



ROCKWALL CITY COUNCIL MEETING

Monday, April 7, 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 - Councilmember Lewis

III. Proclamations / Awards / Recognitions

1. Child Abuse Awareness & Prevention Month Proclamation
2. Public Safety Telecommunicators Week Proclamation
3. JustServe Recognition Day Proclamation
4. Fire Department Lifesaving Award - Engine 2, "A Shift"
Driver Andrew Burton
Firefighter Cody Baumann
Firefighter Joseph Wharmby

IV. Open Forum

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

V. Consent Agenda

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

1. Consider approval of the minutes from the March 17, 2025 city council meeting, and take any action necessary.
2. **Z2025-004** - Consider a request by Corey Smith on behalf of Destiny Smith for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Guest Quarters/Secondary Living Unit and an Agricultural Accessory Building/Barn on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary (**2nd Reading**).

3. **Z2025-005** - Consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary **(2nd Reading)**.
4. **Z2025-006** - Consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary **(2nd Reading)**.
5. **Z2025-007** - Consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary **(2nd Reading)**.
6. **Z2025-010** - Consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, Single-Family 7 (SF-7) District, and Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary **(2nd Reading)**.
7. **P2025-008** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [*Ordinance No. 24-02*] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located east of the intersection of Ridge Road [*FM-740*] and Becky Lane, and take any action necessary.
8. **P2025-010** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [*FM-549*], and take any action necessary.

9. Consider approving contract addendums for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of \$760,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

VI. Action Items

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

1. **Z2025-008** - Discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary **(2nd Reading)**.
2. Discuss and consider authorizing the City Manager to execute an agreement between The Boys and Girls Club and The City of Rockwall for the renovation of Gloria Williams Park basketball court as a Shaq / Icy Hot / Comebaq Court, and take any action necessary.
3. Discuss and consider approval of an ordinance temporarily altering (reducing) the speed limit on the IH-30 frontage roads during (re)construction within the corporate city limits, and take any action necessary. **(1st Reading)**

VII. 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. Sales Tax Historical Comparison

VIII. 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 4th day of April 2025, at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Teague, City Secretary

Date Removed

Rockwall,  Texas

Proclamation

Whereas, children thrive in safe, stable, nurturing families, within their own communities, and - while it is critical to build a system that supports families when they are in a crisis - intentionally supporting families before a crisis occurs is essential to preventing the abuse and maltreatment of children; and

Whereas, through establishing partnerships with families, we can build strong, healthy families and resilient communities where children can thrive; and

Whereas, each year the month of April is dedicated to recognizing the critical work being done across our great state to support families before a crisis occurs; and

Whereas, child abuse prevention occurs every day through the diligent work and tireless advocacy undertaken by families, friends, neighbors, houses of faith, advocacy groups, nonprofit organizations, schools, health-care providers, social workers, and government agencies that support children and families in every community; and

Whereas, some such agencies in our community include Children's Advocacy Center for Rockwall County, EMPOWER, Lone Star CASA (Court Appointed Special Advocates), Rockwall County Department of Family and Protective Services (DFPS), and The Rainbow Room; and

Whereas, child abuse prevention cannot be tasked to one community, agency, or system, and support that provides a way for the family to become self-sufficient, stable, and thrive is paramount; and

Whereas, together, we can create a brighter future for children, families, and communities in Texas and ensure tomorrow's leaders have the support they need to thrive and reach their potential.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **APRIL** as

CHILD ABUSE AWARENESS AND PREVENTION MONTH

in the City of Rockwall and encourage everyone to learn about and support the many organizations and individuals that work hard to create positive, healthy environments for children.

In Witness Whereof, I hereunto set my hand and official seal on this 7th day of April, 2025.

Clarence L. Jorif, Mayor Pro Tem

Rockwall  Texas
Proclamation

Whereas, professional Public Safety Telecommunicators in the City of Rockwall play a crucial role in the protection of life and property; and

Whereas, with countless citizens nationwide calling 9-1-1 for help daily, public safety telecommunicators serve as a vital link between the public and emergency services, ensuring the swift and effective dispatch of police, fire, and emergency medical services; and

Whereas, telecommunicators, often referred to as "the voice of calm in the storm" or "unseen first responders," gather essential information and dispatch appropriate assistance, often making split second decisions that, at times, mean the difference between life and death; and

Whereas, public safety telecommunicators provide life-saving assistance, crucial information, and reassurance to those in distress, serving citizens and first responders 24-hours a day, seven days a week, 365 days a year; and

Whereas, during extreme situations, such as major weather events, telecommunicators on shift are unable to be with their families to protect their own personal homes and property, remaining committed to excellence while strengthening the resilience of our city and fostering safety and security; and

Whereas, each year the second week in April is designated as "National Public Safety Telecommunications Week" in the State of Texas.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 13 – 19, 2025** as

PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Rockwall and urge all citizens to applaud our city's dispatch personnel for the stellar job each of them performs while helping ensure the safety and wellbeing of those in our community and of our first responders.

In Witness Whereof, I hereunto set my hand and official seal this 7th day of April, 2025.

Clarence L. Jorif, Mayor Pro Tem

Rockwall,  Texas
Proclamation

Whereas, the values of compassion, empathy, and community support are the foundation of a united harmonious society, and they foster connections that transcend differences; and

Whereas, the strength and prosperity of our city is based in the selflessness of our residents to serve and uplift one another; and

Whereas, profound impacts can be achieved when we extend a helping hand to our neighbors, especially those of diverse backgrounds, by lifting them up and collectively working to improve lives; and

Whereas, nurturing a culture of giving within our city, while emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength, is something we do as we work side-by-side, learn from each other, correct misconceptions and build new friendships; and

Whereas, we urge all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or beliefs; and

Whereas, the City of Rockwall has joined a growing list of supporters, including the National League of Cities, Meals on Wheels, and hundreds of leaders to date, in making a commitment to volunteerism.

Now, Therefore, I, Clarence L. Jorif, Mayor Pro Tem of the City of Rockwall, do hereby proclaim **April 7, 2025** as:

JUSTSERVE.ORG RECOGNITION DAY

in the City of Rockwall and encourage all citizens to visit this website to find out ways to become involved, volunteer, and give back to our community.

In Witness Whereof, I hereunto affix my hand and official seal this 7th day of April, 2025.

Clarence L. Jorif, Mayor Pro Tem

Lifesaving Award



ROCKWALL FIRE

Rockwall Fire Department

takes great pleasure in recognizing with pride and admiration the members of

*Engine 2 "A" Shift
DE Andrew Burton
FF Cody Baumann
FF Joseph Wharmby*

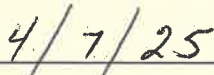
On March 20, 2025 at 11:56 AM Engine 2 responded to a reported seizure at 2875 Market Center Dr. While en route to the scene, Dispatch updated the call type to a motor vehicle accident. Upon arrival and a quick assessment of the scene, the crew observed that a vehicle had struck a gas meter attached to a building. During the patient assessment it was noted the driver was in cardiac arrest. Patient treatment was quickly administered while maintaining awareness of the leaking gas meter. After 2 shocks with the AED and ongoing respiratory support the patient regained consciousness and began breathing on her own. She was then transported to an area hospital where care continued until she was released only days later.

The crew from Engine 2 "A" shift provided keen awareness and judgement in providing medical care at the highest level of professionalism that directly resulted in the saving of a life.

Given in grateful appreciation this 7th day of April 2025.



Fire Chief



Date

ROCKWALL CITY COUNCIL MEETING

Monday, March 17, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager, Mary Smith and City Attorney, Frank Garza. Mayor Pro Tem Johannesen then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding legal advice associated with water supply contracts with City of Heath, pursuant to Section 551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:40 p.m.

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

Mayor Johannesen reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Campbell

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

VI. Proclamations / Awards / Recognitions

1. Surveyors Week Proclamation

Mayor Johannesen read and presented this proclamation to local resident, Craig Wallwork.

VII. 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, a member of the city's Planning & Zoning Commission, came forth and shared an updated with Council related to recommendations of the Commission concerning planning-related items on tonight's meeting agenda.

Following some clarifying comments pertaining to septic systems on $\frac{3}{4}$ acre versus 1-acre sized lots, Council took no action following Dr. Conway's update.

VIII. Open Forum

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

Jeffrey Baron
2324 Saddlebrook Lane
Rockwall, TX

Mr. Baron came forth and shared some observations over the last seven years. He commented that he hasn't seen any new parks. He acknowledged the new pickleball courts (with no bathrooms), but no new parks. He spoke about debris on the road, including gravel and sand alongside roadways, including on John King Boulevard and other thoroughfares. He pointed out that this type of debris is dangerous for motorcycle riders. He also has concerns about traffic, especially the lack of turn lanes into key areas, including into subdivisions. He has concerns about new subdivisions that will include a lot of landscaping. He believes we have a water supply shortage, and he does not think that these new subdivisions and associated landscaping is a good idea. He also has concerns about water drainage as well as landscaping that results in sprinkler systems that leave dangerous situations, such as black ice when that water freezes during very cold temperatures. He is concerned that there is truly no highspeed internet throughout the city.

Tim Conaway
838 Elgin Court
Rockwall, TX 75032

Mr. Conaway came forth and shared that he would like the City to consider lifting and/or at least modifying its ordinance related to backyard chickens. He urged Council to allow them, at least by some sort of permitting process that regulates things such as not allowing roosters, setbacks from property lines, size of coops and locations, food storage, etc. He spoke about the various reasons why Council should consider making these modifications as well as the various advantages that backyard chickens afford to those who have and house them. He urged Council to allow him to work with the city to come up with some viable regulations that will allow chickens while also ensuring some logical regulation are in place to manage their allowance.

Bob Wacker
309 Featherstone Drive
Rockwall, TX

Mr. Wacker came forth and shared that he has some concerns about 380 agreements. He is not opposed to them entirely, but he wishes there were more transparency concerning these sorts of agreements. He

went on to share some examples of 380 agreements, including the REDC agreeing to a 380 agreement with IKEA back in January of 2025. He went on to share his understanding of this particular agreement with IKEA; however, the city manager and/or the mayor had to correct Mr. Wacker several times during his presentation. He went on to share details of the various dates and votes during which the proposed IKEA development went before Planning & Zoning Commission and/or City Council. He went on to share concerns about the lack of transparency. Mayor Johannesen shared that when a major retailer is in negotiations to potentially come to the city, the city has to have discreetly worded agenda items to discuss these things in Executive Session. He urged Council to keep citizens better informed of these sorts of agreements. Johannesen shared that the city follows state law, and the city has a representative form of government so that those who are elected make decisions on behalf of its constituents for the good of the whole. Mr. Wacker wanted to know who voted against the IKEA deal. He was encouraged to find that answer within the publicly posted council meeting minutes.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to appoint Carin Brock to the city's Planning & Zoning Commission to fill a vacant seat left by former board member Derek Deckard, who recently resigned (for an initial term to expire in August of 2026). Mayor Johannesen seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif moved to appoint Brandon Bushnell to the Rockwall EDC to fill the unexpired term (of Carin Brock). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif announced the acquisition of land from the Canup Family, land on which the famed "Rock Wall" formation was first discovered while digging a well. He indicated that this land purchase marks a significant milestone in preserving local history. On behalf of the City, Jorif extended sincere appreciation to the many individuals who made the land acquisition possible, especially the Canup Family. He shared that the property is generally located not far off SH-66 by the Walmart Neighborhood Market, and he urged the public to stay tuned for future updates regarding plans for the property.

X. Consent Agenda

1. Consider approval of the minutes from the March 3, 2025 city council meeting, and take any action necessary.
2. Consider the approval of an **ordinance** amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated Cash-Lieu of Land and Pro-Rata Equipment Fees, and take any action necessary. **(2nd Reading)**
3. **P2025-004** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 & 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard

and S. Goliad Street [SH-205], and take any action necessary.

4. **P2025-005** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.
5. Consider authorizing the City Manager to execute a maintenance and services agreement with Cummings Electrical, LP to provide maintenance and service for Supervisory Control and Data Acquisition (SCADA) for Water, Wastewater, and Street Divisions of Public Works, and take any action necessary.
6. Consider cancellation of P.O. No. 2024-00471 in the amount of \$2,066,658.00 and a new bid award for the purchase of a new Fire Department Ladder Truck to Siddons-Martin/Pierce for \$1,937,666.00 as well as pre-authorization to buy the loose equipment from various vendors and authorize the City Manager to execute a purchase order for the new apparatus and associated equipment, and take any action necessary.
7. Consider authorizing the City Manager to execute a grounds maintenance services contract with Yellowstone Landscape for a period of one-year with three one-year renewal options with a 2025-2026 projected cost in the amount of \$145,700.02 to be funded by the Parks Operations budget, and take any action necessary.
8. Consider approval of the Rockwall Police Department's 2024 Racial Profiling Report, and take any action necessary.

Councilmember McCallum pulled item # 3 and item #4. McCallum then moved to approve the remaining Consent Agenda items (#s 1, 2, 5, 6, 7, and 8), including a request for one, minor correction in the minutes on page 6. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays. The ordinance caption for #2 was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-13

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

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

Regarding Consent Agenda item #3, Mayor Johannesen moved to approve this item. Councilmember Thomas seconded the motion, which passed by a vote of 5 ayes to 2 nays (McCallum and Jorif).

Regarding Consent Agenda item #4, Councilmember Thomas moved to approve this item. Mayor Johannesen seconded the motion, which passed by a vote of 5 ayes to 2 nays (McCallum and Jorif).

Mayor Johannesen then announced that Action Item #3 will be addressed next this evening.

XI. Public Hearing Items

1. **Z2025-004** - Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller gave background information concerning this agenda item. On February 28, 2024 the Building Inspections Department issued a pool permit for the subject property. At the time of final inspection on April 28, 2024, the Building Inspection Department failed the permit due to a pool barrier not being installed meeting the requirements of the International Building Code (IBC). Following this, on December 18, 2024, the Neighborhood Improvement Services (NIS) Division initiated a code enforcement case for the lack of a pool barrier and for an unpermitted accessory building. The NIS Division subsequently issued three (3) citations and granted one (1) extension for the accessory building due to the failure to apply for a Specific Use Permit (SUP). This prompted the applicant to apply for the Specific Use Permit (SUP) on February 14, 2025. The applicants – Cory and Destiny Smith -- are requesting approval of a Specific Use Permit (SUP) for the purpose of allowing a 4,185 SF Guest Quarters and Agricultural Accessory Building to remain on the subject property, as they have already been constructed. The accessory structure is situated on a concrete foundation, has an approximate total height of 20-feet, and incorporates a 4:12 and 1:12 roof pitch. The floor plan provided by the applicant indicates that the Guest Quarters/Secondary Living Unit incorporates living spaces, a restroom, and a kitchen. In accordance with the Article 11, Development Applications and Review Procedures, of the UDC, the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the Specific Use Permit (SUP) application fee.

Notices were sent out to four owners/occupants located within 500' of this subject property. No notices have been received back at this time. In addition, the City's Planning & Zoning Commission voted 7 – 0 to recommend approval of this request.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak. The applicant, Destiny Smith, briefly came forth and stated that she and her husband believed they were actually located outside of the city limits. That is why they built such a big barn. Had they known they were actually inside of the city limits, they would not have done so.

There being no one else coming forth to speak, Mayor Johannesen closed the Public Hearing.

Councilmember McCallum then moved to approve Z2025-004. Councilmember Thomas seconded the

motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT AND AN AGRICULTURAL ACCESSORY BUILDING ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.*

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

2. **Z2025-005** - Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information concerning this agenda item. On February 14, 2025, the applicant 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 10 (SF10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 123-lot single-family, residential subdivision that will consist of three (3) lot sizes (i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots). The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 98.40-acre subject property will consist of 123 residential lots. These lots will consist of three (3) lot sizes (i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots). This translates to a gross density of 1.25 dwelling units per gross acre (i.e. 123 lots/98.40-acres = 1.25 dwelling units per gross acre). The minimum dwelling unit size (i.e. air-condition space) will be 2,800 SF for all homes within the development. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100% masonry, and the homes will be subject to the City's upgraded antimonotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50.00% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a variation of materials throughout the subdivision. Looking at the garage orientation proposed for the development, the applicant is proposing

to require all garage doors will be oriented in a J-Swing (or a Traditional Swing) configuration or Recessed Entry configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick paver, stained finish, or salt finished. The proposed concept plan shows that the development will consist of a total of 33.19-acres open space that includes 17.15acres of private open space, and 16.04-acres of floodplain. This translates to an open space percentage of 25.58% (i.e. $16.04\text{acres of floodplain}/2 + 17.15\text{-acres of open space} = 25.17\text{-acres}/98.40 = 25.579\%$). In addition, the applicant has incorporated an eight (8) foot trail along N. County Lane, Clem Road, the floodplain on the subject property, and connecting to Alma Williams Park. The applicant has also incorporated an eight (8) foot walking trail throughout the subdivision. 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]) 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 that range in size from 0.75-acres to 1.00-acres (with the majority of the lots being less than one [1] acre in size), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] 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 to be able to incorporate the estate-sized lots at the south-end of the proposed subdivision.

Mr. Miller shared details about several aspects of the proposal that deviate from the goals of the city's Comprehensive Land Use Plan and some of the city's codes. For these reasons, approval of this request is a discretionary decision on the part of Council.

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0. On February 21, 2025, staff mailed 125 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Dalton Ranch Homeowner's Association (HOA), which is the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff has received the following: Three notices (within the 500' buffer) that were opposed to the request; 8 notices from 7 property owners outside of the 500' in opposition of the request; and one notice from outside of the 500' buffer in favor of the request.

Mayor Johannesen sought and received clarification on why this is not a rezoning request, but – rather – it is a request for establishment of a Planned Development District. Mr. Miller generally explained that establishing a PD essentially locks the developer into what he has committed to do and to provide.

Adam Buczek
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, TX

Mr. Buczek came forth and extensively briefed the Council on this proposed development, which he indicated will be called the Erwin Farms subdivision. Following Mr. Buczek's briefing, Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time.

Jeffrey Baron
2324 Saddlebrook Lane
Rockwall, TX

Mr. Baron sought and received clarification regarding how density and open space is calculated. He has concerns about the landscaping that will be part of this development and the water that will be used as well as the septic systems and drainage. He has concerns about public parks having fences up around them and not being able to access, for example ball fields, in public parks. Parks Director, Travis Sales clarified that ball fields remain open to the public unless there are games schedule and the fields are reserved for those games or unless the weather has impacted the fields. Mr. Baron went on to share concerns about the FM 1141 roadway. He would like to see the roadway expanded / improved, especially considering the turns along the roadway.

Diane Autry
70 Orchard Lane
Rockwall, TX

Ms. Autry shared that this development is located right behind her home. She acknowledged she does live in the county (not within the city limits), and she was not notified of this development. Her neighbors and she live on two-acre lots. All of her neighbors and she are in opposition of this development due to traffic-related and utility-related concerns as well as things like the crowding of the schools. She just found out of this meeting tonight at 6:05 p.m., so she rushed to this meeting to speak. She has a lot of concerns about the traffic and negatively it is impacting our town. She suggested a moratorium on building until roadways and other concerns are addressed. She generally spoke in opposition of this request.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus spoke about concerns he has relative to the on-site sewage facilities (septic systems) that are being proposed to be part of this subdivision. He shared that he personally has lived in a home that had a septic system. He explained that there are lateral lines that dictate the location of a septic system on a particular lot, and there has to be proper room for drainage as well as proper ground matter in order for

the soil to properly handle septic system waste and their drainage. He has concerns about the aroma that will be experienced as it is emitted from these types of septic systems. He shared the belief that a lot of people do not understand the expenses and responsibilities associated with owning a septic system serviced home. He would like to see the city provide adequate infrastructure that does not include septic systems.

Carlos Montoya
60 Orchard Lane
Rockwall, TX

Mr. Montoya shared that he lives in the county, but his home is right across the street from this proposed subdivision. He has concerns about the increased traffic already in existence in this area, and he pointed out that the curvature of the existing, two-lane roadways creates some dangerous driving situations. He is concerned about the lot sizes being what they are, and he wishes they were more like two-acre lot sizes. He generally spoke in opposition of this request.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker shared he lives in Stonecreek Estates subdivision. He has concerns about the city requiring homeowner's associations (HOAs), which start out under the oversight of the land owner and/or the developer. In the beginning, there are no homeowners overseeing maintenance, and the HOA's do not initially have funding (HOA dues have not yet been paid by future homeowners). He would like to see the developer be responsible for the common areas until, perhaps 25% of the lots have been sold and the revenue is there to ensure proper maintenance of those areas. Mr. Miller, Planning Director, indicated that the city cannot get involved with deed restrictions. So, essentially this is out of the city's purview.

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

Councilmember Campbell acknowledged the developer having worked hard on this, for example, lowering the number of proposed lots by 79 lots. She has concerns about the proposed OSSFs (septic systems), and she sought clarification from the applicant, Mr. Buczek, on why he is proposing these systems instead of city sewer. Mr. Buczek went on to explain the various complications with installing the needed infrastructure if the lots were to be able to be serviced on city sewer as well as the very high, associated cost. The density, therefore had to be substantially reduced, and the number of proposed lots had to be notably reduced. He shared that a sewer study was done, and all of these factors went into what is being proposed this evening related to the on-site septic systems. Councilmember Campbell understands that Council may approve an exception to allow these systems on lots less than one-acre, including if there is a 'hardship' situation. Councilmember Campbell sought and received clarification on the proposed lot sizes and the reasoning(s) behind what's being proposed. Mr. Buczek assured that builders and buyers know about septic systems, and buyers purchasing homes at this price point are very much able to afford to maintain them. Campbell pointed out that drip septic systems (such as what's being proposed here) are different than aerobic systems. She understands that these types of septic systems can be more expensive to maintain. General discussion ensued with indication being given that those who inspect septic systems have to be certified by the state and meet certain requirements.

Inspection of these systems will be via a contractor chosen by the city, and there are no anticipated concerns related to the inspections.

Councilmember McCallum asked for clarification on the proposed drainage and the lot sizes. Indication was given that the city does not allow bar ditches, so everything will be curb and gutter within this subdivision. He briefly commented about lot sizes and also acknowledged that Windsor Homes is one of the builders. He asked if Mr. Buczek is open to any truly custom home builders. Mr. Buczek shared that he is very open to custom home builders, and he encouraged any of them that may be interested to please call him. McCallum sought and received clarification on the garage sizes. He went on to share that his own, personal home has septic system, and he and his neighbors do just fine with managing and maintaining them. He has no personal issues with the proposed septic systems. McCallum commended Mr. Buczek for listening to residents and to the P&Z Commission, including no 60' lots and also making modifications to his original (past) proposal for this subdivision, prior to getting to this point of being in front of Council this evening.

Mayor Johannsen indicated he is opposed to 'spot zoning.' He thanked Mr. Buczek for his having worked well with the citizens and their concerns.

Councilmember Moeller appreciates the proposed lot sizes. He shared that the city cannot prevent a landowner from selling his property, and – if the only buyer who can afford to purchase a big, huge plot of land – is a developer, the city cannot do anything about that private land sale / purchase deal. The city cannot stop that, and the city cannot control that. The only thing the city can control is zoning. He went on to point out that the state legislature is working hard to take away the city's ability to have oversight on zoning in its own city. So what is being proposed with this – 100' lots (that we are referring to as 'small lots') – the state legislature could begin forcing cities to allow things such as 40' lots by this time next year. He commented that he lived with a septic system situation for 17 years in Kaufman County, and he is not concerned about the septic system aspects of this proposal.

The Mayor shared that state legislators are currently pushing for 31 units per acre in Austin. So this proposal is pretty good.

Councilmember Lewis thanked Mr. Buczek for his proposal and provided him a few compliments.

Councilmember Thomas also thanked Mr. Buczek for balancing what is allowed against being a good neighbor. He believes that what is being proposed is something that can work well, all things considered. He pointed out that the developer, in this case, is paying for the infrastructure – not the city's taxpayers.

Councilmember Thomas then moved to approve Z2025-005. Mayor Pro Tem Jorif apologized to the residents who live in the county, explaining the city is not required to notify those individuals; however, the city does desire to be a good neighbor. He went on to share that the proposed septic systems can and will work. So, he went on to second the motion. The ordinance caption was then read as follows:

The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

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

AMENDING 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 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve this item passed unanimously (7 ayes to 0 nays).

3. **Z2025-006** - Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information related to this agenda item. The subject property was annexed into the City on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 20, 2021, the City Council denied a zoning change [Case No. Z2021-035] proposing to rezone the subject property from Agricultural (AG) District to Neighborhood Services (NS) District. Currently, the subject property is a 2.751-acre vacant tract of land. On February 14, 2025, the applicants -- Lisa Brooks and Rene'e Holland of Makeway, LLC -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District. The purpose of this request is to accommodate the future construction of a daycare facility on the subject property. The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The applicant is requesting to rezone the 2.751-acre parcel of land from an Agricultural (AG) District to a General Retail (GR) District for the purpose of constructing a daycare facility on the subject property. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, Permissible Uses, and Subsection 04.04, General Retail (GR) District, of Article 05, District Development Standards, of the Unified Development Code (UDC). The applicant's request to rezone the subject property from Agricultural (AG) District to General Retail (GR) District aligns with the intended use for a daycare facility; however, given the proximity of existing residential neighborhoods, the proposed zoning change raises concerns regarding compatibility of the other land uses permitted within the General Retail (GR) District with surrounding land uses. While the General Retail (GR) District does allow for the proposed daycare facility, it also permits a broader range of commercial activities that may not be suitable adjacent to residential properties. The Neighborhood Services (NS) District, by contrast, is designed to accommodate small-scale retail and service establishments that support residential areas while maintaining a more appropriate transition between commercial and residential uses. The Neighborhood Services (NS) District also allows the daycare facility as a by-right, and provide the ability to request a Specific Use Permit (SUP) for buildings that exceed 5,000 SF in size. Staff should point out that per the concept plan the applicant does appear to be looking at a building that would exceed 5,000 SF in size, and that would

require a Specific Use Permit (SUP). The City's Comprehensive Plan designates this area for Low-Density Residential land uses. A change to Commercial/Retail would be required to support this request. While the Comprehensive Plan does recognize the need for neighborhood-serving commercial uses, it also emphasizes the importance of ensuring that commercial development remains compatible with adjacent residential areas by incorporating appropriate screening, buffering, and scaled-down development. This appears to be consistent with the Neighborhood Services (NS) District zoning designation. Given these considerations, staff recommends that the City Council evaluate whether the General Retail (GR) District is the most appropriate zoning district for this location. The Neighborhood Services (NS) District may offer a more balanced approach, providing the applicant the ability to establish the daycare facility while maintaining a scale and intensity of development that better integrates with the surrounding residential properties. Ultimately, the decision on rezoning remains a discretionary decision for the City Council, following a recommendation by the Planning and Zoning Commission. To assist in the decision making process, staff has provided a comparison of land use for both the General Retail (GR) District and the Neighborhood Services (NS) District for review.

Notices were mailed out to 71 adjacent land and property owners located within 500' of the subject property. So far, five notices of opposition have been received by the City. On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 7-0.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak.

Craig Brooks
1215 Ridge Road W.
Rockwall, TX 75087

Mr. Brooks came forth and shared that his wife is the applicant, and he is speaking on her behalf. He went on to provide a brief presentation to Council concerning this rezoning request and the proposed child care facility. He shared that they have 17 years building, owning and operating a childcare facility in Hunt County providing care for over 250 children daily. They have repeatedly received recognition as Hunt County's Best Childcare Center.

The mayor asked if anyone else would like to come forth and speak at this time.

Sally Farrell
1319 Middleton Drive
Rockwall, TX

Ms. Farrell asked if there are plans for a traffic light on Quail Run at John King Boulevard sometime within the coming decade. Since the freshmen center opened, the traffic has notably increased in this area, and getting off Quail Run onto John King has proved quite challenging and unsafe for drivers. She is not sure this is the best place for this type of facility; however, she also does not desire a strip shopping center with a donut shop and a nail salon either.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker sought and received clarification on this General Retail zoning designation. Mr. Wacker shared that this designation will limit the size of the structure.

