



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, August 3, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding possible sale/purchase/lease of real property on State Highway 66 and in the vicinity of downtown and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
3. Discussion regarding land acquisitions within the city limits and/or its extraterritorial jurisdiction (ETJ), pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Pastor David Goodacre, New Caldonia Baptist Church

VI. Appointment Items

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

VII. Open Forum

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

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the July 20, 2026 city council meeting, and take any action necessary.
2. **Z2026-030** - Consider the adoption of an **ordinance** for the *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary (**2nd Reading**).
3. **Z2026-033** - Consider the approval of an **ordinance** for a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary (**2nd Reading**).
4. **Z2026-035** - Consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary (**2nd Reading**).
5. **Z2026-036** - Consider a request by Antonio Tello of Tello's Creations, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary (**2nd Reading**).
6. **Z2026-037** - Consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary (**2nd Reading**).
7. Consider authorizing the City Manager to execute a professional engineering services contract with Lamb-Star Engineering, LLC. to perform the engineering design services and specifications for the Village Drive Bridge Reconstruction Project in an amount not to exceed \$1,199,983.64, to be paid for by 2018 Street Bond funds, and take any action necessary.

8. **P2026-025** - Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.
9. **P2026-027** - Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a Final Plat for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.
10. Consider approval of an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2026 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.

X. Public Hearing Items

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

1. **Z2026-031** - Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary **(1st Reading)**.
2. **Z2026-032** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of an **ordinance** for a Specific Use Permit (SUP) for Banquet Facility/Event Hall in conjunction with an existing Garden Supply/Plant Nursery on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary **(1st Reading)**.
3. **Z2026-034** - Hold a public hearing to discuss and consider a request by Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary **(1st Reading)**.

XI. Action Items

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

1. Discuss and consider a request from Elias Pope on behalf of HG Sply Co. seeking approval of a variance to the city's sign ordinance for a projection sign for the property located at 2651 Sunset Ridge Dr., and take any action necessary.

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

1. Budget Report for Quarter Ended June 30, 2026
2. Building Inspections Department Monthly Report
3. Fire Department Monthly Report
4. Parks & Recreation Department Monthly Report
5. Police Department Monthly Report
6. Roadway Projects Update
7. Sales Tax Historical Comparison
8. Water Consumption Historical Statistics

XIII. 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 28th day of July 2026 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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

Date Removed



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, July 20, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers John Hagaman, Melba Jeffus, Richard Henson, and Dennis Lewis. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. The mayor 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. Councilmember Campbell joined the meeting at 5:01 p.m.

II. Executive Session

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

1. Discussion regarding possible sale/purchase/lease of real property on State Highway 66 and in the vicinity of downtown and Boydston Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
3. **Pulled from public agenda – Public Hearing Item # 4. Z2026-033** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary **(1st Reading)**.

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:43 p.m.

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

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

V. Invocation and Pledge of Allegiance - Pastor David Spiegel, The Lakes Assembly

Pastor Spiegel delivered the invocation and led the two pledges.

VI. Appointment Items

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

Dr. Jean Conway, Chair of the P&Z Commission, came forth and briefed the Council on recommendations of

the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following Dr. Conway's briefing. The mayor thanked Dr. Conway and the Planning & Zoning Commission for all of its efforts, hard work and assistance regarding the review of the city's Comprehensive Plan.

VII. Open Forum

The mayor explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he closed Open Forum

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller made a motion to move Dr. Catherine Casteel up to a voting board member on the city's Board of Adjustments (BOA). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays. Dr. Casteel will fill the vacant seat left by Sue Conoway for a term that will run through August of 2028.

Regarding the Main Street Advisory Board, Mayor Pro Tem Moeller moved to reappoint Grant English and Chad Fogg to serve additional two-year terms through Aug. 2028. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the July 6, 2026 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the July 8, 2026 city council retreat meeting, and take any action necessary.
3. Consider approval of a resolution requesting financial assistance from the Texas Water Development Board, and take any action necessary.
4. Consider approval of an ordinance amending the Code of Ordinances in Chapter 16. *Environment.*, Article IV. *Noise.*; Division 1. *Generally*; Section 16-186. *Construction Work Hours* to add additional holidays on which construction shall not be allowed to occur, and take any action necessary. **(2nd reading)**
5. **P2026-023** - Consider a request by Michael and Jennifer Wurster for the approval of a Preliminary Plat for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Mayor Pro Tem Moeller seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL ORDINANCE NO. 26-29

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN
CHAPTER 16, *ENVIRONMENT*, ARTICLE IV. *NOISE*, DIVISION 1. *GENERALLY*,
SECTION 16-186. *CONSTRUCTION WORK HOURS* FOR THE PURPOSE OF**

ADDING ADDITIONAL HOLIDAYS ON WHICH CONSTRUCTION SHALL NOT BE ALLOWED TO OCCUR; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) 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.

X. Public Hearing Items

1. **Z2026-030** - Hold a public hearing to discuss and consider the adoption of an **ordinance** for the *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. He generally indicated that a work session was held with the City Council on June 1 at which staff went into full detail regarding all the proposed changes to the Comp Plan. So, he shared that he will not be going into great detail this evening. He then briefed the Council solely on the major policy changes, as well as the changes requested by the Planning & Zoning Commission. The process of making 5-year plan updates was first initiated in June of 2025 followed by a joint meeting with the City Council, Planning & Zoning Commission and staff in July of 2025. The Comprehensive Plan Advisory Committee (CPAC) that was appointed in July of 2025 met ten times to review the plan, ultimately voting 5-0 in April 2026 to recommend approval of the proposed changes. He noted the Council reviewed those changes in May and June 2026 and directed staff to proceed with moving forward with ultimate adoption.

Ryan went on to brief the Council on the high points of updates made to this plan. He gave indication that the update sharpens growth management strategies, reinforces community character, and aligns the implementation strategies with current conditions. He went on to explain the impacts of the plan changing from a gross density to a net density calculation for residential density and shared details of how it will now be calculated. He also explained in detail how the density requirements / calculations impact the different residentially-zoned designated areas throughout the city. He touched briefly on areas located within the city's Extraterritorial Jurisdiction (ETJ), redevelopment, and major thoroughfare corridors, such as John King Boulevard and IH-30, future thoroughfare planning, addressing aging infrastructure, future subdivisions, and downtown historic preservation. He shared that any future residential developments will have policies associated with developers not only providing park land but also amenities. Also, residential design standards (i.e. min. lot size of 10k sq. ft. as the starting point for all residential lots; stronger anti-monotony standards; senior housing;

Mr. Miller went on to state that the city's Planning and Zoning Commission had several things they wanted to see changed and/or incorporated into the plan updates. He further stated that the P&Z Commission ultimately recommended approval of the 2026 update on July 14, 2026 by a vote of 6-0 (Commissioner Hilliard absent), and that staff is now asking the City Council to consider formally adopting the plan. He noted the required public hearing advertisements had been completed for the hearing to be held this evening, and that staff and the City Attorney were available for questions.

Following his briefing, the mayor opened the public hearing, asking if anyone would like to come forth and speak at this time.

Bob Wacker - 309 Featherstone - Rockwall, TX

Mr. Wacker came forth and indicated he served on the previous as well as this most recent Comprehensive

Advisory Review Board. He thanked Council for the ability to serve in this regard. He went on to share comments, in part, indicating that one of the most important efforts in the future will be to update the city's Master Thoroughfare Plan. He is concerned that once the city reaches a certain population, TXDOT will likely turn over the state-owned roadways and traffic lights to the city, and the city needs to be prepared for such. Especially considering some of the budget constraints we are facing, roadways will remain an important topic the city needs to focus on. He also briefly commented on manufactured homes.

There being no one else indicating a desire to speak, the mayor then closed the public hearing.

Mayor McCallum then provided compliments and expressed gratitude to Planning Director, Ryan Miller, and his staff, as well as the advisory committee for all of their hard work on this process, which has taken just over a year to complete. He went on to comment that this Comp Plan is the number one reason he ran for mayor because we were not doing enough to control density. He generally expressed that better defining the net density calculation was vital as was ensuring that the minimum lot sizes will be 10k sq. feet, which is essentially quarter acre sized lots. He stressed how critical he has viewed the matters, especially pertaining to ensure less density moving forward. He commented that the Dallas Builders' Association wrote him and expressed opposition to this Comp Plan being approved this evening; however, that is exactly why he personally will be voting in favor of this plan. He went on to provide comments on the various, specific aspects of this updated Comp Plan that will be advantageous to the city and its residents, although it will not necessarily be appealing to developers. One of the next things on the list of things to do is to revisit the city's Downtown Plan, especially related to redevelopment as well as preservation. The City will also be revisiting the city's Thoroughfare Plan, as taking care of roadways is a necessity. He again thanked staff, the Planning & Zoning Commission and the Comprehensive Plan Advisory Committee for all of the hard work and long hours invested into updating this plan. He also thanked the rest of the Council.

Councilmember Lewis stated he agrees with nearly everything the mayor said. He said that he personally lives on an 8,000 square foot lot, and 'we are not bad people.' He indicated he has grandkids, and they have room to play when visiting his house. So, the minimum square footage the updated plan calls for does cause him some concern. He believes the City is losing population related to 18 to 38 year olds, and one of the major reasons why 'cities die on the vine' is because the young population goes away. He went on to remind everyone that the State has taken away most of the city's ability to annex land. He went on to share that he is going to vote in favor of the plan, but he does still have heartburn on the minimum lot size, as that tacks on an additional \$10k to \$40k for a new home, and he does believe that, although that may not be a lot of money for some people, it is a lot of money for others. He essentially believes that this adversely impacts that critical aged population of 18 to 38 year olds.

Councilmember Jeffus thanked staff as well as the commissioners and board members who put in time and effort into updating this plan. She went on to express that she is so excited to be here this evening voting on this updated Comp Plan, and she is strongly in support of voting 'yes' on its approval this evening.

Councilmember Hagaman thanked Council and the committees that put in time and work on updating this plan. He is proud to be an American, especially on the 250th anniversary, and he is proud to be a Rockwall resident this evening as Council moves to adopt this updated plan. He does not have concern that the Dallas Builders Association does not like this plan – this is not Dallas, and they can stay on the other side of the lake if they don't like it. He spoke about the character of the city, including downtown preservation efforts, and expressing gratitude for the historic church having been purchased by the city and the efforts being put into it being preserved. He is excited, in part, to see cul-de-sacs reincorporated into this updated Comp Plan, as he believes that those sorts of streets create better neighborhood environments, especially for kids and families. He also gave positive comments regarding tightening anti-monotony standards so that more truly

custom neighborhoods will result. This Council is definitely focused on getting things done and notably 'moving the needle.' Perhaps past Council's have put up 'bumpers' (bowling analogy), mainly relying on staff, but hitting a lot of strikes. Comparatively speaking, this Council has definitely taken charge and pushed forth efforts that have been positive towards moving the needle in a positive, tangible way. He is 100% in support of this updated Comp Plan.

Mayor McCallum pointed out that in the past, developers were using the prior Comp Plan that was in place to 'hamstring' the prior Councils. He believed developers were manipulating every part of that 'rule book' that they could. He went on to reiterate the various ways in which this plan will be far more beneficial for the city and its future.

Councilmember Campbell thanked the Comp Plan Advisory Committee for all of its hard work. She also thanked the city's Planning Department and staff members for all of their hard work. She pointed out that all of this work was done without the assistance of a consultant. Recalculation of the density is great as well as putting emphasis on infrastructure and traffic. She would like to see the city put a lot more focus on things such as downtown preservation. She has a little bit of concern about raising density to SF-10, which will be about a 2,200 square foot home (which is currently about the average size of homes we currently have here in Rockwall). She is concerned about the pricing that will be associated with homes on lots of this size, as it will likely negatively impact younger families with kids, and it's those types of families that help support our schools and our local economy. She emphasized the need to ensure we do not totally lock out that type of age group. Also, we need to ensure that seniors have housing options that will allow them to downsize homes when the time comes. She cautioned there may be some real world consequences that may result from these changes.

Councilmember Henson thanked everyone for their efforts on updating this plan. He then spoke regarding density, pointing out that is one of the reasons why he ran for Council. He knows that some neighborhoods, such as Chandlers Landing, do have higher density. That neighborhood, as well as certain portions of The Shores, have a lot of amenities on site (i.e. marinas, sandy beaches, the Rockwall Golf and Athletic Club). However, for the last 15 years or so, developers have utilized the city's Comp Plan to have higher density neighborhood developments while not really providing amenities. He believes the City needs lower density as a starting point. Then, certainly if a developer wants to propose something with higher density while also proposing a lot of good amenities, those sorts of proposals can be considered.

Mayor Pro Tem Moeller indicated that he does not want to regurgitate all that the other Councilmembers have articulated this evening. However, he does want to thank the city staff and the volunteers who were involved in this update, as a lot of time and effort was put in by a lot of people.

Mayor McCallum briefly spoke about a conversation he recently had with his 30-year old daughter who is married and has his grandson as part of their family. He indicated that, although her family cannot yet afford the house that they would want in Rockwall, they essentially view it as an aspirational goal for the future someday. Also, his son, who is 29 years old is a homeowner in Rockwall – a condo with a view along the lake. He expressed that, although it's not always easy, living in Rockwall is possible, and protecting our city and our neighborhoods is really important.

Mayor McCallum then moved to approve Z2026-030. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN
ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.**

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

2. **Z2026-031** - Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller gave indication the applicant has requested to table this item (to the Aug. 3, 2026 meeting). Mayor McCallum then moved to table this item. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **Z2026-032** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. Following Mr. Miller's briefing, it was discovered that the applicant was not present. Therefore, Mayor McCallum moved to table this item to the August 3, 2026 city council meeting. Councilmember Hagaman seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2026-033** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. On September 1, 2026, SB785 -- which was adopted by the State Legislature during the 89th Legislative Session -- is set to take effect. In short, this bill prohibits cities from completely banning Manufactured Homes. More specifically, the bill requires cities to allow new HUD Code Manufactured Homes 'by right' in a zoning district -- either within an existing zoning district or a newly created zoning district -- that is currently depicted on the City's official zoning map. A full copy of SB785 was provided to Council in the informational meeting packet. Staff proposed to address the requirements of SB785 by allowing new HUD Code *Manufactured Homes by-right* in the city's Single-Family Estate 4.0 (SFE-4.0) District. According to Subsection 03.04, *Single-Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. He went on to further explain additional aspects of the new legislation, indicating that the City is able to still require a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in cases where a property, that is zoned Single-

Family Estate 4.0 (SFE-4.0) District, is located within 500-feet of an established subdivision.”

To maintain compliance with the intent of this bill, staff also proposed the following *Conditional Land Use Standards* and definitions for new HUD Code *Manufactured Housing*:

PROPOSED CHANGES TO SUBSECTION 02.03, *CONDITIONAL LAND USE STANDARDS*, OF ARTICLE 04, *PERMISSIBLE USES*, OF THE UDC are as follows:

(18) *Manufactured Home*

(a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.

(b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-4.0) District as outline in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.

(d) Only a new HUD Code *Manufactured Home* shall be permitted. A *Manufactured Home* shall bear all required certification labels and comply with Chapter 1201 of the *Texas Occupations Code (as amended)*. *Mobile Homes* and *Manufactured Homes* constructed prior to June 15, 1976 shall *not* be permitted.

(e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer’s installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.

(f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home (if any)* shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.

(g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*.

Mr. Miller also pointed out the following PROPOSED CHANGES TO SECTION 02.01, *GENERAL DEFINITIONS*, OF ARTICLE 13, *DEFINITIONS*, OF THE UDC (*CHANGES TO EXISTING SECTION*) as follows:

(76) *Manufactured Home* or HUD Code *Manufactured Home*. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, *Manufactured Housing*, of the Texas Occupational Code.~~ A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development pursuant to the *National Manufactured Housing Construction and Safety Standards Act* of 1974, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. The term shall have the same meaning provided by Chapter 1201, *Manufactured Housing*, of the Texas Occupations Code. The term does *not* include a mobile home, recreational vehicle, travel trailer, park model, modular home,

industrialized housing unit, temporary housing unit, or any structure otherwise excluded from the definition of a *Manufactured Home* under Chapter 1201 of the Texas Occupations Code.

78) Mobile Home. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code.~~ A structure that was constructed before June 15, 1976, that was transportable in one (1) or more sections and designed to be used as a dwelling. The term does not include a Manufactured Home as defined above.

Following Mr. Miller's briefing on this item, Mayor McCallum asked Mr. Miller if both of our State legislators voted in favor of this. Mr. Miller shared that, yes, they did.

Mayor McCallum then opened the public hearing, but no one indicated a desire to come forth and speak. So, the mayor closed the public hearing.

Mayor Pro Tem Moeller then moved to approve Z2026-033. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

5. **Z2026-034** - Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary (**1st Reading**).

Mayor McCallum moved to remand this item back to the Planning & Zoning Commission. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

6. **Z2026-035** - Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained that according to the Rockwall Central Appraisal District (RCAD), the subject property was previously developed with a 3,150 SF single-family home that was constructed in 1983. However, that residence was

recently destroyed by fire, prompting the applicant to begin the process of reconstructing a single-family home on the property, with the lot currently being vacant. Mr. Miller shared that the proposed home is to be constructed the same as the last home was and on the same, existing foundation. Council is being asked to consider the size, location, and architecture of the proposed home as compared to existing, nearby residential homes. Since the new home is proposed to be the same as the last one, it does appear to meet these standards. He went on to explain that staff mailed out 61 notices to adjacent owners and occupants located within 500' of the subject property. The nearby HOA was also notified, and – to date – staff has received two notices in favor of the applicant's request. Also, the city's Planning & Zoning Commission has voted 6 to 0 to recommend approval of this request to Council this evening.

