DATE: August 15, 2025

SUBJECT: Water / Wastewater Rates

North Texas Municipal Water District while still finalizing the budget for treated water for 2025 is projecting an increase in the treated water rate by twenty-nine cents (.29) per thousand gallons which would bring the rate to \$4.14 per thousand gallons which is a 7.5% increase. The increases over the last several years have been attributable to the ever-increasing cost for personnel and chemicals as the new lake and treatment plant which came online last year as well as the debt service payments on those.

The charges for Wastewater treatment by the District are increasing from the 2025 budget. Specifically, we are anticipating an 44.1% increase for the regional interceptor line as it has been paralleled due to the capacity needs to facilitate the transfer of wastewater to the treatment plant in Mesquite. The rate for regional sewer treatment is increasing 5.3%. The treatment cost at the Buffalo Creek plant is increasing 7.4% as we continue to see the need for significant maintenance repairs to keep the plant in good working order.

We were pleased to see an updated evaluation performed by the District to determine the feasibility of removing the North treatment plant just off of Lakeshore Drive and Dickson Lane. The plant has been in service since the 1970's. The wastewater treated at this plant will be pushed through an interceptor line to the Buffalo Creek plant. The operating budget includes an amount for the demolition of the plant. The project has not gone out for bids but this is considered a pretty solid estimate of the cost. We've planned to decommission the plant since about 2012 and are relieved the evaluation allows us to move forward with this project. NTMWD operates the plant and will perform the decommissioning.

The City has two primary criteria when setting rates. The City's policy is to maintain a 60-day working capital (reserves) balance. The City's reserves will be closer to 74 days. Historically we have set rates and budgets based on periods of normal weather and consumption, not the extremes that can occur. The weather and consumption patterns have been anything but normal for the past decade and 2025 with heavy rain into early July is no exception. Rockwall's

consumption increased by 2.3% over last year causing us to set a new minimum demand. District volume calculations are being reviewed but generally won't vary from this new minimum.

Overall operations budgets for fiscal year 2025 increased by 6.0% for water and 18.1% for wastewater. While revenues will increase as we continue to grow the number of accounts for both water and sewer we will not be able to absorb these increases on the sewer side of the operations without continuing to increase rates. This will be subject to change based on final budget adoption by the District since their expenses are the largest we have in either the water or the wastewater operations.

We anticipate issuing up to \$8,000,000 in new bonds to continue to move forward with system projects. The additional water tower will be ready for construction soon. When TxDOT or the County undertakes road reconstruction projects the City must relocate any utility lines in the right of way. This is not reimbursed by any entity. The exception being the I-30 project which included federal dollars allowing reimbursement of our cost.

Wholesale Customers

Our wholesale customer rates are determined in a separate study. These rates are designed to completely cover our cost of providing wholesale water. Blackland and RCH Water Supply Corporations will be subject to a rate increase based on those study findings and most specifically the increased treated water rate from NTMWD. Blackland's work toward being a direct customer of the NTMWD is not progressing as quickly as they projected and will cause them to likely remain as our customer into 2028.

RCH is closer to becoming a direct customer with the construction of the pump station and ground storage at their new delivery point progressing with an estimated switchover by summer 2026.

At the time each makes connection, we will transfer the maximum gallons they have purchased historically from our minimum demand to their new minimum demand with the District.

The City of Heath's MOU with Rockwall was approved earlier this summer. With their intention to continue as a wholesale customer their rates are set as the NTMWD adjusts the District's rate to member cities and includes a minimum take or pay provision, which was implemented in FY2017. They have been charged ten cents (.10) more than the member city rate which will increase to fifteen cents (.15) under the new terms. Heath exceeded their minimum demand level this year so the increase will be in both the rate and gallons.

Rate Studies

We are finishing rate studies with an outside consultant now and will have the rate recommendation to the Council in mid-fall for a January 1 implementation.

SUMMARY OF OPERATIONS

Fund

02 Water & Sewer

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|---------------------------------------|-----------------|-------------------|------------------|-------------------|
| Operating Revenues | 37,883,017 | 40,848,400 | 40,302,400 | 44,000,000 |
| Operating Expenses | 34,874,710 | 38,536,750 | 39,695,250 | 41,923,800 |
| Operating Income (Loss) | 3,008,307 | 2,311,650 | 607,150 | 2,076,200 |
| Non-Operating Revenues | 4,220,464 | 2,155,000 | 3,725,000 | 2,040,000 |
| Non-Operating Expenses | 4,296,644 | 4,460,950 | 4,460,950 | 4,511,950 |
| Non-Operating Income (Loss) | (76,180) | (2,305,950) | (735,950) | (2,471,950) |
| Net Income (Loss) Before Transfers | 2,932,127 | 5,700 | (128,800) | (395,750) |
| Net Transfers In (Out) | (1,453,750) | (1,568,750) | (1,603,750) | (1,603,750) |
| Net Income (Loss) | 1,478,377 | (1,563,050) | (1,732,550) | (1,999,500) |
| Working Capital - Beginning | 11,472,807 | 13,026,601 | 12,951,184 | 11,218,634 |
| Working Capital - Ending | 12,951,184 | 11,463,551 | 11,218,634 | 9,219,134 |

SUMMARY OF REVENUES

Fund

02 Water & Sewer

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------------------------|---------------------------|-----------------|-------------------|------------------|-------------------|
| Available Operating Revenues: | | | | | |
| 4601 | Retail Water Sales | 19,600,137 | 19,900,000 | 20,200,000 | 22,220,000 |
| 4603 | Sewer Charges | 10,306,224 | 12,500,000 | 11,000,000 | 12,500,000 |
| 4605 | Pretreatment Charges | 114,961 | 120,400 | 120,400 | 136,900 |
| 4609 | HHW Fees | 214,690 | 176,000 | 225,000 | 176,000 |
| 4610 | Penalties | 240,276 | 250,000 | 335,000 | 250,000 |
| 4611 | Portable Meter Sales | 246,396 | 150,000 | 175,000 | 150,000 |
| Total Utility Sales | | 30,722,684 | 33,096,400 | 32,055,400 | 35,432,900 |
| 4622 | RCH Water Sales | 1,787,022 | 1,840,000 | 1,960,000 | 1,500,000 |
| 4632 | Blackland Water Sales | 1,061,131 | 1,100,000 | 1,235,000 | 1,500,000 |
| 4640 | McLendon Chisholm Sewer | 428,589 | 555,000 | 583,000 | 725,000 |
| 4650 | City of Heath Water Sales | 3,704,053 | 4,050,000 | 4,208,000 | 4,635,100 |
| Total Contract Sales | | 6,980,795 | 7,545,000 | 7,986,000 | 8,360,100 |
| 4660 | Water Taps | 97,496 | 130,000 | 165,000 | 130,000 |
| 4662 | Sewer Taps | 8,237 | 25,000 | 29,000 | 25,000 |
| 4665 | Meter Rental Fees | 73,805 | 52,000 | 67,000 | 52,000 |
| Total Other Receipts | | 179,538 | 207,000 | 261,000 | 207,000 |
| Total Operating Revenues | | 37,883,017 | 40,848,400 | 40,302,400 | 44,000,000 |
| Available Non-Operating Revenues | | | | | |
| 4001 | Interest Earnings | 942,740 | 475,000 | 475,000 | 300,000 |
| 4010 | Auction/Scrap Proceeds | 17,021 | 15,000 | 15,000 | 15,000 |
| 4019 | Miscellaneous | 939,316 | 100,000 | 100,000 | 100,000 |
| 4450 | Land Sales | 227,058 | - | - | - |
| 4480 | Tower Leases | 321,063 | 265,000 | 325,000 | 325,000 |
| 4670 | Water Impact Fees | 858,908 | 700,000 | 1,225,000 | 700,000 |
| 4672 | Sewer Impact Fees | 868,507 | 600,000 | 1,500,000 | 600,000 |
| 4678 | Sewer Pro-Rata Fees | 45,851 | - | 85,000 | - |
| Total Non-Operating Revenue | | 4,220,464 | 2,155,000 | 3,725,000 | 2,040,000 |
| Total Available Revenues | | 42,103,480 | 43,003,400 | 44,027,400 | 46,040,000 |

SUMMARY OF OPERATING TRANSFERS

Fund

02 Water & Sewer

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------------------------------|-----------------|-------------------|------------------|-------------------|
| Operating Transfers Out | | | | |
| To General Fund | 400,000 | 500,000 | 500,000 | 500,000 |
| To Insurance Fund | 950,000 | 965,000 | 1,000,000 | 1,000,000 |
| To Worker's Comp Fund | 75,000 | 75,000 | 75,000 | 75,000 |
| To Tech Replacement Fund | 28,750 | 28,750 | 28,750 | 28,750 |
| Total Transfers Out | 1,453,750 | 1,568,750 | 1,603,750 | 1,603,750 |
| Net Operating Transfers In (Out) | (1,453,750) | (1,568,750) | (1,603,750) | (1,603,750) |

SUMMARY OF EXPENSES

Fund

02 Water & Sewer

| Department | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|------------------------------|-----------------|-------------------|------------------|-------------------|
| Operating Expenses | | | | |
| Departmental Expenses: | | | | |
| 61 Utility Billing | 1,985,297 | 1,792,550 | 1,739,550 | 1,825,200 |
| 63 Water Operations | 20,560,831 | 23,389,050 | 24,313,050 | 24,878,700 |
| 67 Sewer Operations | 12,328,582 | 13,355,150 | 13,642,650 | 15,219,900 |
| Total Dept. Expenses | 34,874,710 | 38,536,750 | 39,695,250 | 41,923,800 |
| Non Operating Expenses | | | | |
| 62 Long Term Debt | 4,296,644 | 4,460,950 | 4,460,950 | 4,511,950 |
| Total Non-Operating Expenses | 4,296,644 | 4,460,950 | 4,460,950 | 4,511,950 |
| Total Expenses | 39,171,354 | 42,997,700 | 44,156,200 | 46,435,750 |

| DIVISION SUMMARY | | |
|------------------|---------------------|-------------------|
| Fund | Department | Division |
| 02 Water & Sewer | 60 Utility Services | 62 Long Term Debt |

| Expenditure Summary | | | | |
|---------------------|----------------|------------------|------------------|------------------|
| | Actual | Budgeted | Amended | Proposed |
| | <u>23-24</u> | <u>24-25</u> | <u>24-25</u> | <u>25-26</u> |
| Debt Service | 945,263 | 4,460,950 | 4,460,950 | 4,511,950 |
| Total | <u>945,263</u> | <u>4,460,950</u> | <u>4,460,950</u> | <u>4,511,950</u> |

| Fund | Department | Division |
|------------------|---------------------|-----------------|
| 02 Water & Sewer | 60 Utility Services | 62 Debt Service |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| 70 Debt Service | | | | |
| 0750 BOND ADMINISTRATION FEES | 3,086 | 5,000 | 5,000 | 1,500 |
| 0752 BOND - PRINCIPAL | - | 2,960,000 | 2,960,000 | 3,125,000 |
| 0754 BOND - INTEREST | 841,376 | 1,071,400 | 1,071,400 | 1,137,200 |
| 0772 NTMWD - PRINCIPAL | - | 355,000 | 355,000 | 210,000 |
| 0774 NTMWD - INTEREST | 100,801 | 69,550 | 69,550 | 38,250 |
| Debt Service TOTAL: | 945,263 | 4,460,950 | 4,460,950 | 4,511,950 |

DIVISION SUMMARY

Fund

02 Water & Sewer

Department

60 Utility Services

Division

61 Utility Billing

Expenditure Summary

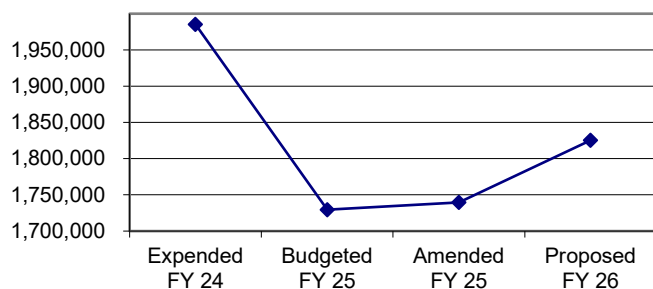
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 780,661 | 708,900 | 708,900 | 712,050 |
| Contractual | 562,559 | 661,350 | 661,350 | 730,850 |
| Supplies | 144,639 | 125,000 | 125,000 | 148,000 |
| Operational | 497,438 | 234,300 | 244,300 | 234,300 |
| Total | 1,985,297 | 1,729,550 | 1,739,550 | 1,825,200 |

Personnel Schedule

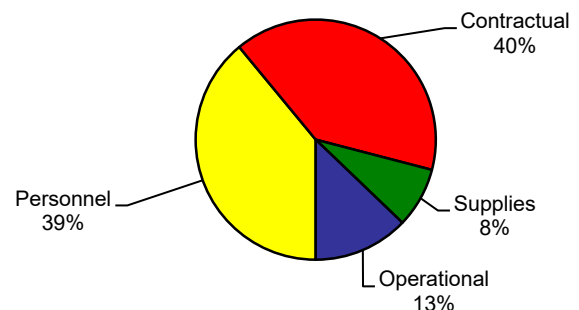
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|---------------------------------|----------------|-------------------|-------------------|
| Utility Billing Supervisor | 22 | 1 | 1 |
| Field Supervisor | 19 | 1 | 1 |
| Billing Coordinator | 14 | 1 | 1 |
| Customer Service Representative | 12 | 2 | 2 |
| Meter Technician | 12 | 4 | 4 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|----------------|---------------------|--------------------|
| 02 Water Sewer | 60 Utility Services | 61 Utility Billing |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|---------|
| 100 SALARIES & WAGES | 536,275 | 563,100 | 563,100 | 563,850 |
| 109 SALARIES & WAGES-OVERTIME | 75,804 | 2,500 | 2,500 | 2,500 |
| 113 EDUCATION/CERTIFICATE PAY | 1,200 | 2,100 | 2,100 | 2,100 |
| 114 LONGEVITY PAY | 4,964 | 5,550 | 5,550 | 5,450 |
| 120 FICA & MEDICARE EXPENSE | 46,207 | 43,050 | 43,050 | 43,150 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 116,211 | 92,600 | 92,600 | 95,000 |

| | | | | |
|----------------------------------|---------|---------|---------|---------|
| <i>PERSONNEL SERVICES Totals</i> | 780,661 | 708,900 | 708,900 | 712,050 |
|----------------------------------|---------|---------|---------|---------|