The mayor then closed the public hearing.

Councilmember McCallum sought and received minor clarifications from both staff and from the applicant. The applicant shared that they already own the land and have owned it for a few years now. He is not certain what the timeframe will be associated with construction, but he does know that some pre-planning will need to transpire before building can occur.

Councilmember McCallum moved to approve Z2025-006, including the Neighborhood Services District designation. Councilmember Moeller seconded the motion.

The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

4. **Z2025-007** - Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. Based on the Historic Sanborn Maps, the subject property was annexed sometime between April 1934 and June 20, 1959. According to the Rockwall County Appraisal District (RCAD) there is a 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport located on the subject property. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. This zoning designation changed to a Single-Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property again changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On

August 20, 2007, the City Council approved a zoning change [Case No. Z2007-018; Ordinance No. 07-29] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [Ordinance No. 16-15, 17-19, 23-60, & 25-07] in order to establish new permitted uses within the district. The last amendment was approved on February 3, 2025 [i.e. Case No. Z2024-060; Ordinance No. 25-07] by the City Council. This amendment to the Planned Development District updated the permitted land uses to allow a Church/House of Worship by Specific Use Permit (SUP). The applicant -- Tzemach Moshe Kalmenson -- is requesting the approval of a Specific Use Permit (SUP) to allow a Church/House of Worship within Planned Development District 50 (PD-50) on the subject property.

109 notices were sent out to adjacent property/land owners located within 500' of the subject property. Also, one HOA was notified. Staff has received back 1 notice in favor and 2 notices in opposition, all of which were from respondents within the 500' notification area. He also shared that the city's Planning & Zoning Commission has recommended approval of this request by a vote of 7 ayes to 0 nays.

The applicant was called forth at this time. Rabi Kalmenson came forth and shared that he and his wife have been hosting services within their home, and this will allow them an opportunity to move services outside of their home and have an independent space to meet. Services will be held on Saturday, and most attendees walk.

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

Councilmember Campbell moved to approve Z2025-007. Mayor Pro Tem Jorif seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN CHURCH/HOUSE OF WORSHIP ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

5. **Z2025-008** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard

and FM-552, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information related to this agenda item. On October 4, 2021, the city council approved the voluntary annexation [Case No. A2021-006] of the subject property through Ordinance No. 21-47. Upon annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall County Appraisal District (RCAD), there is a 2,930 SF single-family home that was built in 1992 currently situated on the property. On February 14, 2025, the applicant -- Pat Atkins of Saddle Star Land Development -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District. The subject property is located at the southeast corner of the intersection of John King Boulevard and FM-552. On February 21, 2025, staff notified eight (8) property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek Homeowners Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Group 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 four (4) notices in opposition of the applicant's request (all were outside of the notification area). On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 6-1, with Commissioner Hagaman dissenting.

Pat Atkins, the applicant, then came forth (address given - 614 Summer Oaks (with Saddlestar Development)). He indicated he is happy to answer any questions Council may have at this time.

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

Mayor Pro Tem Jorif asked if Mr. Atkins knows what types of retail is expected to come. Mr. Atkins shared that they have not yet moved forward with any potential businesses at this time. However, it will likely be a restaurant and/or professional office type uses. Mr. Miller shared that a "quick service restaurant" with a drive-thru would require a Specific Use Permit, but a building under 5,000 square feet occupied by a restaurant (with no drive through) would be permitted by right.

Mayor Pro Tem Jorif moved to approve Z2025-008 to transition from "AG" to "GR" to include "Neighborhood Services." Councilmember Lewis seconded the motion. Councilmember McCallum shared that this is located next to estate lots, and he prefers to take a more conservative approach to zoning. "AG," he said allows Council the most control. He went on to share that he has concerns about Mr. Atkins not yet knowing what the concept will entail and who the occupants will be. So, therefore, he will be voting against this proposal this evening, especially in order to protect the nearby residences. Mr. Atkins shared that this 'base zoning' designation will be helpful first in order to market the property thereafter. McCallum does not believe this zoning change is necessary in order for the marketing of the property to occur. Councilmember Thomas commented that he does believe this change in zoning designation does make sense at this location. However, he has some similar concerns as those expressed by Councilmember McCallum. He would like to first know more about what types of businesses will end up being established there. Mr. Atkins shared that the existing house will stay in place and the owner will stay occupying it until "Neighborhood Services" type tenants are identified. He explained this is a starting point from which to market the property.

Following some clarification given to the mayor by Mr. Miller concerning some nearby properties (i.e. the Stonecreek subdivision and other nearby General Retail uses), the ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 4 ayes with 3 nays (Thomas, Campbell and McCallum).

6. **Z2025-009** - Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of an ordinance for a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. The subject property was annexed into the City of Rockwall on January 9, 1984 by Ordinance No. 84-05 [Case No. A1984-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 20, 1987, the subject property was rezoned from Agricultural (AG) District to Planned Development District 19 (PD-19) for zero-lot-line residential homes. On March 18, 1997, the subject property was platted as Lot 1, Block B, Newport Place Addition as part of Case No. PZ1997-010-01. According to the Rockwall Central Appraisal District (RCAD), there is currently an 1,834 SF single-family home situated on the subject property that was constructed in 1998. The applicant -- Caprice Michelle -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a Short-Term Rental (Non-Owner-Occupied Single-Family Home) on the subject property, which is located within 1,000-feet of two (2) existing Non-Owner-Occupied Short-Term Rentals.

Mr. Miller shared that 137 notices were sent to owners/occupants located within 500' of the property. As of today, 2 notices (one of which is from the applicant) have been received back in favor with 9 notices expressing opposition (all from within the 500'). Also, 11 notices in favor of the request were just received today, and all of those are from respondents located outside of the 500' buffer. The Planning and Zoning Commission recently made a recommendation to deny this request by a vote of 7 to 0. Therefore, any potential approval by Council this evening will require a super majority vote of councilmembers (6 of 7).

The applicant, Ms. Caprice Michelle, then came forth to speak. She shared that this is her house, and she

used to live there full-time and may again live there full-time someday. She said that neighbors right next door and behind the house have expressed support of this proposal. She explained it has been a rental for about eight years. She missed the deadline associated with the city's new short-term rental regulations. She shared that her renters sometimes rent for two months at a time, and sometimes the tenants will end up renting for eight months. So she just rents month-to-month. She went on to share that all monies received by renters gets reinvested back into improvements of the home. She pointed out that the one recently approved in Chandler's Landing is in a different subdivision than where this particular property is located.

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

Mayor Pro Tem Jorif moved to deny this request (Z2025-009). Councilmember McCallum seconded the motion. The motion to deny passed by a vote of 7 ayes to 0 nays.

7. **Z2025-010** - Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, Single-Family 7 (SF-7) District, and Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. On February 14, 2025, the applicant -- Price Pointer -- submitted an application requesting to amend Planned Development District 50 (PD-50) to incorporate a 1.65-acre parcel of land (i.e. Lot 1, Block A, Olive-Fannin Addition) into the boundaries of the Planned Development District. The 1.65-acre parcel of land is currently zoned Downtown (DT) District and Single-Family 7 (SF-7) District, is situated within the Old Town Rockwall (OTR) Historic District, and is addressed as 201 Olive Street (see Figure 1). According to a letter provided by the property owner -- Jay Odom --, the purpose of the request is to build residentially scaled office buildings that will have a historic look, and that can blend with the adjacent residential properties in the Historic District. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Downtown District, and according to the Future Land Use Map contained within this document the subject property is designated for Medium Density Residential (MDR) and Downtown (DT) land uses. The Downtown District is described as "...the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall." This section goes on to describe Planned Development District 50 (PD-50) as being "... 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." The requested zoning change would require the subject property to be reclassified from a Medium Density Residential (MDR) and Downtown (DT) land use designation to a Live/Work (LW) land use designation, which is defined by the Comprehensive Plan as an area that is "... considered to be transitional and require[s] added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses ..." Based on the

requested changes to the Future Land Use Map, the applicant's request does not conform to the Land Use Plan contained within the OURHometown Vision 2040 Comprehensive Plan; however, the requested zoning change may have merit based on the following: [1] the land uses directly west of the subject property are currently designated for Live/Work (LW) land uses and the change would be consistent with this designation; [2] the dual designation (i.e. MDR and DT designations) on the Future Land Use Plan and the current zoning designation (i.e. DT and SF-7) of the subject property are not aligned with how the property was platted (in addition this parcel may not be conducive for a single-family home based on its current configuration); and, [3] the subject property is located within the Old Town Rockwall (OTR) Historic District, which will require additional oversight from the Historic Preservation Advisory Board (HPAB). In addition, staff should point out that the Residential-Office (RO) District -- which is the base zoning district for Planned Development District 50 (PD-50) -- is considered to be the most restrictive non-residential zoning classification due to it only allowing a small subset of non-residential land uses. These uses are mostly restricted to office land uses; however, the Planned Development District does have some allowances for retail, restaurant, and banquet facility land uses through a Specific Use Permit (SUP). With all this being said, the fact that this is a request for a zoning change makes this a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. The proposed change to the Future Land Use Plan can be considered a condition of approval of this case. On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning case by a vote of 6-0, with Commissioner Odom recusing himself from the case.

Since the proposed case involves modifying the boundaries of Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50) and the 1.65-acre subject property, and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the zoning change (i.e. Lakeview Summit, the Preserve, and the Caruth Lakes Homeowner's Associations). This was done in accordance with the requirements of Subsection 02.03(A), Notice of Public Hearing, of Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC). Of the 375 property owner notices staff mailed on February 24, 2025, staff has received [1] two (2) responses in favor and two (2) responses in opposition to the applicant's request inside the buffer, and [2] and two (2) responses in favor of the applicant's request outside the buffer.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. He first called forth the applicant.

Jay Odom
601 N. Fannin
Rockwall, TX

Mr. Odom shared that he has owned this property for the last twelve years. His personal home backs up to this property. He believes that this is the best use for this property -- to do offices in a bungalow type style.

Carol Crow
504 Williams Street

Rockwall, TX

Ms. Crow came forth and encouraged Council to approve this requested rezoning. She believes this is the highest and best use of this property. She does not believe a tiny residential subdivision, for example, would be appropriate at all. She went on to share the various reasons she is in favor of approval of this request. She has long worried that this property would eventually become a parking lot, so she is pleased that is not the case. She does not believe these office cottages will be an asset and not a detriment to Old Town. She generally spoke in favor of approval of this request.

Jacqueline Nicholson
405 North Fannin
Rockwall, TX

Mrs. Nicholson shared that she and her husband have lived in their home, which they purchased from Mr. Odom, in 2021. She urged Council to ensure that nothing about approval of this request will result in anything detrimental to this area. She likes the idea of residential offices rather than homes because she believes home would be rented out, and that would not be idea. She generally spoke in favor of this request, as long as it doesn't negatively impact existing, nearby residences.

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

Following brief, additional clarification, Mayor Pro Tem Jorif moved to approve Z2025-010. Councilmember McCallum seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

8. **Z2025-011** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of an ordinance for a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the

Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary (1st Reading).

On March 11, 2025, the Planning and Zoning Commission held a public hearing on Case No. Z2025-011, and approved a motion to continue the public hearing to the April 15, 2025 Planning and Zoning Commission meeting. The purpose of this action was to allow the applicant time to make changes to their concept plan and building elevation in order to address concerns raised by the Planning and Zoning Commission during the public hearing.

The new public hearing date of April 21, 2025 was announced for this case, and no action was taken by Council at this time.

XII. Action Items

1. **MIS2025-004** - Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along a portion of SH-276 between John King Boulevard and Rochelle Road and a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

The applicant -- Phil Wagner of the Rockwall Economic Development Corporation (REDC) -- has submitted a request to table Case No. MIS2025-004. This request is being made after the Planning and Zoning Commission approved a motion to recommend denial of this case by a vote of 5-0 (with Commissioners Deckard and Thompson absent) at their February 25, 2025 meeting. According to the applicant's letter, the REDC is requesting to further table the case to the April 21, 2025 City Council meeting to allow for both staff and the REDC board members to be present at the meeting. Since the City Council meeting date was announced at the last City Council meeting, staff has placed this case on the agenda to announce the new meeting date of April 21, 2025

2. **MIS2025-002** - Discuss and consider an appeal by Cameron Thatcher on behalf of Jay Hankla of Shaddock Homes of a Planning and Zoning Commission decision concerning the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, addressed as 1511 Orion Drive, and take any action necessary.

Ryan Miller, Planning Director, provided background information concerning this agenda item. On February 25, 2025, the Planning and Zoning Commission denied Case No. MIS2025-002 by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Thompson and Deckard absent. This case dealt with a request by Cameron Thatcher for an Exception to the fence requirements for the purpose of allowing a fence on a Keystone Lot to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. In the applicant's appeal letter -- which was written by Jon Thatcher -- the applicant states that "...the fact that Mr. Thatcher is one of two lots in a 132-lot residential subdivision that is significantly impacted by the regulations of the ordinance demonstrates that it is a unique or extraordinary condition that exists as it relates to this property and creates an unnecessary hardship for

the full use and enjoyment of the property.” In reviewing this case, the Unified Development Code (UDC) states “(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.” It should also be pointed out that in the applicant’s appeal letter, Mr. Thatcher states “...I have included with this correspondence some photographs of a few residential properties in the City of Rockwall that demonstrate where such exceptions have been either approved or the properties were grandfathered or otherwise overlooked in the building inspection process.” Staff should note that three (3) of the examples provided were located in the City of Fate and that the remaining four (4) examples (of which only two [2] houses are depicted) were from the Stone Creek Subdivision, which was originally zoned in 2007 and did not have Keystone Lot requirements in the Planned Development District. The current fence standards were adopted by the City Council with the adoption of the updated Unified Development Code (UDC) in February 2020 by Ordinance No. 20-02. Regardless of this information, an appeal of a decision by the Planning and Zoning Commission is a discretionary decision for the City Council. Approval of an appeal by the City Council requires a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval.

Mayor Johannesen asked if anyone on Council has any questions. He confirmed that the city’s P&Z Commission approved a vote to deny this request by a vote of four in favor with 1 against (Hagaman).

Jon Thatcher
708 Fletcher Drive
Fate, TX

Mr. Thatcher shared that he is a municipal attorney by trade, so he is very familiar with dealing with municipal issues. He went on to share that this keystone lot has very specific restrictions on it, and there are not a whole lot of these types of lots within the city. He went on to share that the applicant has a ‘hardship’ in this instance because of the lot layout. He shared that the builder, Shaddock Homes, had told the buyer (Cameron) that his backyard was going to be much larger than it actually ended up being. This was a serious oversight on the part of the builder. He shared that they had hoped for a larger yard, as they intended to put in a pool, have an above ground garden, plus a play area for their children. This is why the 15’ extension is being requested. He went on to share additional comments in support of approval of this proposal.

Johannesen summarized that only three lots are keystone lots, and there are reasons why standards are in place for these sorts of lots. Mr. Thatcher shared that this particular lot creates a hardship because it removes a big amount of the backyard. He pointed out that this request is not extending a fence beyond a property line. Johannesen shared that this sounds more like a preference than a ‘hardship.’

Johannesen called for a motion. Mayor Pro Tem Jorif moved to deny the request. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider a presentation by Pattillo, Brown & Hill, LLP of the city's Annual Comprehensive Financial Report for Fiscal Year 2024, and take any action necessary.

Jacob Bowman with Pattillo, Brown and Hill came forth and introduced himself. He then provided a briefing to Council concerning the recent audit performed by his firm related to the city's financials. He shared that an unmodified ("clean") opinion has been issued to the City regarding this audit. He explained that of the ratings that can be given related to an audit, an unmodified opinion (with "no findings") is the very best rating that can be granted. He went over a few more high points of the audit and associated report. He thanked City Manager, Mary Smith, and her team, explaining they were great to work with. Mrs. Smith thanked Mr. Bowman and his staff, indicating they were a pleasure to work with, and she enjoyed the audit process.

Council took no action as a result of Mr. Bowman's briefing. (Public Hearing item #1 was addressed next during the meeting).

4. Discuss and consider a presentation by Rick Bernas of Republic Services regarding proposed changes to the city's solid waste collection services contract, and take any action necessary.

Mr. Bernas came forth and provided a presentation concerning proposed changes to the city's solid waste services, including the various reasons and logic behind the proposed changes.

Following Mr. Bernas' presentation, Councilmember Lewis shared that the current rate is \$21.30 per month. The changes will include going to polycarts and once per week services as well as a limit on the amount of bulk that will be picked up. He acknowledged that staff riding on the back/outside of the trucks is dangerous. With this program, Mr. Bernas shared that everyone will get two carts, and the carts will be free (currently there is a charge for those who use them). He indicated that ordering new trucks has a lead time of several months. Councilmember Thomas thanked Mr. Bernas for his presentation, and he appreciates the Republic staff members who do come by and collect the trash. He understands that the changes will require a lot of citizen communication and education. Mayor Pro Tem Jorif acknowledged that Mr. Bernas does attend a lot of community events, and Republic does provide a lot of donations to charitable causes within the community. Councilmember McCallum thanked Mr. Bernas for his presentation. He expressed he has concerns, since he is a fiscal conservative. He recognizes that this is a 'pass thru' expense to the customers / end users. He understands that the new trucks will be big expenditure, and the commercial and residential customers will experience notable increases. He wonders what will happen if extra garbage is experienced in a home and the excess does not fit in the two receptacles. Mr. Bernas shared that a homeowner can come into city hall and purchase some tags for additional trash bags if they have occasional circumstances – like a house party – that results in extra bags of waste. He wonders if the city should be going out for bid on a seven million dollar contract. Mrs. Smith shared that going out for bid is up to the Council's discretion. She suspects the only companies that will end up bidding are those who provide automated services (such as what Republic is proposing to move to). He shared that Republic will experience efficiencies from going to automated trucks and reducing the number of employees. He went on to share his belief that the responsible thing to do is to go out for bid, especially considering the notable changes and price increases being proposed. Councilmember Campbell thanked Mr. Bernas for recently speaking to her and educating her on various topics. Campbell shared that we will be getting a price increase with services being cut by 50%. She acknowledged that a lot of positive changes are being proposed at this time, but she is not sure how to explain to citizens how this is a good deal. Mr. Bernas shared that past increases to customers has been left at 3% each year, when in actuality, it should have been much more noteworthy annual increases for the last several years. Rockwall customers should have already been at the \$24-25 dollar per month

price point. Some other municipalities are up to \$30 per month.

Mayor Johannesen asked what practical 'switching costs' may be. Mrs. Smith shared that all existing customer carts would have to go. The timing to get changes to a new vendor accomplished and the educational factors associated with that sort of potential change are difficult to quantify.

McCallum spoke about the possibility of having polycarts that are specifically marked with "City of Rockwall" instead of Republic-marked carts.

Councilmember McCallum moved to ask staff to put out an RFP and go out for bid for trash services. The motion died for lack of a second.

Indication was given that the value of the city's existing contract is about \$7-8 million.

Campbell asked if there is any way for the \$25 rate to be adjusted. Mr. Bernas basically indicated that, unfortunately, no it's not possible for various reasons.

Mayor Pro Tem Jorif provided brief comments on his understanding of these circumstances, including the fact that Republic did not exceed a 3% annual pricing increase over the course of 5 years; whereas, other companies likely had notably higher annual increases. So, Republic has been a good partner over the last five years.

Mr. Bernas shared that he personally lives here, and he essentially has high expectations for services, and he knows the types of services provided by Republic and he is familiar, comparatively speaking, with services provided by other companies. And the services provided are definitely not comparable or the same.

Councilmember Thomas offered positive comments, generally indicating that, all things considered, he believes the proposed changes are fair and the rates are not outstanding. Overall, he believes these changes will be a 'win' for the city.

Councilmember Thomas moved to approve the proposed changes. Mayor Pro Tem Jorif seconded the motion.

Mayor Johannesen asked what type of work would be required of staff if the Council does direct staff to issue a Request for Proposals (RFP) and go out for bid. Mrs. Smith shared that she has heard it said that going out for bid on garbage services, for staff, is as bad as navigating a tornado. She went on to comment, on a high level, what a bid process would look like and what all it would entail. The last time the garbage contract was bid was fifteen years ago.

Various comments were made by the mayor, city manager, and Councilmember McCallum regarding the possibility of going out for bid. McCallum shared that he believes going out for bid is the responsible thing to do, especially since it is one of the city's largest expenditures. He thinks Mr. Bernas and his company are great. But he believes that, as a fiscal conservative, the responsible thing to do is go out to bid before spending other people's money. He knows it will require a lot of work on the part of staff, but he believes the process is worth it. He pointed out that the last time the contract was bid was fifteen years ago. So, what he is asking is a once every seven years thing.

Councilmember Thomas shared that he does not believe we are being fiscally irresponsible with other people's money. The Council has seen the rates, and they can compare the rates to what other residents

are paying in other cities with companies in other cities. He offered to share his own, personal research with Councilmember McCallum if he would like to see the rate comparison studies he has personally done.

Councilmember Lewis shared that he is not ready to move forward with an approval this evening. He would, instead, like to see Mr. Bernas do the public education campaign first to allow the community to digest the changes. Mr. Bernas shared the reasons why this will not be viable, especially considering the lead time to purchase and get needed equipment in. Lewis shared that he is grappling with approval this evening.

Councilmember Thomas offered to rescind his motion to allow more time for evaluating these proposed changes and costs.

Councilmember Lewis shared that he would like to take a month or two to campaign and allow the community and Council an opportunity to digest the proposed changes.

Johannesen encouraged staff to do some research to essentially cost compare the services and associated costs being paid by customers in other cities. Mrs. Smith shared that staff has already begun doing that research. Mrs. Smith shared that Mr. Garza has indicated a city has to bid things like concrete services, but a city does not have to go out to bid for garbage services.

Mayor Pro Tem Jorif agreed to rescind the 'second' he provided to Thomas' motion to approve. He shared that he is in favor of the additional data and research on services and costs by other providers in other cities. However, he knows that Republic should have been raising rates above the annual 3% annual increase, and now they are just trying to come into alignment with actual costs of services.

Councilmember Campbell shared that she does not appreciate being told that she and other members of council are being irresponsible with other people's money. She shared that she has spent a lot of time speaking with Mr. Bernas and evaluating these matters.

Councilmember Moeller shared that he is in agreement with everything that has been said. He personally did some research himself, and he was feeling comfortable with the proposed changes that have been discussed; however, he is also ok with some additional research to do some cost comparisons.

Following the extensive comments, Council took no action concerning this agenda item.

XIII. Adjournment

Mayor Johannesen adjourned the meeting at 9:53 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 7th
DAY OF APRIL, 2025.

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-14

SPECIFIC USE PERMIT NO. S-355

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, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, 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 Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, 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 *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'C'* of this ordinance.
- 2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'D'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
- 5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* 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 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 7th DAY OF APRIL, 2025.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

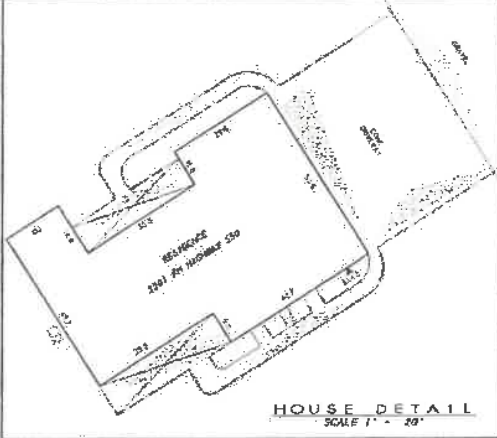
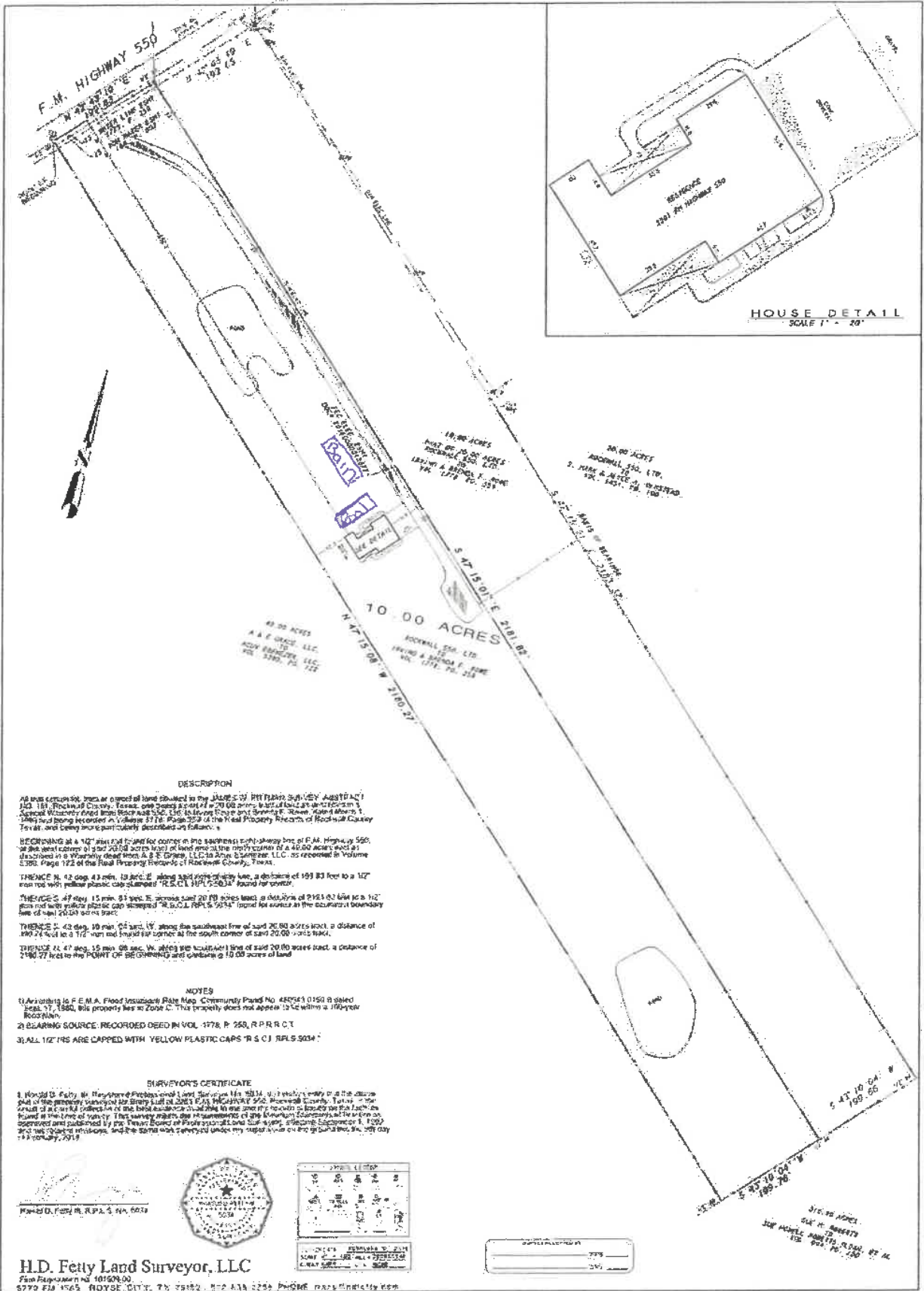
**Exhibit 'A':
Location Map**

Address: 2201 E. FM-550

Legal Description: Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181



Exhibit 'B':
Survey



DESCRIPTION

All land shown on this map is owned or controlled by the JAMES W. PETERSON SURVEY ADJUSTMENT NO. 181, Rockwall County, Texas, and covers a total of 20.00 acres, less a total area of 10.00 acres, as shown on the plat of the JAMES W. PETERSON SURVEY ADJUSTMENT NO. 181, Rockwall County, Texas, recorded in Volume 1778, Page 252 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEING a 1/2 acre tract for corner in the southeast right-of-way line of F.M. Highway 550, or the west corner of said 20.00 acre tract of land and is the north corner of a 40.00 acre tract as described in a Warranty deed from A & E Drive, LLC to Anne & Bruce Lee, LLC, as recorded in Volume 3380, Page 172 of the Real Property Records of Rockwall County, Texas.