The mayor called forth the applicant and opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating a desire to speak, he then closed the public hearing.

Ernesto Mario Castro, the applicant, briefly came forth.

Councilmember Lewis moved to approve Z2026-035. Councilmember Campbell seconded the motion and extended heartfelt sympathy to the homeowner regarding the loss of her entire home, which was a major loss. Following Councilmember Campbell's comments, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-4XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1430-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK G, NORTHSORE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

7. **Z2026-036** - Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information on this agenda item. The applicant is proposing to construct a one-story, 2,486 square foot, single-family residential home within the Lake Rockwall Estates Subdivision. Council is being asked to consider the size, location and architecture of the proposed home. Staff has provided a housing analysis, and the proposed home does appear to be similar to

the existing homes, and it does appear to meet most all the requirements with the exception of the proposed garage orientation. It does not meet minimum setback requirements, and it is proposed to be front-entry. However, this is not a-typical for some of the newer homes in this particular subdivision. One hundred-seventy notices were mailed to owners and occupants located with 500' of the subject property, and one notice was received back in favor of the request. In addition, the city's Planning & Zoning Commission has recommended approval of this request by a vote of 6 to 0.

Mayor McCallum opened the public hearing, asking if anyone would like to speak. However, no one indicated such. So he closed the public hearing.

The applicant came forth and stated his name and address as follows: Antonio Tello - 821 Riverwood Road Dallas, TX.

Mayor McCallum then moved to approve Z2026-036. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-4XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 884-A OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

8. **Z2026-037** - Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at

the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District but were also granted the ability to continue the current land use on each of the properties (i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties). On August 18, 2014, the City Council approved a site plan [Case No. SP2014-017] to allow the construction of a 5,000 SF building on the subject property. On January 17, 2017, the City Council approved a site plan [Case No. SP2017-002] to allow the construction of a 4,996 SF building on the subject property. The applicant -- Eric Little of CPIV-354 Ranch Trail, LLC -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow additional land uses on the subject property at 3275 & 3285 Springer Road. The requested land uses include *Custom and Craft Work, Research and Technology or Light Assembly, Carpet and Rug Cleaning, Light Assembly and Fabrication, Light Manufacturing, Printing and Publishing, and Warehouse/Distribution Center*. The provided letter specifies that the requested land uses be permitted *by-right* on the subject property.

Staff mailed 78 notices to property owners and occupants in or within 500-feet of the subject property the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices with regard to the applicant's request. On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 6-0, with the condition that only the requested by-right land uses be permitted, and with Commissioner Hilliard absent.

The Mayor opened the public hearing, calling forth the applicant, who stated his name and address as follows:

Alex Montono - 2709 Albatros Lane - Fort Worth, Texas.

The mayor asked if anyone would like to speak during the public hearing. There being no one indicating such, he then closed the public hearing.

Following brief questions and answers between Council and staff, Councilmember Lewis moved to approve Z2026-037. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] 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 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A

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

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

XI. Action Items

1. Discuss and consider a request from Elias Pope on behalf of HG Sply Co. seeking approval of a variance to the city's sign ordinance for a projection sign for the property located at 2651 Sunset Ridge Dr., and take any action necessary.

Building Official Jeffrey Widmer indicated that the representative associated with this agenda item got his dates mixed up and is not able to be present this evening due to this misunderstanding. So Mayor McCallum moved to table this item. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Adjournment

Mayor McCallum adjourned the meeting at 7:35 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 3rd DAY OF AUGUST, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas [*the City*], states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall adopted the *OURHometown Vision 2040 Comprehensive Plan* on December 3, 2018 by *Ordinance No. 18-48* after holding the required public meetings as stipulated by Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code*; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the *OURHometown Vision 2040 Comprehensive Plan* through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

WHEREAS, the City Council of the City of Rockwall realizes that the *OURHometown Vision 2040 Comprehensive Plan* is intended to be a *living document* that requires updates to account for changes in the community resulting from growth; and

WHEREAS, the City Council of the City of Rockwall directed staff to prepare an update to the *OURHometown Vision 2040 Comprehensive Plan* in June 2025; and

WHEREAS, the City Council of the City of Rockwall appointed a new citizen action committee (*i.e. Comprehensive Plan Advisory Committee [CPAC]*) on July 7, 2025, consisting of nine (9) citizens of the City (*i.e. seven [7] voting members and two [2] alternate members*) to assist staff in reviewing the *OURHometown Vision 2040 Comprehensive Plan*; and

WHEREAS, on July 24, 2025 the Planning and Zoning Commission and City Council held a joint meeting to identify the areas of the Comprehensive Plan that the citizen action committee would need to address through the update; and

WHEREAS, the *OURHometown Vision 2040 Comprehensive Plan* serves as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

SECTION 1. The *OURHometown Vision 2040 Comprehensive Plan* as approved is hereby amended in accordance with *Exhibit 'A'* of this ordinance, and the resulting document shall be the *Comprehensive Plan* for the City of Rockwall;

SECTION 2. The *OURHometown Vision 2040 Comprehensive Plan* shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

SECTION 3. 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 3RD DAY OF AUGUST, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 20, 2026

2nd Reading: August 3, 2026

Exhibit 'A'
2026 Update to the
OURHometown Vision 2040 Comprehensive Plan

CITY OF ROCKWALL

ORDINANCE NO. 26-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] to create a *Manufactured Home* land use and allow this land use in the Single-Family Estate 4.0 (SFE-4.0) District in compliance with SB785; and,

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

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, are heretofore amended, be and the same are hereby amended as specifically described in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance;

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

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

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

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 20, 2026

2nd Reading: August 3, 2026

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE	
the home compared to the existing housing in the Established Subdivision. (e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision. (12) <u>Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).</u> (a) The <i>Short-Term Rental</i> shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. <i>Banquet Facility/Event Hall</i> which includes meeting halls and wedding venues) as stipulated by the <i>Permissible Use Charts</i> contained within this Article. (b) In order to establish and operate a <i>Short-Term Rental (Owner Occupied Single-Family Home, Townhome, or Duplex)</i> in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances. (13) <u>Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).</u> (a) <i>Short-Term Rentals</i> that are <i>Non-Owner-Occupied</i> shall not be located within 1,000-feet of another <i>Short-Term Rental</i> that is <i>Non-Owner Occupied</i>; however, <i>Short-Term Rentals</i> that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to July 1, 2024 shall be exempted from the proximity requirements. (b) <i>Short-Term Rentals</i> that are <i>Non-Owner-Occupied</i> that do not meet proximity requirements may be considered on a <i>case-by-case</i> basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a <i>Short-Term Rental</i> that is <i>Non-Owner-Occupied</i> the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing <i>Short-Term Rentals</i> on the adjacent residential properties and their occupants. (c) The <i>Short-Term Rental</i> shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. <i>Banquet Facility/Event Hall</i> which includes meeting halls and wedding venues) as stipulated by the <i>Permissible Use Charts</i> contained within this Article. (d) In order to establish and operate a <i>Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)</i> in the City of Rockwall, a permit and registration shall be required in accordance with the	requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances. (14) <u>Short-Term Rental (Apartment or Condominium).</u> (a) The number of <i>Short-Term Rentals</i> permitted within an <i>Apartment Complex, Condominium Building</i>, or any other multi-family structure -- as defined by this land use in <i>Article 13, Definitions, of this Unified Development Code (UDC)</i> -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a <i>Condominium Building</i> consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as <i>Short-Term Rentals</i>. In cases where there is a remainder in the number of units, the number of units shall round up (e.g. $25\text{-Units} \times 5.00\% = 1.25\text{-Units}$ or 2-Units). (b) In order to establish and operate a <i>Short-Term Rental (Apartment or Condominium)</i> in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances. (15) <u>Single-Family Attached Structure.</u> (a) See Section 03, Residential Districts, of Article 05, District Development Standards. (b) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards. (16) <u>Single-Family Detached Structure.</u> (a) See Section 03, Residential Districts, of Article 05, District Development Standards. (b) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards. (17) <u>Single-Family Zero Lot Line Structure.</u> (a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure. (b) See Section 03, Residential Districts, of Article 05, District Development Standards. (c) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards. (18) <u>Manufactured Home</u> (a) A single <i>Manufactured Home</i> shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property. (b) The <i>Manufactured Home</i> shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

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4.0) District as outline in <u>Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.</u> (c) The <i>Manufactured Home</i> shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the <i>Manufactured Home</i> shall be a minimum of 1,800 SF. (d) Only a new HUD Code <i>Manufactured Home</i> shall be permitted. A <i>Manufactured Home</i> shall bear all required certification labels and comply with Chapter 1201 of the <i>Texas Occupations Code (as amended)</i>. <i>Mobile Homes</i> and <i>Manufactured Homes</i> constructed prior to June 15, 1976 shall <u>not</u> be permitted. (e) A <i>Manufactured Home</i> shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances. (f) The area between the finished floor of the permanent concrete foundation and the finished floor of the <i>Manufactured Home (if any)</i> shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied. (g) All other aspects of the <i>Manufactured Home</i> not expressly addressed in this section should conform to <u>Section 03.01, General Residential District Standards, of Article 05, District Development Standards.</u> (48)(19) <u><i>Private Sports Court with Standalone or Dedicated Lighting.</i></u> (A) A <i>Private Sports Court</i> includes any <i>Sports Court</i> that is separated from the primary structure or an existing residential driveway that is intended to be used for sports such as -- <i>but not limited to</i> -- tennis, pickleball, basketball, volleyball, or similar activities for the property owner and/or their guests. A <i>Private Sports Court</i> does <u>not</u> include basketball courts or similar sports facilities that are attached to the primary structure or that make use of the existing residential driveway. (B) A <i>Private Sports Court</i> shall be situated behind the primary structure, not situated within any easements, and be setback a minimum of ten (10) feet from all property lines. (C) All dedicated lighting associated with a <i>Private Sports Court</i> on a residential property shall be on a standalone light pole a maximum of 14-feet in height with lighting standards that are fully cutoff and shielded and directed downward towards the surface of the court. In addition, light standards should be oriented in such a manner as to minimize light spillage and glare that could affect adjacent properties.	(D) All dedicated lighting associated with a <i>Private Sports Court</i> on a non-residential property shall adhere to the requirements of <u>Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Performance, of the Unified Development Code (UDC).</u> (19)(20) <u><i>Townhouse.</i></u> (a) See <u>Section 03, Residential Districts, of Article 05, District Development Standards.</u> (b) See the standards for the Two-Family (2F) District <u>Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.</u> (20)(21) <u><i>Urban Residential.</i></u> (a) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses. (b) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure. (C) <u><i>Institutional and Community Service Land Uses.</i></u> (1) <u><i>Assisted Living Facility.</i></u> (a) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see <i>Group or Community Home</i> in Subsection 02.03(C)(5). (2) <u><i>Church/House of Worship.</i></u> (a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses. (3) <u><i>Congregate Care Facility/Elderly Housing.</i></u> (a) A Congregate Care Facility/Elderly Housing facility may have up to two (2) units for on-site managers, which contain full kitchen facilities. (b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care). (c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs. (4) <u><i>Daycare with Seven (7) or More Children.</i></u> (a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.
ARTICLE 04 PERMISSIBLE USES	PAGE 4-5

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE	Reference Article 13, Definitions	CONDITIONAL USE REFERENCE	Article 04, Permissible Uses	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS	
LAND USES						Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District
LEGEND:	Land Use NOT Permitted OR for Overlay Districts Refer to Base Zoning District																									
	Land Use Permitted By-Right	P																								
	Land Use Permitted with Conditions	P																								
	Land Use Permitted Specific Use Permit (SUP)	S																								
	Land Use Prohibited by Overlay District	X																								
	Land Use Permitted as an Accessory Use	A																								
	Residential Garage		17		14 & 15	A	A	A	A	A	A	A	A	A	A	A										
	Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit		18		16	A	A	A	A	A	A	S	S	S	P											
	Home Occupation		19		17	P	P	P	P	P	P	P	P	P	P	P										
	Limited-Service Hotel		20		18																S					
Full-Service Hotel		21		19																S						
Residence Hotel		22		20																S						
Motel		23		21																S						
Multi-Family Development or Structure		24		22																S						
Portable Building		25		23		P	P	P	P	P	P	P	P	P												
Residential Infill in an Established Subdivision		26		24		S	S	S	S	S	S	S	S	S	S											
Short-Term Rental (Owner-Occupied, Single-Family Home, Townhome, or Duplex)		27		25		P	P	P	P	P	P	P	P	P	P	S										
Short-Term Rental (Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex)		28		26		P	P	P	P	P	P	P	P	P	P	S										
Short-Term Rental (Apartment or Condominium)		29		27		P	P	P	P	P	P	P	P	P	P	S										
Single-Family Attached Structure		30		28																						
Single-Family Detached Structure		31		29		P	P	P	P	P	P	P	P	P	P											
Single-Family Zero Lot Line Structure		32		30																						
Manufactured Home		33		31				P																		
Private Swimming Pool		34		32		A	A	A	A	A	A	A	A	A	A	A										
Private Sports Court with Standalone or Dedicated Lighting		35		33		A	P	P	P	S	S	S	S	S	P	S										
Townhouse		36		34																						
Urban Residential		37		35																						
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES			202(C)																							
Assisted Living Facility		41		41																						
Blood Plasma Donor Center		42		42																						

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

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE 	
been properly filed of record. (63) <u>Lot Area, Minimum</u>. The smallest allowable size of a parcel of land as specified by the zoning district. (64) <u>Lot, Corner</u>. A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official, or as specified on an approved plat, and has a front yard setback adjacent to each street. (65) <u>Lot Depth</u>. The length of a line connecting the midpoints of the front and rear lot lines. (66) <u>Lot, Double Frontage, or Through Lot</u>. A lot abutting on two (2) nonintersecting public streets as distinguished from a corner lot. These lots have a front yard setback adjacent to each street. (67) <u>Lot, Frontage</u>. The length of street frontage between property lines. (68) <u>Lot, Interior</u>. A lot whose side lot lines do not abut upon any public street. (69) <u>Lot, Irregular</u>. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees. (70) <u>Lot Lines</u>. The lines bounding a lot as defined herein. (a) <u>Front Lot Line</u>. The property line between the front yard(s) and the contiguous street right-of-way boundary. (b) <u>Rear Lot Line</u>. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line. (c) <u>Side Lot Line</u>. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street. (71) <u>Lot of Record</u>. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording. (72) <u>Lot, Reverse Corner</u>. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots. (73) <u>Lot Width</u>. The horizontal distance between side property lines, which cannot be less than the minimum lot width -- <i>per the zoning district</i> -- at any point on the lot. (74) <u>Lots in Separate Ownership at the Time of the Passage of this Unified Development Code (UDC)</u>. A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code (UDC) was derived. (75) <u>Maneuvering Space</u>. The space entirely on private property	required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way. (76) <u>Manufactured Home or HUD-Code Manufactured Home</u>. A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development pursuant to the <i>National Manufactured Housing Construction and Safety Standards Act</i> of 1974, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. The term shall have the same meaning provided by dwelling structure meeting the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code. The term does <u>not</u> include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, temporary housing unit, or any structure otherwise excluded from the definition of a manufactured home under Chapter 1201 of the Texas Occupations Code. (77) <u>Masonry</u>. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block. <u>Masonry Materials</u>. • Brick. • Natural or Quarried Stone. • Cast or Cultured Stone (<i>Outside of Overlay Districts ONLY</i>). • Glass Block or Glass. • Tile. • Custom Concrete Masonry Units (CMU; <i>Normal or Heavy Weight Blocks with an Integral Color that is Sandblasted, Burnished or has a Split Face</i>). (78) <u>Mobile Home</u>. A dwelling structure meeting the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code. A structure that was constructed before June 15, 1976, that was transportable in one (1) or more sections and designed to be used as a dwelling. The term does not include <i>Manufactured Home</i> as defined above. (79) <u>Modular Homes</u>. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services. (80) <u>Municipal Uses</u>. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers. (81) <u>Non-Conforming Use, Building or Yard</u>. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal non-conforming use if established prior to the passage of this Unified Development Code (UDC). (82) <u>Non-Permeable Coverage</u>. Coverage with a non-permeable
ARTICLE 13 DEFINITIONS	PAGE 13-5

CITY OF ROCKWALL

ORDINANCE NO. 26-33

SPECIFIC USE PERMIT NO. S-404

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1430-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK G, NORTHSORE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF AUGUST, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 20, 2026