CONTRACTUAL

| | | | | |
|------------------------------------|---------|---------|---------|---------|
| 210 AUDITING | 19,170 | 21,000 | 21,000 | 23,000 |
| 217 IT SERVICE | 28,750 | 30,000 | 30,000 | 35,000 |
| 223 INSURANCE-SURETY BONDS | 304 | 400 | 400 | 400 |
| 225 INSURANCE-AUTOMOBILES | 29,614 | 45,900 | 45,900 | 60,750 |
| 227 INSURANCE-REAL PROPERTY | 61,937 | 88,900 | 88,900 | 118,750 |
| 228 INSURANCE-CLAIMS & DEDUCTIBLES | 4,161 | 25,000 | 25,000 | 25,000 |
| 229 INSURANCE-LIABILITY | 28,298 | 39,650 | 39,650 | 47,450 |
| 231 SERVICE MAINTENANCE CONTRACTS | 385,055 | 402,000 | 402,000 | 412,000 |
| 240 EQUIPMENT REPAIRS | 105 | 1,000 | 1,000 | 1,000 |
| 242 EQUIPMENT RENTAL & LEASE | 5,166 | 7,500 | 7,500 | 7,500 |

| | | | | |
|---------------------------|---------|---------|---------|---------|
| <i>CONTRACTUAL Totals</i> | 562,559 | 661,350 | 661,350 | 730,850 |
|---------------------------|---------|---------|---------|---------|

SUPPLIES

| | | | | |
|---------------------|---------|---------|---------|---------|
| 301 OFFICE SUPPLIES | 1,288 | 2,000 | 2,000 | 2,000 |
| 307 POSTAGE | 132,492 | 110,000 | 110,000 | 135,000 |

| | |
|---|------------------|
| Notes: | Postage Increase |
| The utility bills are mailed through a bulk mail rate but postage continues to increase one to two times per budget year. | |
| We are going to push for customers to receive their bills online but many if not most of them are still choosing to receive paper bills despite previous efforts. | |
| CITY MANAGER'S COMMENTS: Approved | |

| | | | | |
|----------------------------------|--------|--------|--------|--------|
| 310 PRINTING & BINDING | 10,859 | 12,000 | 12,000 | 10,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | - | 1,000 | 1,000 | 1,000 |

| | | | | |
|------------------------|---------|---------|---------|---------|
| <i>SUPPLIES Totals</i> | 144,639 | 125,000 | 125,000 | 148,000 |
|------------------------|---------|---------|---------|---------|

| Fund | Department | Division |
|----------------|---------------------|--------------------|
| 02 Water Sewer | 60 Utility Services | 61 Utility Billing |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>OPERATIONS</i> | | | | |
| 410 DUES & SUBSCRIPTIONS | - | 300 | 300 | 300 |
| 415 RECRUITING EXPENSES | 665 | - | - | - |
| 430 TUITION & TRAINING | 1,378 | 2,000 | 2,000 | 2,000 |
| 436 TRAVEL | 1,559 | 2,000 | 2,000 | 2,000 |
| 450 BAD DEBT EXPENSE | 271,268 | 30,000 | 30,000 | 30,000 |
| 490 HOUSEHOLD HAZARDOUS WASTE | 222,567 | 200,000 | 210,000 | 200,000 |
| <i>OPERATIONS Totals</i> | 497,438 | 234,300 | 244,300 | 234,300 |
| BILLING SERVICES Totals | 1,985,297 | 1,729,550 | 1,739,550 | 1,825,200 |

DIVISION SUMMARY

| Fund | Department | Division |
|------------------|---------------------|---------------------|
| 02 Water & Sewer | 60 Utility Services | 63 Water Operations |

Expenditure Summary

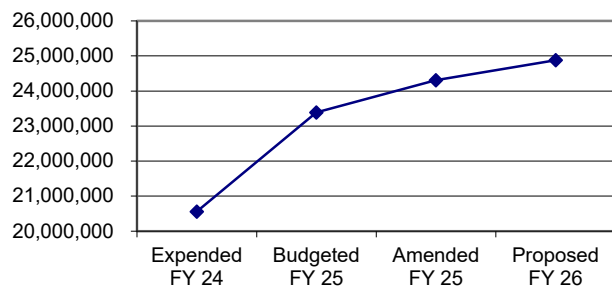
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------|-----------------|-------------------|------------------|-------------------|
| Personnel | 1,550,195 | 1,474,050 | 1,632,050 | 1,425,950 |
| Contractual | 17,918,916 | 19,386,900 | 19,721,900 | 21,934,050 |
| Supplies | 673,181 | 943,200 | 943,200 | 926,550 |
| Operational | 15,461 | 23,250 | 23,250 | 23,250 |
| Utilities | 403,078 | 313,000 | 413,000 | 341,500 |
| Capital | - | 1,248,650 | 1,579,650 | 227,400 |
| Total | 20,560,831 | 23,389,050 | 24,313,050 | 24,878,700 |

Personnel Schedule

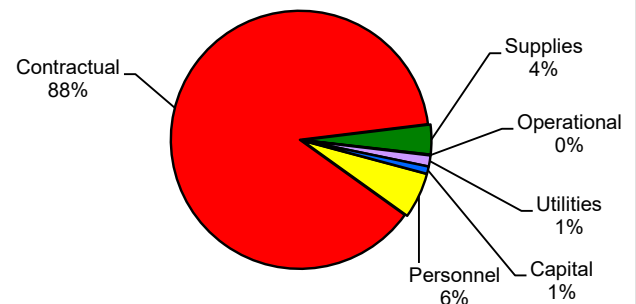
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|---------------------------|----------------|-------------------|-------------------|
| Water/Wastewater Manager | 32 | 1 | 1 |
| Water - Field Supervisor | 22 | 1 | 1 |
| Production Technician III | 18 | 1 | 1 |
| Crew Leader | 17 | 2 | 2 |
| Public Works Coordinator | 14 | 1 | 1 |
| Equipment Operator | 14 | 2 | 2 |
| Water Quality Technician | 13 | 2 | 2 |
| Production Technician II | 15 | 1 | - |
| Production Technician I | 12 | - | 1 |
| Fire Hydrant Technician | 12 | 2 | 2 |
| Maintenance Worker II | 11 | 4 | 4 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|----------------|---------------------|---------------------|
| 02 Water Sewer | 60 Utility Services | 63 Water Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

PERSONNEL SERVICES

| | | | | |
|-------------------------------|-----------|-----------|-----------|-----------|
| 100 SALARIES & WAGES | 1,026,570 | 1,097,500 | 1,080,500 | 1,055,700 |
| 109 SALARIES & WAGES-OVERTIME | 218,175 | 100,000 | 275,000 | 100,000 |
| 113 EDUCATION/CERTIFICATE PAY | 900 | 3,600 | 3,600 | 3,600 |
| 114 LONGEVITY PAY | 8,511 | 8,500 | 8,500 | 8,050 |
| 120 FICA & MEDICARE EXPENSE | 95,769 | 83,950 | 83,950 | 80,750 |
| 122 T.M.R.S. RETIREMENT EXP. | 200,269 | 180,500 | 180,500 | 177,850 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 1,550,195 | 1,474,050 | 1,632,050 | 1,425,950 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | |
|------------------------------|--------|--------|--------|--------|
| 211 LEGAL | 1,511 | 25,000 | 25,000 | 5,000 |
| 212 ENGINEERING SERVICES | 41,523 | 50,000 | 50,000 | 50,000 |
| 213 CONSULTING FEES | 26,624 | 50,000 | 50,000 | 50,000 |
| 231 SERVICE-MAINT. CONTRACTS | 79,636 | 90,450 | 90,450 | 99,850 |

| Notes: | INCREASED FEES |
|---|----------------|
| <p>\$6480 Monthly service charges for SCADA Hub communications have increased.</p> <p>\$14,278 Maintenance services performed semi-annually, including load bank testing for all stations. Materials, travel, shop fees, and labor prices increase due to inflation.</p> <p>\$7,120 Elevator maintenance contracts, price increase.</p> <p>\$17,400 Maintenance contract support software for Cityworks.</p> <p>\$7,200 Hach service contract fee for chlorine analyzer. Increase due to inflation.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | |
|--------------------------------|------------|------------|------------|------------|
| 237 UNIFORM SERVICE | 12,011 | 15,000 | 15,000 | 15,000 |
| 240 EQUIPMENT REPAIRS | 24,042 | 13,000 | 13,000 | 13,000 |
| 242 EQUIPMENT RENTAL & LEASE | 4,680 | 10,000 | 10,000 | 10,000 |
| 244 BUILDING REPAIRS | 11,434 | 15,000 | 15,000 | 15,000 |
| 246 VEHICLE REPAIRS | 57,389 | 34,000 | 69,000 | 34,000 |
| 270 WASTE DISPOSAL SERVICE | 1,383 | 10,000 | 10,000 | 10,000 |
| 280 STATE PERMITS | 53,706 | 59,800 | 59,800 | 60,600 |
| 281 METER REPAIR & REPLACEMENT | 9,680 | 14,500 | 14,500 | 14,500 |
| 287 WATER PURCHASES | 17,413,577 | 18,635,350 | 18,935,350 | 21,113,600 |
| 288 WATERLINE REPAIR & REPLAC | 66,557 | 195,000 | 195,000 | 195,000 |
| 289 RESERVOIR MAINT. & REPAIR | 115,164 | 169,800 | 169,800 | 248,500 |

| Notes: | PUMP REBUILDS |
|--|---------------|
| <p>\$120,000 Pump repair and rebuilds increased due to higher costs of materials & labor costs. (Increase of \$ 45,000).</p> <p>\$33,500 RTU SCADA panel upgrades at the Springer & Southside ESTs.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | |
|---------------------------|------------|------------|------------|------------|
| <i>CONTRACTUAL Totals</i> | 17,918,916 | 19,386,900 | 19,721,900 | 21,934,050 |
|---------------------------|------------|------------|------------|------------|

| Fund | Department | Division |
|----------------|---------------------|---------------------|
| 02 Water Sewer | 60 Utility Services | 63 Water Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

SUPPLIES

| | | | | | |
|-----|--------------------|--------|--------|--------|--------|
| 301 | OFFICE SUPPLIES | 1,163 | 2,550 | 2,550 | 2,550 |
| 310 | PRINTING & BINDING | 616 | 2,000 | 2,000 | 2,000 |
| 323 | SMALL TOOLS | 36,018 | 34,850 | 34,850 | 34,850 |
| 325 | SAFETY SUPPLIES | 10,738 | 10,800 | 10,800 | 10,800 |
| 331 | FUEL & LUBRICANTS | 84,355 | 93,000 | 93,000 | 73,000 |
| 333 | CHEMICAL | 9,391 | 13,500 | 13,500 | 16,850 |

Notes:**CHEMICAL PRICE INCREASES**

\$16,830 Increase due to price increases from suppliers. Contact cleaner for pump motors.

Chemicals for CL2 analyzers

DPD Dispenser Total Chlorine.

DPD Dispenser Free Chlorine.

De-chlorination tabs required by TCEQ regulations.

Test chemicals for new TCEQ nitrification monitoring requirements. Miscellaneous chemicals.

CITY MANAGER'S COMMENTS: Approved

| | | | | | |
|-----|---------------------------|---------|---------|---------|---------|
| 335 | PROPANE | 5,622 | 7,500 | 7,500 | 7,500 |
| 341 | CONSTRUCTION & REPAIR SUP | 111,979 | 90,000 | 90,000 | 90,000 |
| 347 | GENERAL MAINT. SUPPLY | 16,677 | 18,000 | 18,000 | 18,000 |
| 380 | FIRE HYDRANT MAINT SUPPLY | 6,563 | 11,000 | 11,000 | 11,000 |
| 381 | WATER PIPE FITTINGS | 52,162 | 60,000 | 60,000 | 60,000 |
| 382 | METER SUPPLIES | 337,899 | 600,000 | 600,000 | 600,000 |

| | | | | |
|------------------------|---------|---------|---------|---------|
| <i>SUPPLIES Totals</i> | 673,181 | 943,200 | 943,200 | 926,550 |
|------------------------|---------|---------|---------|---------|

OPERATIONS

| | | | | | |
|-----|----------------------|-------|--------|--------|--------|
| 410 | DUES & SUBSCRIPTIONS | 2,204 | 2,400 | 2,400 | 2,400 |
| 415 | RECRUITING EXPENSES | 40 | 500 | 500 | 500 |
| 430 | TUITION & TRAINING | 8,730 | 15,350 | 15,350 | 15,350 |
| 436 | TRAVEL | 4,487 | 5,000 | 5,000 | 5,000 |

| | | | | |
|--------------------------|--------|--------|--------|--------|
| <i>OPERATIONS Totals</i> | 15,461 | 23,250 | 23,250 | 23,250 |
|--------------------------|--------|--------|--------|--------|

UTILITIES

| | | | | | |
|-----|--------------------|---------|---------|---------|---------|
| 501 | ELECTRICITY | 392,132 | 300,000 | 400,000 | 325,000 |
| 507 | CELLULAR TELEPHONE | 10,946 | 10,000 | 10,000 | 13,500 |
| 508 | TELEPHONE SERVICE | - | 3,000 | 3,000 | 3,000 |

| | | | | |
|-------------------------|---------|---------|---------|---------|
| <i>UTILITIES Totals</i> | 403,078 | 313,000 | 413,000 | 341,500 |
|-------------------------|---------|---------|---------|---------|

| Fund | Department | Division |
|----------------|---------------------|---------------------|
| 02 Water Sewer | 60 Utility Services | 63 Water Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