TRaverse B, 42 deg. 41 min. 10 sec. E, along said right-of-way line, a distance of 199.83 feet to a 1/2 inch iron rod yellow plastic cap stamped "R.S.C.J. RPLS. 5034" found as follows:

TRaverse C, 47 deg. 15 min. 01 sec. E, across said 20.00 acres tract, a distance of 2121.02 feet to a 1/2 inch iron rod yellow plastic cap stamped "R.S.C.J. RPLS. 5034" found at corner at the southeast boundary line of said 20.00 acres tract.

TRaverse D, 43 deg. 10 min. 04 sec. W, along the southeast line of said 20.00 acres tract, a distance of 199.24 feet to a 1/2 inch iron rod yellow plastic cap at the south corner of said 20.00 acres tract.

TRaverse A, 47 deg. 15 min. 01 sec. W, along the southeast line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and contains a 10.00 acres of land.

NOTES

1. A warranty is F.E.M.A. Flood Insurance Rate Map, Community Panel No. 489541 0150 is dated 10/28/17, 1950, the property lies in Zone C. This property does not appear to be within a 100-year floodplain.
2. BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 250, R.P.R.C.T.
3. ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.J. RPLS. 5034"

SURVEYOR'S CERTIFICATE

I, H.D. Fatty, State Registered Professional Land Surveyor No. 25134, do hereby certify that the above plat of the property surveyed on this date of 2025, is a true and correct copy of the original survey, that the result of a careful check of the field notes and calculations in the case of the north-south line has been found to be in the line of survey. This survey plat is the instrument of the Surveyor's Certificate, as defined and approved and published by the Texas Board of Professional Land Surveyors, effective September 1, 1929, and has been duly filed, and the same was entered under my registration on the ground book, this day of February, 2025.

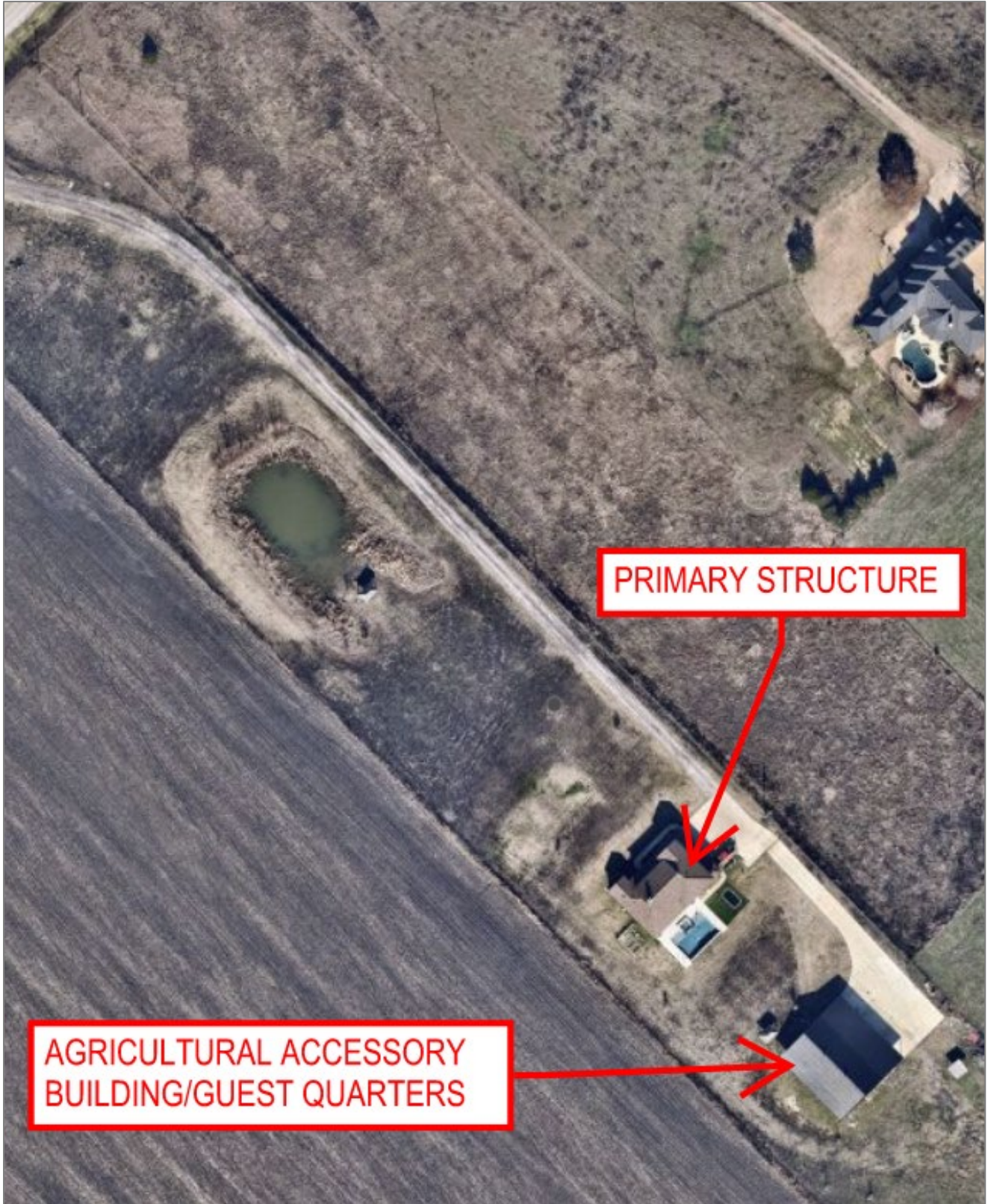
H.D. Fatty, R.L.P.S. & L.S., No. 25134



SPECIAL LETTERS	
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S	T
U	V
W	X
Y	Z

H.D. Fatty Land Surveyor, LLC
 Fax Registration No. 101508-00
 6779 Elm 1565 HOUSTON, TX 77052, 817-434-2259 PHONE FAX 6779-1565

Exhibit 'C':
Site Plan



CITY OF ROCKWALL

ORDINANCE NO. 25-15

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 104 (PD-104) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, 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 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That 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 'C'* 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 7th DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A':
Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

Exhibit 'A':
Legal Description

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) 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 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
<i>Maximum Permitted Units:</i>			123	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) 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 1.25 dwelling units per gross acre of land; however, in no case should the proposed development exceed 123 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	C
<i>Minimum Lot Width</i> ⁽¹⁾	100'	120'	120'
<i>Minimum Lot Depth</i>	120'	230'	275'
<i>Minimum Lot Area</i>	12,000 SF	32,670 SF	43,560 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'	30'	30'
<i>Minimum Side Yard Setback</i>	10'	10'	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> ^{(2), (5), & (6)}	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	30'	30'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	30'	30'
<i>Minimum Area/Dwelling Unit (SF)</i> ⁽⁷⁾	2,800 SF	3,000 SF	3,000 SF
<i>Maximum Lot Coverage</i>	65%	60%	60%

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 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 'C':
Density and Development Standards

(3) *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 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



- (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) *Type 'A', 'B' & 'C' Lots (all Lot types)*. 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 *Figure 3 & 4* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

Exhibit 'C':
Density and Development Standards

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Continued on Next Page ...

Exhibit 'C':
Density and Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



- (4) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 120'	(1), (2), (3), (4)
B	120' x 230'	(1), (2), (3), (4)
C	120' x 275'	(1), (2), (3), (4)

- (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 Clem Road or North Country Lane shall not repeat without at least five (5) intervening homes of differing appearance. Homes

Exhibit 'C':
Density and Development Standards

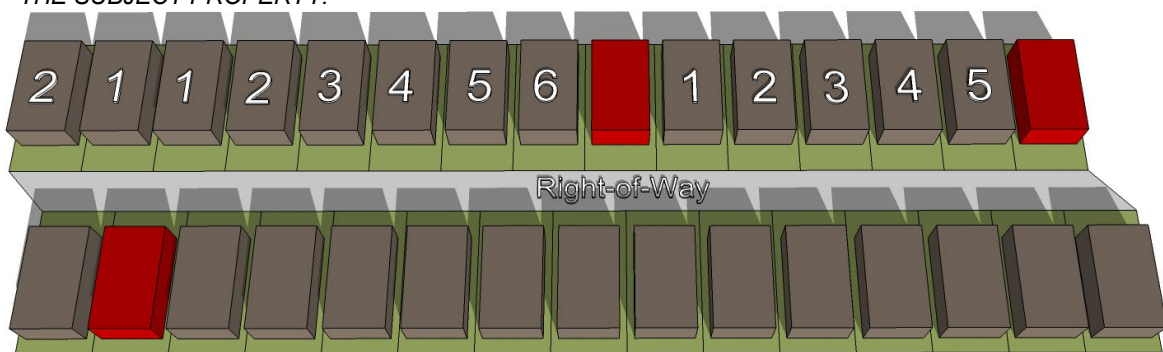
are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



- (5) **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.

Exhibit 'C':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks 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 can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
 - (d) 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 maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed 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.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
 - (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (6) 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 and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (1) Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (2) Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required shall also be required to plant a row of shrubs within the residential lot located along the wrought iron/tubular fencing that abuts the required 30-foot HOA maintained landscape buffer, which shall be maintained by the homeowner.

Exhibit 'C':
Density and Development Standards

- (3) The four (4) residential lots with a rear lot line that backs up to the 30-foot wide HOA maintained landscape buffer (*which shall include a 20-foot utility easement*) near the entrance off N. Country Lane (*as depicted on Exhibit 'B'*) shall be required to plant a row of shrubs within the residential lot along the rear yard wrought iron/tubular fencing and shall be maintained by the homeowner.
- (4) A minimum 30-foot HOA maintained landscape buffer (*which shall include a 20' drainage easement*) shall be incorporated between the *Type 'A'* Lots abutting the existing residences located in the City of Rockwall extraterritorial jurisdiction as depicted on Exhibit 'B'. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees – *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -, a minimum of four (4) caliper inches in size at the time of planting, that will be planted on 20-foot centers.
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.
- (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.
- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.
- (3) Landscape Buffer Adjacent to Open Spaces and Public Parks. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the public park. 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.
- (c) 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-foot 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

Exhibit 'C':
Density and Development Standards

street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

- (d) *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 one (1), 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.
- (e) *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).
- (f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (7) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (8) *Parallel Parking*. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained, repaired and replaced by the Homeowner's Association (HOA).
- (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 lots -- *as depicted in Exhibit 'B' 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 North Country Lane 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 on *Lot Types 'B' & 'C'* per *Table 1* and as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance 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*).

Exhibit 'C':
Density and Development Standards

- (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 19.68 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 'B'* of this ordinance.
- (15) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 6* below. The amenities will feature at least one (1) pavilion, two (2) multi-use sport courts (e.g. pickle ball and basketball courts), two (2) retention ponds each with a fountain, and two (2) benches.

FIGURE 6: PAVILION



- (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*; however, the design of the two (2) primary entry monuments shall be substantial and at a minimum be equal to or better than the representative monument signage examples in *Figure 7 & 8*. 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*.

Exhibit 'C':
Density and Development Standards

FIGURE 7 & 8: REPRESENTATIVE EXAMPLES OF PRIMARY ENTRY MONUMENT SIGNAGE



- (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*.
- (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

ORDINANCE NO. 25-16

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 AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND 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 Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *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 an Agricultural (AG) District to a Neighborhood Services (NS) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Neighborhood Services (NS) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.03, *Neighborhood Services (NS) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) 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 7TH DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey

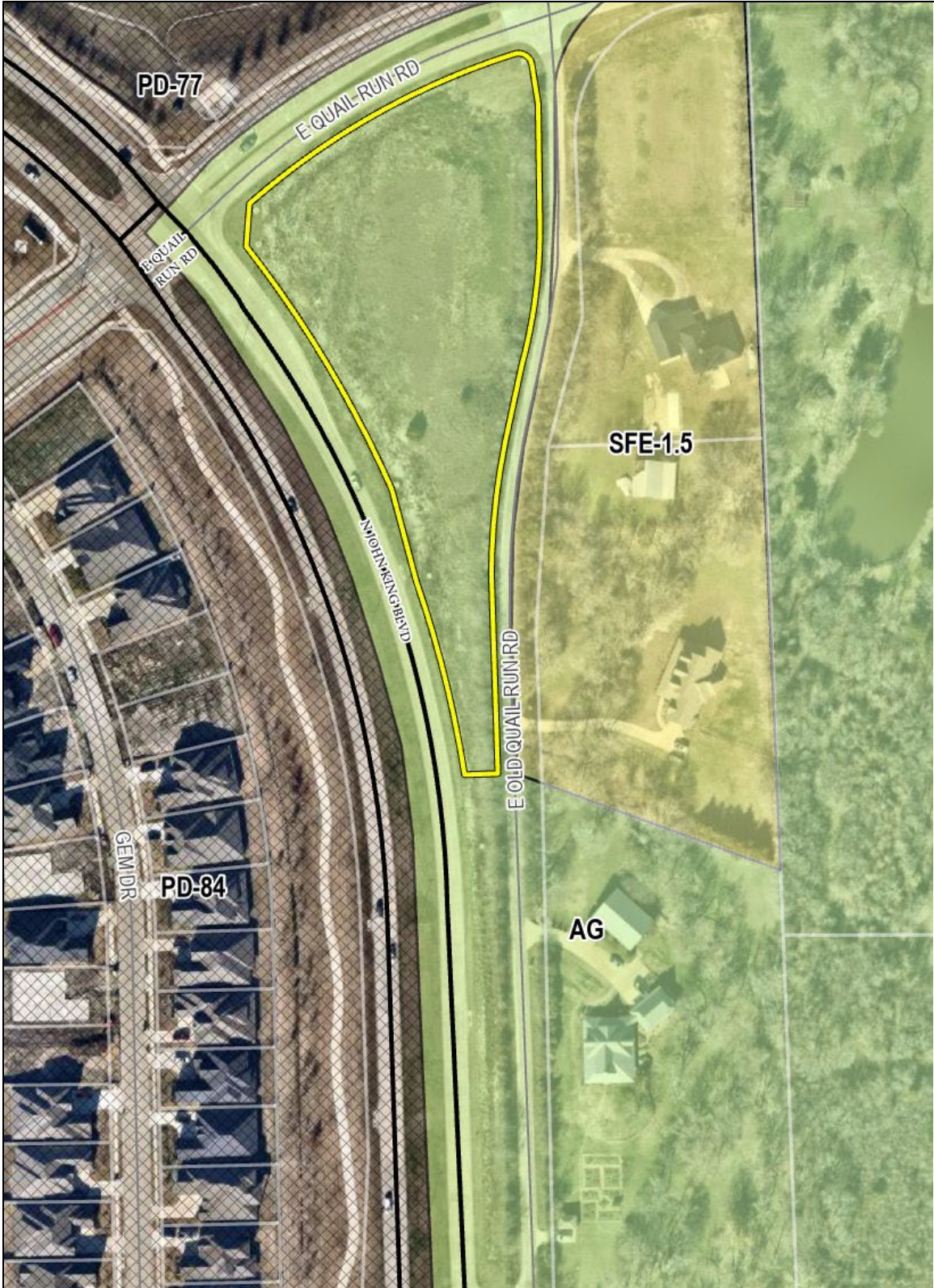
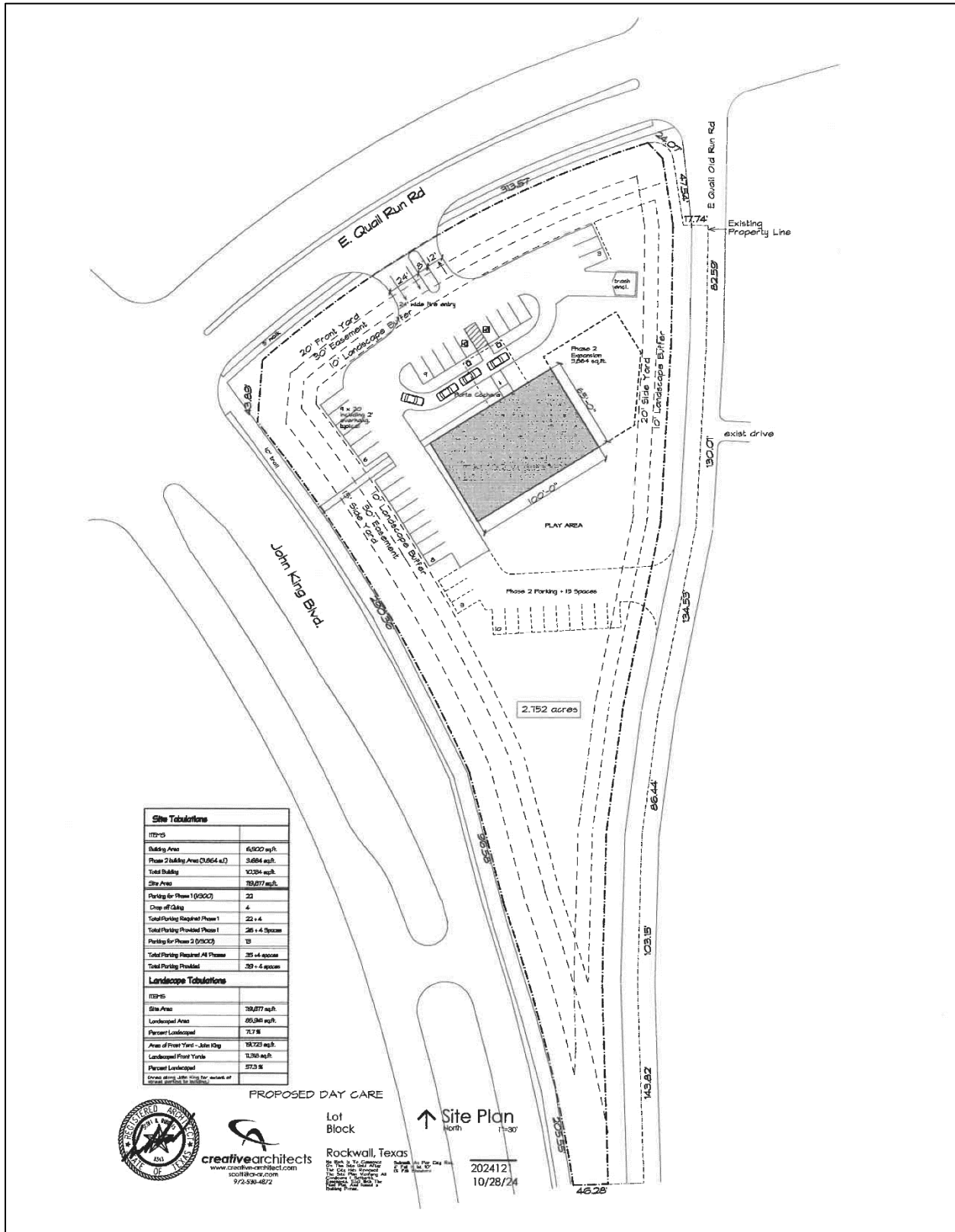


Exhibit 'B'

Concept Plan/Survey



CITY OF ROCKWALL

ORDINANCE NO. 25-17

SPECIFIC USE PERMIT NO. S-356

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN CHURCH/HOUSE OF WORSHIP ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad 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 Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Church/House of Worship* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of

Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

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 Review 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 7th DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

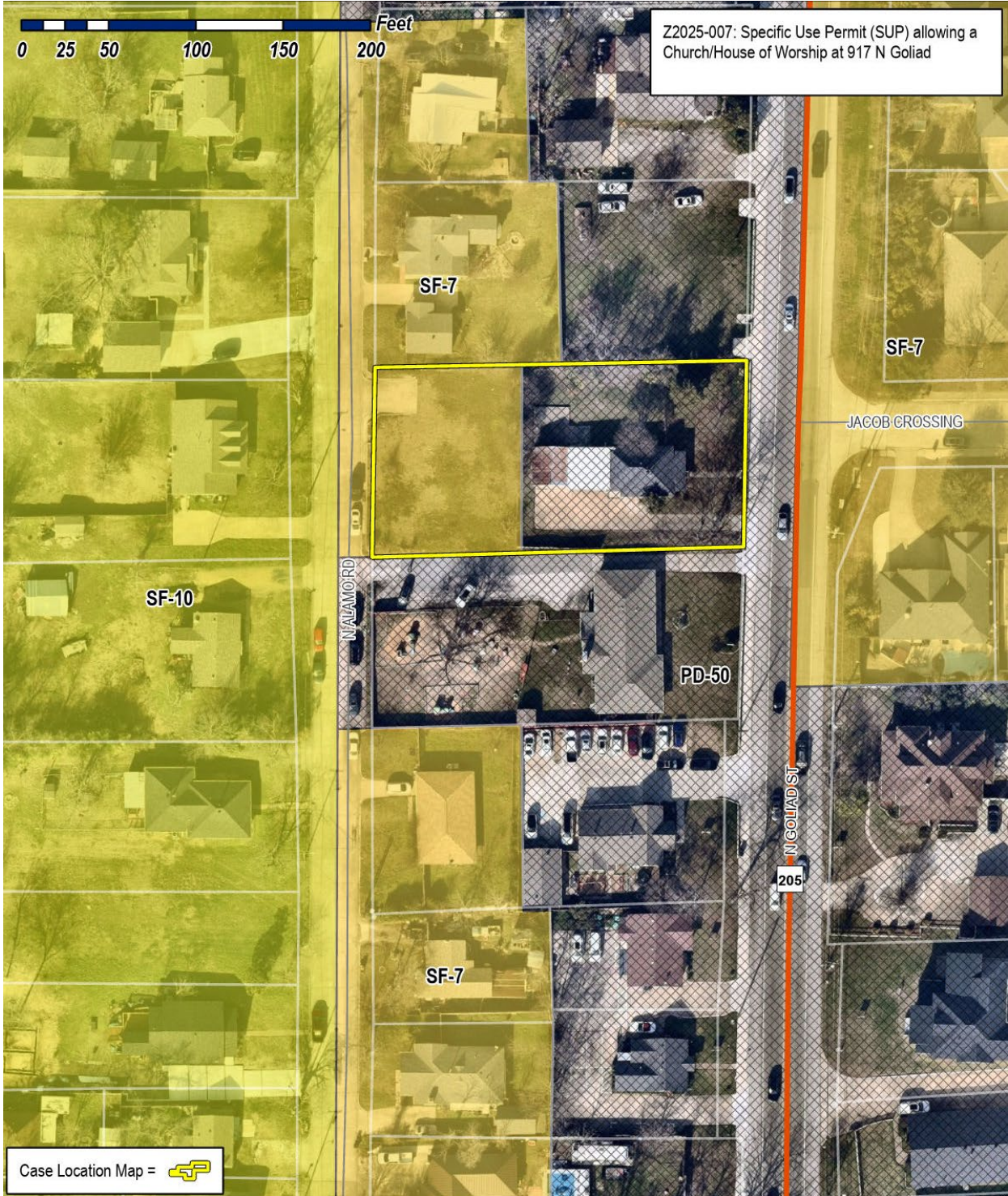
Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

**Exhibit 'A':
Location Map**

LEGAL DESCRIPTION: Block 29 of the Gardner Addition
ADDRESS: 917 N. Goliad Street



CITY OF ROCKWALL

ORDINANCE NO. 25-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Price Pointer of TCB Construction, on behalf of Jay Odom, requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 25-07] for the purpose of incorporating an additional 1.65-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [Ordinance No. 25-07] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-07*;

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

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

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

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

EXHIBIT 'A':
Legal Description

BEING 22.19 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

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

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

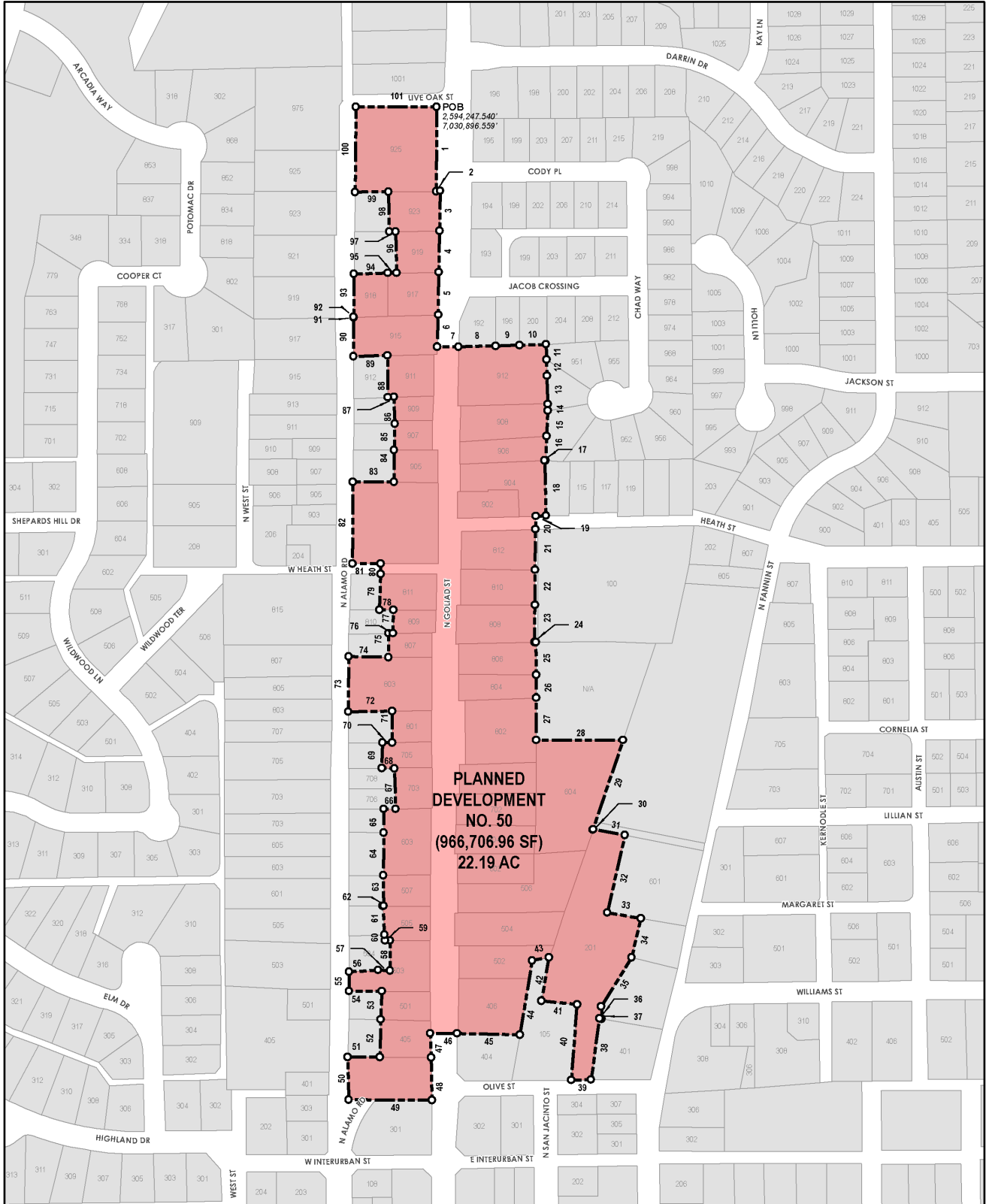
EXHIBIT 'A':
Legal Description

- 42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;
- 43 **THENCE** South 79°-25'-20" West, a distance of 42.84 feet for a corner;
- 44 **THENCE** South 09°-15'-34" West, a distance of 188.846 feet for a corner;
- 45 **THENCE** North 88°-58'-49" West, a distance of 159.029 feet for a point;
- 46 **THENCE** North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
- 47 **THENCE** South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
- 48 **THENCE** South 01°-09'-56" East, a distance of 107.267 feet for a corner;
- 49 **THENCE** North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
- 50 **THENCE** North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
- 51 **THENCE** South 89°-48'-28" East, a distance of 81.111 feet for a corner;
- 52 **THENCE** North 01°-01'-35" East, a distance of 94.583 feet for a point;
- 53 **THENCE** North 02°-11'-56" East, a distance of 70.566 feet for a corner;
- 54 **THENCE** North 89°-29'-36" West, a distance of 82.39 feet for a corner;
- 55 **THENCE** North 00°-20'-39" East, a distance of 48.38 feet for a corner;
- 56 **THENCE** North 86°-48'-58" East, a distance of 73.1 feet for a point;
- 57 **THENCE** South 88°-56'-56" East, a distance of 30.19 feet for a corner;
- 58 **THENCE** North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
- 59 **THENCE** South 89°-41'-11" West, a distance of 13.306 feet for a corner;
- 60 **THENCE** North 01°-43'-14" West, a distance of 14.259 feet for a point;
- 61 **THENCE** North 03°-42'-44" West, a distance of 72.701 feet for a corner;
- 62 **THENCE** South 88°-32'-39" East, a distance of 2.44 feet for a corner;
- 63 **THENCE** North 00°-38'-31" West, a distance of 77.321 feet for a point;
- 64 **THENCE** North 00°-44'-24" East, a distance of 106.811 feet for a point;
- 65 **THENCE** North 00°-04'-02" West, a distance of 58.427 feet for a corner;
- 66 **THENCE** North 88°-36'-34" East, a distance of 29.61 feet for a corner;
- 67 **THENCE** North 01°-35'-35" West, a distance of 102.087 feet for a corner;
- 68 **THENCE** North 89°-07'-40" West, a distance of 31.895 feet for a corner;
- 69 **THENCE** North 01°-15'-26" East, a distance of 64.198 feet for a corner;
- 70 **THENCE** North 89°-16'-05" East, a distance of 24.602 feet for a corner;
- 71 **THENCE** North 00°-08'-40" East, a distance of 78.548 feet for a corner;
- 72 **THENCE** South 89°-15'-57" West, a distance of 110.141 feet for a corner;
- 73 **THENCE** North 00°-14'-19" East, a distance of 138.192 feet for a corner;
- 74 **THENCE** South 89°-14'-11" East, a distance of 100.056 feet for a corner;
- 75 **THENCE** North 00°-28'-22" East, a distance of 59.629 feet for a corner;
- 76 **THENCE** North 88°-47'-25" East, a distance of 10.941 feet for a corner;
- 77 **THENCE** North 00°-27'-45" East, a distance of 58.522 feet for a corner;
- 78 **THENCE** North 89°-31'-38" West, a distance of 34.39 feet for a corner;
- 79 **THENCE** North 01°-37'-43" East, a distance of 90.437 feet for a point;
- 80 **THENCE** North 00°-05'-15" West, a distance of 25.776 feet for a corner;
- 81 **THENCE** South 89°-58'-13" West, a distance of 70.505 feet for a corner;
- 82 **THENCE** North 00°-15'-03" East, a distance of 205.322 feet for a corner;
- 83 **THENCE** South 89°-37'-04" East, a distance of 103.923 feet for a corner;
- 84 **THENCE** North 00°-06'-55" East, a distance of 80.142 feet for a point;
- 85 **THENCE** North 01°-05'-13" East, a distance of 66.682 feet for a point;
- 86 **THENCE** North 01°-43'-52" West, a distance of 66.37 feet for a corner;
- 87 **THENCE** South 88°-08'-14" West, a distance of 15.221 feet for a corner;
- 88 **THENCE** North 00°-33'-05" West, a distance of 104.855 feet for a corner;
- 89 **THENCE** South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
- 90 **THENCE** North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
- 91 **THENCE** North 88°-10'-39" East, a distance of 0.97 feet for a point;