2nd Reading: August 3, 2026

Exhibit 'A':
Location Map

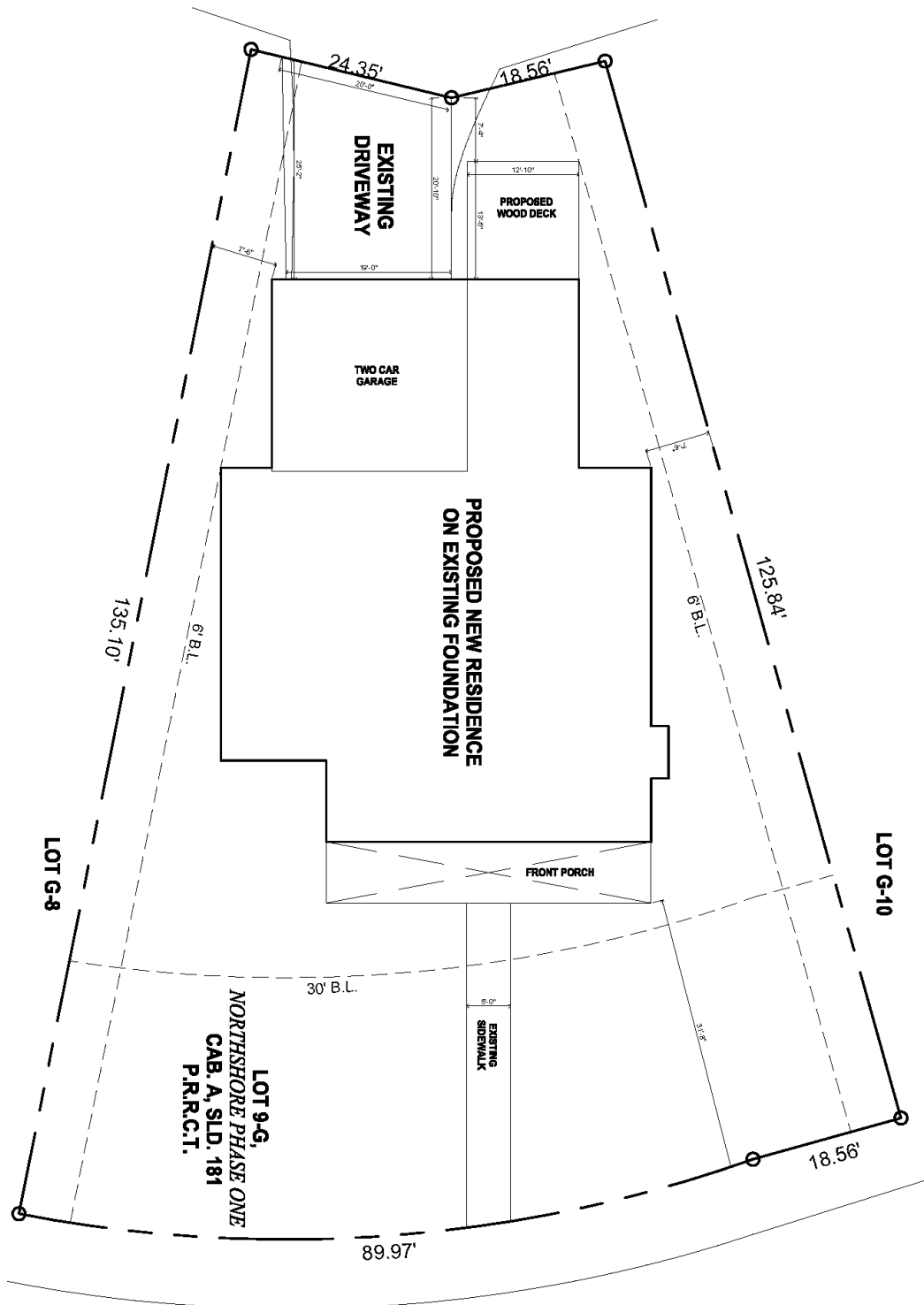
Address: 210 Alta Vista Drive

Legal Description: Lot 9, Block G, Northshore #1 Addition



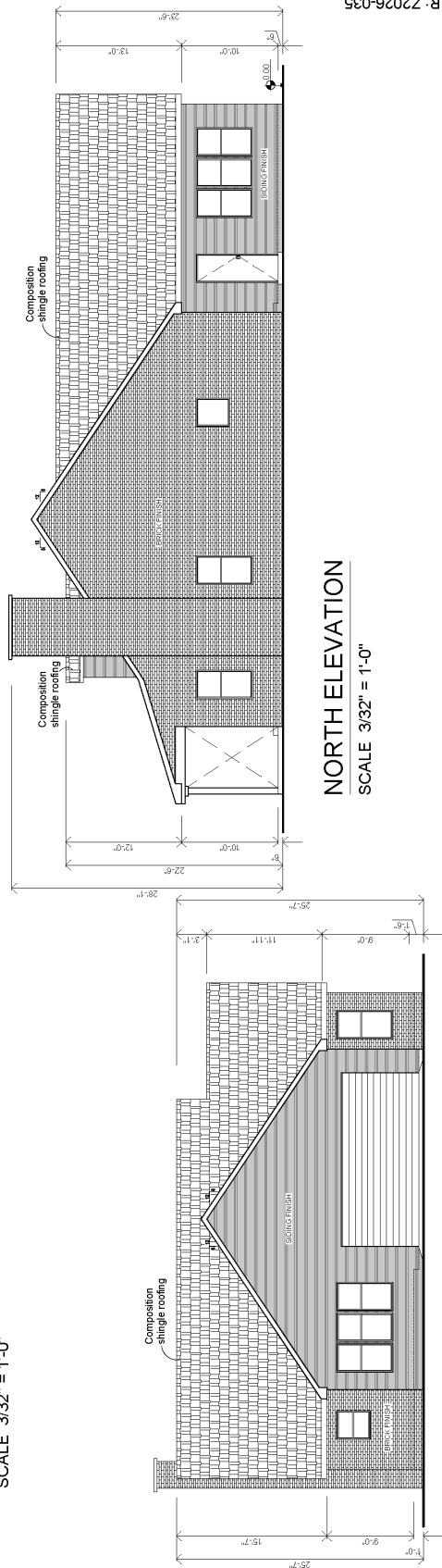
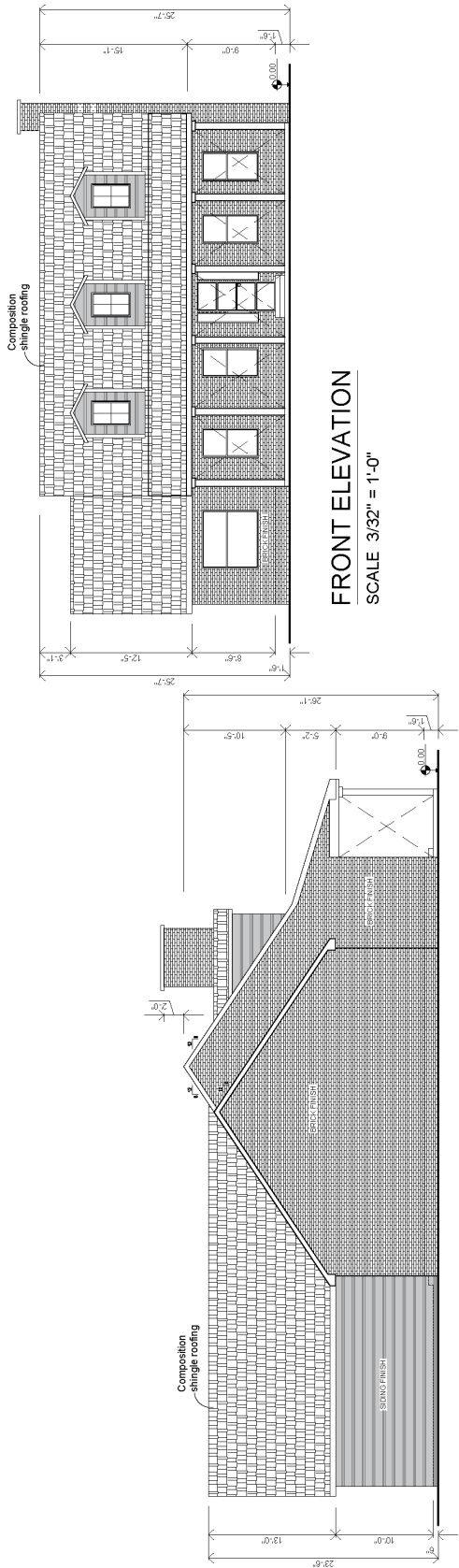
Exhibit 'B':
Residential Plot Plan

Alley



210 Alta Vista Drive

Exhibit 'C':
Building Elevations



3F NUMBER: 72026-035

CITY OF ROCKWALL

ORDINANCE NO. 26-34

SPECIFIC USE PERMIT NO. S-405

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 884-A OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Antonio Tello of Tello's Creations, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884-A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF AUGUST, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 20, 2026