CAPITAL

| | | | | | |
|-----|-----------------------------|---|--------|---------|---------|
| 612 | COMPUTER EQUIPMENT | - | - | 331,000 | - |
| 621 | FIELD MACHINERY & EQUIPMENT | - | 50,650 | 50,650 | 117,400 |

| Notes: | EQUIPMENT |
|--|-----------|
| <p>\$46,000 The existing concrete saw is outdated, and parts are unavailable.</p> <p>\$9,100 Pipe cutter is needed for the safe repair of cast iron or ductile water lines.</p> <p>\$8,700 Replace the outdated locator.</p> <p>\$15,554 Replace 10 meters & 10 RPZs for non-repairable existing equipment.</p> <p>\$9,540 Dechlorination diffusers & meters for water loss calculation while flushing.</p> <p>\$20,300 Replacement of outdated analyzers. No replacement parts available for Springer, Southside & N. Country ESTs.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | | |
|-----|---------------------------|---|-----------|-----------|---------|
| 623 | VEHICLES | - | 98,000 | 98,000 | - |
| 633 | INFRASTRUCTURE IMPROVEMEN | - | 1,100,000 | 1,100,000 | 110,000 |

| Notes: | SPRINGER TOWER PAINTING |
|---|-------------------------|
| <p>\$1,560,000 Springer Water Tower has not been painted since its construction in 2002. Some welded joints and other components are beginning to rust inside and outside the tank. Includes a mixer and pressure relief valves for shutdown.</p> <p>Engineering Design = \$110,000.</p> <p>Construction = \$1,450,000.</p> <p>CITY MANAGER'S COMMENTS: Approved to begin engineering and logistics. Painting may be funded in the next budget year.</p> | |

| | | | | |
|-----------------------|---|-----------|-----------|---------|
| <i>CAPITAL Totals</i> | - | 1,248,650 | 1,579,650 | 227,400 |
|-----------------------|---|-----------|-----------|---------|

| | | | | |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|
| WATER OPERATIONS Totals | 20,560,831 | 23,389,050 | 24,313,050 | 24,878,700 |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|

SEWER OPERATIONS

Fund

02 Water & Sewer

Department

60 Utility Services

Division

67 Sewer Operations

Expenditure Summary

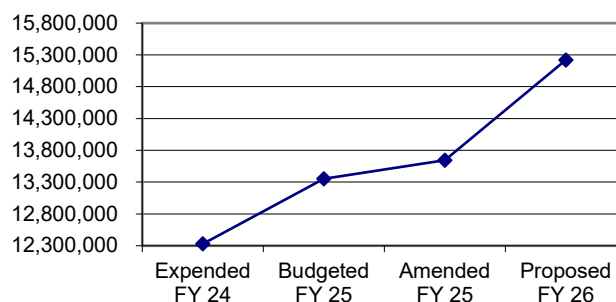
| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------|-------------------|-------------------|-------------------|-------------------|
| Personnel | 1,517,633 | 1,391,600 | 1,511,600 | 1,390,700 |
| Contractual | 10,337,812 | 11,449,900 | 11,449,900 | 13,360,300 |
| Supplies | 306,982 | 274,450 | 274,450 | 271,450 |
| Operational | 14,727 | 17,700 | 17,700 | 17,700 |
| Utilities | 151,428 | 134,500 | 134,500 | 160,750 |
| Capital | - | 87,000 | 254,500 | 19,000 |
| Total | 12,328,582 | 13,355,150 | 13,642,650 | 15,219,900 |

Personnel Schedule

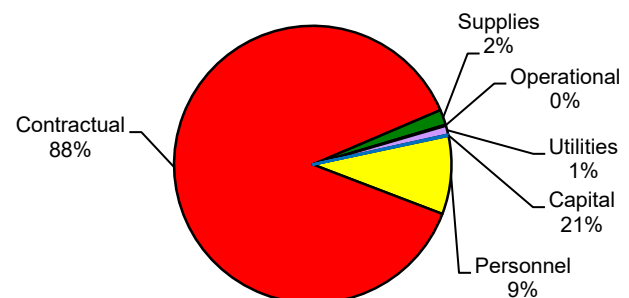
| Position | Classification | FY 25 Approved | FY 26 Proposed |
|--|----------------|-------------------|-------------------|
| Wastewater - Field Supervisor | 22 | 1 | 1 |
| Production Technician - Field Supervisor | 22 | 1 | 1 |
| Production Technician III | 18 | 1 | 1 |
| Crew Leader | 17 | 2 | 2 |
| FOG Agent | 16 | 1 | 1 |
| Production Technician II | 15 | 1 | 1 |
| Equipment Operator | 14 | 2 | 2 |
| Production Technician I | 12 | 1 | 1 |
| Infiltration Technician | 12 | 1 | 1 |
| Maintenance Worker II | 11 | 5 | 5 |

Activity Trends

Financial History



FY 26 Expenditures by Category



| Fund | Department | Division |
|----------------|---------------------|---------------------|
| 02 Water Sewer | 60 Utility Services | 67 Sewer Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

PERSONNEL SERVICES

| | | | | |
|---------------------------------|---------|---------|---------|-----------|
| 100 SALARIES & WAGES | 950,211 | 988,550 | 988,550 | 1,002,700 |
| 109 SALARIES & WAGES-OVERTIME | 269,632 | 150,000 | 270,000 | 150,000 |
| 113 EDUCATION/CERTIFICATE PAY | 2,431 | 3,600 | 3,600 | 3,600 |
| 114 LONGEVITY PAY | 10,035 | 11,200 | 11,200 | 8,300 |
| 120 FICA & MEDICARE EXPENSE | 90,533 | 75,650 | 75,650 | 70,600 |
| 122 T.M.R.S. RETIREMENT EXPENSE | 194,790 | 162,600 | 162,600 | 155,500 |

| | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|
| <i>PERSONNEL SERVICES Totals</i> | 1,517,633 | 1,391,600 | 1,511,600 | 1,390,700 |
|----------------------------------|-----------|-----------|-----------|-----------|

CONTRACTUAL

| | | | | |
|------------------------------|---------|---------|---------|---------|
| 213 CONSULTING FEES | 206,778 | 68,300 | 68,300 | 50,000 |
| 231 SERVICE-MAINT. CONTRACTS | 210,682 | 321,100 | 321,100 | 252,000 |
| 237 UNIFORM SERVICE | 13,108 | 14,700 | 14,700 | 14,700 |
| 240 EQUIPMENT REPAIRS | 70,098 | 32,000 | 32,000 | 32,000 |
| 242 EQUIPMENT RENTAL & LEASE | 2,203 | 10,000 | 10,000 | 10,000 |
| 246 VEHICLE REPAIRS | 31,527 | 40,000 | 40,000 | 40,000 |
| 279 INDUSTRIAL PRE-TREATMENT | 113,004 | 120,400 | 120,400 | 136,900 |
| 282 LIFT STATION MAINTENANCE | 252,788 | 262,750 | 262,750 | 662,750 |

| | |
|--|------------------------------|
| Notes: | LIFT STATION UPGRADES |
| \$400,000 Justin Lift Stations includes removal and replacement of the existing well, pumps, valve vaults, electrical racks, and controls to ensure reliability. | |
| *CITY MANAGER'S COMMENTS: Approved | |

| Fund | Department | Division |
|----------------|---------------------|---------------------|
| 02 Water Sewer | 60 Utility Services | 67 Sewer Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| 284 SEWER LINE REPAIR & RPCMT | 324,856 | 417,500 | 417,500 | 437,600 |

| Notes: | CMOM REQUIREMENTS |
|--|-------------------|
| <p>\$437,600 The strategic plan associated with the City's CMOM plan presented to the EPA requires that the City must complete a condition assessment of the sewer system within ten years. To develop this strategic initiative, staff and the firm that worked on the CMOM took the information provided through the flow monitoring study conducted in the spring of 2015. This study divided the wastewater systems into 37 basins. The basins were ranked dependent on the amount of inflow and infiltration in rain events. The strategic initiative consists of a condition assessment of evaluating the basins that scored the lowest score in the study first. In 2025/2026, the wastewater division proposes to complete condition assessment of the four basins that have a total of 126,164 feet of pipe with 480 manholes.</p> <p>Assessments of these basins will include:</p> <ul style="list-style-type: none"> • Manhole inspections • Smoke testing • Dye flooding • Cleaning • CCTV • Analysis of any defects • Mapping • Cost estimates for repair or rehab • Data collecting • Final report <p>The City does not have the equipment or the personnel to complete the entire list of tasks and does not believe it is cost effective to hire additional personnel and purchase the equipment needed. The wastewater division is proposing to contract out everything except for the pipe cleaning and CCTV work at the cost of \$197,700. (Increase of \$20,700 due to larger basins).</p> <p>*CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|
| 285 SQUABBLE TREATMENT PLANT | 975,310 | 715,850 | 715,850 | 725,000 |
| 286 BUFFALO CREEK TREATMENT PLANT | 1,861,462 | 1,831,750 | 1,831,750 | 2,032,200 |
| 292 REGIONAL WASTEWATER SYSTEM | 6,275,997 | 7,615,550 | 7,615,550 | 8,967,150 |
| <i>CONTRACTUAL Totals</i> | <u>10,337,812</u> | <u>11,449,900</u> | <u>11,449,900</u> | <u>13,360,300</u> |

SUPPLIES

| | | | | |
|---------------------|--------|--------|--------|--------|
| 301 OFFICE SUPPLIES | 678 | 1,500 | 1,500 | 1,500 |
| 323 SMALL TOOLS | 45,250 | 35,000 | 35,000 | 35,000 |
| 325 SAFETY SUPPLIES | 14,995 | 17,200 | 17,200 | 21,200 |

| Notes: | REPLACE EQUIPMENT |
|--|-------------------|
| <p>\$4,000 Replace outdated breathing equipment that is no longer serviceable and can't be relied upon.</p> <p>*CITY MANAGER'S COMMENTS: Approved</p> | |

| Fund | Department | Division |
|----------------|---------------------|---------------------|
| 02 Water Sewer | 60 Utility Services | 67 Sewer Operations |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| 331 FUEL & LUBRICANTS | 79,114 | 85,000 | 85,000 | 78,000 |
| 333 CHEMICAL | 5,562 | 7,900 | 7,900 | 7,900 |
| 341 CONSTRUCTION & REPAIR SUPPLIES | 128,389 | 89,000 | 89,000 | 89,000 |
| 347 GENERAL MAINTENANCE SUPPLIES | 19,567 | 16,250 | 16,250 | 16,250 |
| 385 LIFT STATION SUPPLIES | 13,428 | 22,600 | 22,600 | 22,600 |
| <i>SUPPLIES Totals</i> | <u>306,982</u> | <u>274,450</u> | <u>274,450</u> | <u>271,450</u> |
| OPERATIONS | | | | |
| 410 DUES & SUBSCRIPTIONS | 2,032 | 2,700 | 2,700 | 2,700 |
| 415 RECRUITING EXPENSES | 843 | 500 | 500 | 500 |
| 430 TUITION & TRAINING | 8,493 | 10,700 | 10,700 | 10,700 |
| 436 TRAVEL | 3,360 | 3,800 | 3,800 | 3,800 |
| <i>OPERATIONS Totals</i> | <u>14,727</u> | <u>17,700</u> | <u>17,700</u> | <u>17,700</u> |
| UTILITIES | | | | |
| 501 ELECTRICITY | 141,119 | 125,000 | 125,000 | 150,000 |
| 507 CELLULAR TELEPHONE | 10,309 | 9,500 | 9,500 | 10,750 |
| <i>UTILITIES Totals</i> | <u>151,428</u> | <u>134,500</u> | <u>134,500</u> | <u>160,750</u> |
| CAPITAL | | | | |
| 621 FIELD MACHINERY & EQUIPMENT | - | 8,000 | 115,000 | 19,000 |
| 623 VEHICLES | - | 79,000 | 139,500 | - |
| <i>CAPITAL Totals</i> | <u>-</u> | <u>87,000</u> | <u>254,500</u> | <u>19,000</u> |
| SEWER OPERATIONS Totals | 12,328,582 | 13,355,150 | 13,642,650 | 15,219,900 |

| | |
|--|------------------------------|
| Notes: | REPLACEMENT EQUIPMENT |
| Amended budget: Council approved the replacement of two generators damaged in a storm. Insurance covered the depreciated value only. | |
| The \$7,000 Replacement of trailer is required for the transportation of materials and safety equipment to job sites. | |
| \$12,000 Replace worn-out mower / No replacement parts available. | |
| *CITY MANAGER'S COMMENTS: Approved | |

SUMMARY OF OPERATIONS

Fund

10 Cemetery

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 23,858 | 19,000 | 15,250 | 14,750 |
| Total Expenditures | 10,700 | 5,000 | 5,000 | 10,000 |
| Excess Revenues Over (Under) Expenditures | 13,158 | 14,000 | 10,250 | 4,750 |
| Fund Balance - Beginning | 69,400 | 80,500 | 82,558 | 92,808 |
| Fund Balance - Ending | 82,558 | 94,500 | 92,808 | 97,558 |

SUMMARY OF REVENUES**Fund**

10 Cemetery

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|----------------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | 3,283 | 2,000 | 2,000 | 1,500 |
| 4720 | Cemetery Receipts | 19,200 | 15,000 | 12,000 | 12,000 |
| 4722 | Registration & Permit Fees | 1,375 | 2,000 | 1,250 | 1,250 |
| Total Revenues | | 23,858 | 19,000 | 15,250 | 14,750 |

| |
|--|
| <div>Fund 10 Cemetery</div> <div>SUMMARY OF EXPENDITURES</div> |
|--|

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|-------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 10,700 | 5,000 | 5,000 | 10,000 |
| Total | 10,700 | 5,000 | 5,000 | 10,000 |

| |
|-------------|
| Fund |
| 10 Cemetery |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| <i>CONTRACTUAL</i> | | | | |
| 247 GROUNDS MAINTENANCE | 10,700 | 5,000 | 5,000 | 10,000 |
| <i>CONTRACTUAL Totals</i> | <u>10,700</u> | <u>5,000</u> | <u>5,000</u> | <u>10,000</u> |
| CEMETERY FUND Totals | 10,700 | 5,000 | 5,000 | 10,000 |