EXHIBIT 'A':
Legal Description

- 92 **THENCE** North 63°-02'-46" West, a distance of 1.081 feet for a point;
- 93 **THENCE** North 00°-35'-17" East, a distance of 108.322 feet for a corner;
- 94 **THENCE** North 88°-52'-14" East, a distance of 84.238 feet for a point;
- 95 **THENCE** North 88°-29'-31" East, a distance of 22.662 feet for a corner;
- 96 **THENCE** North 01°-14'-44" West, a distance of 104.349 feet for a corner;
- 97 **THENCE** South 89°-40'-23" West, a distance of 16.16 feet for a corner;
- 98 **THENCE** North 01°-12'-30" West, a distance of 99.892 feet for a corner;
- 99 **THENCE** South 89°-23'-38" West, a distance of 83.627 feet for a corner;
- 100 **THENCE** North 00°-31'-24" East, along the boundary of the Isaac Pena Addition, a distance of 214.21 feet for a corner;
- 101 **THENCE** South 89°-59'-26" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 203.05 feet to the **POINT OF BEGINNING** containing approximately **22.19 acres** (966,706.96 sf) of land more or less.

EXHIBIT 'B':
Location Map



**PLANNED
DEVELOPMENT
NO. 50**
(966,706.96 SF)
22.19 AC



0 200 Feet
Date: 2/18/2025 1 inch = 300 feet

PLANNED DEVELOPMENT NO. 50

EXHIBIT 'C':
District Development Standards

Development Standards.

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

EXHIBIT 'C':
District Development Standards

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

- (e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

- (3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:
 - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

 - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

 - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

- (4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

- (5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.



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: April 7, 2025

APPLICANT: Phil Wagner; *Rockwall Economic Development Corporation (REDC)*

CASE NUMBER: P2025-008; *Preliminary Plat for Lot 1, Block A, Ridge Road Addition*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [*Ordinance No. 24-02*] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located east of the intersection of Ridge Road [*FM-740*] and Becky Lane, and take any action necessary.

PLAT INFORMATION

- Purpose. The purpose of the applicant's request is to Preliminary Plat a 12.1462-acre tract of land (*i.e. Lot 1, Block A, Ridge Road Addition*) in order to lay out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- Background. The City Council approved *Ordinance No. 60-02* [*Case No. A1960-002*], annexing the subject property into the City of Rockwall on September 5, 1960. On January 27, 1972, the City Council approved Planned Development District 4 (PD-4) [*Ordinance No. 72-03*] allowing Neighborhood Services (NS) District and General Retail (GR) District land uses. In addition, the Planned Development District allowed *Shopping Center* land uses on the subject property. On June 18, 2001, the City Council approved a City initiated amendment to Planned Development District 4 (PD-4) [*Case No. PZ2001-053-01*] removing Neighborhood Services (NS) District land uses from the base zoning. This changed the Planned Development District to only allow General Retail (GR) District land uses. On January 2, 2024, the City Council approved a zoning change to amend Planned Development District 4 (PD-4) [*Case No. Z2023-053*] to facilitate the development of multi-story *Office Buildings* on the subject property. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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 Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the Ridge Road 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 Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary 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 March 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary 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 1661 Ridge Road, Rockwall, TX 75087

SUBDIVISION David Atkins Survey, Abstract No. 1

LOT N/A

BLOCK N/A

GENERAL LOCATION 1661 Ridge Road, Rockwall, TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-4

CURRENT USE Undeveloped

PROPOSED ZONING PD-4

PROPOSED USE Office

ACREAGE 12.15

LOTS [CURRENT] N/A

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 Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

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

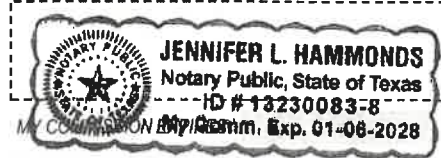
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 342.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION, 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.*

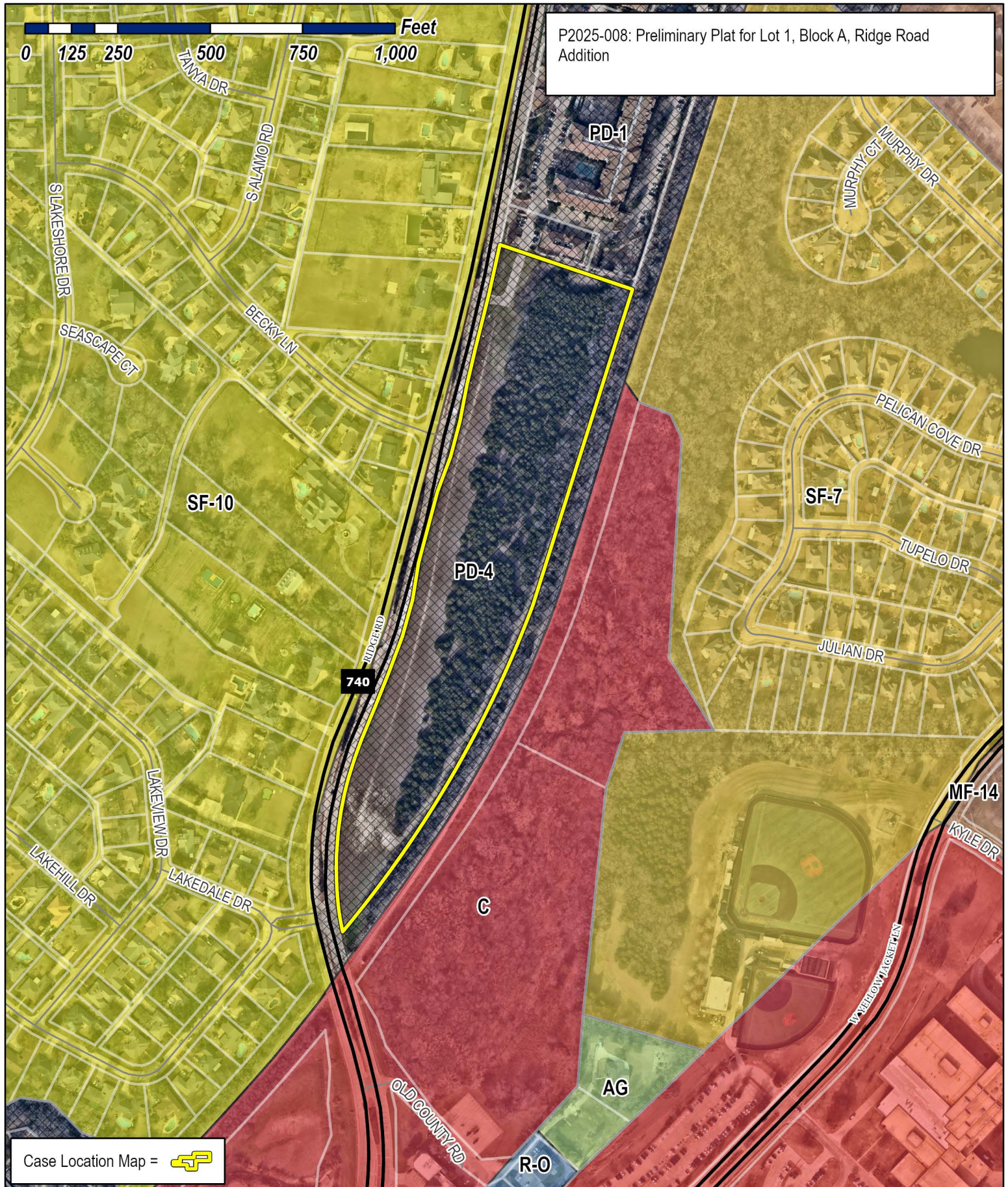
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Phil Wagner
Jennifer L. Hammonds



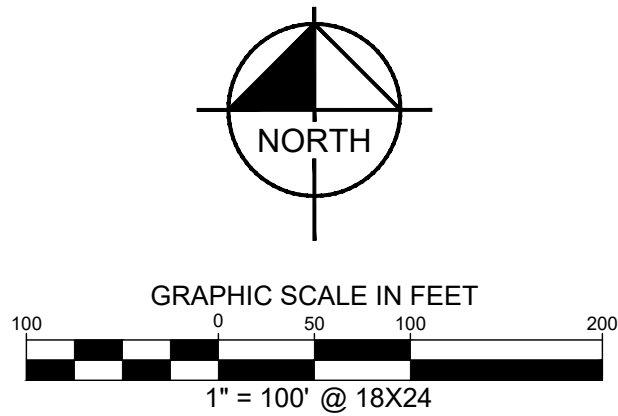


City of Rockwall

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

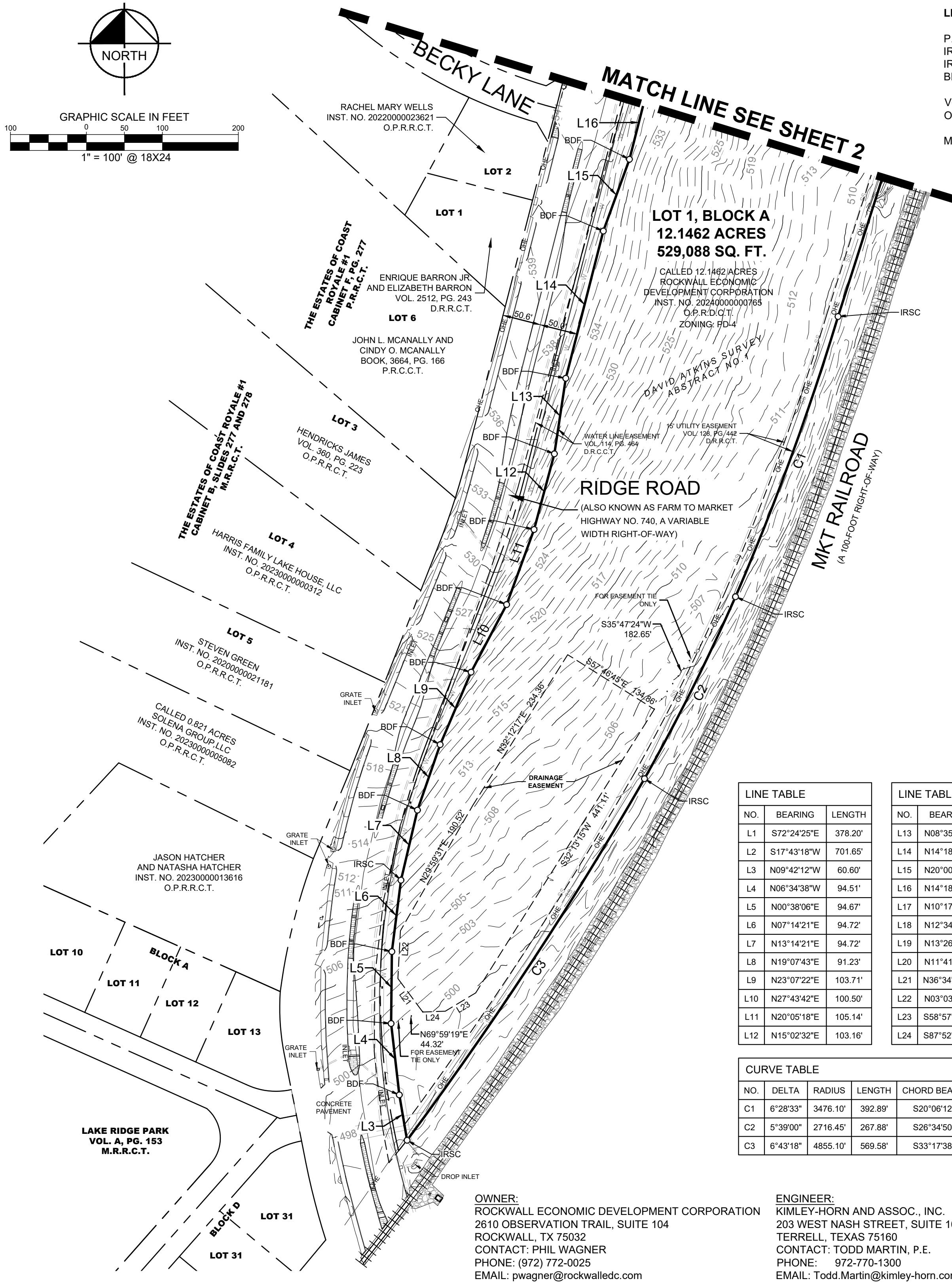
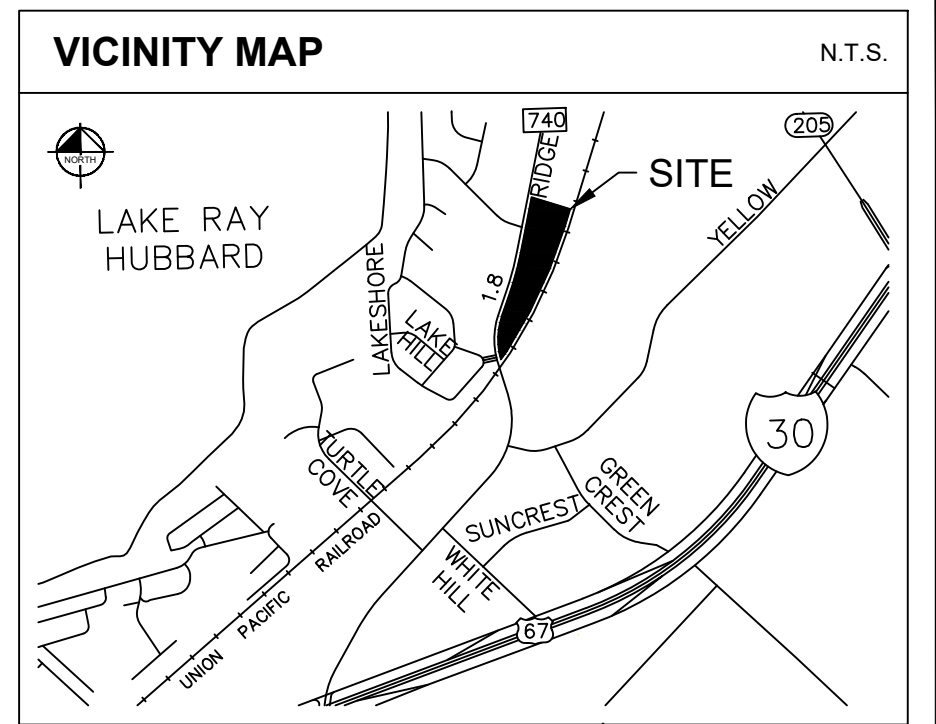
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND:

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 BDF = BRONZE DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
 VOL./PG. = VOLUME/PAGE
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS



NOTES:

- No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
- Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'	L13	N08°35'28"E	100.50'
L2	S17°43'18"W	701.65'	L14	N14°18'06"E	200.00'
L3	N09°42'12"W	60.60'	L15	N20°00'44"E	100.50'
L4	N06°34'38"W	94.51'	L16	N14°18'06"E	100.00'
L5	N00°38'06"E	94.67'	L17	N10°17'51"E	100.24'
L6	N07°14'21"E	94.72'	L18	N12°34'47"E	100.14'
L7	N13°14'21"E	94.72'	L19	N13°26'55"E	151.36'
L8	N19°07'43"E	91.23'	L20	N11°41'22"E	138.13'
L9	N23°07'22"E	103.71'	L21	N36°34'45"W	54.87'
L10	N27°43'42"E	100.50'	L22	N03°03'07"E	62.96'
L11	N20°05'18"E	105.14'	L23	S58°57'41"W	46.65'
L12	N15°02'32"E	103.16'	L24	S87°52'28"W	29.73'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°06'12"W	392.68'
C2	5°39'00"	2716.45'	267.88'	S26°34'50"W	267.77'
C3	6°43'18"	4855.10'	569.58'	S33°17'38"W	569.25'

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED METER
GAS METER	UNIDENTIFIED MANHOLE
GAS MANHOLE	UNIDENTIFIED MARKER FLAG
GAS MARKER FLAG	UNIDENTIFIED MARKER SIGN
GAS SIGN	UNIDENTIFIED POLE
GAS TANK	UNIDENTIFIED TANK
UNIDENTIFIED TANK	UNIDENTIFIED VAULT
GAS VALVE	UNIDENTIFIED VALVE
TELEPHONE BOX	TREE
TELEPHONE HANDHOLE	WATER BOX
TELEPHONE MANHOLE	FIRE DEPT. CONNECTION
TELEPHONE MARKER FLAG	WATER HAND HOLE
TELEPHONE MARKER SIGN	FIRE HYDRANT
TELEPHONE VAULT	WATER METER
PIPELINE MARKER SIGN	WATER MANHOLE
ELECTRIC BOX	WATER MARKER FLAG
FLOOD LIGHT	WATER MARKER SIGN
GUY ANCHOR	WATER VAULT
GUY ANCHOR POLE	WATER VALVE
ELECTRIC HANDHOLE	AIR RELEASE VALVE
LIGHT STANDARD	WATER WELL
ELECTRIC METER	5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MANHOLE	IRON ROD WITH CAP FOUND
ELECTRIC MARKER FLAG	PK# PK NAIL SET
ELECTRIC MARKER SIGN	PK# PK NAIL FOUND
UTILITY POLE	IRON ROD FOUND
ELECTRIC TRANSFORMER	IRON PIPE FOUND
ELECTRIC VAULT	ALUMINUM DISK FOUND
HANDICAPPED PARKING	"X" CUT IN CONCRETE SET
SIGN	"X" CUT IN CONCRETE FOUND
MARQUEE/BILLBOARD	P.O.B. POINT OF BEGINNING
BORE LOCATION	P.O.C. POINT OF COMMENCING
FLAG POLE	
GREASE TRAP	

LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING LINE
OVERHEAD UTILITY LINE
FENCE
CONCRETE PAVEMENT

PRELIMINARY PLAT
LOT 1, BLOCK A
RIDGE ROAD ADDITION
 BEING 12.1462 ACRES SITUATED IN THE
 DAVID ATKINS SURVEY, ABSTRACT NO. 1
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

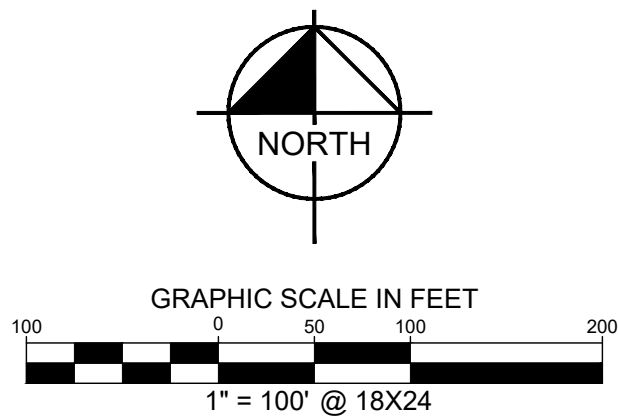
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	LDV	JAD	Mar. 2025	064584403	1 OF 4

OWNER:
 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 CONTACT: PHIL WAGNER
 PHONE: (972) 772-0025
 EMAIL: pwagner@rockwalledc.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 203 WEST NASH STREET, SUITE 100
 TERRELL, TEXAS 75160
 CONTACT: TODD MARTIN, P.E.
 PHONE: 972-770-1300
 EMAIL: Todd.Martin@kimley-horn.com

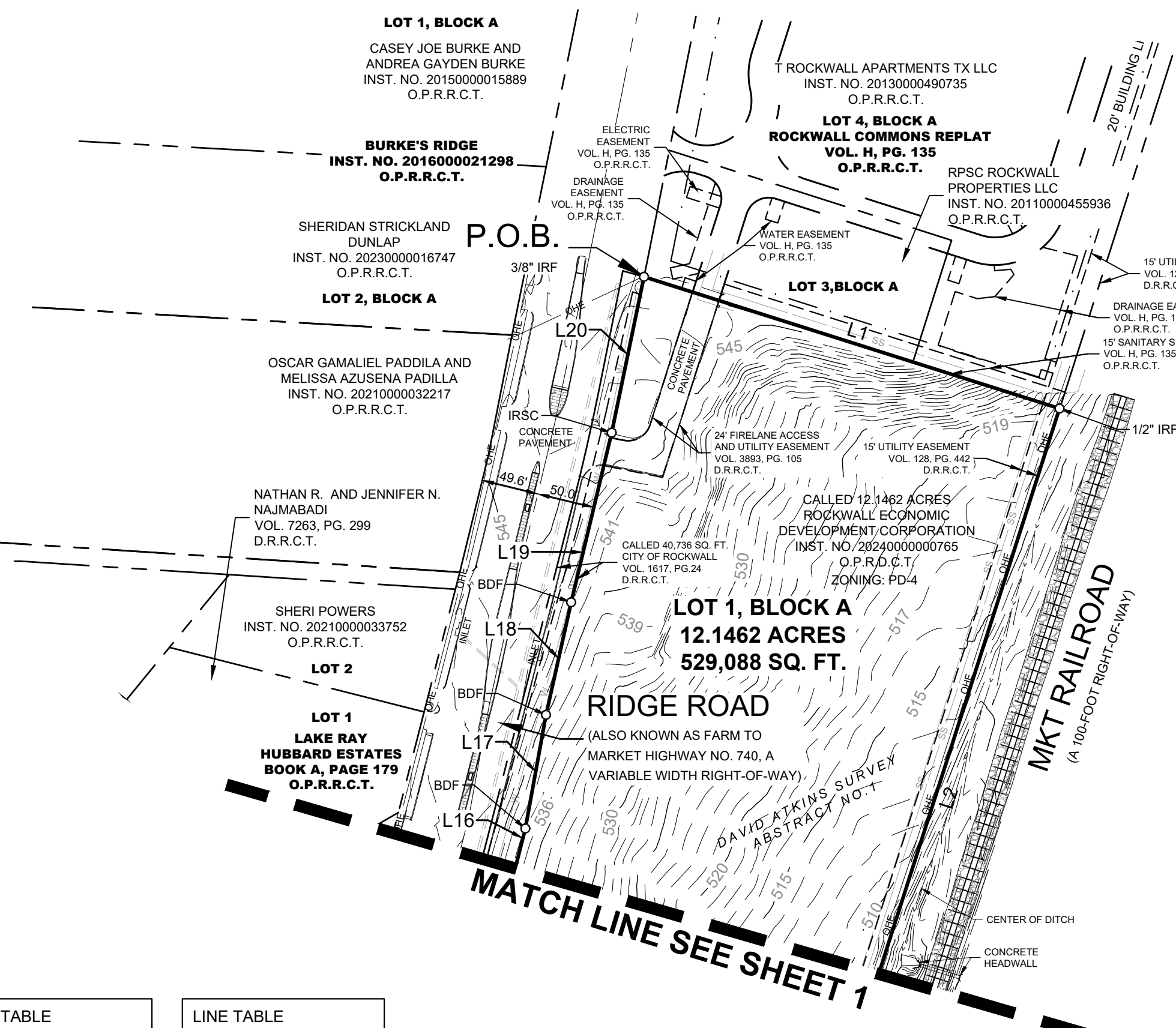
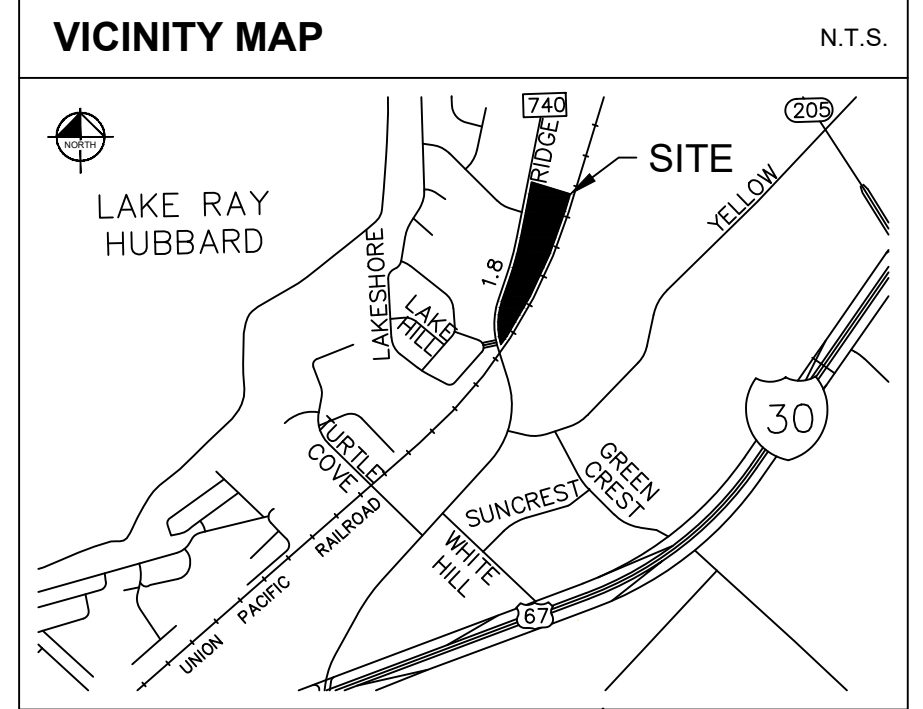
SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVE., SUITE 1100,
 DALLAS, TEXAS 75226
 CONTACT: J. ANDY DOBBS, R.P.L.S.
 PHONE: 469-718-8849
 EMAIL: andy.dobbs@kimley-horn.com