2nd Reading: August 3, 2026

Exhibit 'A':
Location Map

Address: 353 Blanche Drive

Legal Description: Lot 884-A of the Rockwall Lake Estates #2 Addition

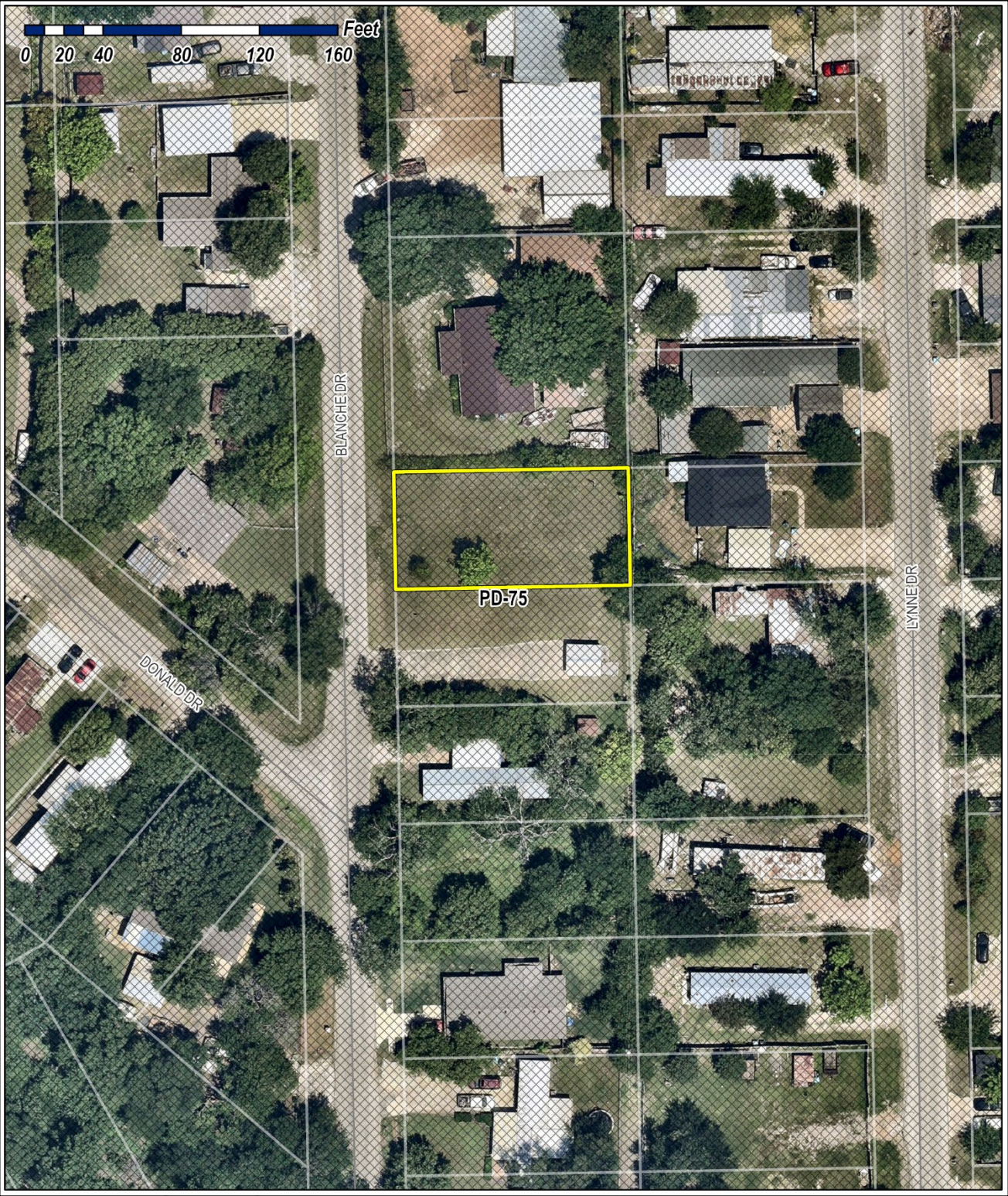


Exhibit 'B':
Residential Plot Plan

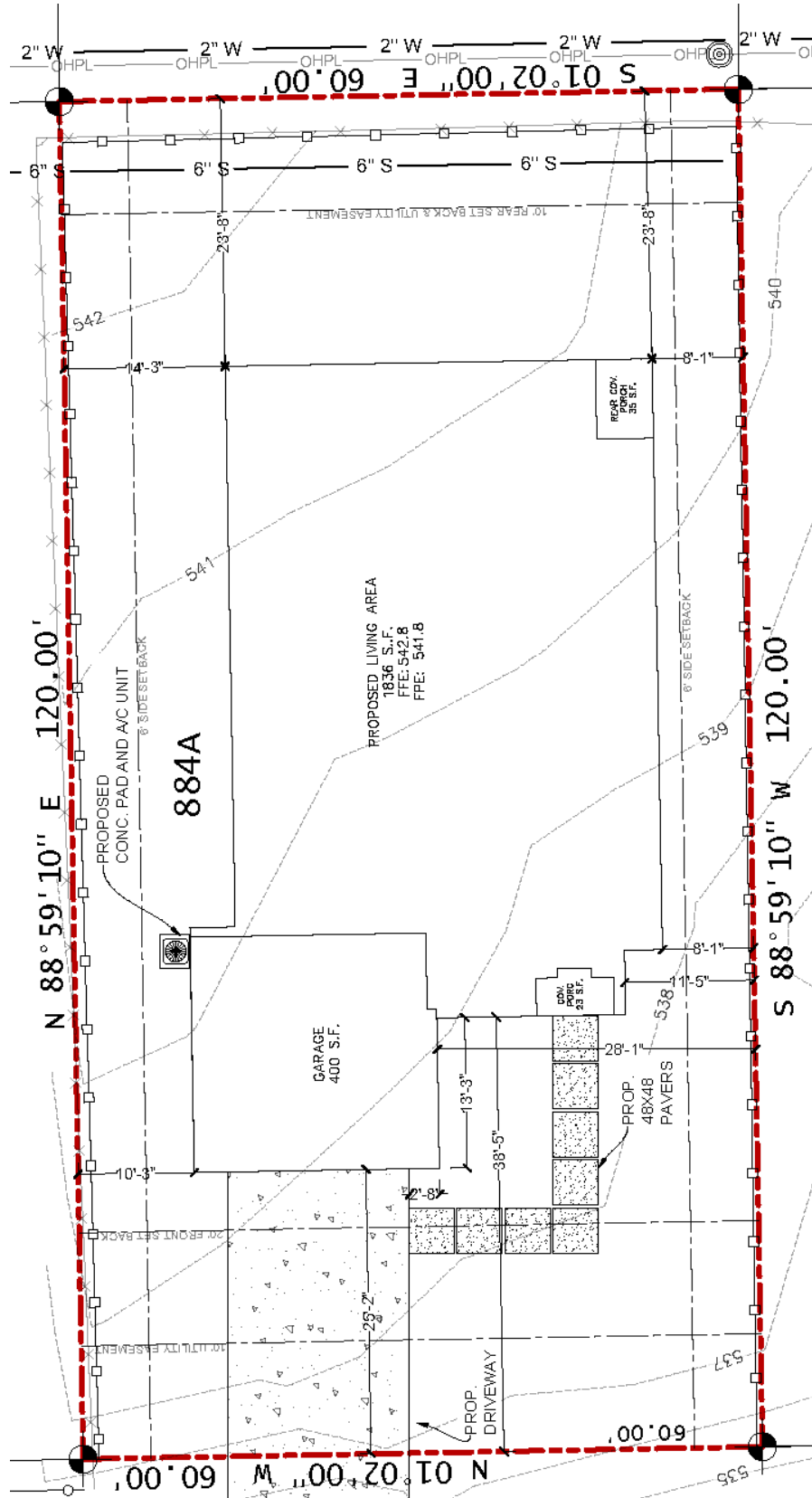


Exhibit 'C':
Building Elevations

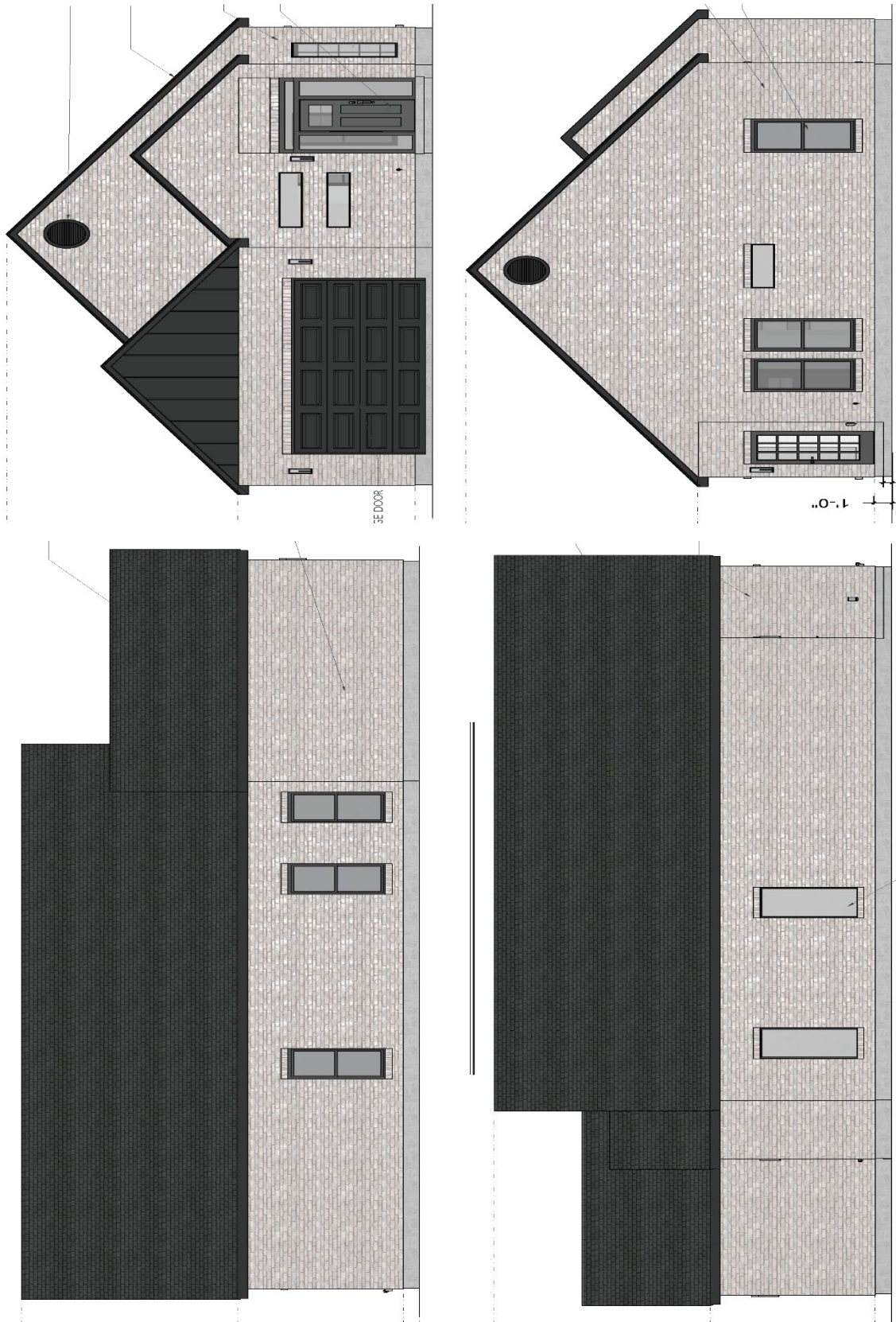


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 26-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] 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 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* 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 Eric Little of CPIV-354 Ranch Trail for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for the purpose of allowing additional land uses on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 25-12*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described 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 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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 [*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 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 [*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;

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 3RD DAY OF AUGUST, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 20, 2026

2nd Reading: August 3, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

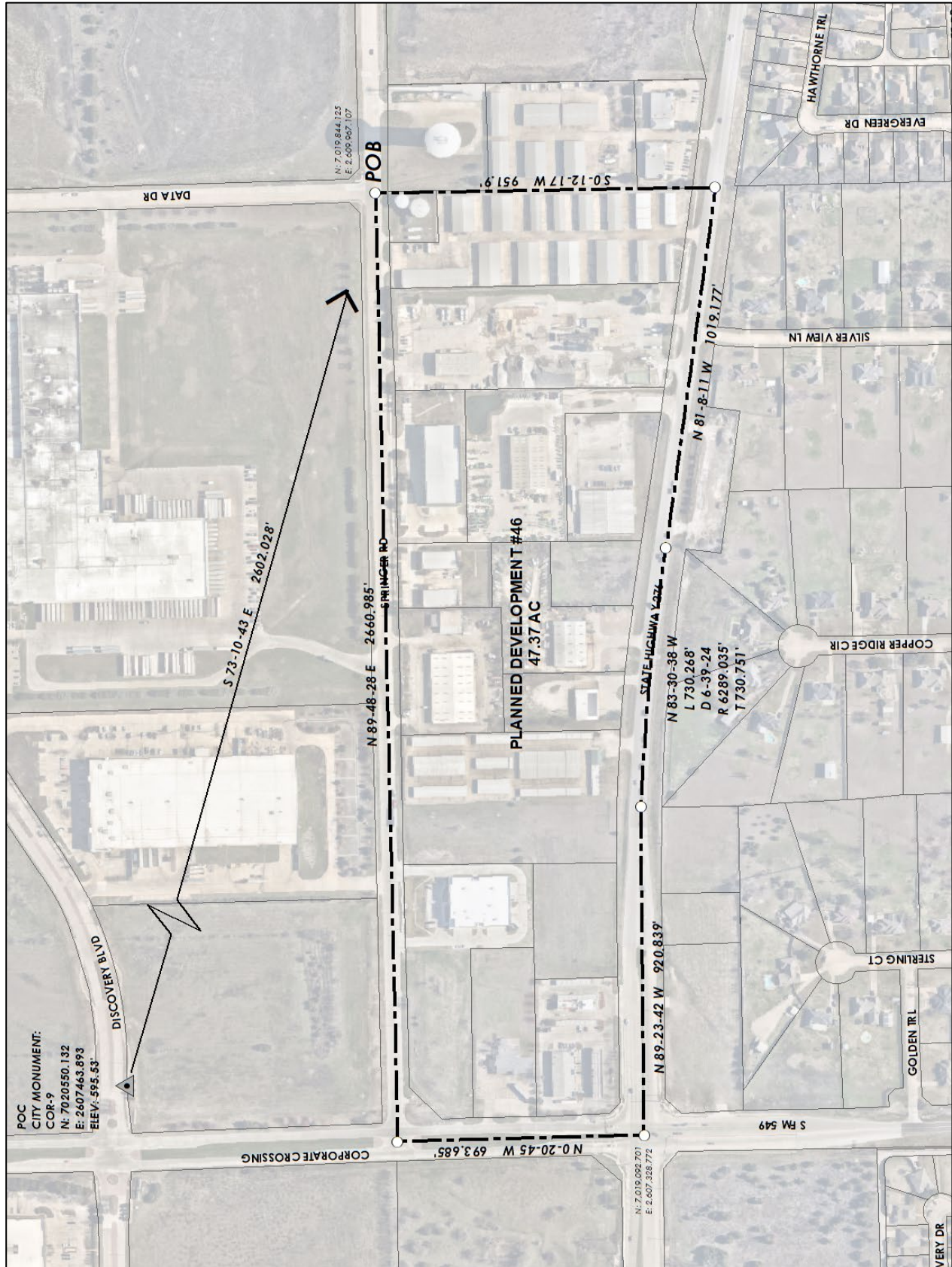


EXHIBIT 'B':
Concept Plan

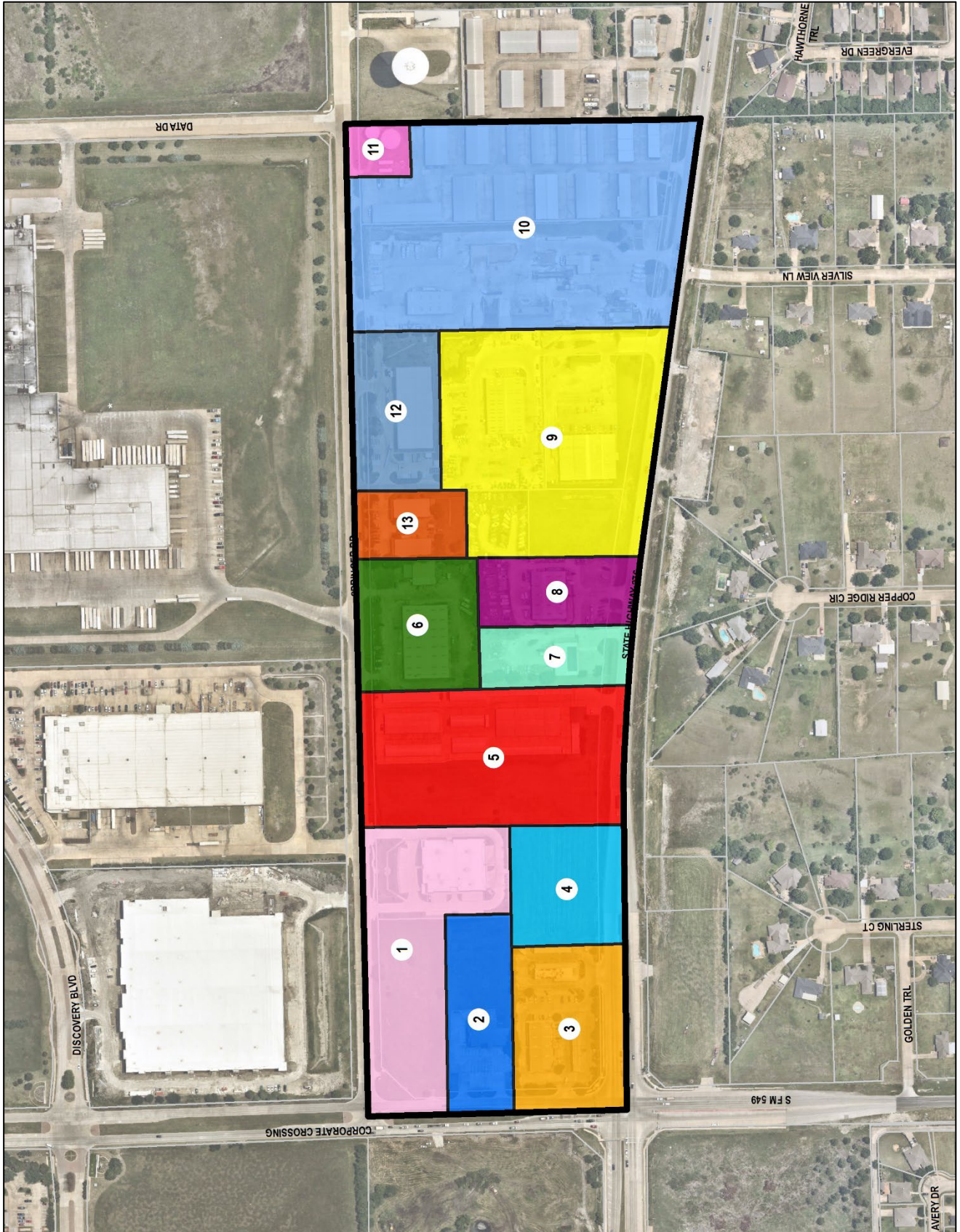


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 25-12*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 25-12* with the exception of adding land uses to *Tract 13* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*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; however, the following shall apply on the corresponding tract:
- (a) The following land uses shall be permitted By-Right:
- (1) Tract 3 [Tract 2, Lot 02].
 - ☒ Minor Automotive Repair Garage
 - (2) Tract 5 [Tract 2, Lot 06].
 - ☒ Mini-Warehouse
 - (3) Tract 6 [Tract 2, Lot 03].
 - ☒ Heavy Construction/Trade Yard
 - (4) Tract 7 [Tract 2, Lot 08].
 - ☒ Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in *Figure 1* below.
- (2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

EXHIBIT 'C':
PD Development Standards

(5) Tract 8 [Tract 2, Lot 07].

- ☒ New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- ☒ Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- ☒ Concrete Batch Plant
- ☒ Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- ☒ Warehouse

(9) Tract 13 [A Portion of Tract 2, Lot 00].

- ☒ Warehouse
- ☒ Light Assembly and Fabrication
- ☒ Light Manufacturing

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*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.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*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.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager

FROM: Amy Williams, P.E. Director of Public Works/City Engineer

DATE: August 3, 2026

SUBJECT: Professional Engineering Services Contract – Village Drive Bridge Reconstruction Project

Village Drive bridge was constructed in 1971 for the Lakeside Village Addition. In 2022, the City had an assessment performed on the bridge. This assessment revealed abutment backwall movement/cracking, approach slab movement, surface deck cracking, and girder spalling due to pressure caused by abutment backwall movement.

Staff requested Lamb-Star Engineering, LLC. to conduct survey and engineering services for the reconstruction of Village Drive Bridge. The project is approximately 500 feet in length and located north of Horizon Road and IH30 intersection in Rockwall County. The proposed improvements are to reconstruct the existing two-lane bridge to four-lane bridge with sidewalk over the DGNO/UPRR Railroad. The engineering fee to reconstruct Village Drive Bridge is \$1,199,983.64. The funding of this project will be provided by the 2018 Street Bond funds.

Staff is requesting City Council consideration authorizing the City Manager to initiate the professional engineering services with Lamb-Star Engineering, LLC. to perform the engineering design services and specifications for the Village Drive Bridge Reconstruction Project in an amount not to exceed \$1,199,983.64, and take any action necessary.

AW:jw

Cc:
Joey Boyd, Assistant City Manager
Jonathan Browning, P.E., CFM, Civil Engineer
File

STATE OF TEXAS

COUNTY OF ROCKWALL



PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Lamb-Star Engineering, LLC, ("ENGINEER"), located at 3801 Parkwood Boulevard, Suite 550, Frisco, Texas, 75034, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Village Drive Bridge Replacement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed One million, one hundred ninety-nine thousand, nine hundred eighty-three dollars and 64/100 dollars (\$1,199,983.64) and billed as a lump sum basis per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant

to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – \$100,000
Bodily Injury by Disease - \$500,000 (policy limits)
Bodily Injury by Disease - \$100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

\$2,000,000 General aggregate limit

\$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

\$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars (\$1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. INDEMNIFICATION

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY

PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS (\$1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY

Amy Williams, P.E.

Director of Public Works/City Engineer

City of Rockwall

385 S. Goliad Street

Rockwall, Texas 75087

ENGINEER

Jill Van Hoewyk, P.E.

Project Manager

Lamb-Star Engineering, LLC

3801 Parkwood Blvd., Suite 500

Frisco, Texas, 75034

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between CITY and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Engineer waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

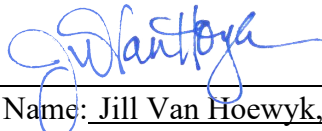
If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 28 day of July 2022.

Lamb-Star Engineering, LLC

By: 
Name: Jill Van Hoewyk, P.E.
Title: Project Manager

EXECUTED in triplicate originals on this ____ day of _____ 2022.

ATTEST:

City of Rockwall, Texas

Mary Smith
City Manager

ATTACHMENT “A”

Scope of Service

ATTACHMENT "A"

ENGINEERING SERVICES

VILLAGE DRIVE BRIDGE REPLACEMENT
Marina Drive to Laguna Drive

Project Understanding

The City of Rockwall has requested **Lamb-Star Engineering, LLC** to conduct survey and engineering services for the reconstruction of Village Drive Bridge. The project is approximately 500 feet in length and located north of Horizon Road and IH30 intersection in Rockwall County. The proposed improvements are to reconstruct the existing two-lane bridge to four-lane bridge with sidewalk over the DGNO/UPRR Railroad.

The Engineer shall provide engineering services required for the preparation of plans, specifications and estimates (PS&E) and related documents and bridge construction inspection, for Bridge replacement. These services may include preparing roadway and bridge design, hydrologic and hydraulic design, utility design (water & sewer), survey, utility coordination, geotechnical data collection, environmental documentation necessary to support the design process.

The scope of work for this proposal includes the following tasks and deliverables.

Task 1: Project Management

The Engineer will provide the following supporting management and coordination efforts associated with the project as required to successfully execute the Tasks included in this portion of the project. The estimated number of meetings below are intended as a starting assumption for level of effort.

- A. Prepare and maintain project schedule and communication protocol for weekly updates to the City, as well as provide monthly invoicing.
- B. Prepare risk analysis for the project to discuss with the City and identify critical potential risk factors, consequences, and mitigation measures.
- C. Process project deliverables through Consultant Quality Management Plan for internal review.
- D. Prepare for and attend (in-person or by conference) the following anticipated or potential meetings and be available for additional communication.
- E. Management of sub-consultants, including SUE, environmental, and right-of-way acquisition.
- F. Coordinate with and incorporate data made available by the City of Rockwall.
- G. Facilitate initial kick-off meeting with City to understand major constraints known by the City and stakeholders as they may relate to alignment, right-of-way acquisition, known obstacles within the project limits, historical data, etc.

Task 2: Topographic Survey and Survey Control

The Engineer will provide the following services for acquisition of data for design and plan preparation:

- A. Establish horizontal and vertical survey control points referencing the City of Rockwall or Rockwall County monument system, if available, (NAD 83 and NAVD 88) and make them available to the contractor for construction.
- B. Provide topographic survey of the project corridor from Lakeside Village gated entrance to the south side of Laguna Drive intersection. Topographic survey will also include 100' of Marina Drive and 100' of Laguna Drive.
- C. Provide topographic survey along project corridor roughly 850 LF in total roadway length, to be inclusive of connecting pavement transitions and allow for adequate existing conditions to be shown beyond the limits of design.