SUMMARY OF OPERATIONS

Fund

11 Public Safety Funds

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 153,928 | 81,800 | 169,000 | 170,300 |
| Total Expenditures | 73,209 | 43,550 | 67,100 | 150,000 |
| Excess Revenues Over (Under) Expenditures | 80,719 | 38,250 | 101,900 | 20,300 |
| Net Other Financing Sources (Uses) | - | - | - | - |
| Net Gain (Loss) | 80,719 | 38,250 | 101,900 | 20,300 |
| Fund Balance - Beginning | 236,358 | 243,658 | 317,077 | 418,977 |
| Fund Balance - Ending | 317,077 | 281,908 | 418,977 | 439,277 |

SUMMARY OF REVENUES

Fund

11 Public Safety Funds

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|--------------------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | 5,283 | 1,800 | 3,500 | 3,500 |
| 4052 | Vehicle Registration Fees From | 52,804 | - | 55,000 | 60,000 |
| 4054 | Donations - Police Activities | 6,037 | 1,000 | 13,000 | 3,000 |
| 4056 | Donations - Flag Supplies | 200 | - | - | 1,500 |
| 4058 | Donations - Fire | 5,550 | 500 | 500 | 500 |
| 4060 | Opiod Settlement Revenue | 6,981 | - | - | - |
| 4415 | Court Security Fee | 16,749 | 15,000 | 20,000 | 23,000 |
| 4420 | Technology Fee | 13,736 | 12,500 | 17,500 | 18,000 |
| 4425 | Child Safety Fines | 2,110 | 2,500 | 5,000 | 3,500 |
| 4430 | Local Truancy Fund | 14,947 | 14,000 | 20,000 | 20,000 |
| 4520 | County Contracts | 29,531 | 34,500 | 34,500 | 37,300 |
| Total Revenues | | 153,928 | 81,800 | 169,000 | 170,300 |

SUMMARY OF EXPENDITURES**Fund**

11 Public Safety Funds

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 57,515 | 39,550 | 39,550 | 142,000 |
| Supplies | 10,500 | - | 5,950 | - |
| Operational | 5,194 | 4,000 | 16,000 | 8,000 |
| Total Expenditures | 73,209 | 43,550 | 67,100 | 150,000 |

Fund

11 Public Safety

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>CONTRACTUAL</i> | | | | |
| 208 EMERGENCY SERVICES | 36,046 | 34,550 | 34,550 | 37,000 |
| 231 SERVICE MAINTENANCE CONTRACTS | 2,389 | 5,000 | 5,000 | 5,000 |
| 244 BUILDING REPAIRS | 19,080 | - | - | - |
| 258 SECURITY SERVICES | - | - | - | 100,000 |
| <div> <div>Notes:</div> <div>Registration Fees</div> <p>The County assesses a \$1.50 fee on each vehicle registration which is distributed on a pro-rata basis to each city. The state law under which it was created specifically says that it is for school crossing guards or other child safety efforts.</p> <p>RISD pays the crossing guards not the cities. In talking with the City Attorney we've been holding the funds awaiting a plan to be developed with RISD. After discussions, we will distribute the money to RISD to be used for school safety personnel other than the SRO's.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> </div> | | | | |
| <i>CONTRACTUAL Totals</i> | 57,515 | 39,550 | 39,550 | 142,000 |
| <i>SUPPLIES</i> | | | | |
| 329 FLAG REPLACEMENTS | 10,500 | - | 5,950 | - |
| <i>SUPPLIES Totals</i> | 10,500 | - | 5,950 | - |
| <i>OPERATIONS</i> | | | | |
| 406 SPECIAL EVENTS | - | 1,000 | 1,000 | 1,000 |
| 430 TUITION & TRAINING | 4,666 | 1,000 | 13,000 | 5,000 |
| 463 DONATIONS EXPENSE -FIRE | - | 1,000 | 1,000 | 1,000 |
| 464 CERT EXPENSES | 528 | 1,000 | 1,000 | 1,000 |
| 466 SILENT PARTNERS PROGRAM | - | - | - | - |
| <i>OPERATIONS Totals</i> | 5,194 | 4,000 | 16,000 | 8,000 |
| <i>CAPITAL</i> | | | | |
| 612 COMPUTER EQUIPMENT | - | - | 5,600 | - |
| <i>CAPITAL Totals</i> | - | - | 5,600 | - |
| PUBLIC SAFETY FUNDS Totals | 73,209 | 43,550 | 67,100 | 150,000 |

SUMMARY OF OPERATIONS

Fund

12 Recreational Development

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 863,309 | 1,652,500 | 942,500 | 2,008,500 |
| Total Expenditures | 865,743 | 1,819,500 | 1,154,500 | 2,482,500 |
| Excess Revenues Over (Under) Expenditures | (2,434) | (167,000) | (212,000) | (474,000) |
| Net Other Financing Sources (Uses) | - | - | - | 300,000 |
| Net Gain (Loss) | (2,434) | (167,000) | (212,000) | (174,000) |
| Fund Balance - Beginning | 1,176,726 | 1,071,076 | 1,174,292 | 962,292 |
| Fund Balance - Ending | 1,174,292 | 904,076 | 962,292 | 788,292 |

SUMMARY OF REVENUES

Fund

12 Recreational Development

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-------------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | 44,730 | 30,000 | 30,000 | 22,000 |
| 4050 | Donations | 10,000 | 10,000 | 10,000 | 10,000 |
| 4250 | Recreation Program Fees | 132,058 | 130,000 | 130,000 | 135,000 |
| 4252 | RBSL Revenues | 244,871 | 242,500 | 242,500 | 237,000 |
| 4256 | Rib Rub Revenues | 7,357 | 10,000 | 10,000 | - |
| 4480 | Tower Leases | - | - | 15,000 | 15,000 |
| 4500 | Grant Proceeds | 97,939 | 787,500 | 62,500 | 1,000,000 |
| 4680 | Developer Contributions | - | 90,000 | 90,000 | 237,000 |
| 4700 | Takeline Concessions | 293,553 | 325,000 | 325,000 | 325,000 |
| 4700.01 | Tuttle Concessions | 15,801 | 7,500 | 7,500 | 7,500 |
| 4750 | Land Lease Revenues | 17,000 | 20,000 | 20,000 | 20,000 |
| Total Revenues | | 863,309 | 1,652,500 | 942,500 | 2,008,500 |

SUMMARY OF OPERATING TRANSFERS

Fund

12 Recreational Development

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|---------------------------------------|-----------------|-------------------|------------------|-------------------|
| Other Financing Sources | | | | |
| Operating Transfers In | - | - | - | - |
| G.O. Bond Fund | - | - | | 300,000 |
| Total Other Financing Sources | - | - | - | 300,000 |
| Net Other Financing Sources (Uses) | - | - | - | 300,000 |

SUMMARY OF EXPENDITURES**Fund**

12 Recreational Development

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 359,890 | 307,500 | 312,500 | 602,500 |
| Supplies | 234,308 | 35,000 | 35,000 | 35,000 |
| Operations | 61,433 | 92,000 | 92,000 | 80,000 |
| Capital Outlay | 210,112 | 1,385,000 | 715,000 | 1,765,000 |
| Total Expenditures | 865,743 | 1,819,500 | 1,154,500 | 2,482,500 |

Fund**12 Recreation Development**

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|
|-------------|--------------------------|---------------------------|---------------------------|----------------------------------|

CONTRACTUAL

| | | | | |
|---------------------|--------|-------|-------|---------|
| 213 CONSULTING FEES | 92,007 | 2,500 | 2,500 | 302,500 |
|---------------------|--------|-------|-------|---------|

| | |
|---|--------------------------|
| Notes: | Park Master Plans |
| <p>Freese and Nichols has provided us with Park Master Plan development fees that will range from \$80,000 to \$150,000 per location depending on number of public meetings and the complexity of the design. We have budgeted the maximum amount, but could be much less as we move forward and contracts are presented to Council. There are Park Bonds available to offset this expense.</p> <p>Alma Williams Future Park Park District #26 \$80,000 to \$150,000</p> <p>Ben E. Klutts Park (South Community Park) Park District #22 \$80,000 to \$150,000</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

| | | | | |
|-------------------------------|---------|---------|---------|---------|
| 234 MARKETING | 28,837 | 30,000 | 30,000 | 30,000 |
| 235 BANK CHARGES | 13,867 | 10,000 | 15,000 | 15,000 |
| 239 RECREATION CONTRACT | 62,491 | 80,000 | 80,000 | 80,000 |
| 245 POOL REPAIR & MAINTENANCE | 44,775 | 40,000 | 40,000 | 25,000 |
| 260 ATHLETIC PROGRAMS | 117,914 | 145,000 | 145,000 | 150,000 |

| | | | | |
|---------------------------|----------------|----------------|----------------|----------------|
| <i>CONTRACTUAL Totals</i> | <u>359,890</u> | <u>307,500</u> | <u>312,500</u> | <u>602,500</u> |
|---------------------------|----------------|----------------|----------------|----------------|

SUPPLIES

| | | | | |
|-------------------------------------|---------|--------|--------|--------|
| 341 CONSTRUCTION MATERIALS SUPPLIES | 204,709 | - | - | - |
| 360 ATHLETIC PROGRAM SUPPLIES | 18,200 | 20,000 | 20,000 | 20,000 |
| 391 RECREATION PROGRAM SUPPLIES | 11,399 | 15,000 | 15,000 | 15,000 |

| | | | | |
|------------------------|----------------|---------------|---------------|---------------|
| <i>SUPPLIES Totals</i> | <u>234,308</u> | <u>35,000</u> | <u>35,000</u> | <u>35,000</u> |
|------------------------|----------------|---------------|---------------|---------------|

OPERATIONS

| | | | | |
|--------------------|--------|--------|--------|--------|
| 406 SPECIAL EVENTS | 41,883 | 75,000 | 75,000 | 80,000 |
|--------------------|--------|--------|--------|--------|

| | |
|---|------------------------|
| Notes: | Increased Costs |
| <p>This is due to additional events and increase in activities.</p> <p>CITY MANAGER'S COMMENTS: Approved</p> | |

Fund**12 Recreation Development**

| G/L Account | | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--|----------------------------|--------------------------|---------------------------|---------------------------|----------------------------------|
| 406 | RIB RUB EXPENSES | 19,549 | 17,000 | 17,000 | - |
| OPERATIONS Totals | | 61,433 | 92,000 | 92,000 | 80,000 |
| CAPITAL | | | | | |
| 601 | LAND | - | - | 330,000 | - |
| 610 | FURNITURE & FIXTURES | 19,335 | - | - | - |
| 633 | INFRASTRUCTURE IMPROVEMENT | 30,244 | 135,000 | 135,000 | 565,000 |
| Notes: | | Infrastructure | | | |
| \$250,000 Harry Myers Splash Pad / Ground This highly used facility has nearing the end of its useful life and has many issues such as cracking concrete, water line leaks under pavement and many play fixtures in need of replacement. This will be a complete replacement of the facility with the latest state of the art equipment and features. | | | | | |
| \$140,000 Stone Creek Park - Sidewalk and fishing pier addition with the project funding from Parkland Equipment fees on hand in District #5. | | | | | |
| \$175,000 Chandler Park - Lazer level grounds, adjust irrigation, new sod and new soccer goals with funding from Parkland Equipment fees on hand in District #17. | | | | | |
| CITY MANAGER'S COMMENTS: Approved | | | | | |
| 643 | PLAYGROUND EQUIPMENT | 94,718 | 200,000 | 200,000 | 200,000 |
| Notes: | | Playground Upgrades | | | |
| \$125,000 Foxchase Park Playground Replacement of aging equipment with new more modern equipment with \$80,000 through Parkland Equipment fees on hand in District #16. | | | | | |
| \$75,000 Harry Myers Park Kidzone Playground Upgrades which will include additional shade structures, artificial turf play additions and additional equipment | | | | | |
| CITY MANAGER'S COMMENTS: Approved | | | | | |
| 669 | BOAT RAMP IMPROVEMENTS | 65,815 | 1,050,000 | 50,000 | 1,000,000 |
| CAPITAL Totals | | 210,112 | 1,385,000 | 715,000 | 1,765,000 |
| RECREATION Totals | | 865,743 | 1,819,500 | 1,154,500 | 2,482,500 |

SUMMARY OF OPERATIONS

Fund

14 Street Improvements

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 68,331 | 11,000 | 343,500 | 9,000 |
| Total Expenditures | - | - | 127,500 | 700,000 |
| Excess Revenues Over (Under) Expenditures | 68,331 | 11,000 | 216,000 | (691,000) |
| Fund Balance - Beginning | 419,887 | 502,387 | 488,218 | 704,218 |
| Fund Balance - Ending | 488,218 | 513,387 | 704,218 | 13,218 |

SUMMARY OF REVENUES**Fund**

14 Street Improvements

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|--------------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | 20,330 | 11,000 | 11,000 | 9,000 |
| 4818 | Pro-Rata - Road Projects | 48,001 | - | 332,500 | - |
| Total Revenues | | 68,331 | 11,000 | 343,500 | 9,000 |

SUMMARY OF EXPENDITURES**Fund**

14 Street Improvements

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Supplies | - | - | 7,500 | - |
| Capital | - | - | 120,000 | 700,000 |
| Total Expenditures | - | - | 127,500 | 700,000 |