DWG NAME: K:\DAL_SURVEY\064584403-1861 RIDGE ROAD_PP.DWG PLOTTED BY: VALDEZ, LEONARDO 3/13/2025 5:15 PM LAST SAVED 3/13/2025 2:30 PM



LEGEND:

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 BDF = BRONZE DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
 VOL./PG. = VOLUME/PAGE
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS



- NOTES:**
- No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
 - Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

LEGEND

☐ ROOF DRAIN	☐ MAIL BOX
☐ CABLE TV BOX	☐ SANITARY SEWER CLEAN OUT
☐ CABLE TV HANDHOLE	☐ SANITARY SEWER MANHOLE
☐ CABLE TV MANHOLE	☐ SANITARY SEWER MARKER FLAG
☐ CABLE TV MARKER FLAG	☐ SANITARY SEWER MARKER SIGN
☐ CABLE TV MARKER SIGN	☐ SANITARY SEWER SEPTIC TANK
☐ CABLE TV VAULT	☐ SANITARY SEWER VAULT
☐ COMMUNICATIONS BOX	☐ STORM SEWER BOX
☐ COMMUNICATIONS HANDHOLE	☐ STORM SEWER DRAIN
☐ COMMUNICATIONS MANHOLE	☐ STORM SEWER MANHOLE
☐ COMMUNICATIONS MARKER FLAG	☐ STORM SEWER VAULT
☐ COMMUNICATIONS MARKER SIGN	☐ TRAFFIC BARRIER
☐ COMMUNICATIONS VAULT	☐ TRAFFIC BOLLARD
☐ ELEVATION BENCHMARK	☐ TRAFFIC BOX
☐ FIBER OPTIC BOX	☐ CROSS WALK SIGNAL
☐ FIBER OPTIC HANDHOLE	☐ TRAFFIC HANDHOLE
☐ FIBER OPTIC MANHOLE	☐ TRAFFIC MANHOLE
☐ FIBER OPTIC MARKER FLAG	☐ TRAFFIC MARKER SIGN
☐ FIBER OPTIC MARKER SIGN	☐ TRAFFIC SIGNAL
☐ FIBER OPTIC VAULT	☐ TRAFFIC VAULT
☐ MONITORING WELL	☐ UNIDENTIFIED BOX
☐ GAS HANDHOLE	☐ UNIDENTIFIED HANDHOLE
☐ GAS METER	☐ UNIDENTIFIED METER
☐ GAS MANHOLE	☐ UNIDENTIFIED MANHOLE
☐ GAS MARKER FLAG	☐ UNIDENTIFIED MARKER FLAG
☐ GAS SIGN	☐ UNIDENTIFIED MARKER SIGN
☐ GAS TANK	☐ UNIDENTIFIED POLE
☐ GAS VAULT	☐ UNIDENTIFIED TANK
☐ GAS VALVE	☐ UNIDENTIFIED VAULT
☐ TELEPHONE BOX	☐ UNIDENTIFIED VALVE
☐ TELEPHONE HANDHOLE	☐ TREE
☐ TELEPHONE MANHOLE	☐ WATER BOX
☐ TELEPHONE MARKER FLAG	☐ FIRE DEPT. CONNECTION
☐ TELEPHONE MARKER SIGN	☐ WATER HAND HOLE
☐ TELEPHONE VAULT	☐ FIRE HYDRANT
☐ PIPELINE MARKER SIGN	☐ WATER METER
☐ ELECTRIC BOX	☐ WATER MANHOLE
☐ FLOOD LIGHT	☐ WATER MARKER FLAG
☐ GUY ANCHOR	☐ WATER MARKER SIGN
☐ GUY ANCHOR POLE	☐ WATER VAULT
☐ ELECTRIC HANDHOLE	☐ WATER VALVE
☐ LIGHT STANDARD	☐ AIR RELEASE VALVE
☐ ELECTRIC METER	☐ WATER WELL
☐ ELECTRIC MANHOLE	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
☐ ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
☐ ELECTRIC MARKER SIGN	PKS PK NAIL SET
☐ UTILITY POLE	PKF PK NAIL FOUND
☐ ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
☐ ELECTRIC VAULT	IPF IRON PIPE FOUND
☐ HANDICAPPED PARKING	ADF ALUMINUM DISK FOUND
☐ SIGN	XS "X" CUT IN CONCRETE SET
☐ MARQUEE/BILLBOARD	XF "X" CUT IN CONCRETE FOUND
☐ BORE LOCATION	P.O.B. POINT OF BEGINNING
☐ FLAG POLE	P.O.C. POINT OF COMMENCING
☐ GREASE TRAP	

LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
—	BUILDING LINE
- · - · -	OVERHEAD UTILITY LINE
—	FENCE
—	CONCRETE PAVEMENT

LINE TABLE

NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'
L2	S17°43'18"W	701.65'
L3	N09°42'12"W	60.60'
L4	N06°34'38"W	94.51'
L5	N00°38'06"E	94.67'
L6	N07°14'21"E	94.72'
L7	N13°14'21"E	94.72'
L8	N19°07'43"E	91.23'
L9	N23°07'22"E	103.71'
L10	N27°43'42"E	100.50'
L11	N20°05'18"E	105.14'
L12	N15°02'32"E	103.16'

LINE TABLE

NO.	BEARING	LENGTH
L13	N08°35'28"E	100.50'
L14	N14°18'06"E	200.00'
L15	N20°00'44"E	100.50'
L16	N14°18'06"E	100.00'
L17	N10°17'51"E	100.24'
L18	N12°34'47"E	100.14'
L19	N13°26'55"E	151.36'
L20	N11°41'22"E	138.13'
L21	N36°34'45"W	54.87'
L22	N03°03'07"E	62.96'
L23	S58°57'41"W	46.65'
L24	S87°52'28"W	29.73'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°06'12"W	392.68'
C2	5°39'00"	2716.45'	267.88'	S26°34'50"W	267.77'
C3	6°43'18"	4855.10'	569.58'	S33°17'38"W	569.25'

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 EMAIL: Todd.Martin@kimley-horn.com

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 CONTACT: J. ANDY DOBBS, R.P.L.S.
 PHONE: 469-718-8849
 EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT
 LOT 1, BLOCK A
 RIDGE ROAD ADDITION
 BEING 12.1462 ACRES SITUATED IN THE
 DAVID ATKINS SURVEY, ABSTRACT NO. 1
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (469) 718-8849	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	LDV	JAD	Mar. 2025	064584403	2 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1861 RIDGE ROAD - ROCKWALL\DWG\064584403-1861 RIDGE ROAD_PP.DWG PLOTTED BY: VALDEZ, LEONARDO 3/13/2025 5:15 PM LAST SAVED 3/13/2025 2:30 PM

OWNERS CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS, a tract of land situated in the David Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being all of a called 12.1462 acre tract of land described in the General Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 2024000000765, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 3/8-inch iron rod found for the southwest corner of Lot 3, Block A of Rockwall Commons Replat, an Addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2010000443217, Official Public Records, Rockwall County, Texas and the northwest corner of said 12.1462 acre tract, in the east right-of-way line of Ridge Road (also known as Farm to Market Highway No. 740, a variable width right-of-way);

THENCE with the north line of said 12.1462 acre tract, South 72°24'25" East, a distance of 378.20 feet to a 1/2-inch iron rod found for the northeast corner of said 12.1462 acre tract, in the west right-of-way line of MKT Railroad (a 100-foot right-of-way);

THENCE with said west right-of-way line of MKT Railroad, the following courses and distances:

South 17°43'18" West, a distance of 701.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 3,476.10 feet, a central angle of 06°28'33", and a chord bearing and distance of South 20°06'12" West, 392.68 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 392.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,716.45 feet, a central angle of 05°39'00", and a chord bearing and distance of South 26°34'50" West, 267.77 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 267.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,855.10 feet, a central angle of 06°43'18", and a chord bearing and distance of South 33°17'38" West, 569.25 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 569.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said 12.1462 acre tract, at the intersection of said west right-of-way line of MKT Railroad and said east right-of-way line of Ridge Road;

THENCE with said east right-of-way line of Ridge Road and the west line of said 12.1462 acre tract, the following courses and distances:

North 09°42'12" West, a distance of 60.60 feet to a 4-inch bronze disk stamped "Texas Department of Transportation" found (hereinafter called bronze disk);
North 06°34'38" West, a distance of 94.51 feet to a bronze disk found;
North 00°38'06" East, a distance of 94.67 feet to a bronze disk found;
North 07°14'21" East, a distance of 94.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 13°14'21" East, a distance of 94.72 feet to a bronze disk found;
North 19°07'43" East, a distance of 91.23 feet to a bronze disk found;
North 23°07'22" East, a distance of 103.71 feet to a bronze disk found;
North 27°43'42" East, a distance of 100.50 feet to a bronze disk found;
North 20°05'18" East, a distance of 105.14 feet to a bronze disk found;
North 15°02'32" East, a distance of 103.16 feet to a bronze disk found;
North 08°35'28" East, a distance of 100.50 feet to a bronze disk found;
North 14°18'06" East, a distance of 200.00 feet to a bronze disk found;
North 20°00'44" East, a distance of 100.50 feet to a bronze disk found;
North 14°18'06" East, a distance of 100.00 feet to a bronze disk found;
North 10°17'51" East, a distance of 100.24 feet to a bronze disk found;
North 12°34'47" East, a distance of 100.14 feet to a bronze disk found;
North 13°26'55" East, a distance of 151.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 11°41'22" East, a distance of 138.13 feet to the **POINT OF BEGINNING** and containing an area of 529,088 square feet or 12.1462 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL ECONOMIC DEVELOPMENT CORPORATION**, the undersigned owner of the land shown on this plat, and designated herein as the **RIDGE ROAD ADDITION** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **RIDGE ROAD ADDITION** 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of the easement strips created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City 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; or

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

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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 ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

By: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
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ENGINEER:
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SURVEYOR:
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CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

**PRELIMINARY PLAT
LOT 1, BLOCK A
RIDGE ROAD ADDITION
BEING 12.1462 ACRES SITUATED IN THE
DAVID ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

Kimley»Horn					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500			Tel. No. (469) 718-8849		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	LDV	JAD	Mar. 2025	064584403	3 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1661 RIDGE ROAD - ROCKWALL\LDWG\064584403-1661 RIDGE ROAD.PP.DWG PLOTTED BY VALDEZ, LEONARDO 3/13/2025 5:15 PM LAST SAVED 3/13/2025 2:30 PM

SURVEYOR'S STATEMENT

THAT I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___ day of _____, 202__.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
(469) 718-8849
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____ 202__.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date

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 _____, 202__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 202__.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
LOT 1, BLOCK A
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BEING 12.1462 ACRES SITUATED IN THE
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2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	LDV	JAD	Mar. 2025	064584403	4 OF 4

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
EMAIL: pwagner@rockwalledc.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: TODD MARTIN, P.E.
PHONE: 972-770-1300
EMAIL: Todd.Martin@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com



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: April 7, 2025
APPLICANT: Phil Wagner; *Rockwall Economic Development Corporation (REDC)*
CASE NUMBER: P2025-010; *Replat for Lots 9-11, Block A, Rockwall Technology Park*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549], and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 23.1612-acre parcel of land (*i.e. Lots 9-11, Block A, Rockwall Technology Park Addition*) for the purpose of changing the lot lines for the three (3) lots and establishing a drainage easement on lot 11.
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On November 20, 2000, the City Council approved a replat [*Case No. PZ2000-099-01*] of Lot 1, Block A, Rockwall Technology Park. On January 10, 2003, the City Council approved a replat [*Case No. PZ2002-042-01*] for Lot 1, Block A, Rockwall Technology Park. On January 18, 2004, the City Council approved a replat [*Case No. P2004-060*] for Lot 2, Block A, Rockwall Technology Park. On December 10, 2008, the City Council approved a replat [*Case No. P2008-038*] for Lots 7 & 8, Block A, Rockwall Technology Park. On May 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-014*] for the purpose of constructing an *Office/Manufacturing Facility* on Lots 7 & 8, Block A, Rockwall Technology Park Addition. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance* in the *Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On March 25, 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 Northwest Corner of State Highway 276 & Corporate Crossing

SUBDIVISION Rockwall Technology Park

LOT 8

BLOCK A

GENERAL LOCATION Northwest Corner of State Highway 276 & Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Undeveloped

PROPOSED ZONING LI

PROPOSED USE Office / Detention Pond

ACREAGE 23.16

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

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

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

OWNER Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

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

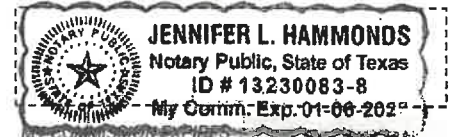
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 765.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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."

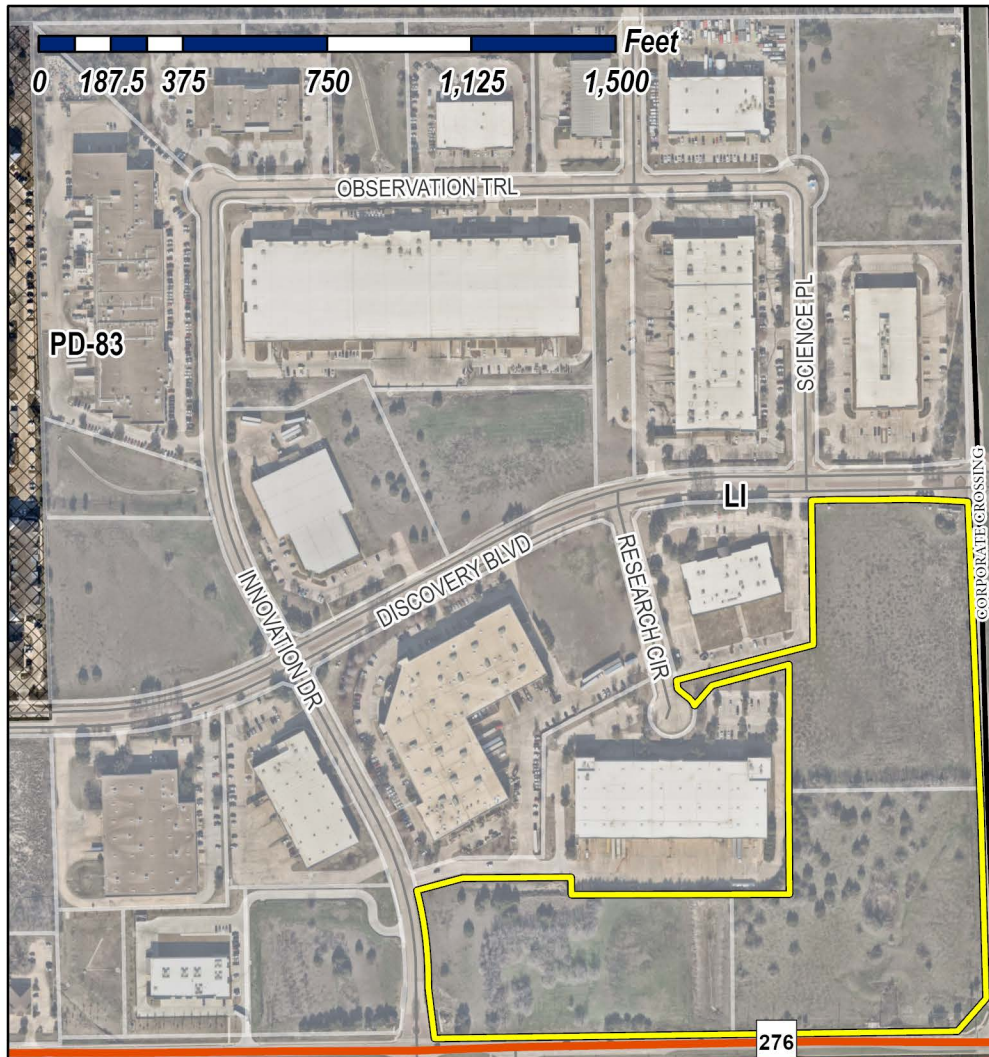
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2025

OWNER'S SIGNATURE

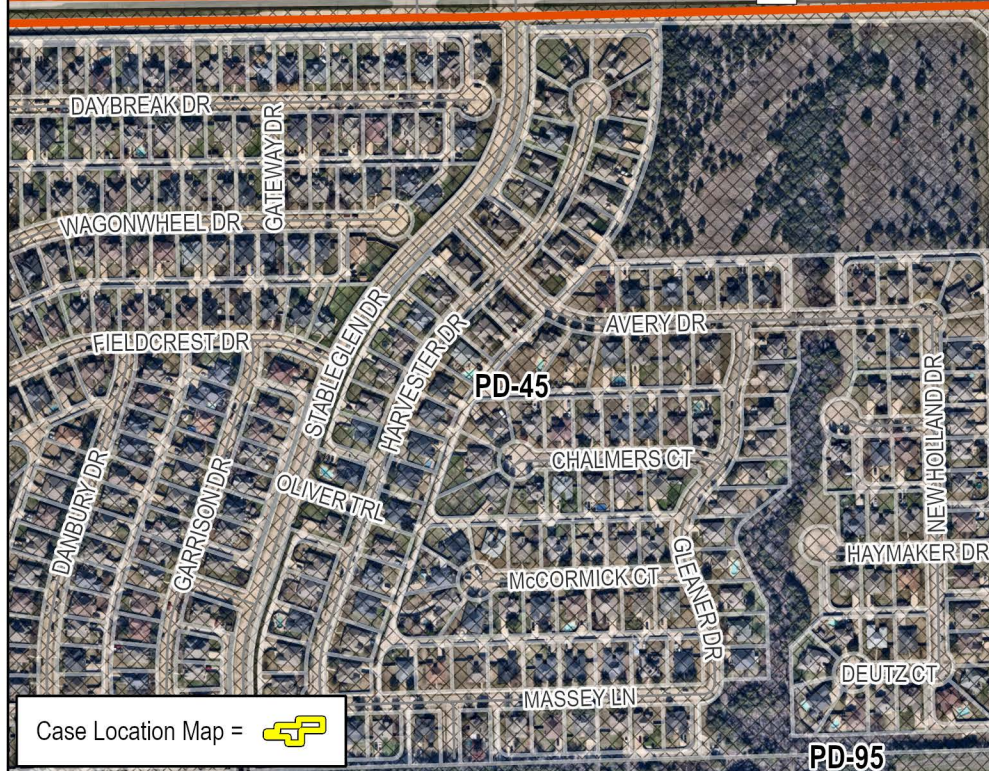
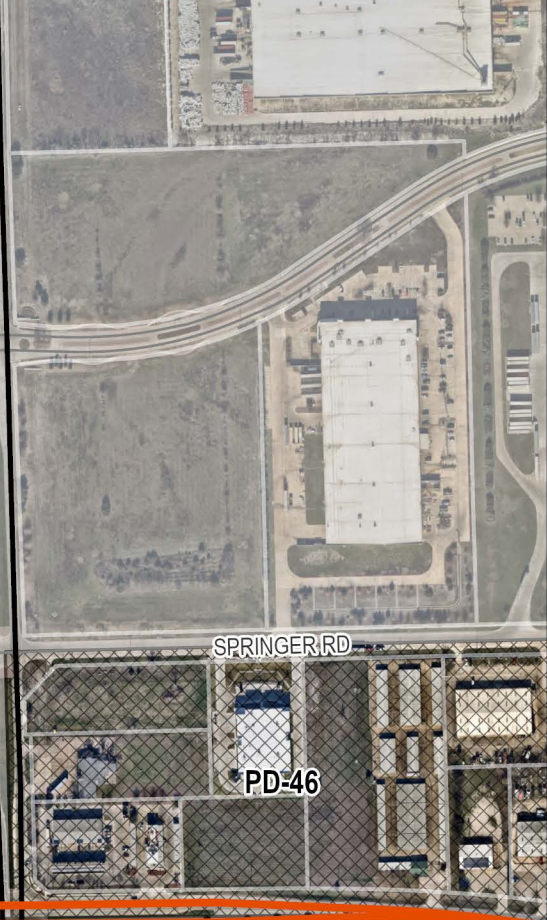
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Handwritten Signature: J. Hammonds]





P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition



Case Location Map = 



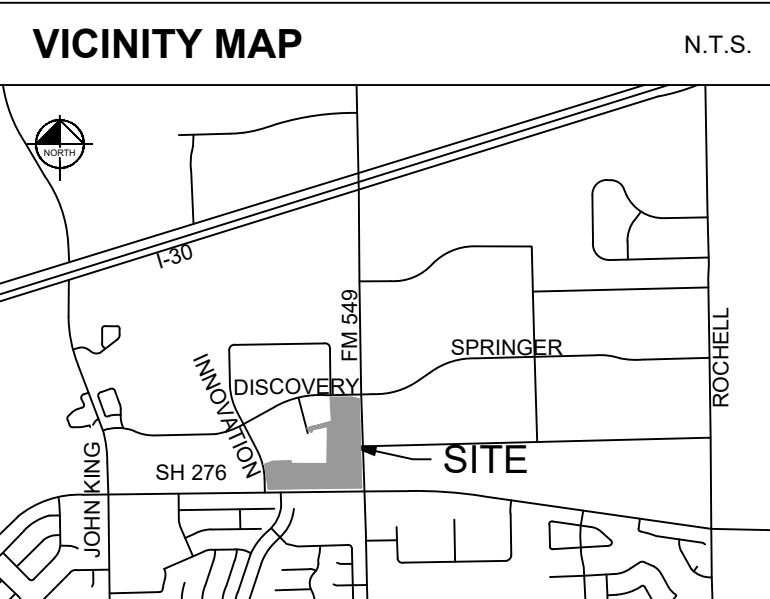
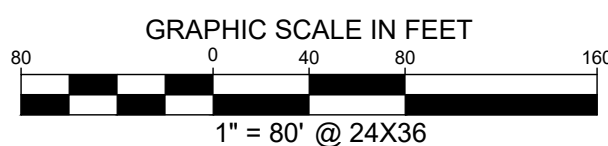
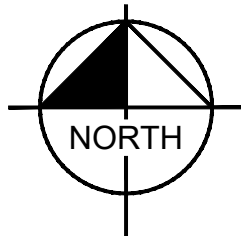
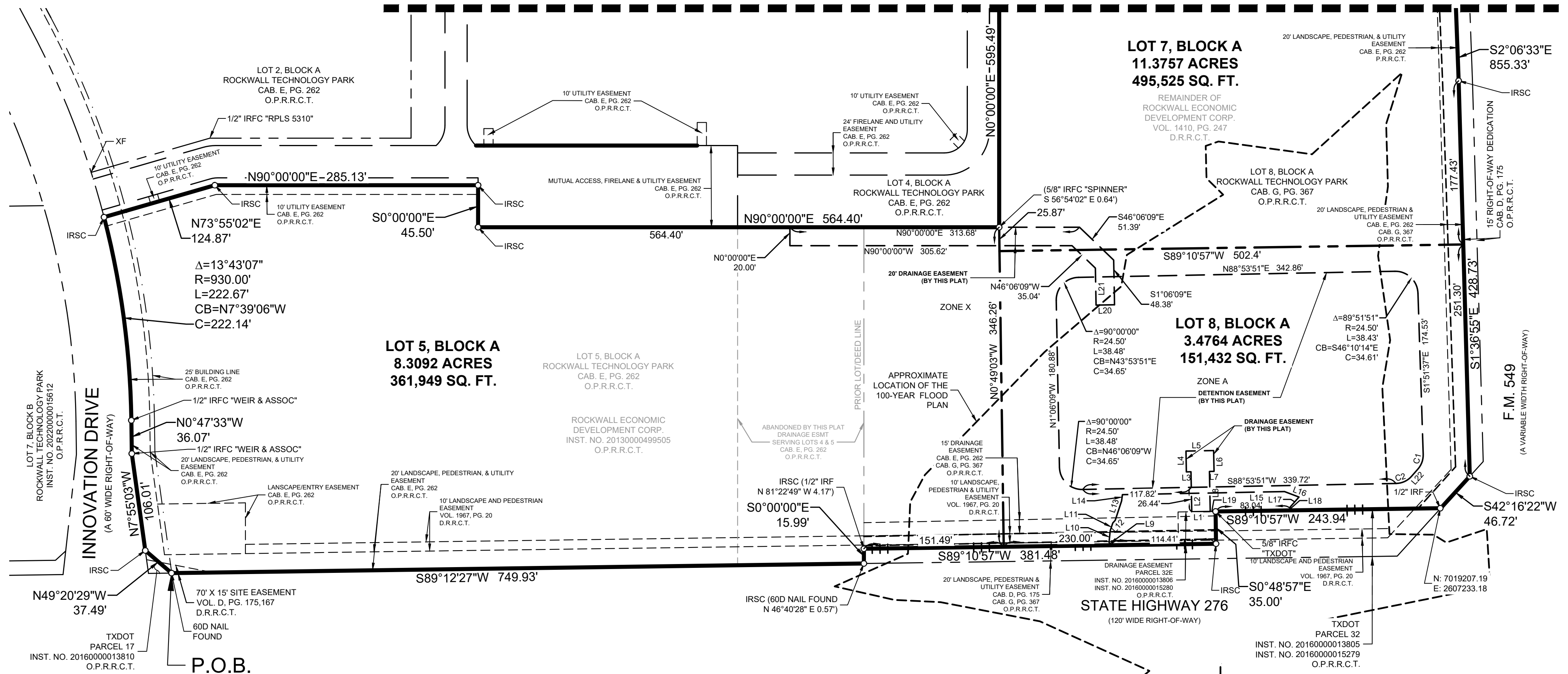
City of Rockwall

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

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



MATCH LINE (SEE SHEET 2)



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

OWNER:
 ROCKWALL ECONOMIC DEVELOPMENT CORP.
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TEXAS 75032
 CONTACT: PHIL WAGNER
 PHONE: 972-772-0025

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 203 WEST NASH STREET, SUITE 100
 TERRELL, TEXAS 75160
 CONTACT: TODD MARTIN, P.E.
 PHONE: 469-998-8830
 EMAIL: todd.martin@kimley-horn.com

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 469-718-8849
 EMAIL: andy.dobbs@kimley-horn.com

LEGEND

IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET
 XF = "X" CUT FOUND
 VOL., PG. = VOLUME, PAGE
 CAB., PG. = CABINET, PAGE
 SQ. FT. = SQUARE FEET
 INST. NO. = INSTRUMENT NUMBER
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

REPLAT
ROCKWALL TECHNOLOGY PARK
 BEING LOTS 5, 7, & 8, BLOCK A,
 ROCKWALL TECHNOLOGY PARK
 23.1612 ACRES, 1,008,906 SQUARE FEET
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JDF	JAD	Mar. 2025	064584400	2 OF 3

DWG NAME: K:\DAL_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549DWG064584400-ROCKWALL EDC NWC_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION are the owners of a tract of land situated in the James M. Allen Survey, Abstract No. 67, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20130000499505, Official Public Records, Rockwall County, Texas, and being a portion of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Volume 1410, Page 247, of the Deed Records of Rockwall County, Texas, and being all of Lot 5, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Page 262, of said Official Public Records, and being all of Lots 7 and 8, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Page 367, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 60D nail found at the southeast end of a corner clip at the intersection of the north right-of-way line of State Highway 276 (a 120 foot wide right-of-way) and the east right-of-way line of Innovation Drive (a 60 foot wide right-of-way);

THENCE with said corner clip, North 49°20'29" West, a distance of 37.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said corner clip;

THENCE with said east right-of-way line of Innovation Drive, the following courses and distances:

North 07°55'03" West, a distance of 106.01 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for corner;
North 00°47'33" West, a distance of 36.07 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for the beginning of a tangent curve to the left with a radius of 930.00 feet, a central angle of 13°43'07", and a chord bearing and distance of North 07°39'06" West, 222.14 feet;
In a northwesterly direction, with said tangent curve to the left, an arc distance of 222.67 feet to a point 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block A of said Rockwall Technology Park addition (Cabinet E, Page 262), in said east right-of-way line of Innovation Drive;