- D. The survey corridor width will be limited to existing ROW along Marina Drive and Laguna Drive. The survey corridor width along Village Drive will include topographic survey inside the Lakeside Village community property as well as inside the property at the Snuffer's location. Tree surveys are not included in scope of work.
- E. For use in the bridge design, topographic cross sections of the railroad ROW shall be surveyed up to 75 LF each side of Village Drive. Survey of the top of rail for the railroad will be obtained for 1050' on each side of Village Drive.
- F. For use in the bridge design, substructure features of existing bridge shall be collected to include columns, beams, bents and bent caps and abutments.
- G. Survey shall include existing drainage system details of roadside ditches, culverts, storm sewers, outfall flow lines. Survey shall include visible and located improvements such as fences, driveways, landscape areas, etc.
- H. Right-of-Entry agreements shall be procured by City for each private property along the corridor. All agreements are to be secured and provided to Engineer prior to beginning survey efforts.
- I. Right-of-Entry agreements with the railroad shall be procured by the Engineer.

Task 3: Existing Right-of-Way (ROW) and Easement Surveys

The Engineer will provide the following information for the existing road corridor.

- A. Utilize recorded plats, deeds, and easements of record referenced in current title reports provided by the City and/or County. We estimate that there will be 2 parcels total for the full corridor of the project. Engineer will also use any additional records referenced in the documents provided by deed and encumbrances research, appraisal district information and callouts in adjoining deeds to help establish the existing right-of-way and easements.
- B. Field locate front and rear property corners and right-of-way monumentation to help establish existing right-of-way for the project corridor.
- C. Property lines, easement lines and right-of-way lines will be displayed on the topographic survey deliverable in conjunction with topographic data collected.
- D. Right-of-Entry agreements shall be procured by City and/or County to each private property along the corridor. All agreements are to be secured and provided to Engineer prior to beginning survey efforts.
- E. The City and/or County is to provide all existing records, plats, and maps of easements and rights-of-way along and adjacent to Village Drive, Marina Drive and Laguna Drive.

Task 4: Proposed Right-of-Way and Easement Survey Documents

Based on City-approved Preliminary design documents, the Engineer will provide the following information:

- A. Prepare survey exhibit and legal description for each respective required right-of-way parcel. We estimate 1 parcels in total will be required. Documents will be prepared in 8.5" x 11" format.
- B. Provide preliminary right-of-way survey documents to City for coordination with landowners.
- C. Provide preliminary right-of-way and easement survey documents to City for coordination with landowners.
- D. Upon direction from City, provide final signed and sealed right-of-way survey documents that are to accompany legal documents. The City shall provide their standard legal document language.
- E. After final documents are submitted, further revisions are considered outside the scope of this proposal.
- F. Temporary and/or permanent field staking of parcels is not included in this scope of the proposal.

Task 5: Design and Plan Preparation (PS&E)

Based on the results of the horizontal alignment study and upon authorization from the City, the Engineer shall provide the necessary engineering and technical services for the preparation of plans, specifications, and estimates (PS&E) for the construction of the project. The project will be prepared in conformance with City & County requirements. The construction plan sets shall contain the drawings, details, and applicable standards required to describe the grading, paving, drainage, structures, signing, utilities, pavement marking, delineation, sequence of construction, and traffic control for this construction project. PS&E will be submitted in four iterations, 30% (Schematic), 60%, 90% and approved for bid.

- A. General Design: Cover Sheet, Index, General Notes, and Estimated Quantities.
- B. Removal Plans: prepare layouts to delineate and quantify the limits of removals for pavement, drainage, structure and miscellaneous items.
- C. Roadway Plans: prepare typical sections, horizontal geometric sheets, survey control sheets, roadway plan & profile drawings, sidewalks, storm sewer, drainage area map, utility adjustments. Roadway cross-sections will be provided at 50' intervals with 4 cross-sections per plan sheet. Driveway cross sections will be evaluated but not included in the plan set.
- D. Bridge plans: Bridge Layout, typical sections, abutment detail, bent detail, girder unit and framing plans.
- E. Drainage Plans: Existing and proposed drainage areas maps will be prepared. Hydrologic and hydraulic calculations will be performed for the proposed roadway cross drains and the parallel linear subsurface drainage system. Plan and profile sheets will be produced showing the proposed drainage improvements.
- F. Utility plans: design of sanitary sewer and waterline relocations. (See Task 14)
- G. Erosion Control Plan: prepare base map for the limits of the project along for the contractor to utilize in his preparation of the Storm Water Pollution Prevention Plan.
- H. Traffic Control Plans (TCP): prepare a TCP to include all geometry required to facilitate the movement of vehicles through the work zone at a reduced speed limit as well as work zone typical sections, and lane markings.
- I. Signing & Pavement Markings: Prepare marking layouts, quantities, and sign types.
- J. Include relevant City of Rockwall standard details. If City does not have necessary standard details, then the plans will reference NCTCOG standard details/specifications.
- K. Exhibit A plans: prepare Exhibit A to coordinate/submit to DGNO, UPRR (Possibly DART) companies.
- L. Deliverable for this Task shall include:
 - a. Preliminary Plans and Final Plans (PDF of 11"x17")
 - b. Opinion of Probable Construction Cost (OPCC)

Task 6: Bid Phase Services

The Engineer will support the City during the construction phase as follows:

- A. The Engineer will support the City during the bid phase with the preparation of a Project Manual (bid proposal, specifications, contract documents, insurance requirements, etc).
- B. Bid Phase Services (coordination with plan rooms, electronic services, bid proposal, contractor correspondence and response to RFI and submittal of addenda, bidding or construction meetings, review and analysis of bids, preparation of bid tabulation, review of lowest bidder qualifications, etc).

Task 7: Structural Bridge Design and Plan Preparation (PS&E)

- A. The Engineer shall prepare the bridge layout plan and detail sheets (exclude steel beam bridge) and shall determine/coordinate location of each soil boring needed for foundation design with Geotech sub.
- B. The Engineer shall comply with all relevant sections of the latest editions of bridge design manuals and AASHTO bridge design specifications. Each bridge layout sheet shall include bridge typical sections, structural dimensions, abutment and bent locations, superstructure and substructure types. The Engineer shall locate and plot all soil borings and utilities, and for staged construction indicate limits of existing bridge for removal.
- C. The Engineer shall prepare bridge quantities estimates and specification in accordance with relevant manuals. The Engineer shall prepare each structure design and develop detailed structural drawings of all required details in compliance with relevant manuals.

Task 8: Right-of-Way and Easement Acquisition

Based on City-approved final right-of-way and easement documents, the Engineer intends to team with ORC for Infrastructure for all ROW and Easement acquisition associated with the project and will provide the following:

- A. Facilitate and manage the coordination of appraisal company responsibilities.
- B. Work directly with the project management and engineering team, survey, appraisers, and City staff.

- C. Review draft appraisals and title commitments upon receipt
- D. Produce all documents necessary for acquisition (i.e. – Notice of Intent/Landowner Bill of Rights Letter, Initial Offer Letter, Final Offer Letter, Memorandum of Agreement, Warranty Deed and/or Easement)
- E. Send out Initial Offer Letters by Certified Mail/engage in negotiations
- F. Send out Final Offer Letters by Certified Mail (when necessary)
- G. Enter into Memorandums of Understanding/Purchase Agreement with Stakeholders
- H. Provide documents for Eminent Domain proceedings to City or designated attorney (when necessary)
- I. Attend Closings at title company/deliver closing documents to City for execution
- J. Ensure recorded documents and title insurance is delivered to City

Task 9: Environmental

The Engineer intends to team with LJA Environmental Services (LJAES) Inc for environmental related activities associated with the project.

- A. Informal Meetings and Coordination
LJAES is responsible for directing and coordinating activities associated with the environmental services, including necessary coordination with local and/or state agencies. Appropriate communication will be maintained between LJAES and the Client. LJAES will attend up to four (4) virtual meetings and one (1) in-person meeting with the Client to discuss relevant project issues. Engineer will organize and maintain the project records.
- B. Waters of the United States Delineation
LJAES will conduct professional services to delineate of waters of the United States, including wetlands, which may be affected by the project. Work will also include preliminary screening and confirmation that no other wetland areas will be involved with the project as presently proposed. A wetland ecologist, or equivalently qualified person, will delineate the jurisdictional limits of any identified stream or on-channel pond based on 33 CFR 328.3[e], delineate the jurisdictional limits of any potential wetlands based on the 1987 USACE Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual, and current Regulatory Guidance Letters. The boundaries of water features identified in the field will be recorded with a handheld Global Positioning System (GPS) unit. A summary report will be prepared describing the methodology and results of the investigation, so that the report may satisfy the jurisdictional determination requirement for a nationwide permit pre-construction notification (PCN), should one be warranted.
- C. Threatened and Endangered Species Assessment
Research of available data will determine potential protected species and their preferred habitat. Species-specific surveys will not be covered in this scope of services. Habitat surveys are designed to determine whether the site contains preferred protected species habitat and the likelihood of the presence of that species. The conclusions will state the likelihood of protected species being potentially impacted by the project and whether additional species-specific surveys or coordination with the US Fish and Wildlife Service (USFWS) and/or Texas Parks and Wildlife Department (TPWD) would be required to determine if any potential habitat is occupied with potential to be affected.
- D. Cultural Resources Archival Review
LJAES will perform basic archival research of available online resources, including the Texas Historical Commission's (THC) Texas Archeological Sites Atlas and Texas Historic Sites Atlas online databases, the Texas Department of Transportation's (TxDOT) Historic Resources Aggregator online database, the National Park Service's (NPS) online National Register Information System (NRIS), and other relevant archives for information on previous cultural resources investigations conducted in the vicinity of the project area and previously recorded cultural resources within and in the vicinity of the project area. LJAES will also review historical, geological, topographic, and soil maps and aerial photographs to evaluate the potential for encountering cultural resources within the project area. Desktop archival studies will examine a 1.0-mile radius surrounding the project area.

Assuming the desktop deliverable is for agency (THC) consultation:

A written agency consultation letter will be prepared summarizing the results of desktop research, evaluating the potential for known and/or previously unrecorded prehistoric and historic-age cultural resources, including project maps depicting the locations of known cultural resources (not for public disclosure), and requesting the agency's determination regarding potential further cultural resources investigations necessary for compliance with the Antiquities Code of Texas and/or Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. The letter will be submitted for initial review to the client and, with the client's approval, to the THC and/or other applicable regulatory agencies for review and comment. The THC has 30 days to review submissions; federal agency timeframes are often tied to the overall permitting process and may take longer.

If the THC and/or other applicable regulatory agencies determine that no further investigations, such as a cultural resources survey, are required, the project would be complete and the client would be in compliance with the Antiquities Code of Texas and/or Section 106 of the NHPA. If additional cultural resources investigations are determined to be necessary, a supplemental proposal and cost estimate would be provided.

Task 10: Subsurface Utility Engineering (SUE)

Lamb-Star Engineering will provide all SUE-related activities associated with the project.

- A. All Subsurface Utility Engineering (SUE) work shall be in accordance with the quality level definitions found in ASCE Standard ASCE 38-02 and be shown on existing utility layout sheets depicting utility type and quality level.
- B. The scope of this proposal includes Quality Level "A", "B", "C" and "D" SUE. Utilities to be designated include gas, telecommunications, electric, traffic signals, water, and sanitary sewer (Up to QL-C). Visible surface features including sanitary manholes (with invert information), water valves, water meters, fire hydrants, telephone pedestals, power poles, down conduits, gas line markers, etc., will be included. Investigation of overhead utilities are included. Storm sewer is excluded. Designating will be performed within the full existing and proposed project corridor. Utilities will be depicted at their achieved quality levels.
- C. Deliverables shall consist of a MicroStation (.dgn) CAD file depicting the achieved utility quality levels and signed utility layout sheets.
- D. Three (3) QL "A" test holes are included in the budget. Test hole locations will be coordinated with the City once the QL "B" SUE deliverable has been reviewed and design efforts are underway. Test holes will be completed using non-destructive vacuum excavation and surveyed to obtain horizontal and vertical utility locations. Backfill will consist of native material only. A test hole summary sheet will be provided as the deliverable.
- E. Any necessary Right-of-Entry (ROE) permits, including railroad ROE, will be provided by the City prior to the start of the field work. Permitting, licensing, bonds, etc., will not be required by the client and/or agencies to complete the SUE investigation.
- F. Traffic control such as lane closures, shoulder closures, etc. are not included.

Task 11: Geotechnical Investigation and Report

- A. The geotechnical investigation performed for the project will consist of field and laboratory investigations and an engineering report prepared by a Registered Professional Engineer. The purpose will be to make recommendations for bridge foundation design.
- B. Field Investigations:
 - a. The field investigation will consist of drilling a total of 2-80' test borings along the proposed bridge. The borings will be backfilled with soil cuttings and bentonite chips, and the pavement will be patched to match the existing pavement upon drilling completion.
 - b. Subsurface soil samples will be secured with thin-walled tube and/or split spoon samples depending on soil type and consistency. Rock encountered in the borings will be either cored and tested for compressive strength or evaluated using the Texas Department of Transportation Penetrometer (TxDOT Cone). All samples will be properly logged, packaged, sealed, and placed in a core box for

- transportation to the laboratory.
- c. This proposal assumes that the field work can be performed during normal working hours. The proposed boring locations are on Village Drive, and it is assumed that no railroad permit and no railroad special insurance will be required. Traffic control will consist of flaggers, advanced warning signs and safety cones per TxDOT TCP 2-2B. TxDOT TCP 2-2B will be submitted to the City for approval prior to mobilization. Should unusual site conditions be encountered, we will notify the City with a recommendation and cost estimate to explore these unusual conditions.
 - d. Texas 811 and the City Water Department will be contacted to have them locate underground utilities. However, Engineer is not responsible for damage to underground utilities that are not identified prior to drilling. The project may be scheduled to allow SUE markings to be applied prior to drilling.
- C. Laboratory tests will be conducted to classify the soil and to determine the strength of the soil present at the site. Soil classification tests will consist of Atterberg Limits, moisture content and unit weight. The strength of the soil will be evaluated by hand penetrometer test and unconfined compressive strength test. Absorption swell test will be performed to address the potential vertical movement of the in-situ soils.
- D. Results of field and laboratory testing will be presented in a geotechnical engineering report. The report will include the following:
- a. Plan of borings, boring logs, water level observations, and laboratory test results.
 - b. Estimated measurements of existing pavement thicknesses.
 - c. Bridge foundation design recommendations.

Task 12: Agreements (Railroad) and Layouts

The Engineer shall prepare each railroad or other agency agreement, exhibit, and layout sheet in accordance with the requirements of each railroad and as directed by the City. The Engineer shall coordinate with each railroad or agency and the City to determine submittal requirements, processing schedules, and exhibit formats. The Engineer shall submit each exhibit to the City for review and processing.

Task 13: Utility Coordination

Lamb-Star Engineering will provide utility coordination services in support of the project.

- A. LSE will prepare and maintain a Utility Conflict Matrix (UCM) to identify and document potential utility conflicts. The UCM will be updated at 30%, 60%, 90%, and Final design milestones to reflect design development and utility conflict resolution.
- B. LSE will coordinate with the design team and utility owners to identify opportunities to avoid or minimize utility impacts and facilitate resolution of identified utility conflicts.
- C. LSE will coordinate with up to three (3) utility owners for a period of six (6) months, including review of utility relocation information, schedules, and permit requirements as necessary to support project development.
- D. Utility relocation design (other than City's Water and Wastewater), preparation of utility construction plans, easement acquisition, permitting, utility construction verification, and utility owner design services are excluded from this scope and are the responsibility of the respective utility owners.

Task 14: Water and Wastewater Design (PS&E)

The Engineer shall provide engineering services for the design of the relocation and replacement of the existing water and sanitary sewer facilities attached to the existing Village Drive Bridge. The work includes the design of approximately 375 linear feet of proposed 8-inch water main and 8-inch sanitary sewer main (standard minimum sewer main size), including bridge utility attachments, transitions, and tie-ins to the existing utility systems. Design shall be prepared in accordance with City of Rockwall standards, applicable TCEQ requirements, and in coordination with the bridge design engineer. The design of interim or temporary utility services and systems is not included within this contract.

PS&E will be submitted in four iterations, 30%, 60%, 90% and approved for bid. The Engineer shall perform the following services:

- A. Evaluate the existing available data including record drawings, as-built information, survey data, bridge plans, and utility information.
- B. For the Conceptual Design (30%), prepare a conceptual utility layout for the proposed water main and sanitary sewer improvements. Identify major utility conflicts, design constraints, and required utility relocations. Prepare a preliminary Engineer's Opinion of Probable Construction Cost (OPCC).
- C. For the Preliminary Design (60%), prepare plan and profile drawings for the proposed water and wastewater improvements. Design utility tie-ins, valves, fittings, manholes, cleanouts, and associated appurtenances. Prepare utility standard details, general notes, technical specifications, and updated OPCC.
- D. For the Final Design (90% and 100%), incorporate City review comments into the final design documents. Finalize bridge attachment details, utility transitions, tie-ins, utility supports, and utility clearances. Prepare erosion control and temporary grading plans associated with the utility improvements, as required. Develop final bid quantities, technical specifications, and Engineer's Opinion of Probable Construction Cost. Submit signed and sealed construction documents suitable for bidding.

The Engineer shall deliver the following documents based on submittals.

- A. 30% Conceptual Utility Layout and Preliminary OPCC.
- B. 60% Utility PS&E package, including plans, specifications, and OPCC.
- C. 90% Utility PS&E package.
- D. Final (100%) signed and sealed construction documents.
- E. Final Engineer's Opinion of Probable Construction Cost.