Fund**14 Street Improvement**

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------|---------------------------|---------------------------|----------------------------------|--------|----------------|--|--|--|--|--|--|--|--|---|--|--|--|--|-----------------------------------|--|--|--|--|
| SUPPLIES | | | | | | | | | | | | | | | | | | | | | | | | |
| 393 INFRASTRUCTURE IMPROVEMEN | - | - | 7,500 | - | | | | | | | | | | | | | | | | | | | | |
| SUPPLIES Totals | - | - | 7,500 | - | | | | | | | | | | | | | | | | | | | | |
| CAPITAL | | | | | | | | | | | | | | | | | | | | | | | | |
| 635 STREET CONSTRUCTION | - | - | 120,000 | 700,000 | | | | | | | | | | | | | | | | | | | | |
| <table><tr><td>Notes:</td><td colspan="4">Road Extension</td></tr><tr><td colspan="5">The extension of KE Andrews Drive is in design in FY2025 and will be ready for construction in FY2026. The funding is partially from the settlement agreement reached with the adjacent property owner's estate.</td></tr><tr><td colspan="5">The amount included in the budget is an estimate which will be finalized when the project is bid and brought to Council for approval.</td></tr><tr><td colspan="5">CITY MANAGER'S COMMENTS: Approved</td></tr></table> | | | | | Notes: | Road Extension | | | | The extension of KE Andrews Drive is in design in FY2025 and will be ready for construction in FY2026. The funding is partially from the settlement agreement reached with the adjacent property owner's estate. | | | | | The amount included in the budget is an estimate which will be finalized when the project is bid and brought to Council for approval. | | | | | CITY MANAGER'S COMMENTS: Approved | | | | |
| Notes: | Road Extension | | | | | | | | | | | | | | | | | | | | | | | |
| The extension of KE Andrews Drive is in design in FY2025 and will be ready for construction in FY2026. The funding is partially from the settlement agreement reached with the adjacent property owner's estate. | | | | | | | | | | | | | | | | | | | | | | | | |
| The amount included in the budget is an estimate which will be finalized when the project is bid and brought to Council for approval. | | | | | | | | | | | | | | | | | | | | | | | | |
| CITY MANAGER'S COMMENTS: Approved | | | | | | | | | | | | | | | | | | | | | | | | |
| CAPITAL Totals | - | - | 120,000 | 700,000 | | | | | | | | | | | | | | | | | | | | |
| STREET IMPROVEMENT FUND Totals | | | | | | | | | | | | | | | | | | | | | | | | |
| | - | - | 127,500 | 700,000 | | | | | | | | | | | | | | | | | | | | |

SUMMARY OF OPERATIONS

Fund

16 Fire Equipment Fund

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 74,945 | 70,650 | 70,650 | 69,500 |
| Total Expenditures | 2,631,804 | 87,800 | 392,350 | 38,150 |
| Excess Revenues Over (Under) Expenditures | (2,556,859) | (17,150) | (321,700) | 31,350 |
| Net Other Financing Sources (Uses) | 2,578,450 | - | 304,550 | - |
| Net Gain (Loss) | 21,592 | (17,150) | (17,150) | 31,350 |
| Fund Balance - Beginning | 224,168 | 235,218 | 245,761 | 228,611 |
| Fund Balance - Ending | 245,761 | 218,068 | 228,611 | 259,961 |

SUMMARY OF REVENUES**Fund**

16 Fire Equipment Fund

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | 9,312 | 5,000 | 5,000 | 4,000 |
| 4535 | County Fire Calls | 65,633 | 65,650 | 65,650 | 65,500 |
| Total Revenues | | 74,945 | 70,650 | 70,650 | 69,500 |

SUMMARY OF OPERATING TRANSFERS

Fund

16 Fire Operations

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|---------------------------------------|------------------|-------------------|------------------|-------------------|
| Other Financing Sources | | | | |
| Operating Transfers In | | | | |
| From General Fund | 2,578,450 | - | 304,550 | - |
| Total Other Financing Sources | 2,578,450 | - | 304,550 | - |
| Net Other Financing Sources (Uses) | 2,578,450 | - | 304,550 | - |

SUMMARY OF EXPENDITURES**Fund**

16 Fire Equipment Fund

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Supplies | 620 | 2,000 | 2,000 | - |
| Capital Outlay | 2,631,183 | 85,800 | 390,350 | 38,150 |
| Total Expenditures | 2,631,804 | 87,800 | 392,350 | 38,150 |

Fund**16 Fire Equipment**

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>SUPPLIES</i> | | | | |
| 377 VOLUNTEER SERVICES | 620 | 2,000 | 2,000 | - |
| <i>SUPPLIES Totals</i> | <u>620</u> | <u>2,000</u> | <u>2,000</u> | <u>-</u> |
| <i>CAPITAL</i> | | | | |
| 617 RADIO EQUIPMENT | - | 25,200 | 25,200 | - |
| 621 FIELD MACHINERY & EQUIPMENT | 46,308 | 60,600 | 60,600 | 38,150 |
| 623 VEHICLES | 2,584,876 | - | 304,550 | - |
| <i>CAPITAL Totals</i> | <u>2,631,183</u> | <u>85,800</u> | <u>390,350</u> | <u>38,150</u> |
| FIRE EQUIPMENT FUND Totals | 2,631,804 | 87,800 | 392,350 | 38,150 |

SUMMARY OF OPERATIONS

Fund

17 Airport Special Revenue

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 132,533 | 129,500 | 138,100 | 144,000 |
| Total Expenditures | 64,802 | 48,500 | 62,000 | 53,550 |
| Excess Revenues Over (Under) Expenditures | 67,731 | 81,000 | 76,100 | 90,450 |
| Net Other Financing Sources (Uses) | - | - | - | - |
| Net Gain (Loss) | 67,731 | 81,000 | 76,100 | 90,450 |
| Fund Balance - Beginning | 245,794 | 294,294 | 313,525 | 389,625 |
| Fund Balance - Ending | 313,525 | 375,294 | 389,625 | 480,075 |

SUMMARY OF REVENUES

Fund

17 Airport Special Revenue

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-----------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | 10,093 | 5,000 | 5,000 | 4,500 |
| 4019 | Miscellaneous Revenue | - | - | 8,600 | - |
| 4750 | Land Lease | 117,085 | 120,000 | 120,000 | 135,000 |
| 4752 | F.B.O. Lease | 5,355 | 4,500 | 4,500 | 4,500 |
| Total Revenues | | 132,533 | 129,500 | 138,100 | 144,000 |

SUMMARY OF EXPENDITURES**Fund**

17 Airport Special Revenue

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 25,077 | 30,200 | 42,700 | 36,050 |
| Supplies | - | 12,800 | 12,800 | 11,000 |
| Operational | 34,450 | - | - | - |
| Utilities | 5,276 | 5,500 | 6,500 | 6,500 |
| Total Expenditures | 64,802 | 48,500 | 62,000 | 53,550 |

| |
|-------------|
| Fund |
| 17 Aviation |

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>CONTRACTUAL</i> | | | | |
| 213 CONSULTING FEES | 9,511 | - | - | - |
| 227 INSURANCE-REAL PROPERTY | 1,700 | 1,700 | 1,700 | 1,700 |
| 229 INSURANCE-LIABILITY | 541 | 900 | 900 | 1,750 |
| 231 SERVICE MAINTENANCE CONTRACTS | - | 2,400 | 2,400 | 2,400 |
| 240 EQUIPMENT REPAIRS | 1,298 | 3,000 | 12,000 | 3,000 |
| 244 BUILDING REPAIRS | 12,027 | 17,000 | 17,000 | 17,000 |
| 246 VEHICLE REPAIRS | - | 5,000 | 5,000 | 5,000 |
| 247 GROUNDS MAINTENANCE | - | - | 3,500 | 5,000 |
| 280 STATE PERMITS | - | 200 | 200 | 200 |
| <i>CONTRACTUAL Totals</i> | <u>25,077</u> | <u>30,200</u> | <u>42,700</u> | <u>36,050</u> |
| <i>SUPPLIES</i> | | | | |
| 339 FUEL TANK REPAIRS | - | 1,000 | 1,000 | 1,000 |
| 341 CONSTRUCTION & REPAIR SUP | - | 11,800 | 11,800 | 10,000 |
| <i>SUPPLIES Totals</i> | <u>-</u> | <u>12,800</u> | <u>12,800</u> | <u>11,000</u> |
| <i>OPERATIONS</i> | | | | |
| 409 GRANT MATCHING | 34,450 | - | - | - |
| <i>OPERATIONS Totals</i> | <u>34,450</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| <i>UTILITIES</i> | | | | |
| 501 ELECTRICITY | 5,276 | 5,500 | 6,500 | 6,500 |
| <i>UTILITIES Totals</i> | <u>5,276</u> | <u>5,500</u> | <u>6,500</u> | <u>6,500</u> |
| AVIATION FUND Totals | 64,802 | 48,500 | 62,000 | 53,550 |

SUMMARY OF OPERATIONS

Fund

24 Downtown Fund

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 10,000 | 10,000 | 10,000 | 10,000 |
| Total Expenditures | 10,000 | 10,000 | 10,000 | 10,000 |
| Excess Revenues Over (Under) Expenditures | - | - | - | - |
| Net Gain (Loss) | - | - | - | - |
| Fund Balance - Beginning | 14,338 | 14,838 | 14,338 | 14,338 |
| Fund Balance - Ending | 14,338 | 14,838 | 14,338 | 14,338 |

SUMMARY OF REVENUES**Fund**

24 Downtown Fund

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-------------|-----------------|-------------------|------------------|-------------------|
| 4050 | Donations | 10,000 | 10,000 | 10,000 | 10,000 |
| Total Revenues | | 10,000 | 10,000 | 10,000 | 10,000 |

SUMMARY OF EXPENDITURES**Fund**

24 Downtown Fund

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 1,000 | 4,000 | 4,000 | 4,000 |
| Supplies | 160 | 2,000 | 2,000 | 2,000 |
| Operational | 8,840 | 4,000 | 4,000 | 4,000 |
| Total Expenditures | 10,000 | 10,000 | 10,000 | 10,000 |

Fund

24 Downtown Improvement

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|------------------------------------|-----------------------------------|------------------------------------|------------------------------------|---|
| <i>CONTRACTUAL</i> | | | | |
| 293 GRANT PROGRAM | 1,000 | 4,000 | 4,000 | 4,000 |
| <i>CONTRACTUAL Totals</i> | <u>1,000</u> | <u>4,000</u> | <u>4,000</u> | <u>4,000</u> |
| <i>SUPPLIES</i> | | | | |
| 347 GENERAL MAINTENANCE SUPPLIES | 160 | 2,000 | 2,000 | 2,000 |
| <i>SUPPLIES Totals</i> | <u>160</u> | <u>2,000</u> | <u>2,000</u> | <u>2,000</u> |
| <i>OPERATIONS</i> | | | | |
| 469 PROMOTION EXPENSE | 8,840 | 4,000 | 4,000 | 4,000 |
| <i>OPERATIONS Totals</i> | <u>8,840</u> | <u>4,000</u> | <u>4,000</u> | <u>4,000</u> |
| DOWNTOWN IMPROVEMENT Totals | 10,000 | 10,000 | 10,000 | 10,000 |

SUMMARY OF OPERATIONS

Fund

26 Narcotics - Seizure Awards

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 337,696 | - | 304,200 | - |
| Total Expenditures | 375,429 | 27,500 | 35,050 | 86,000 |
| Excess Revenues Over (Under) Expenditures | (37,733) | (27,500) | 269,150 | (86,000) |
| Fund Balance - Beginning | 594,179 | 519,779 | 556,446 | 825,596 |
| Fund Balance - Ending | 556,446 | 492,279 | 825,596 | 739,596 |

SUMMARY OF REVENUES**Fund**

26 Narcotics - Seizure Awards

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-----------------|-----------------|-------------------|------------------|-------------------|
| 4550 | Seizure Revenue | 337,696 | - | 304,200 | - |
| Total Revenues | | 337,696 | - | 304,200 | - |

| |
|---|
| <div>SUMMARY OF EXPENDITURES</div> <div>Fund</div> <div>26 Narcotics - Seizure Awards</div> |
|---|

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | 8,370 | 14,000 | 15,550 | 74,000 |
| Supplies | - | 3,500 | 3,500 | - |
| Operational | 17,200 | 10,000 | 10,000 | 12,000 |
| Capital | 349,859 | - | 6,000 | - |
| Total Expenditures | 375,429 | 27,500 | 35,050 | 86,000 |

Fund**26 Seized Funds**

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|
|--------------------|-----------------------------------|------------------------------------|------------------------------------|---|

CONTRACTUAL

| | | | | | |
|-----|-------------------------------|-------|--------|--------|--------|
| 218 | COURT COSTS FOR SEIZED FUNDS | 8,370 | - | 1,550 | - |
| 231 | SERVICE MAINTENANCE CONTRACTS | - | 14,000 | 14,000 | 74,000 |

Notes:**Benchmark Analytics**

Renew the Benchmark Analytics contract. Benchmark Analytics is utilized to document, track, and review police-related incidents such as pursuits, use of force, and damaged property. The software has been in use for 3 years and was originally purchased on a three-year contract.

CITY MANAGER'S COMMENTS: Approved

Notes:**Lexipol Software**

We request \$28,895.20 in recurring expense and \$32,162.25 in "one time" implementation fees for the purchase of Lexipol: Annual Law Enforcement Policy, Training, General Orders/Procedures Review, and Best Practices Accreditation Management Software. Keeping up with ever changing statutes, case law, best practices, policy review and employee management has become time and labor intensive. This Lexipol Product mitigates liability by providing an on-going real-time review of law and policy pertaining to changes in public sector matters, while managing all aspects of best practices efforts including: General Orders and SOP's, Training, Regulatory requirements, Employee Wellness and other items. This resource will distribute, catalogue, manage and review all aspects of laws, rules and best practices that guide the police department, it's personnel and management in compliance, proper procedure and action.