THENCE departing said east right-of-way line of Innovation Drive, with the north line of said Lot 5, the following courses and distances:

North 73°55'02" East, a distance of 124.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 90°00'00" East, a distance of 285.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 00°00'00" East, a distance of 45.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
orth 90°00'00" East, passing at a distance of 417.87 feet, the northeast corner of said Lot 5, and continuing with the north line of said Lot 8, for a total distance of 564.40 feet to a point for the southeast corner of said Lot 4, from which a 5/8" iron rod with plastic cap stamped "SPINNER" found bears South 56°54'02" East, a distance of 0.64 feet;

THENCE with the most northerly west line of said Lot 8, North 00°00'00" East, passing at a distance of 185.79 feet, the northwest corner of said Lot 8, continuing with a west line of said Lot 7 for a total distance of 595.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the most northerly south lines of said Lot 7, the following courses and distances:

South 75°33'09" West, a distance of 200.94 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for the beginning of a tangent curve to the left with a radius of 15.00 feet, a central angle of 34°22'08", and a chord bearing and distance of South 58°22'05" West, 8.86 feet;
In a southwesterly direction, with said tangent curve to the left, an arc distance of 9.00 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;
South 41°11'01" West, a distance of 68.65 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found in the east right-of-way line of Research Circle (a variable width right-of-way), said point being the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 46°22'48", and a chord bearing and distance of North 42°24'15" West, 47.25 feet;

THENCE with said east right-of-way line of Research Circle, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 48.57 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right with a radius of 20.50 feet, a central angle of 51°08'48", and a chord bearing and distance of North 40°01'15" West, 17.70 feet;
In a northwesterly direction, with said reverse curve to the right, an arc distance of 18.30 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;
North 14°26'51" West, a distance of 18.67 feet to an "X" cut in concrete found for corner;

THENCE departing said east right-of-way line of Research Circle, with the most southerly north line of said Lot 7, North 75°33'09" East, a distance of 370.57 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for corner;

THENCE with a west line of said Lot 7, North 00°47'33" West, a distance of 373.72 feet to a 1/2" iron rod with plastic cap stamped "D.A.I." found for the northwest corner of said Lot 7, in the south right-of-way line of Discovery Boulevard (a variable width right-of-way);

THENCE with said south right-of-way line of Discovery Boulevard, the following courses and distances:

North 89°12'27" East, a distance of 271.04 feet to an "X" cut in concrete found for corner;
South 86°55'21" East, a distance of 136.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said south right-of-way line of Discovery Boulevard and the west right-of-way line of F.M. 549 (a variable width right-of-way);

THENCE with said west right-of-way line of F.M. 549, the following courses and distances:

South 01°12'28" East, a distance of 4.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 02°06'33" East, a distance of 855.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 01°36'55" East, a distance of 428.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a corner clip at the intersection of said west right-of-way line of F.M. 549 and said north right-of-way line of State Highway 276;

THENCE with said corner clip, South 42°16'22" West, a distance of 46.72 feet to a 1/2" iron rod found for corner;

THENCE with said north right-of-way line of State Highway 276, the following courses and distances:

South 89°10'57" West, a distance of 243.94 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for corner;
South 00°48'57" East, a distance of 35.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 89°10'57" West, passing at a distance of 324.66 feet, the west line of said Lot 8, continuing with said north right-of-way line of State Highway 276 a distance of 381.48 feet to a point for corner, from which, a 1/2" iron rod found bears North 89°22'49" West, a distance of 4.17 feet;
South 00°00'00" East, a distance of 15.99 feet to a point for corner, from which a 60D Nail found bears North 46°40'28" East, a distance of 0.57 feet;
South 89°12'27" West, a distance of 749.93 feet to the **POINT OF BEGINNING** and containing 1,008,906 square feet or 23.1613 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, **ROCKWALL ECONOMIC DEVELOPMENT CORP.**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** 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, except those created by separate instrument, which are governed by the terms of such separate instruments. 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 either 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; or

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

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

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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____, 202__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

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, Texas on the _____ day of _____, 202__.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

REPLAT
ROCKWALL TECHNOLOGY PARK
BEING LOTS 5, 7, & 8, BLOCK A,
ROCKWALL TECHNOLOGY PARK
23.1612 ACRES, 1,008,906 SQUARE FEET
JAMES M. ALLEN SURVEY, ABSTRACT NO. 67
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Mar. 2025	064584400	3 OF 3



TO: Mayor and City Council Members

FROM: Misty Farris, Purchasing Agent

DATE: April 7, 2025

SUBJECT: Contract Addendum for Pavement Repairs and Maintenance Contracts

Consider approving contract addendums for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of \$760,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

Approved in the General Fund, Streets and Drainage Operating Budget each year are funds to make asphalt pavement repairs and perform preventative maintenance work. The scope of work for this contract includes materials, equipment, labor to make street repairs, and all the incidentals that go with this type of work.

The annual repair work for FY 2025 is an estimated \$3,000,000 as budgeted. Contract addendums are as follows:

Nortex Concrete Lift	\$ 75,000	Pavement & Sidewalk stabilization & lifting
B & B Concrete	\$200,000	Concrete Replacement
Medrano Construction	\$325,000	Concrete Replacement
Texas Materials	\$160,000	Asphalt daily maintenance

For Council consideration are the contract addendums to the various contractors listed above and authorize the City Manager to execute purchase orders.

ATTACHMENTS:

None

CITY OF ROCKWALL

ORDINANCE NO. 25-18

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 AN AGRICULTURAL (AG) DISTRICT TO A NIEGHBORHOOD SERVICES (NS) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND 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 Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and more fully described and depicted in *Exhibit 'A'* and *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 an Agricultural (AG) District to a Neighborhood Services (NS) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Neighborhood Services (NS) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.03, *Neighborhood Services (NS) District*, and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) 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 7TH DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Honorable Mayor and Council

CC: Mary Smith, City Manager
Joey Boyd, Assistant City Manager

DATE: April 7, 2025

APPLICANT: Parks and Recreation

SUBJECT: Gloria Williams Basketball (Shaq / ICY Hot Court)

BACKGROUND

The Boys and Girls Club of Rockwall applied for and was awarded a \$165,000.00 grant to completely renovate a basketball court and since they don't currently own one they reached out to the City of Rockwall and we agreed to renovate the court at Gloria Williams Park.

REQUEST

The Park and Recreation department has secured quotes for a majority of the following projects and they are attached to meet the grant award specifications and we are currently still working on a few quotes that will be needed at the end of the project, but the project will be within the grant budget. The Boys and Girls Club will process all invoices, as work is completed by the City of Rockwall per the attached agreement between the Boys and Girls Club and the City of Rockwall.

- Completely remove and install new concrete basketball court
- Install LED court lighting and poles
- Install all new black poly coated fence around court including the entire pool since they are tied together
- Install basketball poles, backboards and rims
- Install player benches
- Install canopies over player benches
- Install new branded surfacing on the court per grant specifications

STAFF RECOMMENDATION

For Council consideration is this project thru Shaq / Icy Hot and The Boys and Girls Club with the City of Rockwall being the project manager for the construction and to authorize the City Manager to execute purchase orders and/or contracts for this project.

**CONSTRUCTION AND LICENSE AGREEMENT FOR
BASKETBALL COURT RENOVATION AT GLORIA WILLIAMS PARK**

This Construction and License Agreement ("Agreement") is entered into between the **City of Rockwall, Texas** ("City"), and **Boys & Girls Club of Northeast Texas**, a Texas Non-Profit Corporation ("Boys & Girls Club"). The City and Boys & Girls Club are sometimes referred to collectively as the "parties."

WHEREAS, the Boys & Girls Club of Northeast Texas, a Texas nonprofit corporation and which has an IRS 501c (3) designation, has facilitated a donation from the Shaquille O'Neal Foundation and Icy Hot, the two have partnered to create "Comebaq Courts," to refurbish basketball courts and the Boys & Girls Club has received a grant to refurbish a basketball court; and

WHEREAS, the Boys and Girls Club of Northeast Texas does not own a basketball court in Rockwall and have requested to utilize the Shaquille O'Neal Foundation Grant ("Grant") of \$165,000 on a City of Rockwall owned basketball court located at Gloria Williams Park; and

WHEREAS, subject to the terms of this Agreement, the City is agreeable to grant the Boys and Girls Club upon the successful completion in compliance with this Agreement, this license agreement to provide them priority usage of the basketball court during certain terms and days but at all times, the basketball court will be owned by the City and use of the court will be allowed by the citizens of Rockwall.

NOW, THEREFORE, in consideration of the mutual agreements set forth in this Agreement, and other good and valuable consideration, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

**SECTION A
Renovation of the Facility**

1. Boys and Girls Club will be solely responsible for all construction costs for the renovation of the basketball court at the Gloria Williams Park. The City will be responsible for procuring the contractor to renovate the basketball court at the Gloria Williams Park. Contractor selected by the City will provide all labor and materials and perform all work necessary for the completion of the Facility Improvements as described in the Approved Plans.
2. Boys and Girls Club will be solely responsible for costs and other reasonable costs necessary to reimburse the City's contractor for any and all renovations to the basketball court at the Gloria Williams Park. Such improvement costs shall be limited to the amount of \$165,000, the Grant amount received by the Shaquille O'Neal Foundation.

3. City shall design and construct the improvements to the Basketball Court in compliance with all terms, conditions, and requirements of the Shaquille O’Neal Foundation Grant. Notwithstanding the previous provision, the City shall have final approval of the final improvements to the basketball court at the Gloria Williams Park.
4. City shall select the contractor and complete construction of the basketball court at the Gloria Williams Park no later than December 31, 2025.
5. Boys and Girls Club shall have no ownership, leasehold, or other interest of any kind in the basketball court at the Gloria Williams Park.
6. Boys and Girls Club will be responsible for paying the reasonable cost of all repairs to the Basketball Court. City shall provide invoices for all of the work done by the City’s contractor and the Boys and Girls Club shall pay the City the invoices within thirty (30) days of receipt.

SECTION B

Grant of License and Inspections by City

1. Subject to the terms and conditions of this Agreement, the City hereby grants to Boys and Girls Club a non-exclusive license and use of the Basketball Court at Gloria Williams Park at days and times the park is open to the public. Boys and Girls Club will be granted priority usage of the basketball court during dates and times requested in writing by the Boys and Girls Club and approved by the City’s Park and Recreation Director. Boys and Girls Club must give at least ten (10) business days advance notice of any request for usage of the basketball court.

SECTION C

Term, Breach, and Termination of Agreement

1. The term of this Agreement shall begin upon the date of execution by both parties. The term for this Agreement shall be for ten (10) years and the parties may agree in writing to extend the Agreement for an additional five (5) year term.
2. Prior to the beginning of any site work under this Agreement, Boys and Girls Club may immediately terminate this Agreement at any time, without penalty, upon five (5) days written notice to the City.
3. In the event of a material breach of any terms or conditions of this Agreement, the non-breaching party may send notice of breach to the breaching party and demand that the breaching party cure such breach within thirty (30) days. If the material breach is not cured in a timely manner following prior written notice and demand to cure, the non-breaching party

may either (1) cure such breach and recover any reasonable cost incurred from the breaching party; or (2) immediately terminate this Agreement after prior written notice.

SECTION D
Indemnification and Insurance

1. **BOYS AND GIRLS CLUB HEREBY AGREES TO RELEASE, INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, INCLUDING ITS OFFICERS, SERVANTS, AGENTS, OR EMPLOYEES, FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS, AND CAUSES OF ACTION WHATSOEVER ARISING OUT OF OR RELATED TO ANY LOSS, DAMAGE OR INJURY, INCLUDING DEATH, THAT MAY BE SUSTAINED BY ANY PERSON OR PARTY RELATED TO THE DESIGN, ENGINEERING AND CONSTRUCTION OF THE FACILITY IMPROVEMENTS DURING THE TERM OF THIS AGREEMENT, EXCEPT FOR LOSSES, DAMAGES, OR INJURIES CAUSED BY THE SOLE NEGLIGENCE OF THE CITY.**

2. **Liability Insurance.** The Boys and Girls Club, at its expense, agrees to purchase and maintain Comprehensive General Liability, Automobile Liability, and Volunteers Liability Insurance covering its activities under this Agreement. This insurance shall be provided in the amounts equal to or greater than that required under the Texas Tort Claims Act. In addition, all such insurance shall list the City and its elected officials and employees, as an Additional Insured for the indemnification obligations under this Agreement. The Boys and Girls Club shall maintain such insurance throughout the Term of this Agreement and provide the City thirty (30) days advance written notice of cancellation or any material change thereof.

SECTION E
Miscellaneous Provisions

1. **Notices.** Any notice required hereunder shall be deemed given if such notice is in writing and mailed by certified mail, postage prepaid, or hand-delivered to the address of such party as provided below:
 - a. if to the City, to:
City of Rockwall
Attention: City Manager
385 South Goliad
Rockwall, TX 75807

 - b. if to Boys & Girls Club, to:

Boys and Girls Club of Northeast Texas (Rockwall)
Attention:
P.O. Box 1876
Greenville, TX 75403

2. **No Waiver.** No delay by a party in enforcing any part of this Agreement shall be deemed a waiver of any of the party's rights or remedies, nor shall such delay be deemed a waiver of any subsequent breach or default by the other party.
3. **Severability.** Each and every covenant and obligation contained in this Agreement is and shall be construed to be a separate and independent covenant and obligation. If any term or provision of this Agreement, or its application to any person or circumstances shall to any extent be held invalid, illegal, or unenforceable, the remainder of this Agreement shall not be affected thereby, and each and every other term and provision shall be enforced to the fullest extent permitted by law as if the invalid, illegal, or unenforceable provision had never been included in this Agreement.
4. **Venue and Applicable Law.** The parties hereto agree that the laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. Venue for any action involving this Agreement shall be solely and exclusively in the courts of Rockwall County, Texas.
5. **Construction and Interpretation.** Each of the parties has read and understands the meaning and effect of this Agreement. The parties agree that in the construction and interpretation of the terms of this Agreement the rule of construction that a document is to be construed most strictly against the party who prepared same shall not be applied, it being agreed that the Agreement should be construed fairly and simply and not strictly against either party.
6. **Binding Effect.** This Agreement binds and inures to benefit of the parties and their respective legatees, devisees, heirs, executors, legal and personal representatives, assigns, transferees, assigns, and successors in interest. The rights, obligations, and duties under this Agreement shall not be assigned by either party without the written consent of the other party.
7. **Entire Agreement.** This Agreement embodies in its entirety the sole and only agreement between the parties regarding the subject matter hereof, and it incorporates all other written, verbal, express, and implied agreements made between and party or agent of any party of this Agreement in connection with such matters. If any provisions in this Agreement conflict with any provisions in any other previously executed instrument, this Agreement shall control.

8. **Amendments.** No amendment, modification or alteration of the terms of this Agreement shall be binding unless reduced to writing, dated, and duly executed by the parties subsequent to the date of this Agreement.
9. **No Agency.** The relationship between the parties under this Agreement is that of independent contracting entities. Boys and Girls Club is not an agent or employee of the City.
10. **Non-Discrimination and Compliance with Law.** All work performed by Boys & Girls Club or Boys & Girls Club's contractors in furtherance of this Agreement shall provide for the fair, equal and non-discriminatory treatment of all persons. All work performed by Boys & Girls Club or Boys & Girls Club's contractors in furtherance of this Agreement shall comply with applicable federal, state and local laws, rules, and regulations.
11. **Immunity.** To the extent permitted by law and without waving sovereign immunity, each party shall be responsible for any and all claims, demands, suits, actions, damages, and causes for action related to or arising out of or in any way connected with its own actions, and the actions of its personnel in providing services pursuant to the terms and conditions of this Agreement. Boys and Girls Club acknowledges that the City is a political subdivision of the State of Texas and is subject to and complies with the applicable provisions of the Texas Tort Claims Act, as set out in Civil Practices and Remedies Code, Section 101.001 et seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.
12. **Authority.** The signatories to this Agreement hereby represent that they have full legal authority to execute this Agreement on behalf of their respective entities.

EXECUTED on the date(s) indicated below and to be **EFFECTIVE** as of March ____, 2025
(the “Effective Date”).

BOYS AND GIRLS CLUB OF NORTHEAST TEXAS

By: _____ Date: _____
NAME, TITLE

CITY OF ROCKWALL, a Texas municipal corporation

By: _____ Date: _____
Mary Smith, City Manager

Attest:

Kristy Teague, City Secretary



LIBERTY FENCE COMPANY INC.

Quality Material Installed With The Finest Workmanship

" Since 1949 "

Phone: 972-285-4350 Fax: 972-289-6981
2109 Peachtree Rd Balch Springs, TX 75180

Proposal

	PHONE	FAX	DATE 1/15/2025
NAME City of Rockwall	JOB NAME Gloria Williams Park - Swimming Pool & Basketball Court		
STREET	STREET		
CITY ATTN: Travis	CITY Rockwall	STATE Tx	
TYPE OF FENCE	Payment Terms:		

COURT FENCE:

Installation of 195' of 12' tall black chain link fence around basketball court to replace existing fence	\$12,612.00
Materials: 12' tall black vinyl coated chain link fabric	2-3/8" black vinyl coated line post set in concrete footings
1-5/8" black vinyl coated top rail	2-7/8" black vinyl coated end/corner post set in concrete footings
Demolish & dispose of 195' of existing 12' tall fence around basketball court	\$585.00

ADD ALT. to COURT FENCE:

ADD to Court Fence: **\$633.00**

Installation of 195' of 12' tall black chain link fence with top & middle rail *in lieu* of top rail only

SWIMMING POOL FENCE:

Installation of 209' of 6' tall black chain link fence around swimming pool to replace existing fence	\$13,760.00
1 - 4' wide single swing gate with 3" gate posts set in concrete footings & standard latch	
1 - 10' wide double swing gate with 3" gate posts set in concrete footings & standard latch	
Demolish & dispose of 195' of existing 12' tall fence around basketball court	\$627.00

NOTE: Includes all extended posts to accommodate necessary mounts for lighting

Tax NOT included on materials

Exclude: City of Rockwall Fence Permit

Pricing good for 30 days

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of:

with payment to be made as follows:

TERMS:

All materials guaranteed to be as specified. All work to be completed in a workmanlike manner according standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the original estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. We, Liberty Fence, are not responsible for any underground water lines, sprinkler systems, swimming pool lines or utility lines that are not premarked and located by the owner.

Authorized Signature: _____

Mark Foster

NOTE: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payment will be made as outlined above.

Signature _____

Date: _____

Signature _____

B & B Concrete Sawing, Inc.

Proposal

1830 Garden Springs Dr.
Dallas, TX 75253

Vendor #

Date
1/14/2025

Proposal #

Phone # 972 - 286-6853

Rockwall Basketball Court

TO:
City Of Rockwall
Travis Sales

Project Location
Rockwall Basketball Court

Description	Total		
4743 Sq. Ft. Existing Court To Demo / Haul Off (93 x 51) 4600 Sq. Ft. 5" Thick Sloped Slab (90 x 51) 666 Lf. 12" x 12" Monolithic Beams (3500 PSI w/ #4 Rebar @ 18" OCEW) Fencing / Pole Removal By Others Basketball Post To Be Set By Others			
This is a proposal on the goods named, subject to the conditions below: All work and material is guaranteed to be as specified and performed in accordance with all drawings and specifications.	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">\$ 72,000</td> </tr> </table>	Total	\$ 72,000
Total	\$ 72,000		

**Not responsible for Underground Plumbing
or Electrical Lines.**

Tax Not Included

Payment due upon completion.

Signature _____

By signing here you are agreeing to the terms
and conditions of this proposal.

Proposal prepared by: Roger Johnson

Child's Play

Parks & Playgrounds

10661 Shady Trail Dallas, TX 75220
972-484-0600

ADDRESS
Travis Sales City of Rockwall 385 S. Goliad Rockwall, TX 75087

SHIP TO
Travis Sales City of Rockwall 1600 Airport Blvd. Rockwall, TX 75087

QUOTE #	DATE
25-186	01/21/2025

PROJECT
Basketball Park

SALES REP
JR

DESCRIPTION	QTY	PRICE EACH	AMOUNT
Misc Fx Pro Goals Installed	2	3,500.00	7,000.00T
BCIMisc 580-1439 Studio 6' Bench Installed	2	1,500.00	3,000.00T
BCIMisc 560-2750 12' x 12' Single Pole Shade Installed	2	4,500.00	9,000.00T

SUBTOTAL	19,000.00
TAX	0.00
TOTAL	\$19,000.00

Accepted By

Accepted Date



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and City Council Members
FROM: David Sweet, Director of Administrative Services
DATE: April 4, 2025
SUBJECT: Temporary reduction of speed limits on IH-30 frontage roads

Enclosed for Council consideration is an ordinance which will temporarily reduce the speed limits on both east and westbound frontage road lanes along IH-30 throughout the city limits. This temporary reduction in speed is necessary for safety reasons during TXDOT's (re)construction efforts. The amount of time associated with this temporary reduction in speed limit is unknown at this time, since actual construction timing will vacillate; however, once construction has progressed such that it is safe to revert back, the higher speed limit(s) currently in place will be reinstated and appropriate signage will be erected by TXDOT.

CITY OF ROCKWALL

ORDINANCE NO. 25-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, TEMPORARILY ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY 30 (IH-30) FRONTAGE ROADS OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

SECTION 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and

SECTION 2. Such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described within this ordinance; and

SECTION 3. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon Interstate Highway No. 30 Frontage Roads within the corporate limits of the City of Rockwall in excess of speeds now set forth in “**EXHIBIT A**” of this ordinance until the completion and/or acceptance of the project shall make this ordinance null and void. At such time, the speed limit shall revert to the originally posted prima facie speed limit.

SECTION 4. The Mayor of Rockwall or his designee is hereby authorized to cause to be erected, appropriated signs indicating such speed zones; and

SECTION 5. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00) for each offense.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 21st DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO LEGAL FORM:

Frank Garza, City Attorney

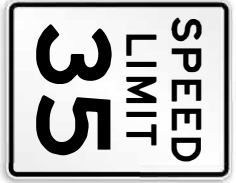
1st Reading: April 7, 2025

2nd Reading: April 21, 2025

Rockwall Exhibit A

Temporary Construction Speed Limit

130 Eastbound Frontage Road
130 Westbound Frontage Road





City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

February 2025

Permits

Total Permits Issued:	327
Building Permits:	95
Contractor Permits:	232
Total Commercial Permit Values:	\$2,960,839.46
Building Permits:	\$850,000.00
Contractor Permits:	\$2,110,839.46
Total Fees Collected:	\$745,613.47
Building Permits:	\$703,129.88
Contractor Permits:	\$42,483.59

Board of Adjustment

Board of Adjustment Cases: 0

3/3/2025
8:22:02AM

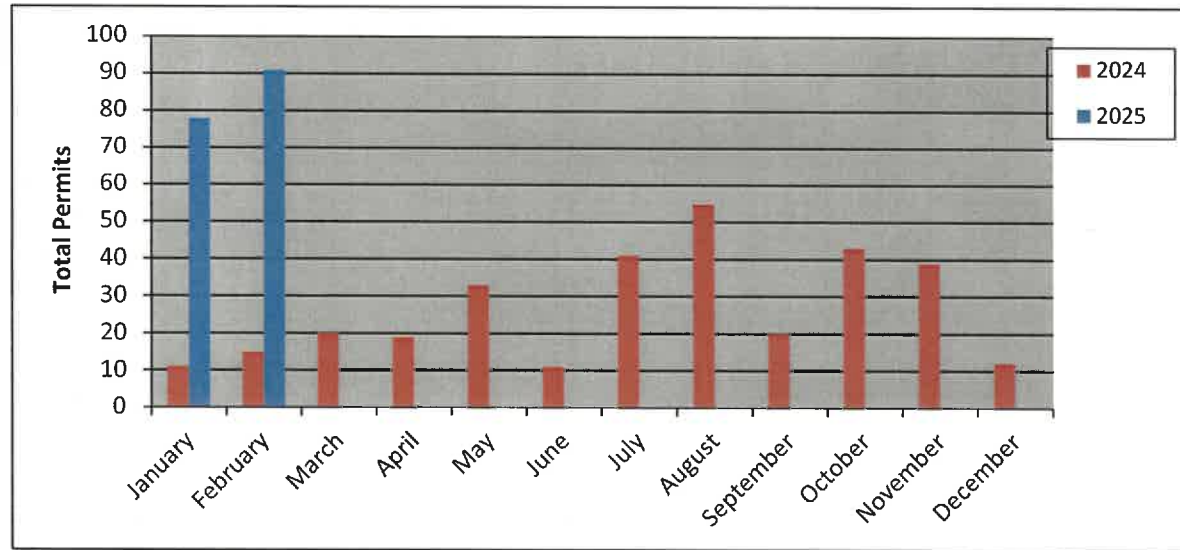
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 2/1/2025 to 2/28/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	41	\$2,960,839.46	\$36,758.20
Certificate of Occupancy	1		\$75.00
Concrete Permit	1	7,500.00	\$0.00
Demolition	1		\$0.00
Electrical Permit	7	461,000.00	\$3,556.60
Fence Permit	1	40,000.00	\$51.00
Irrigation Permit	2		\$4,554.97
Mechanical Permit	2	52,500.00	\$804.78
New Construction	1	850,000.00	\$15,682.28
Plumbing Permit	3	2,966.46	\$199.66
Pool	1		\$306.00
Remodel	9	1,496,225.00	\$10,227.41
Sign Permit	12	50,648.00	\$1,300.50
Residential Building Permit	285		\$708,345.27
Accessory Building Permit	1		\$240.11
Addition	1		\$2,922.63
Artificial Turf	1		\$51.00
Concrete Permit	2		\$477.36
Deck Permit	4		\$356.00
Driveway Permit	1		\$61.20
Electrical Permit	3		\$229.50
Fence Permit	39		\$1,989.00
Generator	1		\$150.00
Irrigation Permit	28		\$2,142.00
Mechanical Permit	11		\$1,300.50
New Single Family Residential	91		\$683,774.86
Patio Cover/Pergola	6		\$1,471.36
Plumbing Permit	21		\$1,708.50
Pool	7		\$1,020.00
Remodel	5		\$4,120.27
Retaining Wall Permit	7		\$357.00
Roofing Permit	40		\$2,983.50
Solar Panel Permit	6		\$2,480.48
Window & Door Permit	10		\$510.00
Short Term Rental	1		\$510.00
Non-Owner-Occupied	1		\$510.00
Totals:	327		\$745,613.47

New Residential Permits

Calendar Year

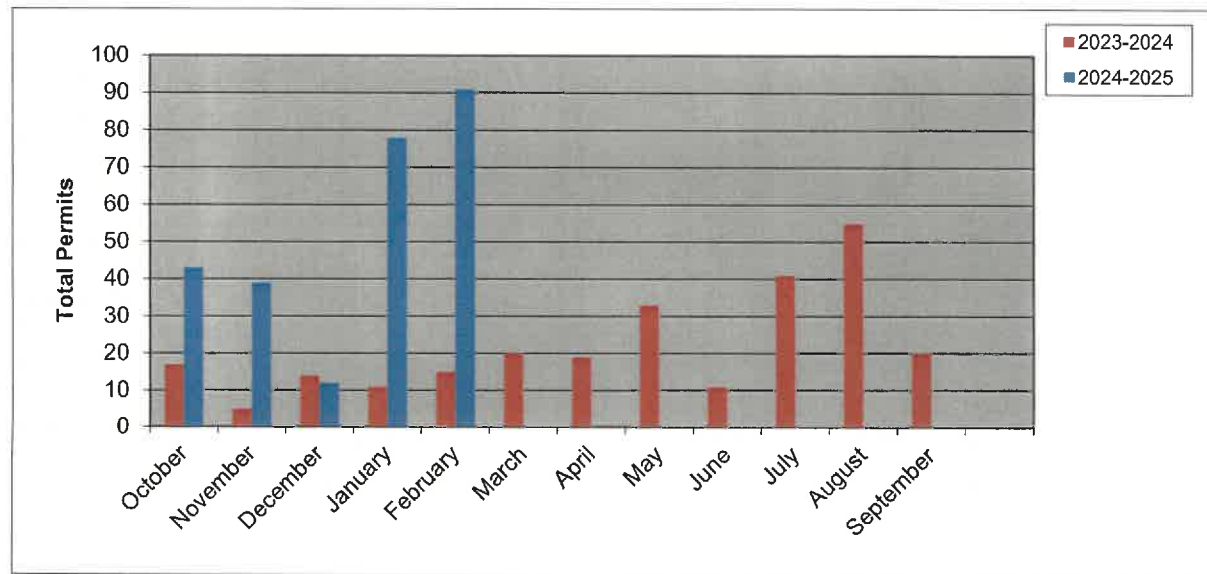
	Year	
	2024	2025
January	11	78
February	15	91
March	20	
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
October	43	
November	39	
December	12	
Totals	319	169