Electronic CAD files and PDF plan sets in accordance with City standards.

INFORMATION TO BE PROVIDED BY THE CITY

VILLAGE DRIVE BRIDGE REPLACEMENT Marina Drive to Laguna Drive

- A. Roadway design standards, details and thoroughfare plans.
- B. Record and as-built drawings for infrastructure in the immediate and surrounding project area.
- C. Franchise utility contact information for local representatives.
- D. City to provide/obtain Right-of-Entry (ROE) permits and/or approvals for properties near the project.
- E. Assistance with correspondence to property owners, franchise utility companies, Railroad companies or other stakeholders to help expedite necessary communication regarding proposed project and right-of-way acquisition.

ATTACHMENT “B”

Payment Schedule

Compensation shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT B

Highway: Village Drive

Limits: Marina Drive to Laguna Drive

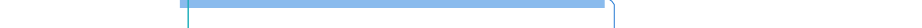
PROVIDER NAME: Lamb-Star Engineering, LLC

PRIME PROVIDER NAME: Lamb-Star Engineering, LLC

TASKS	Description	LSE (Prime) (Lump Sum)	ORC (Sub) (Lump Sum)	LJAES (Sub) (Lump Sum)	Texterra (Sub) (Lump Sum)	Pape-Dawson (Sub) (Lump Sum)	TOTAL by Task
Task 1	Project Management	\$ 49,360.00					\$ 49,360.00
Task 2 & 3	Survey and ROW	\$ 51,135.98					\$ 100,564.73
	Unit Cost	\$ 34,250.00					
	ODE	\$ 15,178.75					
Task 4	Proposed Right-of-Way and Easement Survey Documents	\$ 15,332.46					\$ 15,332.46
Task 5	PS&E	\$ 250,798.20					\$ 250,798.20
Task 6	Bid Phase Services	\$ 74,720.00					\$ 74,720.00
Task 7	Bridge Design	\$ 195,804.00					\$ 195,804.00
Task 8	ROW Acquisition		\$ 23,350.00				\$ 23,350.00
Task 9	ENV			\$ 25,698.00			\$ 25,698.00
Task 10	SUE	\$ 17,300.00					\$ 31,425.00
	Unit Cost	\$ 13,425.00					
	ODE	\$ 700.00					
Task 11	Geotech	\$ -			\$ 31,760.00		\$ 31,760.00
Task 12	Railroad Agreements	\$ 23,000.00					\$ 23,000.00
Task 13	Utility Coordination	\$ 70,071.25					\$ 70,071.25
Task 14	Water & Wastewater Design					\$108,100	\$ 108,100.00
	20% Contingency	\$ 200,000.00					\$ 200,000.00
Grand Total		\$ 1,011,075.64	\$ 23,350.00	\$ 25,698.00	\$ 31,760.00	\$ 108,100.00	\$ 1,199,983.64

ATTACHMENT “C”

Project Schedule

ID		Task Name	Duration	Start	Finish	Predecessor	Resource Names	Half 2, 2026			Half 1, 2027			Half 2, 2027			Half 1, 2028			Half 2, 2028			Half 1, 2029			Half 2, 2029			Half 1, 2030						
								J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M					
1		Notice to Proceed	1 day	Mon 8/24/26	Mon 8/24/26																														
2		Village Drive Contract	940 days	Mon 8/24/26	Fri 3/29/30																														
3		Village Drive Design	371 days	Mon 8/24/26	Mon 1/24/28																														
4		Survey	43 days	Mon 8/24/26	Wed 10/21/26																														
5		Data Collections	15 days	Mon 8/24/26	Fri 9/11/26																														
6		Review data and incorporate to DGN	28 days	Mon 9/14/26	Wed 10/21/26	5																													
7		Plans Development	467 days	Thu 10/22/26	Fri 8/4/28	6																													
8		Develop preliminary plans	30 days	Thu 10/22/26	Wed 12/2/26	6																													
9		Design Concept Conference	1 day	Thu 12/3/26	Thu 12/3/26	8																													
10		Develop Conceptual plans	10 days	Fri 12/4/26	Thu 12/17/26	9																													
11		30% Submittal	1 day	Fri 12/18/26	Fri 12/18/26	10																													
12		30% review by City	15 days	Mon 12/21/26	Fri 1/8/27	11																													
13		Develop Exhibit A and coordinate with RR Companies	270 days	Mon 1/11/27	Fri 1/21/28	12																													
14		Utility Coordination	270 days	Mon 1/11/27	Fri 1/21/28	12																													
15		Develop 60% Plans (bridge design)	45 days	Mon 1/11/27	Fri 3/12/27	12																													
16		60% Submittal	1 day	Mon 3/15/27	Mon 3/15/27	15																													
17		60% review by City	15 days	Tue 3/16/27	Mon 4/5/27	16																													
18		Develop 90% Plans	30 days	Tue 4/6/27	Mon 5/17/27	17																													
19		90% Submittal	1 day	Tue 5/18/27	Tue 5/18/27	18																													
20		Develop 100% Plans	21 days	Wed 5/19/27	Wed 6/16/27	19																													
21		100% Submittal	1 day	Mon 1/24/28	Mon 1/24/28	13																													
22		Advertise for Bids	30 days	Tue 1/25/28	Mon 3/6/28	21																													
23		Open Bids	1 day	Tue 3/7/28	Tue 3/7/28	22																													
24		Bid Review/ Verify References / Prepare Letter of Recommendations	4 days	Wed 3/8/28	Mon 3/13/28	23																													
25		City Council Award of Contract	30 days	Tue 3/14/28	Mon 4/24/28	24																													
26		Execute Contract	30 days	Tue 4/25/28	Mon 6/5/28	25																													
27		Schedule Pre-construction conference	30 days	Tue 6/6/28	Mon 7/17/28	26																													
28		Notice to Proceed (Construction)	14 days	Tue 7/18/28	Fri 8/4/28	27																													
29		Construction	410 days	Mon 8/7/28	Fri 3/1/30																														
30		Estimated Construction Time	410 days	Mon 8/7/28	Fri 3/1/30	28																													
31		Contract Termination Date	1 day	Fri 3/29/30	Fri 3/29/30																														

ATTACHMENT “D”

Sub-Consultants

1. Sub-Consultant:

Company Name: O.R. Colan

Services of the Scope Being Provided: ROW Acquisition

Contact Person: Alyssia Padilla Title: Land Strategy and Partnerships Director

Email: apadilla@orcolan.com Phone: 303-886-5367

2. Sub-Consultant:

Company Name: LJA Environmental Services, LLC

Services of the Scope Being Provided: Environmental Documentation

Contact Person: Amy Brook Title: Project Manager

Email: abrook@lja.com Phone: 817-548-9998

3. Sub-Consultant:

Company Name: Tex-Terra

Services of the Scope Being Provided: Geotechnical

Contact Person: Fadi Faraj, PE Title: Chief Operating Officer & Partner

Email: ffaraj@texterra-eng.com Phone: 214-678-0022

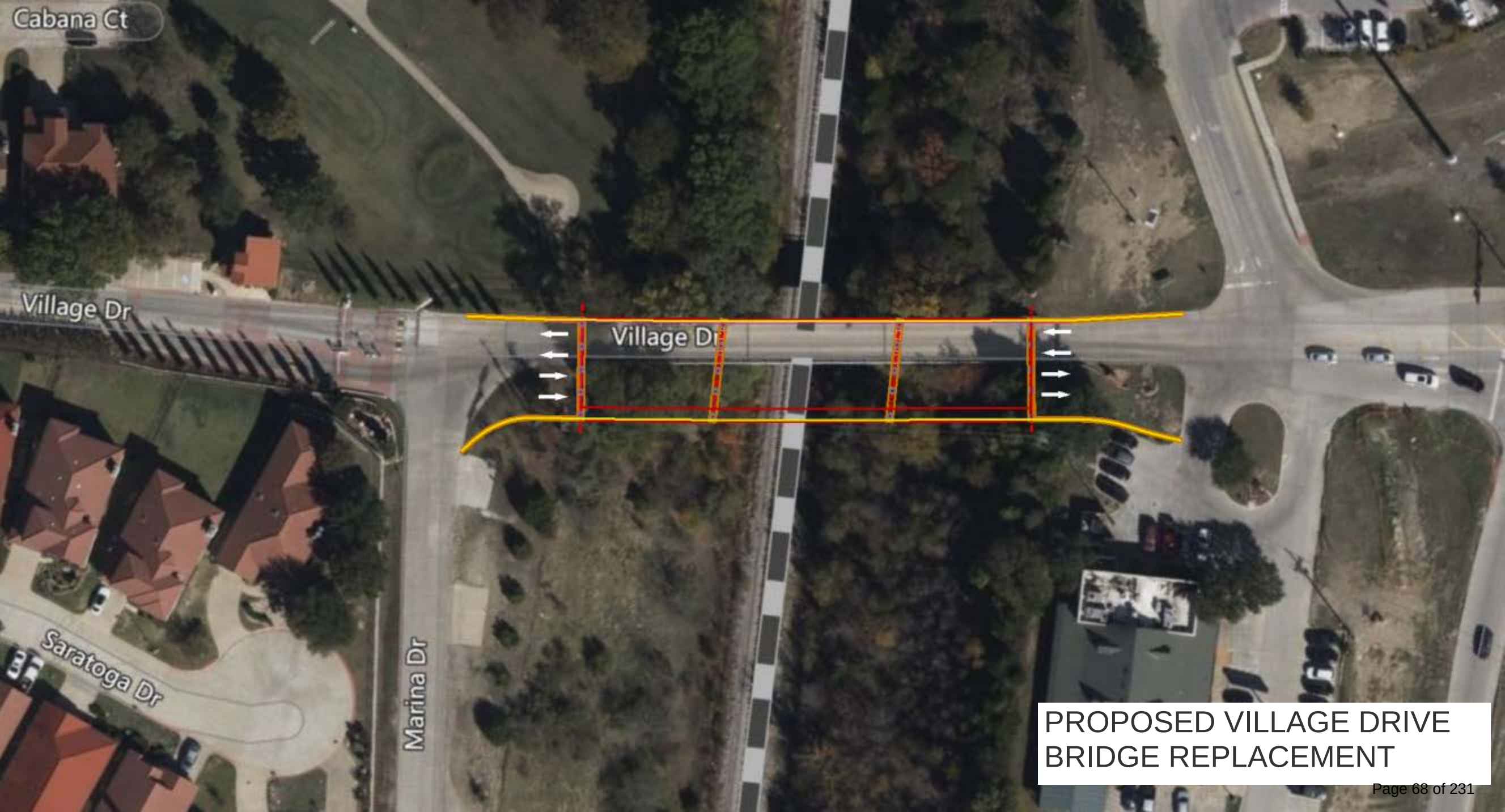
4. Sub-Consultant:

Company Name: Pape-Dawson Engineering

Services of the Scope Being Provided: Water and Sewer Design

Contact Person: Shane Tully Title: Associate Vice President

Email: stully@pape-dawson.com Phone: 214-420-8494



PROPOSED VILLAGE DRIVE
BRIDGE REPLACEMENT



EXISTING VILLAGE DRIVE BRIDGE



PROPOSED VILLAGE DRIVE BRIDGE



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 03, 2026
APPLICANT: Grayson Hughes; *Sutherland King Consulting, LLC*
CASE NUMBER: P2026-025; *Replat for Lot 30 of the Skyview Country Estates No. 3 Addition*

SUMMARY

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

PLAT INFORMATION

- ☒ Purpose. The applicant is requesting the approval of a Replat for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of adding a 20-foot by 20-foot drainage easement on the subject property.
- ☒ Background. According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17 [i.e. Case No. A2012-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43 [i.e. Case No. Z2018-038]* changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368 [i.e. Case No. Z2025-027]* to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship*. On February 2, 2026, City Council approved a Replat [*i.e. Case No. P2026-002*] for the purpose of establishing additional easements on the subject property for the addition to the existing *Church/House of Worship*. This established the subject property as Lot 29 of the Skyview Country Estate No. 3 Addition. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.
- ☒ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for Lot 30 of the Skyview Country Estates No. 3 Addition, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On July 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Conway absent.



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 (\$500.00 + \$20.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
☒ REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
☐ AMENDING OR MINOR PLAT (\$500.00)
☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3

LOT

28R

BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING General Retail

CURRENT USE Worship Center

PROPOSED ZONING General Retail

PROPOSED USE Worship Center

ACREAGE 6.156

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER Ridgeview Church

☐ APPLICANT Sutherland King Consulting, LLC

CONTACT PERSON Felix Tan

CONTACT PERSON Grayson Hughes

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

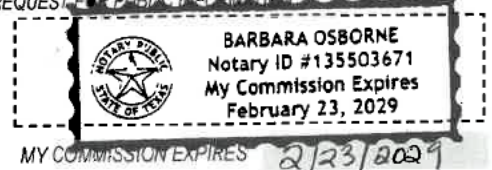
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

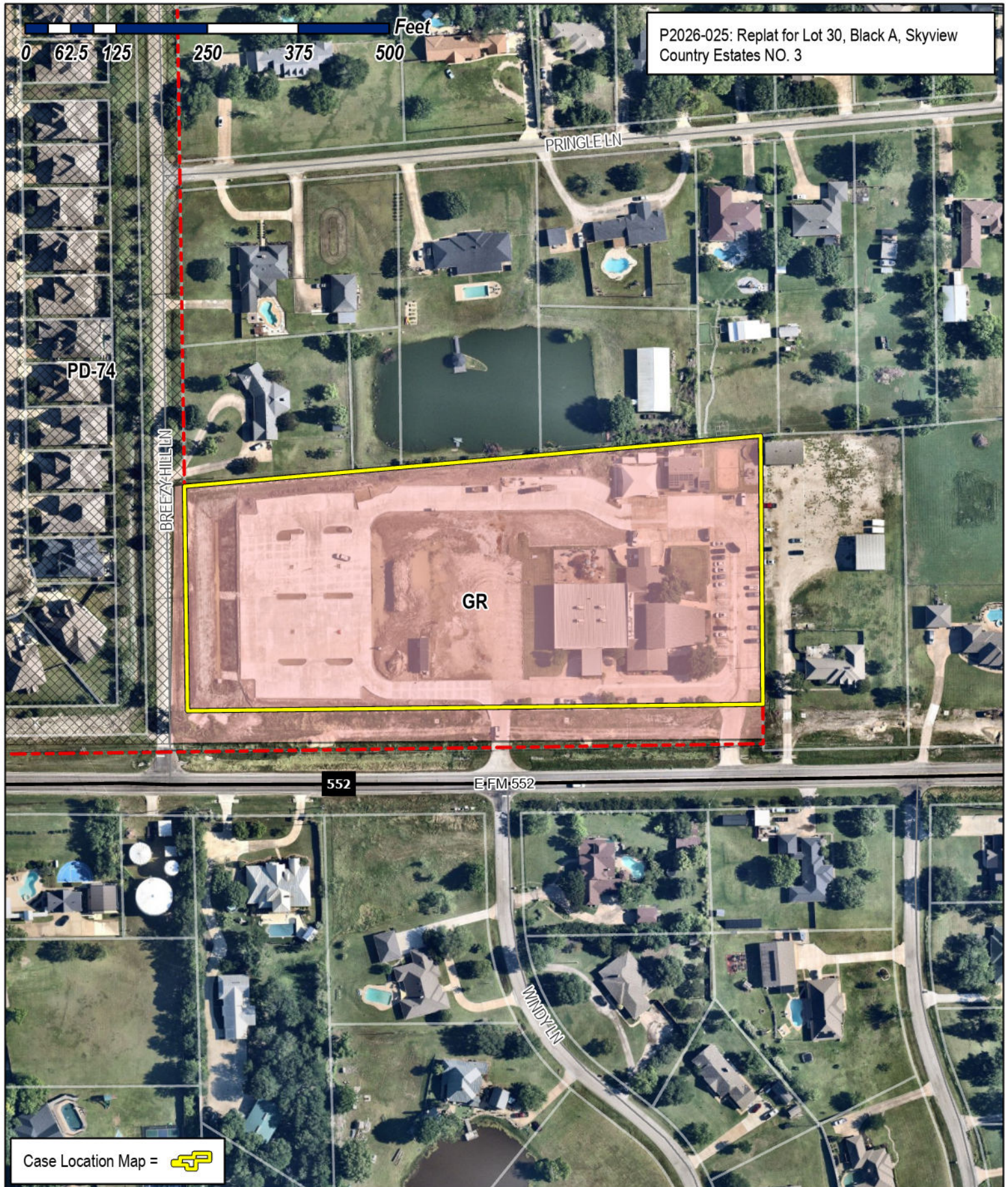
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 623.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF June, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osborne





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.



FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

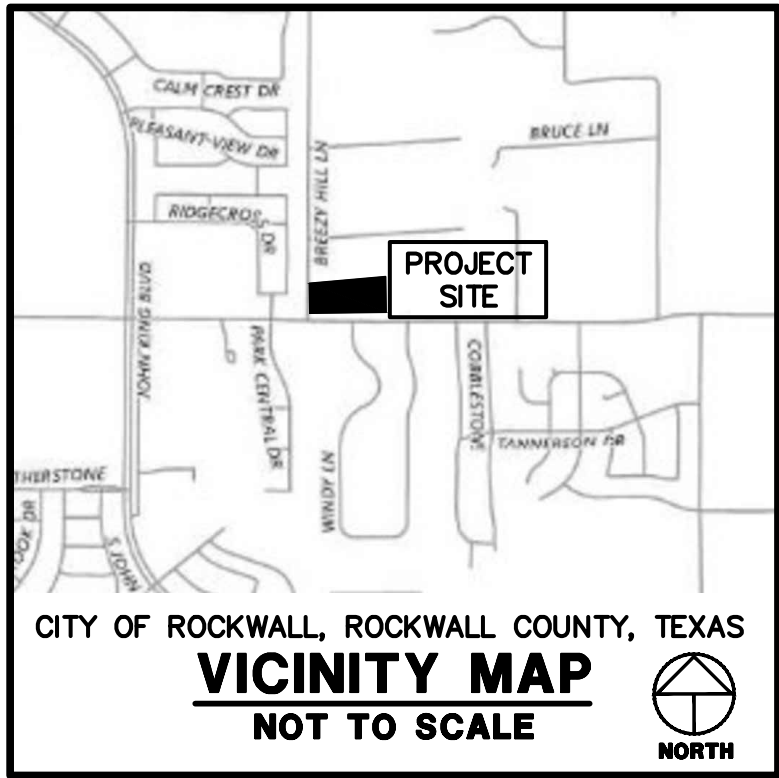
DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

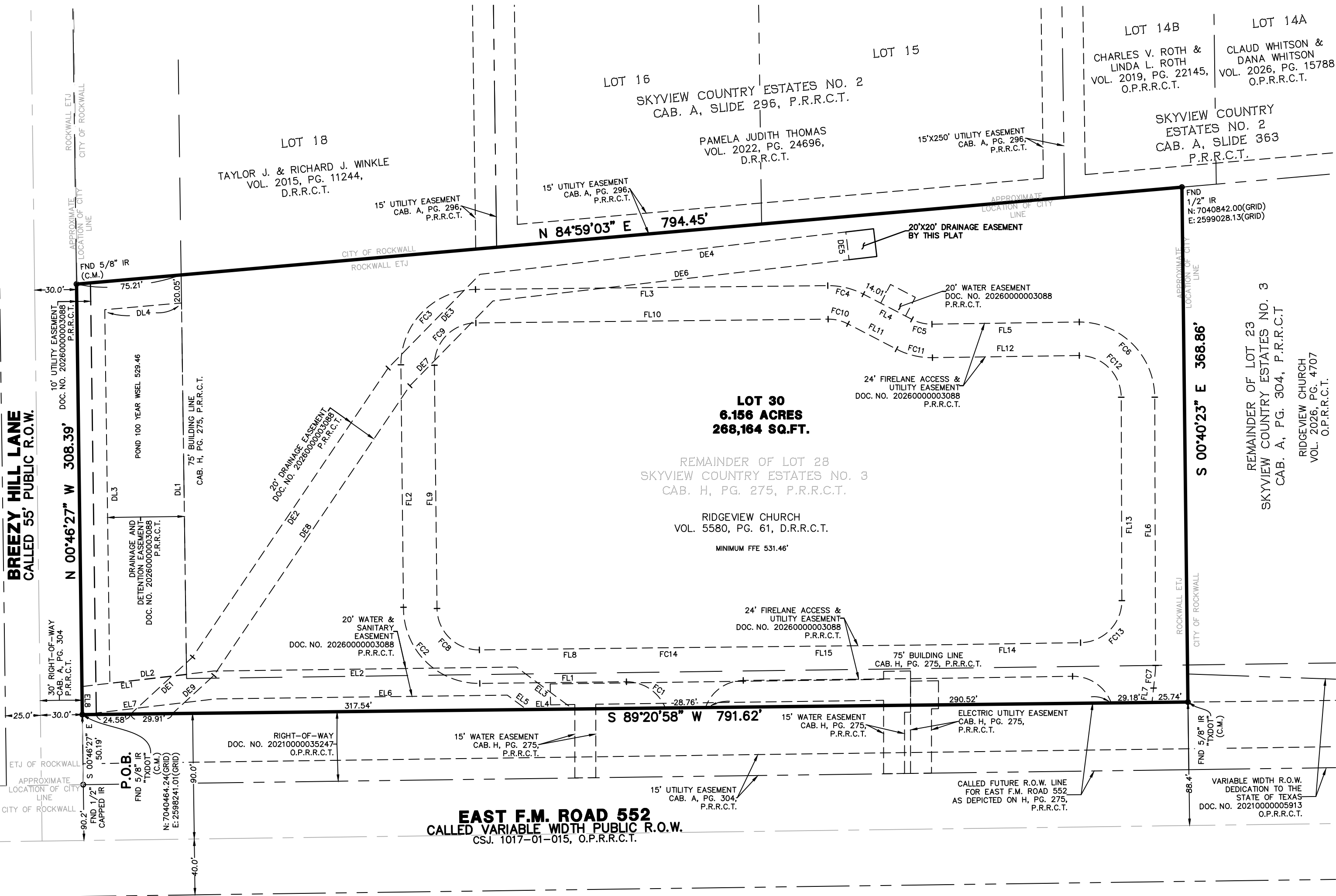
LOT INFO TABLE

LOT 30:
COMMERCIAL
6.156 ACRES



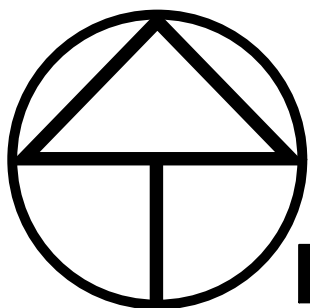
SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
- THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PLAT IS TO ADD A 20'x20' DRAINAGE EASEMENT.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- SUBDIVIDER'S STATEMENT: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- FIRE LANES: ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).



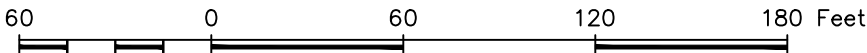
LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- ROW RIGHT OF WAY
- C.M. CONTROLLING MONUMENT
- FND FOUND
- SQ.FT. SQUARE FEET



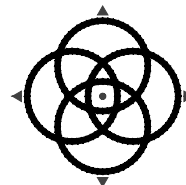
NORTH

GRAPHIC SCALE: 1" = 60'



ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: JC DATE: 01-26-2026 CHECKED BY: TD JOB NO.: D61056
POC: KATI WATSON PHONE: 972-370-5871 EMAIL: KATI.WATSON@WINDROSESERVICES.COM

FINAL PLAT
LOT 30, SKYVIEW COUNTRY
ESTATES ADDITION NO. 3
BEING A REPLAT OF LOT 29,
SKYVIEW COUNTRY ESTATES ADDITION NO. 3
BEING ONE (1) LOT
6.156-ACRES OR 268,164 SQUARE FEET
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 20210000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 30, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF 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/PROPERTY OWNER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY 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 OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

FELIX TAN, AUTHORIZED SIGNATORY

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIX TAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

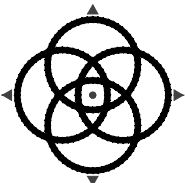
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 01-26-2026 CHECKED BY: JC JOB NO.: D61056
POC: KATI WATSON PHONE: 214-217-2544 EMAIL: KATI.WATSON@WINDROSESERVICES.COM

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, MATTHEW CARPENTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

MATTHEW CARPENTER, R.P.L.S.
NO. 6942

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE _____ DAY OF _____, 2026.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOT 30, SKYVIEW COUNTRY
ESTATES ADDITION NO. 3
BEING A REPLAT OF LOT 29,
SKYVIEW COUNTRY ESTATES ADDITION NO. 3
BEING ONE (1) LOT
6.156-ACRES OR 268,164 SQUARE FEET
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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: August 3, 2026
APPLICANT: April Ross; *Burns Surveying*
CASE NUMBER: P2026-027; *Final Plat for Lot 1, Block A, Harbor Summit Addition*

SUMMARY

Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a Final Plat for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. This is a request for the approval of a Final Plat for a 2.365-acre tract of land (*i.e. Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition*) for the purpose of combining six (6) existing lots and a portion of two (2) lots to create one (1) lot (*i.e. Lot 1, Block D, Harbor Summit Addition*) and abandoning two (2), 20-foot easements.
- ☑ Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On June 19, 1989 the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. On December 2, 2002, Planned Development District 32 (PD-32) [*Ordinance No. 89-20*] was amended by *Ordinance No. 02-55*. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. The subject property has remained vacant since 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. 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.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Lot 1, Block A, Harbor Summit 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Conway absent.



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 Summer Lee Drive (Parcel IDs 19938, 19939, 19940, 86826, & 332359)

SUBDIVISION HARBOR SUMMIT ADDITION

LOT

1R

BLOCK

D

GENERAL LOCATION NE Corner of Sunset Ridge Drive & Summer Lee Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE COMMERCIAL

PROPOSED ZONING PD-32

PROPOSED USE COMMERCIAL

ACREAGE 2.365

LOTS [CURRENT] 6

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 BURNS SUMMIT LLC

☒ APPLICANT BURNS SURVEYING

CONTACT PERSON TIMOTHY BURNS

CONTACT PERSON APRIL ROSS/ LISA ROSS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

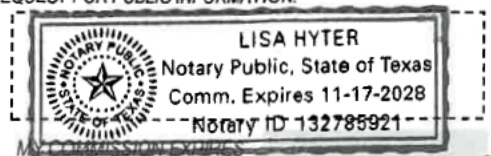
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Timothy Burns [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ July TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July 20 26 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-027: Replat for Lot 7, Block A, George Morton Estate Addition

Case Location Map = 

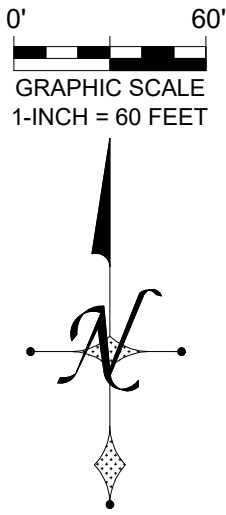
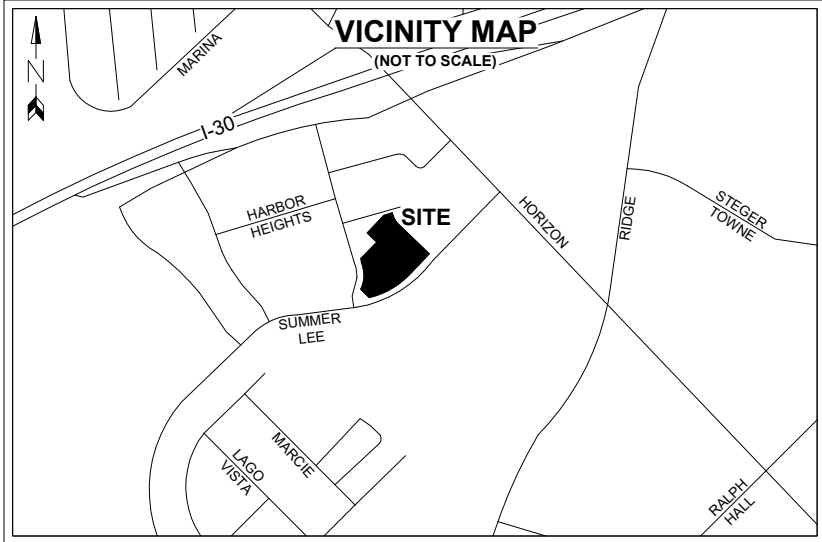


City of Rockwall

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.





CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	120.00'	60.49'	$\Delta=28^{\circ}52'59''$	S 31°44'20" E	59.85'
C2	467.50'	131.92'	$\Delta=16^{\circ}10'03''$	S 49°26'32" W	131.48'
C3	467.50'	152.92'	$\Delta=18^{\circ}44'30''$	S 67°07'27" W	152.24'
C4	126.00'	3.50'	$\Delta=01^{\circ}35'30''$	N 24°30'20" E	3.50'
C5	174.00'	129.34'	$\Delta=42^{\circ}35'27''$	N 04°00'18" E	126.39'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 17°17'50" E	15.66'
L2	S 43°50'10" W	140.01'
L3	N 44°57'37" W	66.91'
L4	N 17°17'28" W	29.94'
L5	N 72°42'32" E	7.72'
L6	N 45°23'31" W	14.17'
L7	N 45°31'17" W	75.02'
L8	N 43°50'01" E	135.24'
L9	N 72°41'58" E	49.17'

CITY OF ROCKWALL
VOL. 4324, PG. 290
& INST. NO. 2011-00444412
D.R.R.C.T.

LOT 6, BLOCK A
HARBOR DISTRICT ADDITION
INST. NO. 20210000005570
O.P.R.R.C.T.

O.E.
VOL. 7162, PG. 300
D.R.R.C.T.

508 EAST PLEASANT RUN
ROAD PROPERTY, LLC
INST. NO. 201400295338
O.P.R.R.C.T.

LOT 6, BLOCK A
GEORGE MORTON
ESTATE ADDITION
INST. NO.
20240000019254
O.P.R.R.C.T.

LOT 4, BLOCK A
GEORGE MORTON
ESTATE ADDITION
INST. NO.
20240000019254
O.P.R.R.C.T.

LOT 5, BLOCK A
HARBOR VILLAGE
ADDITION
INST. NO.
20190000020436
O.P.R.R.C.T.

LOT 1R, BLOCK D
103,005 SQ. FT.
2.365 ACRES

CITY OF
ROCKWALL
INST. NO.
2011-00451634
O.P.R.R.C.T.

CITY OF
ROCKWALL
INST. NO.
2011-00444412
O.P.R.R.C.T.

LOT 1, BLOCK C
HARBOR DISTRICT ADDITION
INST. NO. 20140000003301
O.P.R.R.C.T.

CITY OF
ROCKWALL
INST. NO.
2011-00444412
O.P.R.R.C.T.

LOT 1, BLOCK A
HARBOR HILLS ADDITION
INST. NO. 20200000028578
O.P.R.R.C.T.

LEGEND	
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
CAB	CABINET
SLD	SLIDE
ESMT.	EASEMENT
BL	BUILDING LINE
IRF	IRON ROD FOUND
YC	YELLOW CAP
IRS	IRON ROD SET WITH A YELLOW CAP STMPED "BURNS SURVEYING"
1	CABINET J. SLIDE 235 P.R.R.C.T.
2	INSTRUMENT NO. 20190000020436 O.P.R.R.C.T.
3	INSTRUMENT NO. 20240000019254 O.P.R.R.C.T.
4	INSTRUMENT NO. 20200000028578 O.P.R.R.C.T.
W.E.	WATER EASEMENT
O.E.	ONCOR EASEMENT
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
F.L.P.A.	FIRE LANE PUBLIC ACCESS EASEMENT

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

FINAL PLAT LOT 1R, BLOCK D HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAGE 1 OF 2

(CASE NO. 202604779) Page 81 of 231

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS Burns Summit, LLC is the owner of a 2.365 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, same being those tracts of land conveyed to Burns Summit, LLC by General Warranty Deed recorded in Instrument Number 20260000013211, Official Public Records, Rockwall County, Texas, same being Lot 5, Block A, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20240000019254, Official Public Records, Rockwall, County, Texas, also being Lots 1, 2, a portion of 3, and a portion of 4, Block 12, and Lots 3 and 4, Block 11, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47B, Plat Records, Rockwall County, Texas, also being Lot 1, Block D, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 7, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being at the intersection of the Southeast Right-of-Way line of Pinnacle Way (a 58 foot Right-of-Way) and the West Right-of-Way line of Glen Hill Way (a 50 foot Right-of-Way);

THENCE South 17 degrees 17 minutes 50 seconds East, a distance of 15.66 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" found for corner, said corner lying along the Southwest Right-of-Way line of said Glen Hill Way, said corner being the beginning of a tangent curve to the left having a radius of 120.00 feet, a delta angle of 28 degrees 52 minutes 59 seconds, a chord bearing and distance of South 31 degrees 44 minutes 20 seconds East 59.85 feet;

THENCE along said curve to the left an arc length of 60.49 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southwest Right-of-Way line of said Glen Hill Way;

THENCE South 46 degrees 10 minutes 29 seconds East, a distance of 237.45 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner being at the intersection of the Southwest Right-of-Way line of said Glen Hill Way and the Northwest Right-of-Way line of Summer Lee Drive (a variable width Right-of-Way);

THENCE South 43 degrees 50 minutes 10 seconds West, a distance of 140.01 feet to a 1/2 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the beginning of a non-tangent curve to the right having a radius of 467.50 feet, a delta angle of 16 degrees 10 minutes 03 seconds, a chord bearing and distance of South 49 degrees 26 minutes 32 seconds West 131.48 feet;

THENCE along said curve to the right an arc length of 131.92 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the beginning of a non-tangent curve to the right having a radius of 467.50 feet, a delta angle of 18 degrees 44 minutes 30 seconds, a chord bearing and distance of South 67 degrees 07 minutes 27 seconds West 152.24 feet;

THENCE along said curve to the right an arc length of 152.92 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the East corner of a tract of land conveyed to the City of Rockwall by deed recorded in Instrument Number 2011-00444412, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 57 minutes 37 seconds West, a distance of 66.91 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said City of Rockwall tract, same lying along the Southeast Right-of-Way line of Sunset Ridge Drive (a variable width Right-of-Way), said corner being the beginning of a non-tangent curve to the left having a radius of 126.00 feet, a delta angle of 01 degree 35 minutes 30 seconds, a chord bearing and distance of North 24 degrees 30 minutes 20 seconds East 3.50 feet;