CITY MANAGER'S COMMENTS: Approved

| | | | | |
|---------------------------|-------|--------|--------|--------|
| <i>CONTRACTUAL Totals</i> | 8,370 | 14,000 | 15,550 | 74,000 |
|---------------------------|-------|--------|--------|--------|

SUPPLIES

| | | | | | |
|-----|------------------------|---|-------|-------|---|
| 321 | UNIFORMS | - | - | - | - |
| 373 | INVESTIGATION SUPPLIES | - | 3,500 | 3,500 | - |

| | | | | |
|------------------------|---|-------|-------|---|
| <i>SUPPLIES Totals</i> | - | 3,500 | 3,500 | - |
|------------------------|---|-------|-------|---|

OPERATIONS

| | | | | | |
|--------------------------|--------------------|--------|--------|--------|--------|
| 430 | TUITION & TRAINING | 7,200 | - | - | - |
| 451 | CONFIDENTIAL FUNDS | 10,000 | 10,000 | 10,000 | 12,000 |
| <i>OPERATIONS Totals</i> | | 17,200 | 10,000 | 10,000 | 12,000 |

CAPITAL

| | | | | | |
|-----|----------------------|---------|---|-------|---|
| 610 | FURNITURE & FIXTURES | - | - | - | - |
| 612 | COMPUTER EQUIPMENT | 189,413 | - | - | - |
| 623 | VEHICLES | 30,502 | - | - | - |
| 624 | POLICE EQUIPMENT | 129,944 | - | 6,000 | - |

| | | | | |
|-----------------------|---------|---|-------|---|
| <i>CAPITAL Totals</i> | 349,859 | - | 6,000 | - |
|-----------------------|---------|---|-------|---|

| | | | | |
|--|----------------|---------------|---------------|---------------|
| SEIZED FUNDS - NARCOTICS Totals | 375,429 | 27,500 | 35,050 | 86,000 |
|--|----------------|---------------|---------------|---------------|

SUMMARY OF OPERATIONS

Fund

27 Historic Church Fund

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--|-----------------|-------------------|------------------|-------------------|
| Total Revenues | - | - | 52,000 | 168,000 |
| Total Expenditures | - | - | 48,800 | 111,500 |
| Excess Revenues Over (Under) Expenditures | - | - | 3,200 | 56,500 |
| Net Gain (Loss) | - | - | 3,200 | 56,500 |
| Fund Balance - Beginning | - | - | - | 3,200 |
| Fund Balance - Ending | - | - | 3,200 | 59,700 |

SUMMARY OF REVENUES

Fund

27 Historic Church Fund

| Account | Description | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|----------------|-----------------------|-----------------|-------------------|------------------|-------------------|
| 4001 | Interest Earnings | - | - | - | - |
| 4019 | Misc. Revenue | - | - | - | - |
| 4050 | Donations | - | - | - | - |
| 4460 | Lease Revenue | - | - | 52,000 | 168,000 |
| 4570 | Concessions | - | - | - | - |
| 4572 | Vendor Booths | - | - | - | - |
| 4901 | Transfer In - General | - | - | - | - |
| 4915 | Transfer In - H/M | - | - | - | - |
| Total Revenues | | - | - | 52,000 | 168,000 |

| |
|---|
| <div>SUMMARY OF EXPENDITURES</div> <div>Fund</div> <div>27 Historic Church Fund</div> |
|---|

| | Actual 23-24 | Budgeted 24-25 | Amended 24-25 | Proposed 25-26 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Contractual | - | - | 43,800 | 100,600 |
| Supplies | - | - | - | - |
| Operational | - | - | - | - |
| Utilities | - | - | 5,000 | 10,900 |
| Capital | - | - | - | - |
| Total Expenditures | - | - | 48,800 | 111,500 |

Fund

27 Historic Church Fund

| G/L Account | 2024 Actual Amount | 2025 Adopted Budget | 2025 Amended Budget | 2026 City Manager Approved |
|--|--------------------------|---------------------------|---------------------------|----------------------------------|
| CONTRACTUAL | | | | |
| 217 IT SERVICES | - | - | - | 1,200 |
| 244 BUILDING REPAIRS | - | - | 33,800 | 83,900 |
| <div><div>Notes:</div><div>Building Repairs</div><div>We anticipate needing to make the following repairs to keep the building in shape for the tenants and to safeguard it at it's current condition.</div><div>\$23,900 Replace three AC units which are more than 40 years old</div><div>50,000 Repair Slate roof - missing pieces and leaking areas. This is a high estimate.</div><div>25,000 Routine maintenance such as plumbing.</div><div>CITY MANAGER'S COMMENTS: Approved</div></div> | | | | |
| 247 GROUNDS MAINTENANCE | - | - | 10,000 | 14,500 |
| <div><div>Notes:</div><div>Landscape Maintenance</div><div>We will mow the property on a cycle with our contractor as well as plan to do approximately \$10,000 reinstallation of the irrigation system and continue our tree pruning efforts.</div><div>CITY MANAGER'S COMMENTS: Approved</div></div> | | | | |
| 272 JANITORIAL SERVICES | - | - | - | 1,000 |
| CONTRACTUAL Totals | - | - | 43,800 | 100,600 |
| UTILITIES | | | | |
| 501 ELECTRICITY | - | - | 4,000 | 6,000 |
| 510 NATURAL GAS SERVICE | - | - | 500 | 2,400 |
| 513 WATER | - | - | 500 | 2,500 |
| UTILITIES Totals | - | - | 5,000 | 10,900 |
| HISTORIC CHURCH FUND Totals | - | - | 48,800 | 111,500 |



CITY OF ROCKWALL MEMORANDUM

TO: Mary Smith, City Manager
Joey Boyd, Asst. City Manager

FROM: Shawn Yerks, Director of Human Resources

CC: Honorable Mayor and City Council

DATE: 8/13/2025

SUBJECT: City's Health & Welfare Programs

General Overview

The City of Rockwall has partnered with **Holmes Murphy** since January 2012 for broker and consultant services to ensure the City stays informed on local healthcare trends, vendor alternatives, expected cost projections, Healthcare Reform and other legal and legislative topics that impact the City's health plan. In January of 2017, the City changed third-party administrators for administration of the health plan from Group & Pension Administrators, Inc. (GPA) to **Cigna**. The results show this was a prudent decision due to improved network access, provider discounts, medical management, improved Pharmacy contract, and lower overall administrative fees. However, due to provider consolidation, private equity influence in local healthcare, and increased labor costs, Healthcare costs are currently outpacing general inflation locally for all employers in North Texas.

Health Care Cost Summary

As the table below indicates, like other Employers the City has experienced a continued rise in healthcare claims and costs recently, but overall claims costs have decreased since the move to Cigna due to improved network access and discounts. Based on paid claims through June 2025, it is projected that the Fiscal Year 2025/26 claim expense will be higher than the 2024/25 expenses indicated below, due primarily to higher than usual large claims, trend, and costly specialty prescriptions. For the Plan Year 2024 there were five (5) claims that were paid in excess of the \$105,000 Individual Stop Loss limit, or approximately \$909K that was reimbursed to the City. For the first 6 months of the 2025, there have been 4 claims which have exceeded the \$105,000 Individual Stop Loss limit that has reimbursed the City \$268k so far through July 2025. The City purchases Stop Loss insurance from Cigna annually that reimburses the City for any individual claim that exceeds \$105,000 in any plan year. This insurance helps to manage volatility from the large claims which are cyclical each year.

History of Claims Cost:

| Cal. Year | Claims Cost | Annual Cost PEPY | % Increase/Decrease | # of EEs @ YR End |
|-----------|-------------|------------------|---------------------|-------------------|
| 2015 | \$2,914,258 | \$12,143 | N/A | 240 |
| 2016 | \$2,889,527 | \$12,040 | -.84% | 240 |
| 2017 | \$2,143,055 | \$8,607 | -25.8% | 249 |
| 2018 | \$2,000,568 | \$8,099 | -7.1% | 247 |
| 2019 | \$1,793,897 | \$6,795 | -11.5% | 269 |
| 2020 | \$1,632,063 | \$6,000 | -9.9% | 274 |
| 2021 | \$1,933,245 | \$6,783 | +15.6% | 288 |
| 2022 | \$2,177,851 | \$7,484 | +11.2% | 299 |
| 2023 | \$2,438,265 | \$7,869 | +10.7% | 310 |
| 2024 | \$3,697,372 | \$11,889 | +34.1% | 311 |

Prescription Benefits Plan

The table below shows that the City of Rockwall's prescription claims increased significantly in 2024 due to our covered members requesting high-cost specialty medications, especially for weight loss. For the 2024 Plan year, Prescription costs increased by +25% when compared to 2023 Plan Year costs. Overall, Pharmacy costs have outpaced other medical related expenses due to these costly drugs for all employers. The normative benchmark for Pharmacy trend for 2023-24 is currently between +12% to 20% for the next plan year, driven primarily from new expensive Specialty Drugs that members request due to advertising on TV. Cigna is working to lower this trend through its Prescription Drug Formulary which incentivizes members to try alternate lower costs drugs first, prior to selecting the costly prescription alternative. However, many of these specialty medications come with a high rebate (credit) for these drugs. The City, with Holmes Murphy, was able to negotiate an approximately **\$460k annual credit** for this that will come back to the plan to offset these expenses in Plan Year 2025.

| Plan Year | RX Expense Paid | % Increase/Decrease |
|-----------|-----------------|---------------------|
| 2015 | \$594,363 | -5.0% |
| 2016 | \$741,688 | +24.8% |
| 2017 | \$662,776 | -10.6% |
| 2018 | \$662,906 | 0.0% |
| 2019 | \$698,900 | +5.0% |
| 2020 | \$787,121 | +12.6% |
| 2021 | \$894,567 | +12.2% |
| 2022 | \$790,052 | -11.7% |
| 2023 | \$1,212,444 | +53% |
| 2024 | \$1,515,396 | +25% |

Note: Claims cost does not include Admin Fees.

Administrative Fees

The City also pays administrative fees to Cigna to administer the Medical, Pharmacy, Dental and Vision benefits. As mentioned before, the City purchases Stop Loss Insurance to protect it against large claims, which are included in the below administrative fees.

For 2026, the estimated fees to be paid annually to Cigna for these services based on current covered employees are:

- *Cigna Administrative fees:* \$1,155,000 (the Based Administrative fees are fixed, but the Stop Loss fees are projected at a +15% increase since that renewal is not normally finalized until early September each year.)

Stop Loss Insurance

Stop Loss insurance premiums for large individual claims continues to be one of the biggest challenges that all employers face due to the inherent uncertainty of these claims, the fact that employers now have unlimited Lifetime Maximums, and that few carriers are in the market to insure these claims. Municipal employers have additional challenges due to the presence of certain high-risk employee groups and potential retirees.

Healthcare Reform

The City also pays fees related to the *Affordable Care Act (Healthcare Reform)*, which is required for all employers, public and private.

For 2025, the estimated fees to be paid, based on 2024/25 enrollment:

- *Patient Centered Outcomes Research Institute (PCORI) Fee* - \$2,646 annually.

These fees were budgeted in the 2025 funding rates but are paid in July of 2025.

Pre-65 Retiree Insurance

Texas Municipal Employers are required to offer coverage to their Pre-65 retirees in accordance with Local Government Code 175. Employers can require retirees to pay for this coverage, and/or provide some subsidy to pay for coverage. The City is funding this coverage through the self-funded medical plan as other options are very limited.

Due to risk of these Retirees (higher claims costs) there are very limited options available to employers for this group. Because of this, most Texas Municipal employers are focusing on improving engagement of this group of former employees, which includes making them aware of external marketplace alternatives which could save them money.

SUMMARY OF OPERATIONS

Fund

31 Employee Benefits

| | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|------------------------------------|-----------------|-------------------|------------------|-------------------|
| Total Revenues | 1,864,671 | 1,527,000 | 2,147,000 | 1,890,000 |
| Total Expenditures | 7,333,624 | 6,003,050 | 6,895,150 | 7,055,000 |
| Operating Income (Loss) | (5,468,953) | (4,476,050) | (4,748,150) | (5,165,000) |
| Non-Operating Revenues | 134,515 | 125,000 | 75,000 | 50,000 |
| Non-Operating Income (Loss) | 134,515 | 125,000 | 75,000 | 50,000 |
| Net Income (Loss) Before Transfers | (5,334,438) | (4,351,050) | (4,673,150) | (5,115,000) |
| Net Transfers In (Out) | 4,028,000 | 4,115,000 | 4,115,000 | 5,000,000 |
| Net Income (Loss) | (1,306,438) | (236,050) | (558,150) | (115,000) |
| Retained Earnings - Beginning | 523,937 | 806,617 | (782,501) | (1,340,651) |
| Retained Earnings - Ending | (782,501) | 570,567 | (1,340,651) | (1,455,651) |

SUMMARY OF REVENUES

Fund

31 Employee Benefits

| Account | Description | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|------------------------------|--------------------------|-----------------|-------------------|------------------|-------------------|
| Operating Revenues | | | | | |
| 4019 | Miscellaneous (REDC) | 32,000 | 32,000 | 32,000 | 35,000 |
| 4840 | Retiree Premiums | 32,749 | 40,000 | 40,000 | 40,000 |
| 4850 | Employee Contributions | 1,011,468 | 1,090,000 | 1,105,000 | 1,150,000 |
| 4855 | Pharmacy Rebates | - | 345,000 | 345,000 | 365,000 |
| 4860 | Stop Loss Reimbursements | 788,454 | 20,000 | 625,000 | 300,000 |
| Total Operating Revenues | | 1,864,671 | 1,527,000 | 2,147,000 | 1,890,000 |
| Non-Operating Revenues | | | | | |
| 4001 | Interest Earnings | 134,515 | 125,000 | 75,000 | 50,000 |
| Total Non-Operating Revenues | | 134,515 | 125,000 | 75,000 | 50,000 |
| Total Revenues | | 1,999,186 | 1,652,000 | 2,222,000 | 1,940,000 |