New Residential Permits

Fiscal Year

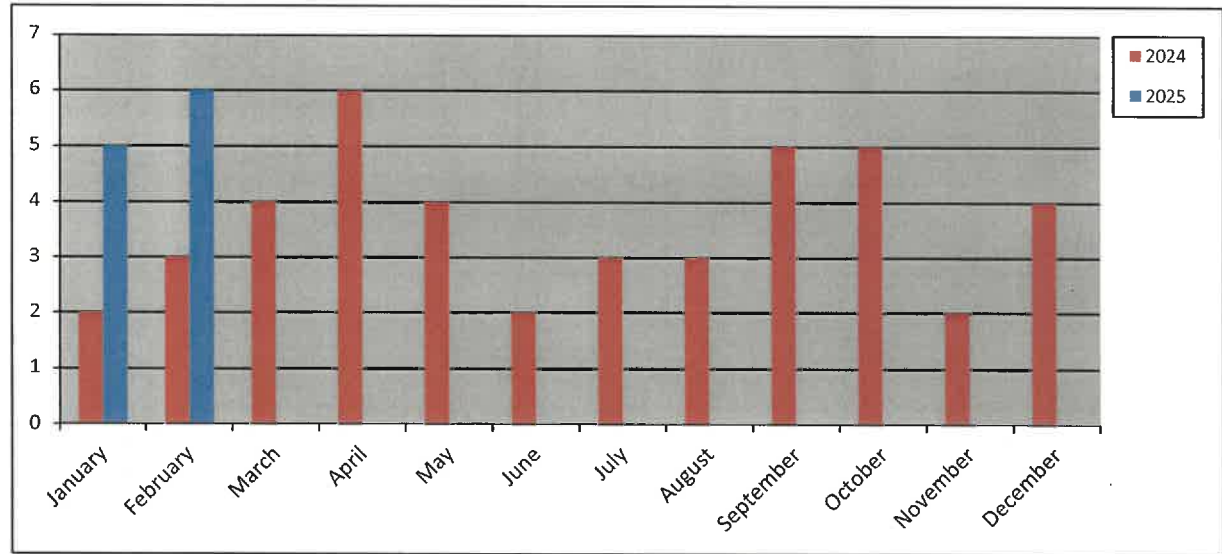
	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	78
February	15	91
March	20	
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
Totals	261	263



Residential Remodel/Additions Permits

Calendar Year

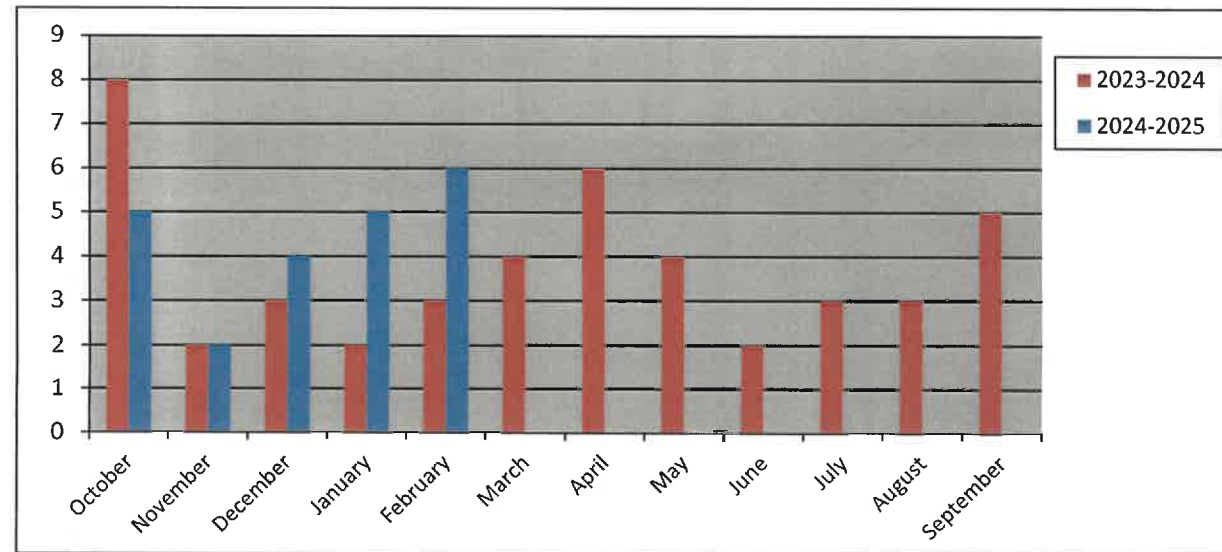
Year		
	2024	2025
January	2	5
February	3	6
March	4	
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
October	5	
November	2	
December	4	
Totals	43	11



Residential Remodel/Additions Permits

Fiscal Year

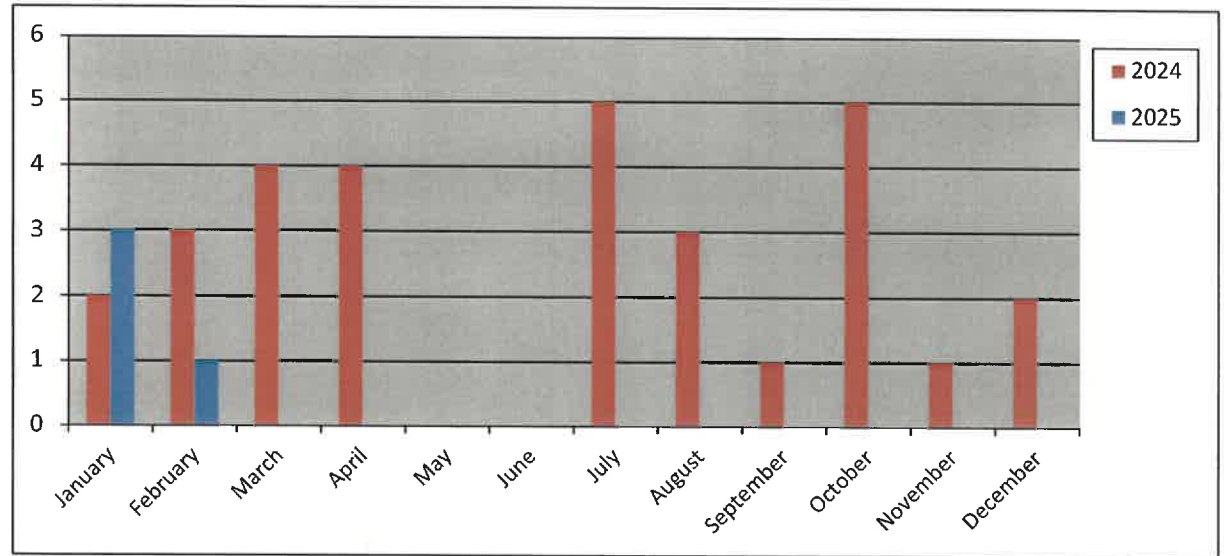
Year		
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	5
February	3	6
March	4	
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
Totals	45	22



New Commercial Permits

Calendar Year

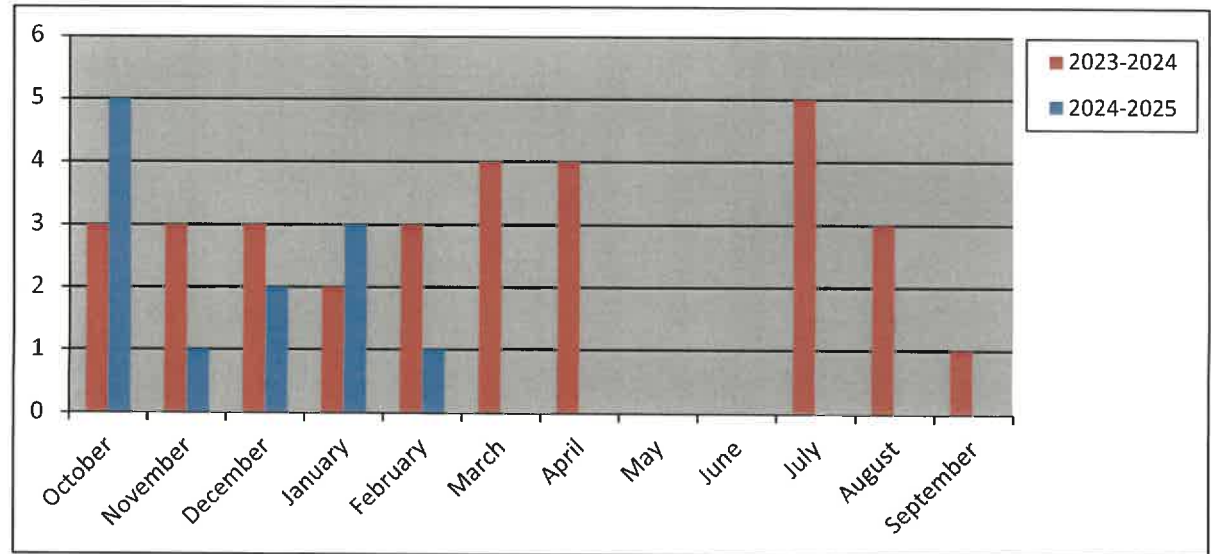
	Year	
	2024	2025
January	2	3
February	3	1
March	4	
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
October	5	
November	1	
December	2	
Totals	30	4



New Commercial Permits

Fiscal Year

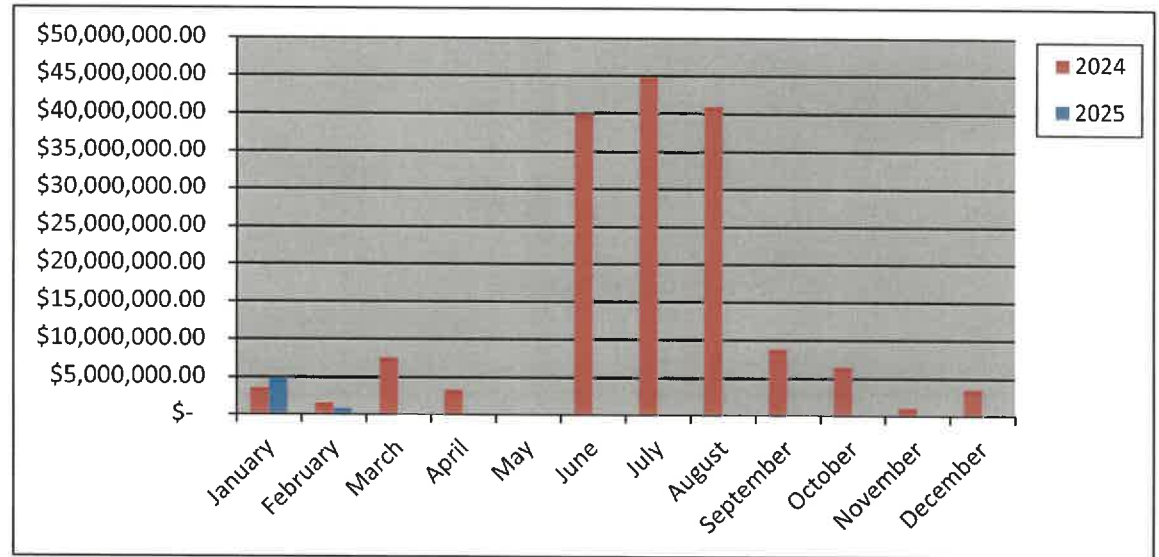
	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	3
February	3	1
March	4	
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
Totals	31	12



New Commercial Value

Calendar Year

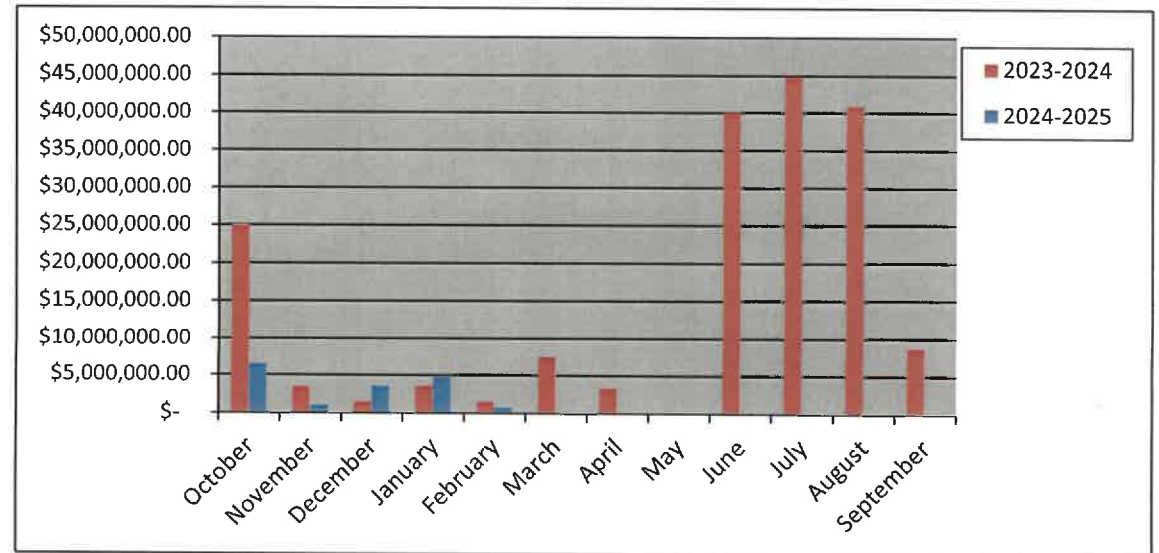
Year		
	2024	2025
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	\$ 850,000.00
March	\$ 7,573,400.00	
April	\$ 3,400,000.00	
May	\$ -	
June	\$ 40,015,846.78	
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
October	\$ 6,526,233.00	
November	\$ 1,100,000.00	
December	\$ 3,600,000.00	
Totals	\$ 162,054,992.43	\$ 5,650,000.00



New Commercial Value

Fiscal Year

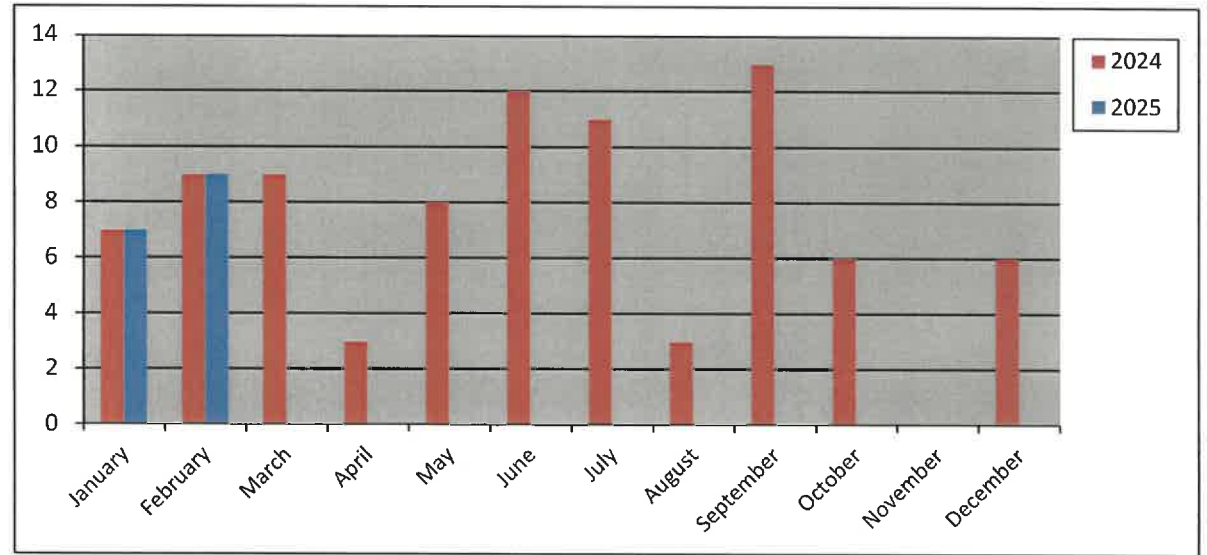
Year		
	2023-2024	2024-2025
October	\$ 25,014,439.00	\$ 6,526,233.00
November	\$ 3,500,000.00	\$ 1,100,000.00
December	\$ 1,539,000.00	\$ 3,600,000.00
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	\$ 850,000.00
March	\$ 7,573,400.00	
April	\$ 3,400,000.00	
May	\$ -	
June	\$ 40,015,846.78	
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
Totals	\$ 180,882,198.43	\$ 16,876,233.00



Commercial Additions/Remodel Permits

Calendar Year

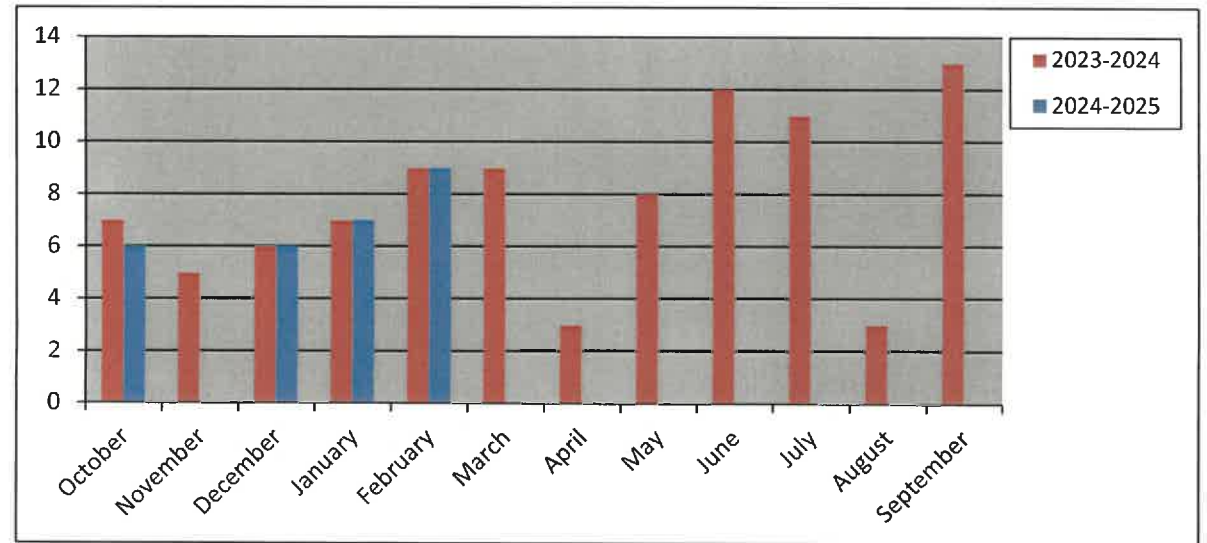
	Year	
	2024	2025
January	7	7
February	9	9
March	9	
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
October	6	
November	0	
December	6	
Totals	87	16



Commercial Additions/Remodel Permits

Fiscal Year

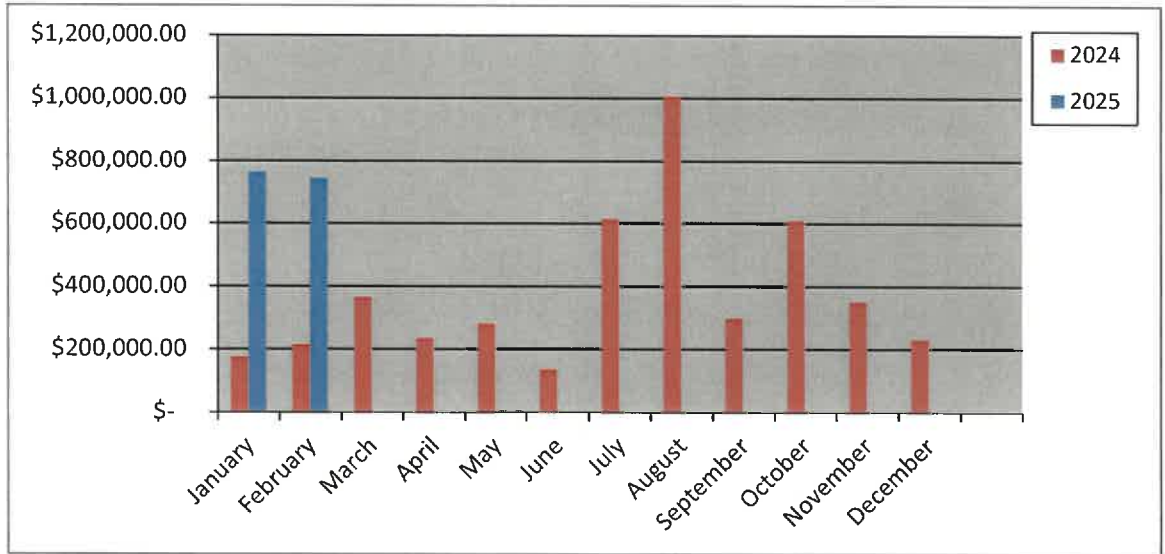
	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	7
February	9	9
March	9	
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
Totals	93	28



Total Fees Collected

Calendar Year

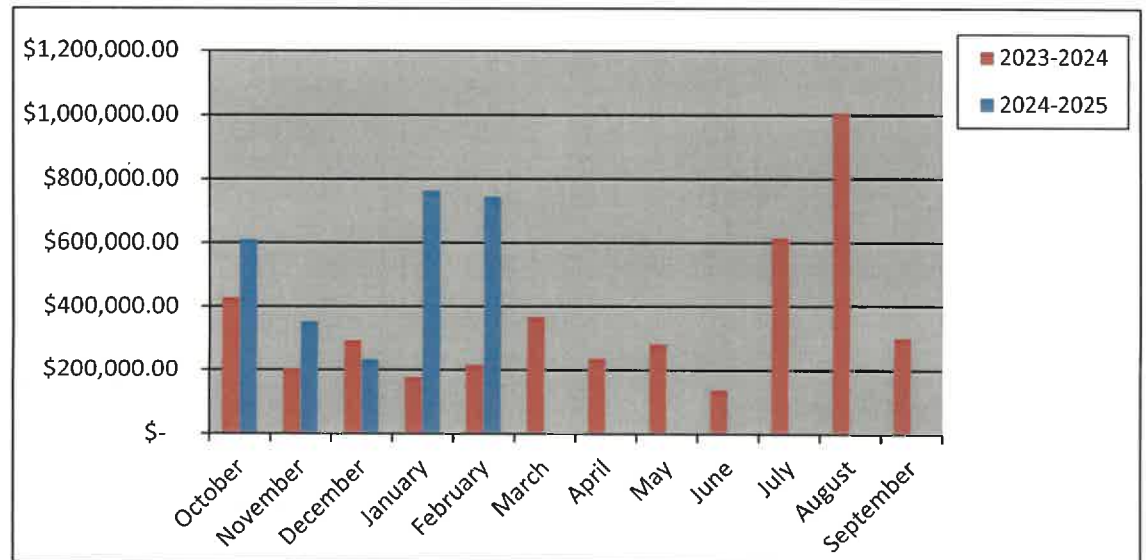
Year		
	2024	2025
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	\$ 745,613.47
March	\$ 368,481.32	
April	\$ 236,650.24	
May	\$ 283,718.89	
June	\$ 137,783.50	
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
October	\$ 610,616.91	
November	\$ 353,133.50	
December	\$ 232,852.46	
Totals	\$ 4,542,670.39	\$ 1,510,544.22



Total Fees Collected

Fiscal Year

Year		
	2023-2024	2024-2025
October	\$ 428,622.49	\$ 610,616.91
November	\$ 204,858.87	\$ 353,133.50
December	\$ 295,452.22	\$ 232,852.46
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	\$ 745,613.47
March	\$ 368,481.32	
April	\$ 236,650.24	
May	\$ 283,718.89	
June	\$ 137,783.50	
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
Totals	\$ 4,275,001.10	\$ 2,707,147.09



9:34:25AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2025 to 2/28/2025

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	
CO2023-26	Certificate of Occupancy			
12/22/2023		559 E INTERSTATE 30,	\$75.00	\$75.00
02/10/2025	ISSUED	ROCKWALL, TX 75032		
	EKIN NUTRITION			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Khushi Patel/Ami Patel				
Business Owner	Dineshkumar K Patel 972-722-6294	4525 Beunion Dr	Plano	TX	75024
Property Owner	BENT TREE REALTY CO	16475 DALLAS PKWY STE 880	ADDISON	TX	75001-6E
Inspection Report Contact	Khushi Patel/Ami Patel				

Contractors

CO2024-159	Certificate of Occupancy				
09/16/2024		1019 E INTERSTATE 30,	\$76.50	\$76.50	
02/03/2025	ISSUED	109, ROCKWALL, TX, 75032			
	Rose Couture Nail Bar VI				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	TINH NGUYEN	5430 Statesman Ln	Frisco	TX	75036
Business Owner	TINH NGUYEN	1019 E INTERSTATE 30, 109	ROCKWALL	TX	75032
Property Owner	TINH NGUYEN	5430 Statesman Ln	Frisco	TX	75036
Inspection Report Contact	TINH NGUYEN	5430 Statesman Ln	Frisco	TX	75036

Contractors

CO2025-14	Certificate of Occupancy				
01/24/2025		990 WILLIAMS ST,	\$76.50	\$76.50	
02/20/2025	ISSUED	ROCKWALL, TX 75087			
	Rockwall County Helping Hands Inc				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2025 to 2/28/2025

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name	Contact Address	Valuation	Total SQFT	Fees Paid
	Business Name	Plan Number			
	Business Phone				
Applicant	Jon Bailey	990 Williams St	Rockwall	TX	75087
Business Owner	Rockwall County Helping Hands	990 Williams St	Rockwall	TX	75087
Property Owner	Rockwall County Helping Hands	990 Williams St	Rockwall	TX	75087
Inspection Report Contact	Bill Goodman	201 W. Kaufman St	Richardson	TX	78046
Contractors					
<hr/>					
CO2025-15	Certificate of Occupancy				
01/24/2025		948 WILLIAMS ST,			\$76.50
02/20/2025	ISSUED	ROCKWALL, TX, 75087			\$76.50
	Rockwall County Helping Hands Inc				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Jon Bailey	990 Williams St	Rockwall	TX	75087
Business Owner	Rockwall County Helping Hands	990 Williams St	Rockwall	TX	75087
Property Owner	Rockwall County Helping Hands	990 Williams St	Rockwall	TX	75087
Inspection Report Contact	Bill Goodman	201 W. Kaufman St	Richardson	TX	78046
Contractors					
<hr/>					
CO2025-16	Certificate of Occupancy				
01/24/2025		2059 KRISTY LN			\$76.50
02/21/2025	ISSUED				\$76.50
	Bacon Plumbing Phase II Addition				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Logan Brewer	4099 McEwen Rd, Ste 516	Farmers Branch TX		75244
Business Owner	Bacon Plumbing	2055 Kristy Lane	Rockwall	TX	75032
Property Owner	Bacon Plumbing	2055 Kristy Lane	Rockwall	TX	75032
Inspection Report Contact	Logan Brewer				