SUMMARY OF OPERATING TRANSFERS

Fund

31 Employee Benefits

| | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|---|------------------|-------------------|------------------|-------------------|
| Operating Transfers In | | | | |
| From General Fund | 3,078,000 | 3,150,000 | 3,150,000 | 4,000,000 |
| From Water & Sewer Fund | 950,000 | 965,000 | 965,000 | 1,000,000 |
| Total Operating Transfers In | 4,028,000 | 4,115,000 | 4,115,000 | 5,000,000 |
| Operating Transfers Out | | | | |
| To Workers Compensation Fund | - | - | - | - |
| Total Operating Transfers Out | - | - | - | - |
| Net Operating Transfers In (Out) | 4,028,000 | 4,115,000 | 4,115,000 | 5,000,000 |

| SUMMARY OF EXPENSES | | | | |
|----------------------|--|--|--|--|
| Fund | | | | |
| 31 Employee Benefits | | | | |

| | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|--------------------|-----------------|-------------------|------------------|-------------------|
| Operating Expenses | | | | |
| Operations | 7,333,624 | 6,003,050 | 6,895,150 | 7,055,000 |
| Total Expenditures | 7,333,624 | 6,003,050 | 6,895,150 | 7,055,000 |

Fund**31 Employee Benefits**

| ACCOUNT | | 2023 Actual Expense | 2024 Adopted Budget | 2024 Amended Budget | 2025 Manager Approved |
|---|-------------------------|------------------------------------|------------------------------------|------------------------------------|--------------------------------------|
| 40 Operational | | | | | |
| 422 | EMPLOYEE ACTIVITIES | 23,410 | 25,000 | 25,000 | 25,000 |
| 440 | ADMINISTRATION FEES | 186,575 | 160,000 | 160,000 | 175,000 |
| 441 | REINSURANCE PREMIUMS | 779,304 | 883,050 | 880,150 | 925,000 |
| 442 | PAID HEALTH CLAIMS | 6,313,701 | 4,900,000 | 5,800,000 | 5,900,000 |
| 443 | LIFE INSURANCE PREMIUMS | 30,634 | 35,000 | 30,000 | 30,000 |
| Operational TOTAL: | | 7,333,624 | 6,003,050 | 6,895,150 | 7,055,000 |
| Employee Benefits TOTAL: | | 7,333,624 | 6,003,050 | 6,895,150 | 7,055,000 |



City of Rockwall
The New Horizon

CITY OF ROCKWALL MEMORANDUM

TO: Mary Smith, City Manager
Joey Boyd, Asst. City Manager

FROM: Shawn Yerks, Director of Human Resources

CC: Honorable Mayor and City Council

DATE: August 12, 2025

SUBJECT: Employee Safety Program

The City has been self-insured for workers' compensation expense since 1990. Claims processing is managed by the Texas Municipal League with the City paying deductible expenses up to \$100,000 per occurrence, with an aggregate exposure of \$300,000.

The City's self-funded Risk Management Program includes many components that have worked well together over the past several years to ensure and promote a safe work environment for all our employees. These include: *job placement assessments, drug/alcohol testing, job evaluation & site assessments, job specific safety training, incident investigation and reporting, workplace inspections, risk assessments and analysis* conducted by TMLIRP.

The HR staff reviews the claims data to identify potential trends in the following areas: *types of injuries, injuries occurring within certain job classifications, injuries resulting from types of equipment or specific job tasks, severity of claims, number of "days lost", and costs*. In addition, employees are encouraged to report *incidents without injuries* to assist in tracking and identifying potential safety hazards that can be corrected pro-actively.

The *reportable incidents* have increased from 27 to 30, the *number of days away from work* increased from 131 to 217 and the *days on restricted or light duty* have decreased from 318 to 261. Most of the total days for *restricted or light duty* are due to cases in the Police department. Please be advised that the numbers for FY24/25 will change due to not having the full FY25 data. This data was current as of July 24, 2025.

| Fiscal Year | Total # of EE Receiving A Pay Check | Reportable Incidents | Non-Reportable Incidents | Total Days Away From Work | Indemnity Incurred | Total Days Restricted Duty (Light Duty) | Medical Costs Incurred | Case Mgmt. | Total Loss for Rockwall |
|-------------|-------------------------------------|----------------------|--------------------------|---------------------------|--------------------|---|------------------------|------------|-------------------------|
| 19/20 | 345 | 52 | 32 | 50 | \$ 43,570 | 218 | \$ 44,617 | \$ 2,941 | \$ 91,128 |
| 20/21 | 334 | 59 | 27 | 75 | \$ 89,494 | 55 | \$ 94,666 | \$ 26,729 | \$ 210,889 |
| 21/22 | 371 | 87 | 46 | 240 | \$ 121,397 | 139 | \$ 155,937 | \$ 10,563 | \$ 287,897 |
| 22/23 | 386 | 35 | 34 | 362 | \$ 30,836 | 297 | \$ 83,089 | \$ 4,400 | \$ 118,325 |
| 23/24 | 402 | 27 | 17 | 131 | \$ 93,747 | 318 | \$ 126,814 | \$ 2,610 | \$ 223,171 |
| 24/25 | 418 | 30 | 13 | 217 | \$ 25,203 | 261 | \$ 132,099 | \$ 2,330 | \$ 159,632 |

The City has achieved great results over the majority of the past 25 years in managing claim costs. But rising medical costs are affecting our reserves to the point that we must increase funding.

SUMMARY OF OPERATIONS

Fund

32 Worker's Compensation

| | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|-------------------------------|-----------------|-------------------|------------------|-------------------|
| Non-Operating Revenues | 40,353 | 30,500 | 30,500 | 22,500 |
| Operating Expenses | 294,562 | 343,000 | 506,300 | 329,850 |
| Operating Income (Loss) | (254,209) | (312,500) | (475,800) | (307,350) |
| Net Transfers In (Out) | 325,000 | 325,000 | 325,000 | 350,000 |
| Net Income (Loss) | 70,791 | 12,500 | (150,800) | 42,650 |
| Retained Earnings - Beginning | 434,733 | 450,743 | 505,524 | 354,724 |
| Retained Earnings - Ending | 505,524 | 463,243 | 354,724 | 397,374 |

SUMMARY OF REVENUES**Fund**

32 Worker's Compensation

| Account | Description | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|------------------------------|-------------------|-----------------|-------------------|------------------|-------------------|
| Non-Operating Revenues | | | | | |
| 4001 | Interest Earnings | 39,853 | 30,000 | 30,000 | 22,000 |
| 4019 | Miscellaneous | 500 | 500 | 500 | 500 |
| Total Non-Operating Revenues | | 40,353 | 30,500 | 30,500 | 22,500 |
| | | | | | |
| Total Revenues | | 40,353 | 30,500 | 30,500 | 22,500 |

| SUMMARY OF OPERATING TRANSFERS | | | | |
|----------------------------------|---------|----------|---------|----------|
| Fund | | | | |
| 32 Worker's Compensation | | | | |
| | Actual | Budgeted | Amended | Proposed |
| | 22-23 | 23-24 | 23-24 | 24-25 |
| Operating Transfers In | | | | |
| From General Fund | 250,000 | 250,000 | 250,000 | 275,000 |
| From Water & Sewer Fund | 75,000 | 75,000 | 75,000 | 75,000 |
| Net Operating Transfers In (Out) | 325,000 | 325,000 | 325,000 | 350,000 |

| SUMMARY OF EXPENSES | | | | |
|--------------------------|--|--|--|--|
| Fund | | | | |
| 32 Worker's Compensation | | | | |

| | Actual 22-23 | Budgeted 23-24 | Amended 23-24 | Proposed 24-25 |
|--------------------------|-----------------|-------------------|------------------|-------------------|
| Operational | 294,562 | 343,000 | 506,300 | 329,850 |
| Total Operating Expenses | 294,562 | 343,000 | 506,300 | 329,850 |
| | | | | |
| Total Expenditures | 294,562 | 343,000 | 506,300 | 329,850 |

Fund**32 Worker's Compensation**

| ACCOUNT | 2023 Actual Expense | 2024 Adopted Budget | 2024 Amended Budget | 2025 Manager Approved |
|---|------------------------------------|------------------------------------|------------------------------------|--------------------------------------|
| 40 Operational | | | | |
| 431 SAFETY TRAINING | - | 1,000 | 1,000 | 1,000 |
| 440 ADMINISTRATION FEES | 111,245 | 114,000 | 130,300 | 126,850 |
| 444 PAID LOSSES | 108,207 | 125,000 | 275,000 | 200,000 |
| 445 INCURRED (ESTIMATED) LOSSES | (18,887) | - | - | - |
| 446 SAFETY INCENTIVES | 93,998 | 98,000 | 98,000 | - |
| 447 DRUG TESTING | - | 5,000 | 2,000 | 2,000 |
| Operational TOTAL: | 294,562 | 343,000 | 506,300 | 329,850 |
| Worker's Compensation TOTAL: | 294,562 | 343,000 | 506,300 | 329,850 |



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and City Council
FROM: Mary Smith, City Manager
DATE: September 15, 2025
SUBJECT: Tax Rate Adoption

The Council agenda for Monday September 15, 2025 includes the Ordinance to adopt the Ad Valorem tax rate of .25750 cents per one hundred dollars of assessed value.

In order to consider the attached Ordinance a motion would be needed as follows:

"I move that the property tax rate be increased by the adoption of a tax rate of .25750 cents per hundred dollars of assessed value, which is effectively a 9.7% percent increase in the tax rate."

Note the motion compares the Proposed rate to the No New Revenue Rate which is different than the budget cover page which compares the actual tax collections from one year to the next.

The Ordinance then includes language required by the State which compares the Proposed Maintenance and Operations portion of the tax rate to the M&O portion of the NNR rate in one sentence, which is increasing due – in part – to new growth. The next requirement shows the impact to the taxpayer of a \$100,000 home, which is actually a tax decrease by (\$3.89) as we are shifting a portion of the tax rate from Operations to Debt Service.

While this may appear to be confusing to some, we are following the State's wording exactly as it appears in the Comptroller's guidance.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 25-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2025 AT A RATE OF \$.25750 PER ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2025 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2025 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. That there be and is hereby levied for the year 2025 on all taxable property, real, personal and mixed, situated within the limits of the City of Rockwall, Texas, and not exempt by the Constitution of the state and valid State Laws, a tax of \$.25750 on each **ONE HUNDRED DOLLARS** (\$100.00) of assessed value of taxable property and shall be apportioned and distributed as follows:

- a. For the purpose of defraying the current expenses of municipal government of the City, a tax of \$.158156 each ONE HUNDRED DOLLARS (\$100.00) of assessed value of all taxable property.
- b. For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City not otherwise provided for, a tax of \$.099344 each ONE HUNDRED DOLLARS (\$100.00) of assessed value of all taxable property, within the city which shall be applied to the payment of such interest and maturities of all outstanding bonds.

Section 2. That all ad valorem taxes shall become due and payable on October 1, 2025, and all ad valorem taxes for the year shall become delinquent after January 31, 2026. If any person fails to pay the ad valorem taxes on or before the 31st of January, 2026, the following penalties shall be payable thereon, to wit:

During the month of February, six percent (6%); during the month of March, seven percent (7%); during the month of April, eight percent (8%); during the month of May, nine percent (9%); during the month of June, ten percent (10%); and on or after the first day of July, twelve percent (12%).

Section 3. That taxes are payable in Rockwall, Texas, at the office of the designated Tax Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 4. That all delinquent taxes shall bear the maximum rate of interest per annum as provided by law, in addition to the penalties provided herein.

Section 5. That all taxes for the year 2025 which remain delinquent on July 1, 2026 shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray cost of collection.

Section 6. That pursuant to Article VIII-1b of the Constitution of Texas, \$60,000 of the appraised value of residence homesteads of any married or unmarried persons, including those living alone, who were sixty-five (65) years of age or older on January 1, 2025, shall be exempt from ad valorem taxes.

Section 7. That pursuant to state statutes regarding the "Truth in Taxation" requirements the following language is included in this Ordinance.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

and

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.3% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY (\$3.89).*

** the required language refers to an increase in the property taxes collected from the Maintenance and Operations rate but is an actual decrease due to the lowering of the M&O portion of the rate from the 2024 M&O rate.*

Section 8. That this ordinance is enacted in order to authorize the collection of ad valorem taxes for the year 2025 and 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 15TH DAY OF SEPTEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney



MEMORANDUM

TO: Mayor and Councilmembers

FROM: City Council HOT Subcommittee
Mary Smith, City Manager

DATE: September 11, 2025

SUBJECT: Hotel Occupancy Tax Funding Recommendation

The Hotel Occupancy Tax subcommittee comprised of Mayor McCallum and Council members Campbell and Lewis met to discuss funding requests for budget year 2025-26. The Council received a notebook including the organization's requests along with their required reporting for FY 2025 funded events. Attached is a summary of the requests with the previous year's allocations to the organizations. This summary also includes the subcommittee recommendations for funding. Generally, after a funding contract is executed with an organization the funding is released about 3 months in advance of the event in order to fund upfront costs.

The subcommittee has elected to spend additional time on the Duck Regatta application from Boys and Girls Club to see the October 2025 event reporting.

As we begin the process of moving the CVB function in-house we want to be sure that we are handling it well and we will need to take time over the fall quarter to work together on a smooth transition plan. In addition, there will likely still be a need for some functions to remove at the Chamber offices and how that will look and the required funding is yet to be determined. Therefore, the allocation to the Chamber in the amount of \$150,000 for the first quarter. The budget for the CVB function will be developed during the fall and presented to Council for consideration at a later date.

Revenues and Fund Balance

Staff continues to be conservative in the projection of revenues. At the end of FY 2025, a fund balance reserve of at least \$2,211,000 is anticipated.