9:34:25AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2025 to 2/28/2025

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contractors					
CO2025-19	Certificate of Occupancy				
01/28/2025		2455 Ridge Rd., 101,		\$75.00	\$75.00
02/28/2025	ISSUED	Rockwall, TX 75032			
	30 Brunch House				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Jez Eun Oh	6012 Longbranch Trail	Aubrey	TX	76227
Business Owner	Richard Woo 469-769-1083	2455 Ridge Rd., 101	Rockwall	TX	75032
Property Owner	CHFSR I / Rockwall Ridge Road LP	3819 Maple Ave	Dallas	TX	75219
Inspection Report Contact	Jez Eun Oh	6015 Longbranch Trail	Aubrey	TX	76227
Contractors					
CO2025-27	Certificate of Occupancy				
02/13/2025		204 S FANNIN ST,		\$76.50	\$76.50
02/20/2025	ISSUED	ROCKWALL, TX 75087			
	Confette				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Nathan Stephens	3269 Anna Cade Cir	Rockwall	TX	75087
Business Owner	Erika Stephens 214-207-0664	204 S Fannin ST	Rockwall	TX	75087
Property Owner	LaDonna Willis	204 S Fannins St	Rockwall	TX	75087
Inspection Report Contact	Nathan Stephens	3269 Anna Cade Cir	Rockwall	TX	75087
Contractors					
CO2025-3	Certificate of Occupancy				
12/16/2024		2409 RANDAS WAY,		\$76.50	\$76.50
02/03/2025	ISSUED	ROCKWALL, TX, 75087			
	Saddle Star HOA Community Pool & Amenity Center				

9:34:25AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2025 to 2/28/2025

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Nikki Sheppard	1024 S Greenville Ave Suite 230	Allen	TX	75002
Business Owner	Saddle Star HOA	1024 S Greenville Ave Suite 230	Allen	TX	75002
Property Owner	Saddle Star HOA c/o Neighborhood Management, Inc.	1024 S Greenville Ave Suite 230	Allen	TX	75002
Inspection Report Contact	James Kindle	1740 Midway Rd	Lewisville	TX	75056
Contractors					

CO2025-7	Certificate of Occupancy				
01/07/2025		2312 Greencrest Blvd,			\$76.50
02/27/2025	ISSUED	Rockwall, TX 75087			\$76.50
	The Nail Room				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Hoa Minh Nguyen	4546 CR 2596	Royse City	TX	75189
Business Owner	Hoa Minh Nguyen 469-408-7263	2312 Greencrest Blvd	Rockwall	TX	75087
Property Owner	JLLO Asset Management	217 E Davis St	Mesquite	TX	75149
Inspection Report Contact	Hoa Minh Nguyen	4546 CR 2596	Royse City	TX	75189
Contractors					

COM2022-331	Commercial Building Permit				
01/24/2022	Certificate of Occupancy	130 LAKE MEADOWS			\$75.00
02/28/2025	ISSUED	DR, ROCKWALL, 75087			0.00
	DCP LAKE MEADOWS, LLC				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	DCP LAKE MEADOWS, LLC	9901 E. VALLEY RANCH PKWY., SUITE	Irving	TX	75063
Property Owner	DCP LAKE MEADOWS, LLC	9901 E. VALLEY RANCH PKWY., SUITE	Irving	TX	75063
Contact	Jessica Hammarbeck	9901 East Valley Ranch Pkwy, S. 1050	Irving	TX	75063

Contractors

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CERTIFICATES OF OCCUPANCY ISSUED

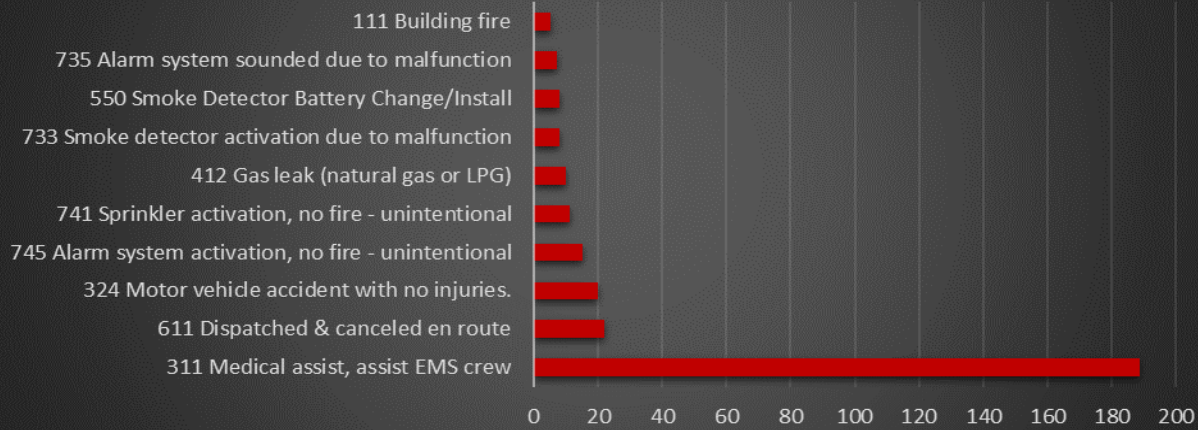
For the Period 2/1/2025 to 2/28/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number	Total SQFT		
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
	10				
Total Valuation:					
Total Fees: \$760.50					
Total Fees Paid: \$760.50					



February 2025
Monthly Report

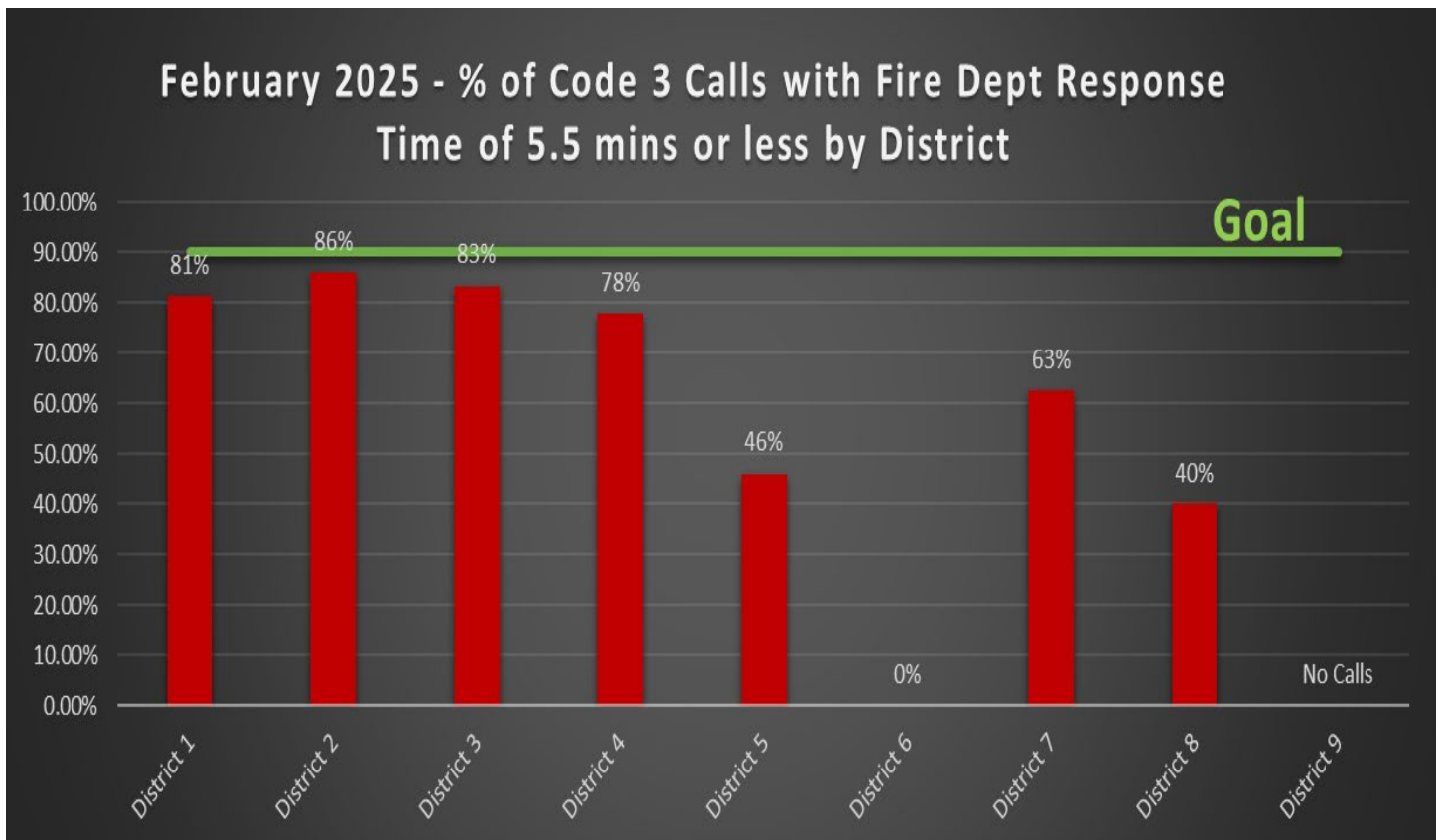
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	5
112 Fires in structure other than in a building	1
131 Passenger vehicle fire (cars, pickups, SUV's)	3
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
142 Brush or brush-and-grass mixture fire	1
150 OTHER Outside rubbish fire	1
243 Fireworks explosion (no fire)	1
311 Medical assist, assist EMS crew	189
322 Motor vehicle accident with injuries	3
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	20
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	2
400 Hazardous condition, other	1
412 Gas leak (natural gas or LPG)	10
422 Chemical spill or leak	1
424 Carbon monoxide incident	2
440 Electrical wiring/equipment problem, other	2
444 Power line down	1
445 Arcing, shorted electrical equipment	2
463 Vehicle accident, general cleanup	1
520 Water problem, other	1
522 Water or steam leak	3
531 Smoke or odor removal	1
550 Public service assistance, other	1
550 Smoke Detector Battery Change/Install	8
551 Assist police or other governmental agency	2
553 Public service	3
561 Unauthorized burning	3
600 Good intent call, other	1
611 Dispatched & canceled en route	22
622 No incident found on arrival at dispatch address	3
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	2
672 Biological hazard investigation, none found	1
700 False alarm or false call, other	3
711 Municipal alarm system, malicious false alarm	1
715 Local alarm system, malicious false alarm	1
731 Sprinkler activation due to malfunction	4
733 Smoke detector activation due to malfunction	8
735 Alarm system sounded due to malfunction	7
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	11
743 Smoke detector activation, no fire - unintentional	3
744 Detector activation, no fire - unintentional	2
745 Alarm system activation, no fire - unintentional	15
746 Carbon monoxide detector activation, no CO	1
812 Flood assessment	1
Grand Total	361

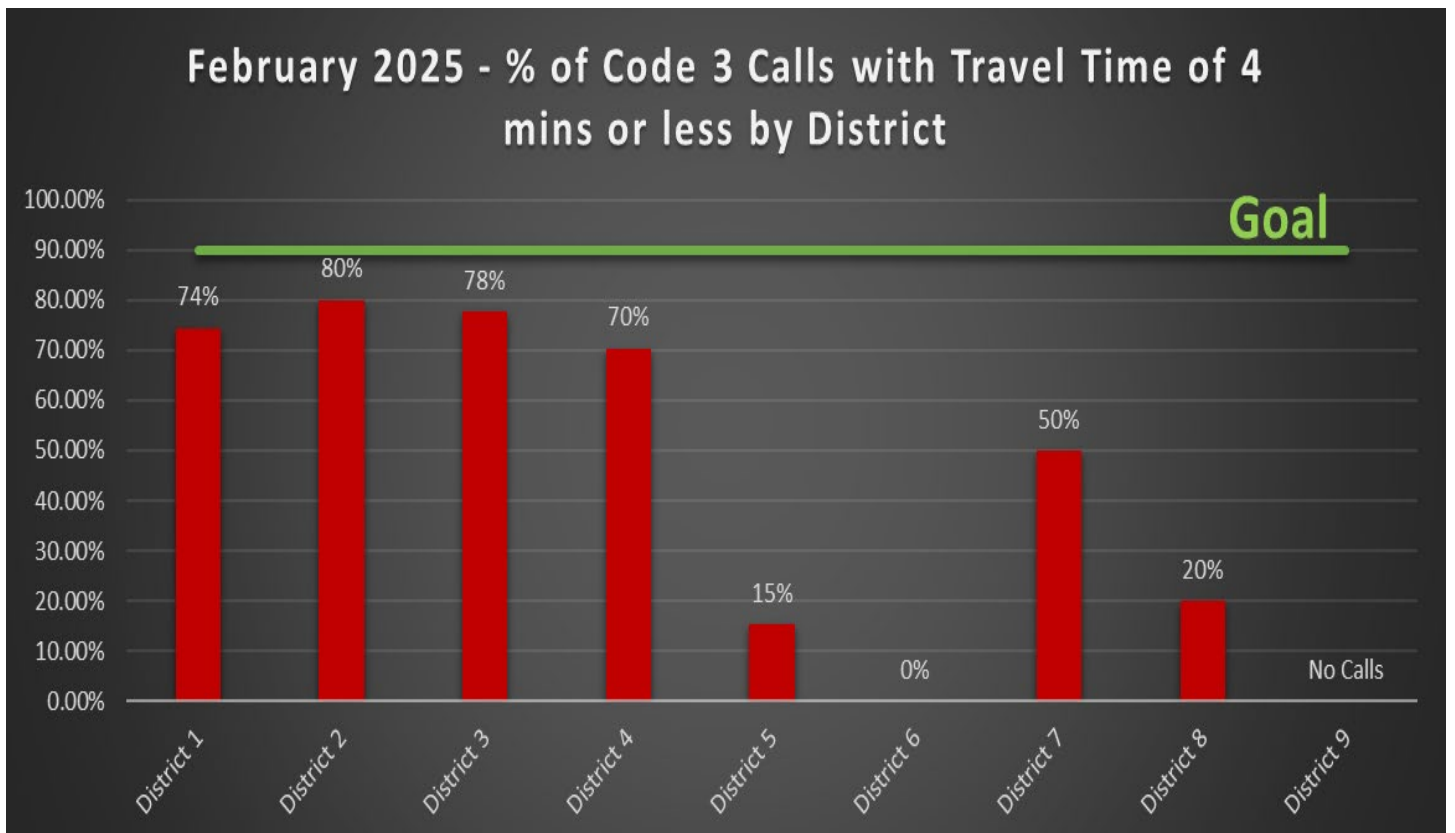
February 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	86	28%	70	0:04:30	81%	90%
District 2	100	33%	86	0:04:04	86%	90%
District 3	36	12%	30	0:04:19	83%	90%
District 4	54	18%	42	0:04:51	78%	90%
District 5	13	4%	6	0:06:05	46%	90%
District 6	2	1%	0	0:07:05	0%	90%
District 7	8	3%	5	0:05:10	63%	90%
District 8	5	2%	2	0:05:27	40%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	304	100%	241	0:04:31	79%	90%



February 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	86	28%	64	0:03:45	74%	90%
District 2	100	33%	80	0:03:15	80%	90%
District 3	36	12%	28	0:03:31	78%	90%
District 4	54	18%	38	0:03:49	70%	90%
District 5	13	4%	2	0:05:21	15%	90%
District 6	2	1%	0	0:05:56	0%	90%
District 7	8	3%	4	0:04:14	50%	90%
District 8	5	2%	1	0:04:49	20%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	304	100%	217	0:03:41	71%	90%





Total Dollar Losses

February 2025



City of Rockwall
The New Horizon

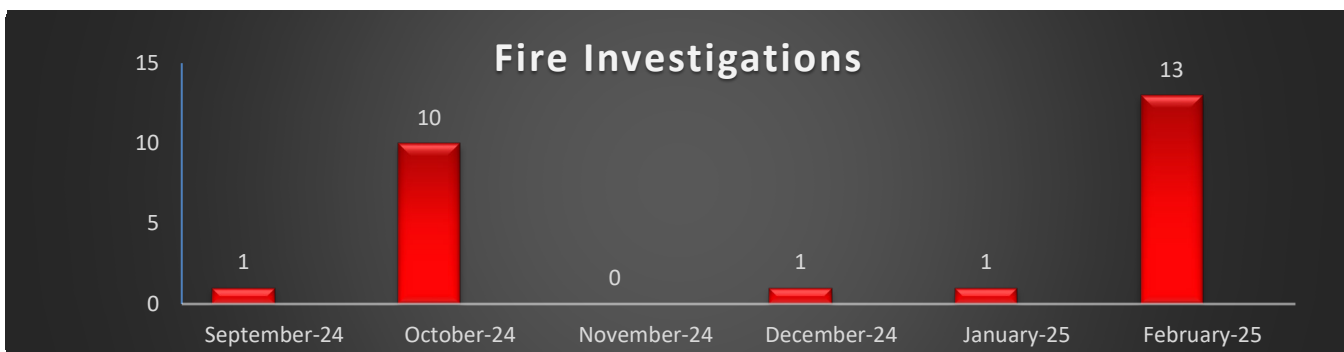
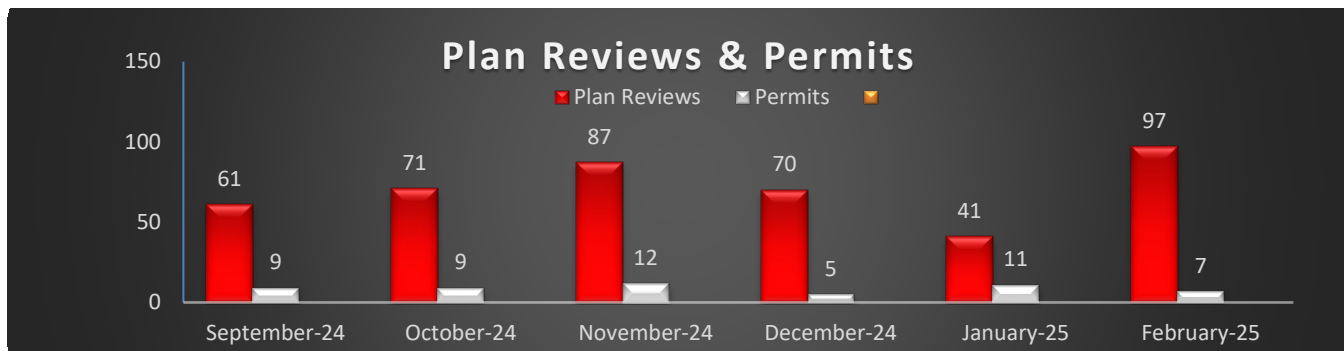
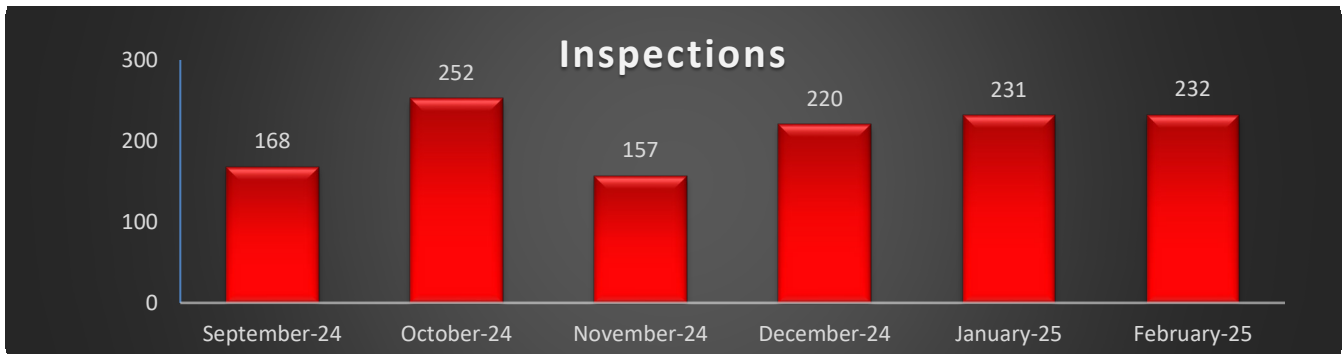
Rockwall Fire Department

Print Date/Time: 03/10/2025 10:01
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$920,770.00	\$70,000.00	\$0.00	\$990,770.00	\$0.00
Total Content Loss:	\$88,000.00	\$10,000.00	\$0.00	\$98,000.00	\$0.00
Total Property Pre-Incident Value:	\$18,149,555.00	\$460,000.00	\$0.00	\$18,609,555.00	\$0.00
Total Contents Pre-Incident Value	\$200,000.00	\$275,000.00	\$0.00	\$475,000.00	\$0.00
Total Losses:	\$1,008,770.00	\$80,000.00	\$0.00	\$1,088,770.00	\$1,008,770.00
Total Value:	\$18,349,555.00	\$735,000.00	\$0.00	\$19,084,555.00	\$0.00

Fire Prevention, Education, & Investigations Division Monthly Report February 2025





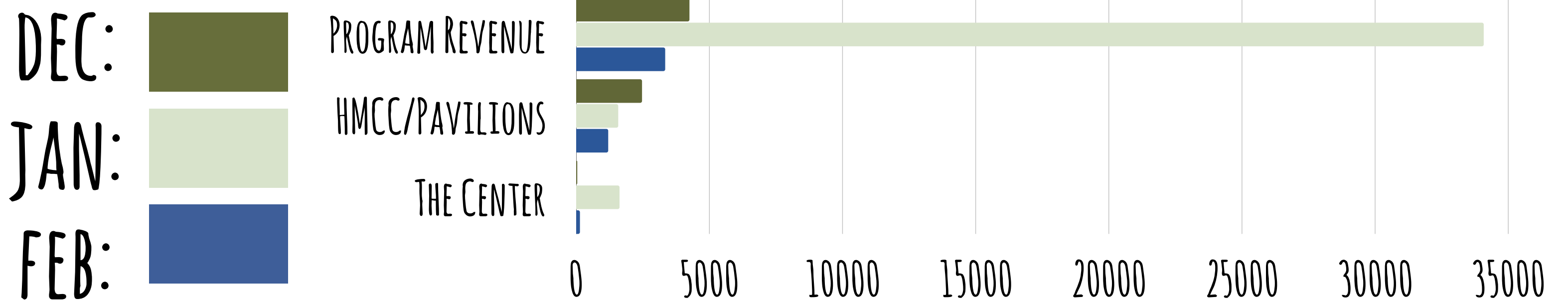
Monthly Report February 2025



SENIOR LUNCHEON
60 PARTICIPANTS



REVENUE NUMBERS



PARKS PROJECT UPDATE – FEBRUARY 2025



PIER 101 PLANTERS



LOFLAND PLAYGROUND STAIR
REPLACEMENT



FM 1141 / ALMA WILLIAMS PARK
BARN REMOVAL



66 BOAT RAMP CLEANUP

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

February-2025

ACTIVITY	CURRENT MONTH FEBRUARY	PREVIOUS MONTH JANUARY	YTD 2025	YTD 2024	YTD % CHANGE
----------	---------------------------	---------------------------	-------------	-------------	-----------------

PART I OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	1	2	0	200.00%
Robbery	1	1	2	1	100.00%
Aggravated Assault	2	1	3	9	-66.67%
Burglary	2	3	5	9	-44.44%
Larceny	36	45	81	97	-16.49%
Motor Vehicle Theft	2	3	5	5	0.00%
TOTAL PART I	44	54	98	121	-19.01%
TOTAL PART II	123	118	241	224	7.59%
TOTAL OFFENSES	167	172	339	345	-1.74%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	11	17	28	22	27.27%
D.W.I.	9	14	23	21	9.52%

ARRESTS

FELONY	17	17	34	35	-2.86%
MISDEMEANOR	55	55	110	104	5.77%
WARRANT ARREST	5	5	10	15	-33.33%
JUVENILE	7	8	15	13	15.38%
TOTAL ARRESTS	84	85	169	167	1.20%

DISPATCH

CALLS FOR SERVICE	1847	1996	3843	3869	-0.67%
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ACCIDENTS

INJURY	0	1	1	1	0.00%
NON-INJURY	85	94	179	188	-4.79%
FATALITY	0	0	0	0	0.00%
TOTAL	85	95	180	189	-4.76%

FALSE ALARMS

RESIDENT ALARMS	36	36	72	74	-2.70%
BUSINESS ALARMS	140	138	278	287	-3.14%
TOTAL FALSE ALARMS	176	174	350	361	-3.05%
Estimated Lost Hours	116.16	114.84	231	238.26	-3.05%
Estimated Cost	\$2,763.20	\$2,731.80	\$5,495.00	\$5,667.70	-3.05%

ROCKWALL NARCOTICS UNIT

Number of Cases	1
Arrests	2
Agency Assists	1
Search Warrants	2
Seized	
Cocaine	15 grams
THC	75 grams
Guns	1

Rockwall Police Department
Dispatch and Response Times
February 2025

Police Department

Priority 1	Average Response Time	Number of Calls
Call to Dispatch	0:00:51	114
Call to Arrival	0:05:58	
% over 7 minutes	30%	

Priority 2	Average Response Time	Number of Calls
Call to Dispatch	0:02:24	828
Call to Arrival	0:10:48	
% over 7 minutes	12%	

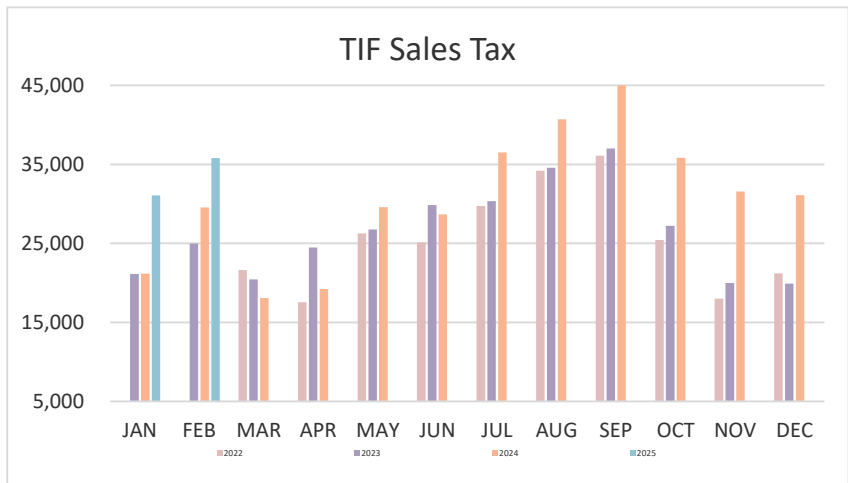
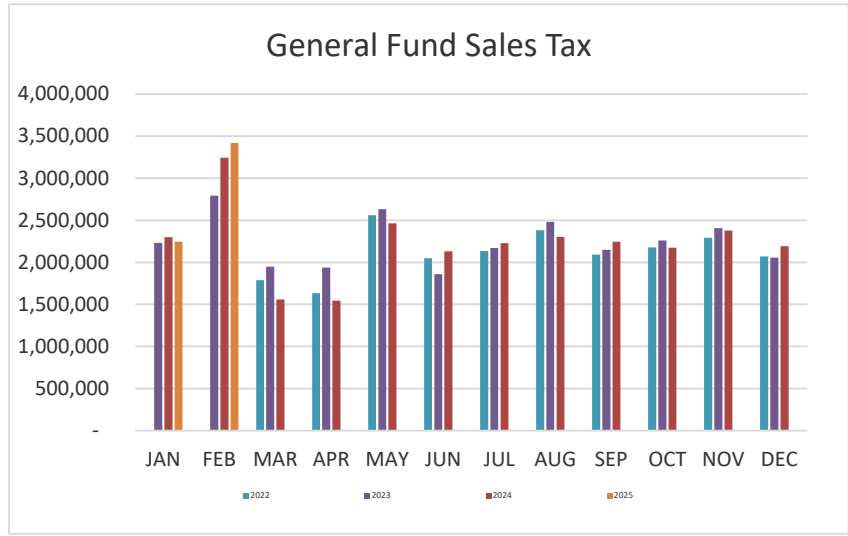
Priority 3	Average Response Time	Number of Calls
Call to Dispatch	0:01:39	51
Call to Arrival	0:11:07	
% over 7 minutes	45%	

Average dispatch response time goals are as follows:

- Priority 1: 1 Minute
- Priority 2: 1 Minute, 30 Seconds
- Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808



Notes:
 75% of total sales tax collected is deposited to the General Fund each month
 Comptroller tracks sales tax generated in the TIF and reports it monthly
 75% of TIF sales tax (city share) is pledged to the TIF