Funding Levels

Funding requests for fiscal year 2026 totaled \$1,922,295, which is higher than the 2025 funding awards. We may see supplemental requests during the year which the committee will review and then forward to Council for action at that time. Each specific application was discussed and whether they met our stated purposes and the state statute's requirement for "heads in beds". The subcommittee's recommendations for funding are attached. The subcommittee is recommending funding in the amount of \$1,125,850.

Contract Language/Documentation

Each organization will continue to be required to provide documentation that specifically notes the number of attendees are spending the night in a hotel establishment.

The Subcommittee and Staff will be available at the Council meeting to answer any questions.

Hotel Occupancy Tax Funding Proposed Budget for FY 2026

| | 2024 Actual | 2025 Actual | 2026 Request | 2026 Event/Program | Council Subcommittee Recommendation |
|---|-------------------|---------------------------|------------------|------------------------------------|---|
| Tourism | | | | | |
| AmeriSports | - | 50,000 | 300,000 | Various Events | 25,000 |
| Aspasians | 3,000 | 3,000 | 3,000 | Market Place (Sept 25 & April 26) | 3,000 |
| Boys & Girls Club | 20,000 | 60,000 | 60,000 | Rubber Duck Regatta | TBD |
| | | 25,000 | 25,000 | NE TX Gala | 25,000 |
| | | | | | |
| (Harbor fees waived) | | B&G Club Total | 85,000 | B&G Club Total | 25,000 |
| Chamber of Commerce | 465,000 | 400,000 | 575,000 | CVB function | 150,000 |
| Children's Advocacy Ctr | ————— | 30,000 | | 9th annual Go Blue Gala | |
| County & District Clerks | 30,000 | | | Conference | |
| Divine Peace Church | ————— | | | | |
| Downtown Association | 48,000 | 6,000 | 9,000 | Mktg Media Downtown | 7,000 |
| Helping Hands | 25,000 | 25,000 | 25,000 | Festival of Trees | 25,000 |
| Kiwanis | 12,000 | 15,000 | 15,000 | Tri-Rock Triathlon | 15,000 |
| Lone Star CASA | 11,000 | 14,500 | 18,000 | Car Show | 15,000 |
| Meals on Wheels | 25,000 | 30,000 | 30,000 | Gala | 30,000 |
| No. TX Crime Prev Assoc. | ————— | | | Conference | |
| Oasis Pickleball Club | 35,000 | 60,000 | 2,800 | Level Up Pickleball Camp | 55,800 |
| | | | 10,000 | Triple Team Nat'l Tournament | |
| | | | 10,000 | Paddles & Pumpkins | |
| | | | 3,000 | Tyson McGriffin Camp | |
| | | | 15,000 | Oasis Versix Open | |
| | | | 15,000 | Amateur Pickleball Assoc. | |
| | | Oasis Total | 55,800 | Oasis Total | 55,800 |
| REDC | 10,000 | | | Team TX Economic Summit | |
| RHS Robotics | 15,300 | | | N. Texas Tournament | |
| RHS Wrestling | 21,000 | 21,000 | 32,222 | Tournament | 25,000 |
| RHHS Gymnastics | 15,000 | 15,000 | | Southside Showdown | |
| RHHS Wrestling Boosters | - | 14,350 | 24,000 | Heath Invitational | 10,000 |
| Rockwall Prof Fire Fighters | 20,000 | 40,000 | 53,400 | Firefighter's Charity Ball | 45,000 |
| Rotary | 10,000 | | | District Conference | |
| Rush Creek Yacht Club | 6,000 | 13,200 | 3,500 | 25 Chocopalooza Regatta Supplement | 2,000 |
| | | 2,500 | 7,000 | Chocopalooza Regatta | 3,000 |
| | | 2,500 | 8,000 | Flying Scot N. Ameri Championship | 4,000 |
| | | 1,000 | | ILCA District 15 Championship | |
| | | RCYC Total | 18,500 | RCYC Total | 9,000 |
| Soroptimist | 7,500 | 7,500 | 31,212 | Casino Night | 7,500 |
| Texas K-9 Conference | 27,200 | 28,500 | 29,500 | TX Conference | 29,500 |
| | | 75,000 | | NAPWDA National Conference | |
| | | TX K9 Total | 29,500 | TX K9 Total | 29,500 |
| U.S. Marine Corps (Hilton) | ————— | 5,000 | | | |
| Tourism Total | 806,000 | 864,050 | 1,251,234 | | 476,800 |

Hotel Occupancy Tax Funding Proposed Budget for FY 2026

| | 2024 Actual | 2025 Actual | 2026 Request | 2026 Event/Program | Council Subcommittee Recommendation |
|-------------------------|--------------------------|------------------|------------------|--------------------------------|---|
| Cultural | | | | | |
| Art League | 5,000 | 5,000 | 10,019 | Fine Art Show | 5,000 |
| Community Playhouse | 12,000 | 13,000 | 53,277 | Theatre Productions | 13,000 |
| Music Fest | 29,000 | 36,450 | 40,000 | Concerts - 2 applications | 36,450 |
| Summer Musicals | 7,500 | 10,000 | 10,000 | Annual Season | 10,000 |
| Cultural Total | 53,500 | 64,450 | 113,296 | | 64,450 |
| Historical | | | | | |
| Historical Foundation | 15,696 | 8,500 | 22,065 | Historical Home Maintenance | 8,500 |
| | 5,722 | | 14,600 | Rockwall Celebrates America250 | 5,000 |
| | 3,743 | | | | |
| | 4,839 | | | | |
| Historical Total | 30,000 | 8,500 | 36,665 | | 13,500 |
| City | | | | | |
| Main Street | 17,500 | 20,000 | 20,000 | Downtown concerts | 20,000 |
| Main Street | 18,500 | 17,000 | 15,000 | Advertising | 15,000 |
| | Main Street Total | | 35,000 | Main Street Total | 35,000 |
| | - | - | | | |
| Concerts by the Lake | 78,500 | 81,250 | 122,000 | Concerts | 122,000 |
| Fall Concert Series | 17,500 | 20,250 | 22,400 | Concert | 22,400 |
| Founders Day | 209,200 | 251,600 | 277,200 | Concerts | 327,200 |
| Hometown Christmas | - | 62,500 | 64,500 | Downtown Event | 64,500 |
| Rib Rub | 44,800 | 44,800 | | BBQ contest and 5K | |
| | Recreation Total | | 486,100 | Recreation Total | 536,100 |
| City Total | 386,000 | 497,400 | 521,100 | | 571,100 |
| | | | | | |
| Totals | 1,275,500 | 1,434,400 | 1,922,295 | | 1,125,850 |

Fund Summary

| | | |
|------------------------|-----------|------------------|
| Fund Balance 10-01-25 | 2,211,000 | |
| Projected Revenue FY26 | 1,800,000 | |
| Less Expenses FY 26 | | (1,125,850) |
| Fund Balance 09-30-26 | | <u>2,885,150</u> |

Hotel Occupancy Tax Funding Proposed Budget for FY 2026

| | 2024 Actual | 2025 Actual | 2026 Request | 2026 Event/Program | Council Subcommittee Recommendation | GL # |
|-----------------------------|----------------|---------------------------|------------------|------------------------------------|---|------------------------|
| Tourism | | | | | | |
| AmeriSports | - | 50,000 | 300,000 | Various Events | 25,000 | 50% now, 50% later 481 |
| Aspasians | 3,000 | 3,000 | 3,000 | Market Place (Sept 25 & April 26) | 3,000 | 477 |
| Boys & Girls Club | 20,000 | 60,000 | 60,000 | Rubber Duck Regatta | TBD | |
| | | 25,000 | 25,000 | NE TX Gala | 25,000 | |
| (Harbor fees waived) | | B&G Club Total | 85,000 | B&G Club Total | 25,000 | 485 |
| Chamber of Commerce | 465,000 | 400,000 | 575,000 | CVB function | 150,000 | 470 |
| Children's Advocacy Ctr | ----- | 30,000 | | 9th annual Go Blue Gala | | 491 |
| County & District Clerks | ---30,000 | | | Conference | | |
| Divine Peace Church | ----- | | | | | |
| Downtown Association | 48,000 | 6,000 | 9,000 | Mktg Media Downtown | 7,000 | OR \$9,000K 488 |
| Helping Hands | 25,000 | 25,000 | 25,000 | Festival of Trees | 25,000 | 491 |
| Kiwanis | 12,000 | 15,000 | 15,000 | Tri-Rock Triathlon | 15,000 | 492 |
| Lone Star CASA | 11,000 | 14,500 | 18,000 | Car Show | 15,000 | 479 |
| Meals on Wheels | 25,000 | 30,000 | 30,000 | Gala | 30,000 | 491 |
| No. TX Crime Prev Assoc. | ----- | | | Conference | | 493 |
| Oasis Pickleball Club | 35,000 | 60,000 | 2,800 | Level Up Pickleball Camp | 55,800 | Sponsorship |
| | | | 10,000 | Triple Team Nat'l Tournament | | |
| | | | 10,000 | Paddles & Pumpkins | | |
| | | | 3,000 | Tyson McGriffin Camp | | |
| | | | 15,000 | Oasis Versix Open | | |
| | | | 15,000 | Amateur Pickleball Assoc. | | |
| | | Oasis Total | 55,800 | Oasis Total | 55,800 | 481 |
| REDG | ---10,000 | | | Team TX Economic Summit | | 491 |
| RHS Robotics | ---15,300 | | | N. Texas Tournament | | 481 |
| RHS Wrestling | 21,000 | 21,000 | 32,222 | Tournament | 25,000 | 481 |
| RHHS Gymnastics | ---15,000 | ---15,000 | | Southside Showdown | | 481 |
| RHHS Wrestling Boosters | - | 14,350 | 24,000 | Heath Invitational | 10,000 | 481 |
| Rockwall Prof Fire Fighters | 20,000 | 40,000 | 53,400 | Firefighter's Charity Ball | 45,000 | 493 |
| Rotary | ---10,000 | | | District Conference | | 491 |
| Rush Creek Yacht Club | 6,000 | 13,200 | 3,500 | 25 Chocopalooza Regatta Supplement | 2,000 | |
| | | 2,500 | 7,000 | Chocopalooza Regatta | 3,000 | |
| | | 2,500 | 8,000 | Flying Scot N. Ameri Championship | 4,000 | |
| | | 1,000 | | ILCA District 15 Championship | | |
| | | RCYC Total | 18,500 | RCYC Total | 9,000 | 481 |
| Soroptimist | 7,500 | 7,500 | 31,212 | Casino Night | 7,500 | 476 |
| Texas K-9 Conference | 27,200 | 28,500 | 29,500 | TX Conference | 29,500 | 493 |
| | | 75,000 | | NAPWDA National Conference | | 493 |
| | | TX K9 Total | 29,500 | TX K9 Total | 29,500 | |
| U.S. Marine Corps (Hilton) | ----- | 5,000 | | | | 491 |
| Tourism Total | 806,000 | 864,050 | 1,251,234 | | 476,800 | |

| | | | | | |
|-------------------------|------------------|--------------------------|------------------|--------------------------------|------------------|
| Cultural | | | | | |
| Art League | 5,000 | 5,000 | 10,019 | Fine Art Show | 5,000 |
| Community Playhouse | 12,000 | 13,000 | 53,277 | Theatre Productions | 13,000 |
| Music Fest | 29,000 | 36,450 | 40,000 | Concerts - 2 applications | 36,450 |
| Summer Musicals | 7,500 | 10,000 | 10,000 | Annual Season | 10,000 |
| Cultural Total | 53,500 | 64,450 | 113,296 | | 64,450 |
| Historical | | | | | |
| Historical Foundation | 15,696 | 8,500 | 22,065 | Historical Home Maintenance | 8,500 |
| | 5,722 | | 14,600 | Rockwall Celebrates America250 | 5,000 |
| | 3,743 | | | | |
| | 4,839 | | | | |
| Historical Total | 30,000 | 8,500 | 36,665 | | 13,500 |
| City | | | | | |
| Main Street | 17,500 | 20,000 | 20,000 | Downtown concerts | 20,000 |
| Main Street | 18,500 | 17,000 | 15,000 | Advertising | 15,000 |
| | | Main Street Total | 35,000 | Main Street Total | 35,000 |
| | - | - | | | |
| Concerts by the Lake | 78,500 | 81,250 | 122,000 | Concerts | 122,000 |
| Fall Concert Series | 17,500 | 20,250 | 22,400 | Concert | 22,400 |
| Founders Day | 209,200 | 251,600 | 277,200 | Concerts | 327,200 |
| Hometown Christmas | - | 62,500 | 64,500 | Downtown Event | 64,500 |
| Rib Rub | 44,800 | 44,800 | | BBQ contest and 5K | |
| | | Recreation Total | 486,100 | Recreation Total | 536,100 |
| City Total | 386,000 | 497,400 | 521,100 | | 571,100 |
| | | | | | |
| Totals | 1,275,500 | 1,434,400 | 1,922,295 | | 1,125,850 |

486
474
482
484

471

483

483.02
483.04
483.01
483.05
483.03

Includes 50K supp

Fund Summary

| | | |
|-------------------------------|------------------|-------------------------|
| Fund Balance 10-01-25 | 2,211,000 | |
| Projected Revenue FY26 | 1,800,000 | |
| Less Expenses FY 26 | | (1,125,850) |
| Fund Balance 09-30-26 | | <u>2,885,150</u> |

Org Inquiry 15-

| | | |
|-----------------------------------|-----------|---------------------|
| Balance sheet 3100 Current | \$ | 3,520,505.91 |
| Change Acct type at top Rev | | |
| PLUS Actual Revenues | \$ | 2,094,726.82 |
| PLUS Projected Revenues Aug & Sep | \$ | 100,000.00 |
| Change Acct type at top Exp | | |
| LESS Expenses posted | \$ | (1,536,961.86) |
| LESS any unposted expenses | \$ | (1,966,642.80) |
| Fund Balance 10/1/CY | \$ | 2,211,628.07 |