THENCE along said curve to the left an arc length of 3.50 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southeast Right-of-Way line of said Sunset Ridge Drive, same being the beginning of a curve to the left having a radius of 174.00 feet, a delta angle of 42 degrees 35 minutes 27 seconds, a chord bearing and distance of North 04 degrees 00 minutes 18 seconds East 126.39 feet;

THENCE along said curve to the left an arc length of 129.34 feet to a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said Sunset Ridge Drive;

THENCE North 17 degrees 17 minutes 28 seconds West, a distance of 29.94 feet to a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said Sunset Ridge Drive;

THENCE North 72 degrees 42 minutes 32 seconds East, a distance of 7.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 23 minutes 31 seconds West, a distance of 14.17 feet to a 1/2 inch iron rod with a yellow cap stamped "Burns Surveying" set for corner;

THENCE North 44 degrees 12 minutes 48 seconds East, a distance of 130.81 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner being the East corner of a tract of land conveyed to the City of Rockwall by deed recorded in Instrument Number 2011-00451634, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 31 minutes 17 seconds West, a distance of 75.02 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" found for corner, said corner being an inner "ell" corner of said City of Rockwall tract (2011-00451634);

THENCE North 43 degrees 50 minutes 01 second East, a distance of 135.24 feet to a 1/2 inch iron rod found for corner, said corner being the most Easterly corner of said City of Rockwall tract (2011-00451634), same lying along the Southeast Right-of-Way line of said Pinnacle Way;

THENCE North 72 degrees 41 minutes 58 seconds East, a distance of 49.17 feet to the POINT OF BEGINNING and containing 103,005 square feet or 2.365 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Burns Summit, LLC, the undersigned owners of the land shown on this plat, and designated herein as the **HARBOR SUMMIT ADDITION**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **HARBOR SUMMIT ADDITION**, subdivision 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. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

Owner: Burns Summit, LLC
Agent: Timothy Burns

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Timothy Burns, 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM 6 EXISTING LOTS AND A PORTION OF 2 EXISTING LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/26/2008, ZONE X.
- SUBDIVIDER'S STATEMENT: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- FIRE LANES: ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

CERTIFICATE OF APPROVAL

APPROVED:
I hereby certify that the above and foregoing plat **HARBOR SUMMIT ADDITION**, being an addition of the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION DIRECTOR

CITY ENGINEER

FINAL PLAT
LOT 1R, BLOCK D
HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: July 28, 2026

SUBJECT: Settlement Agreement with Atmos Energy Corp. Mid-Tex Division

The information below is provided by the Atmos Cities Steering Committee Executive Committee and its General Counsel.

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$253.4 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of over \$30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the

GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$66.18	-
DARR:	\$66.07	\$0.11
ATM Cities:	\$67.02	(\$0.84)
Environs:	\$66.07	\$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$260.5 million on a system-wide basis.

5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Ordinance approving new rate tariffs.
7. This section repeals any ordinance that is inconsistent with the Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$291.1 million in additional system-wide revenues, the RRM settlement at \$260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members

urges all ACSC members to pass the Ordinance before October 1, 2026. New rates become effective October 1, 2026.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 40.7 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 23.65	\$ 24.35	\$ 23.65	\$ 24.35	\$ 0.70	
4	Consumption Charge (Ccf)	40.7	\$ 0.74748	\$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				\$ 54.09	\$ 66.64	\$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	\$ 0.26375	\$ 0.26375	\$ 10.74	\$ 10.74	\$ -	
9	Rider GCR Part B (Ccf)	40.7	\$ 0.58642	\$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				\$ 34.62	\$ 34.62	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 88.71	\$ 101.26	\$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	Total Residential Average Bill				\$ 94.48	\$ 107.85	\$ 13.37	14.15%
16								
17	<u>Rate C @ 372.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 94.00	\$ 115.50	\$ 94.00	\$ 115.50	\$ 21.50	
20	Consumption Charge (Ccf)	372.6	\$ 0.22261	\$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				\$ 176.95	\$ 219.03	\$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	\$ 0.26375	\$ 0.26375	\$ 98.28	\$ 98.28	\$ -	
25	Rider GCR Part B	372.6	\$ 0.40258	\$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				\$ 248.30	\$ 248.30	\$ -	0.00%
27								
28	Total Base with Gas Cost				\$ 425.25	\$ 467.33	\$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	Total Commercial Average Bill				\$ 452.93	\$ 497.75	\$ 44.82	9.90%
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1263 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	\$ 0.7678	\$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.5623	\$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
39	Total Base Rates	<u>1,263</u>			<u>\$ 2,818.62</u>	<u>\$ 3,514.88</u>	<u>\$ 696.26</u>	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	\$ 2.63750	\$ 2.63750	\$ 3,331.65	\$ 3,331.65	\$ -	
43	Rider GCR Part B (MMBtu)	1,263	\$ 0.90813	\$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				<u>\$ 4,478.78</u>	<u>\$ 4,478.78</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 7,297.41	\$ 7,993.67	\$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	Total Industrial Average Bill				<u>\$ 7,772.42</u>	<u>\$ 8,514.00</u>	<u>\$ 741.58</u>	<u>9.54%</u>
50								
51	<u>Rate T at 4935 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.7678	\$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	\$ 0.5623	\$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
57	Total Base Rates	<u>4,935</u>			<u>\$ 4,931.86</u>	<u>\$ 6,152.37</u>	<u>\$ 1,220.51</u>	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	\$ 0.90813	\$ 0.90813	\$ 4,481.46	\$ 4,481.46	\$ -	
61	Total Gas Cost				<u>\$ 4,481.46</u>	<u>\$ 4,481.46</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 9,413.33	\$ 10,633.84	\$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	Total Transportation Average Bill				<u>\$ 10,026.07</u>	<u>\$ 11,326.02</u>	<u>\$ 1,299.96</u>	<u>12.97%</u>

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXTariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

CITY OF ROCKWALL

ORDINANCE NO. 26-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026 Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2025; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC’s attorneys and consultants, to resolve issues identified in the Company’s RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, BY A VOTE OF [REDACTED] TO [REDACTED], THIS THE 3rd DAY OF AUGUST, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney



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: August 03, 2026

APPLICANT: Laura Baggett of Laura Juarez Baggett Studio, PLLC

CASE NUMBER: Z2026-031; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 931 & 935 Lexington Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04 [i.e. Case No. A1960-004]*. The original Planned Development District 2 (PD-2) was established as part of the 1972 *Zoning Ordinance*, and allowed the following land uses: *Yacht Club, Marina, Cabana Club, Lodge Tower, Multiple Family Apartments, Shopping Village, Golf Course, Pro-Shop and Health Club, Nursery, Townhouses, Villas, Recreation Areas, Lodges, and Tennis Courts*. On September 4, 1973, the City Council approved *Ordinance No. 73-33 [i.e. PZ1973-003-01]* to allow a zoning change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). On February 4, 1985, a Preliminary Plan/Development Plan [*i.e. PZ1984-133-01*] was approved for the Turtle Cove Subdivision. On March 18, 1985, *Ordinance No. 85-16* adopted a concept plan and area requirements for the Turtle Cove Subdivision. On May 6, 1985, a *Final Plat [i.e. Case No. PZ1985-025-01]* was approved for the Turtle Cove Subdivision. On September 20, 1999, a Preliminary Plat and Tree Plan [*i.e. Case No. PZ1999-067-01*] was approved for Phase 3 of the Turtle Cove Addition. On October 18, 1999, the City Council approved a Final Plat [*i.e. PZ2000-111-01*] establishing the subject property as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition. According to Rockwall Central Appraisal District (RCAD), there is currently a 4,800 SF single-family home that was constructed in 2000 at 931 Lexington Drive and a 3,871 SF single-family home that was constructed in 2003 at 935 Lexington Drive.

PURPOSE

The applicant -- *Laura Baggett of Laura Juarez Baggett Studio, PLLC* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 931 & 935 Lexington Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Lake Ray Hubbard Takeline, which is owned by the City of Dallas. Beyond this is the *Corporate Limits* of the City of Rockwall.

South: Directly south of the subject property is Lexington Drive, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. Beyond this are several parcels of land developed with single-family homes that are zoned Planned Development District 2 (PD-2) for single-family detached land uses. South of this is Bluffview Drive, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are seven (7) parcels of land [*i.e. 901, 907, 911, 915, 919, 923, & 927 Lexington Drive*] developed with single-family homes. Beyond this is Turtle Cove Boulevard, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the remainder of the Turtle Cove Subdivision, which consists of 75 lots, is 100% developed, and has been in existence since June 20, 1985.

West: Directly west of the subject property is are six parcels of land [*i.e. 939, 943, 947, 951, 955, & 959 Lexington Drive*] that are developed with single-family homes. Beyond this is a 0.5444-acre parcel of land [*i.e. Common Area #1 of Turtle Cove, Phase 3 Addition*] that belongs to the Turtle Cove Residential Association, Inc. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses. West of this is Phase 3 of the Lakeside Village Addition, which consists of 118 lots, and has been in existence since 1972.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years.” The subject property is located in Phase 3 of the Turtle Cove Subdivision,

which has been in existence since April 11, 2000, consists of 102 single-family residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...". The following is a summary of observations concerning the housing on Lexington Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Lexington Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented towards Lexington Drive.	The front elevation of the home will face onto Lexington Drive.
Year Built	1999-2003	N/A
Building SF on Property	2,973 SF – 5,864 SF	4,864 SF
Building Architecture	Traditional Single-Family Homes	Not Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	10-Feet	10-Feet
Side	5-Feet	x> 5-Feet
Rear	10-Feet	X> 10-Feet
Building Materials	Brick, Stone, & Stucco	Brick, Stone, & Stucco
Paint and Color	Brown, Tan, Red	<i>Undefined by the Applicant</i>
Roofs	Composite Shingle Roof	Composite Shingle
Driveways	Driveways are mostly in the front of the homes facing Lexington Drive. The remainder are accessed thru the alley behind the homes.	The garage will be considered a front-entry garage.

In accordance with the Planning and Zoning Commission's recommendation, the applicant has submitted an updated residential plot plan and revised building elevations for the construction of a 4,864 SF residence on the subject property. The revised elevations depict a four (4) car garage rather than the three (3) car garage shown in the original proposal. Despite the addition to the garage, the revised elevations remain consistent with the conditions of approval established by the Planning and Zoning Commission. Based on this the request is not required to be remanded to the Planning and Zoning Commission for further consideration.

Overall, the proposed single-family home meets all of the density and dimensional requirements for Planned Development District 2 (PD-2) as stipulated by the Unified Development Code (UDC). Staff should note that the proposed home shall be located on two (2) existing lots, both of which are currently developed with single-family homes. The conditions of approval listed below establish the required steps for the removal of the existing homes and the replatting of the two (2) lots into a single lot, subject to the approval of the request. Approval of this request is a discretionary decision for the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Lexington Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On June 16, 2026, staff mailed 73 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lakeside Village and Turtle Cove Homeowner's Associations (HOAs), which are the only HOAs or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received three (3) notices in favor and three (3) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance.
 - (c) The applicant shall apply for and obtain a Demolition Permit for the removal of the existing single-family homes on the subject property.
 - (d) The subject property shall be replatted prior to the issuance of a Building Permit; and,
 - (e) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the condition that the garage orientation be revised to meet the ordinance. This motion passed by a vote of 6-0, with Commissioner Hilliard absent.

CITY COUNCIL

On July 20, 2026, the City Council approved a motion to table the Specific Use Permit (SUP) until the August 3, 2026 City Council meeting 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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1 & 3}
- ☒ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1 & 3}

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **931 Lexington & 935 Lexington**

SUBDIVISION **Turtle Cove Addition** LOT **2 & 3** BLOCK **A**

GENERAL LOCATION **North of I-30 & Ridge Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-02** CURRENT USE **Single Family Residential**

PROPOSED ZONING **not changing: PD-02** PROPOSED USE **not changing: Single Family Residential**

ACREAGE **.287** LOTS [CURRENT] **62.5'x100', 60'x100'** LOTS [PROPOSED] **122.5'x100'**

☒ **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	Jonathan Ogle	☒ APPLICANT	Laura Juarez Baggett Studio, PLLC
CONTACT PERSON	Kay-Lee Ogle	CONTACT PERSON	Laura Baggett
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

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

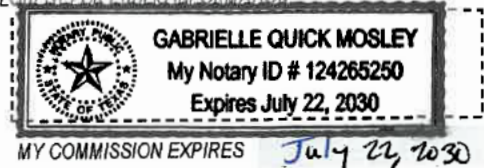
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$220.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2026 BY SIGNING THIS APPLICATION, 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 5th DAY OF JUNE 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature of Gabrielle Quick Mosley]



MY COMMISSION EXPIRES July 22, 2030

0 12.5 25 50 75 100 Feet

Z2026-031: Specific Use Permit (SUP) for
Residential Infill at 931 & 935 Lexington Drive

AG

PD-2

LEXINGTON DR

Case Location Map = 



City of Rockwall

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

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

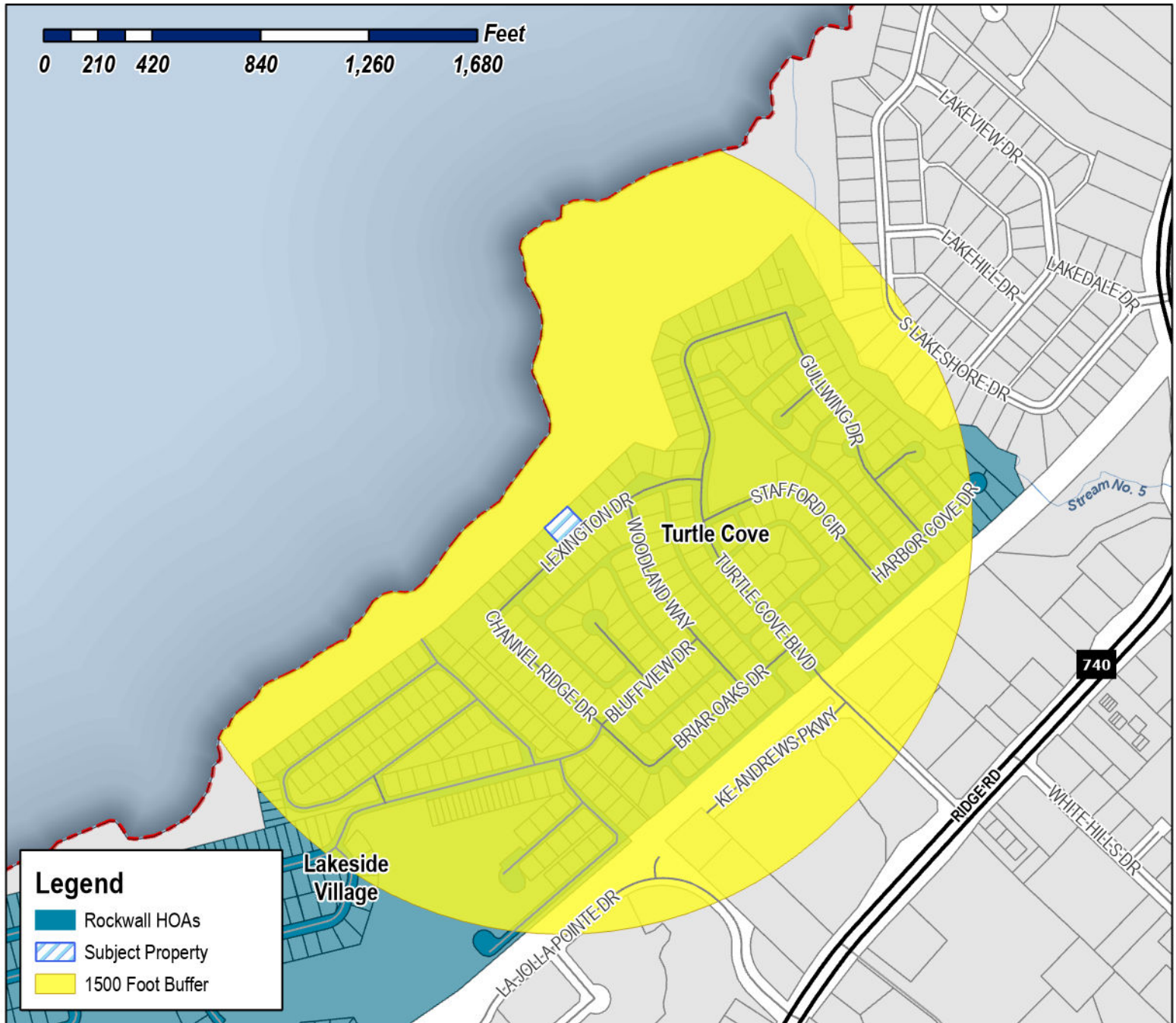




City of Rockwall

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

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Case Number: Z2026-031
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 2 (PD-2)
Case Address: 931 & 935 Lexington Drive

Date Saved: 6/8/2026

For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-031}
Date: Tuesday, June 16, 2026 11:09:55 AM
Attachments: [Public Notice \(06.15.2026\).pdf](#)
[HOA Map \(06.08.2026\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 19, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2026-031: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

Melanie Zavala

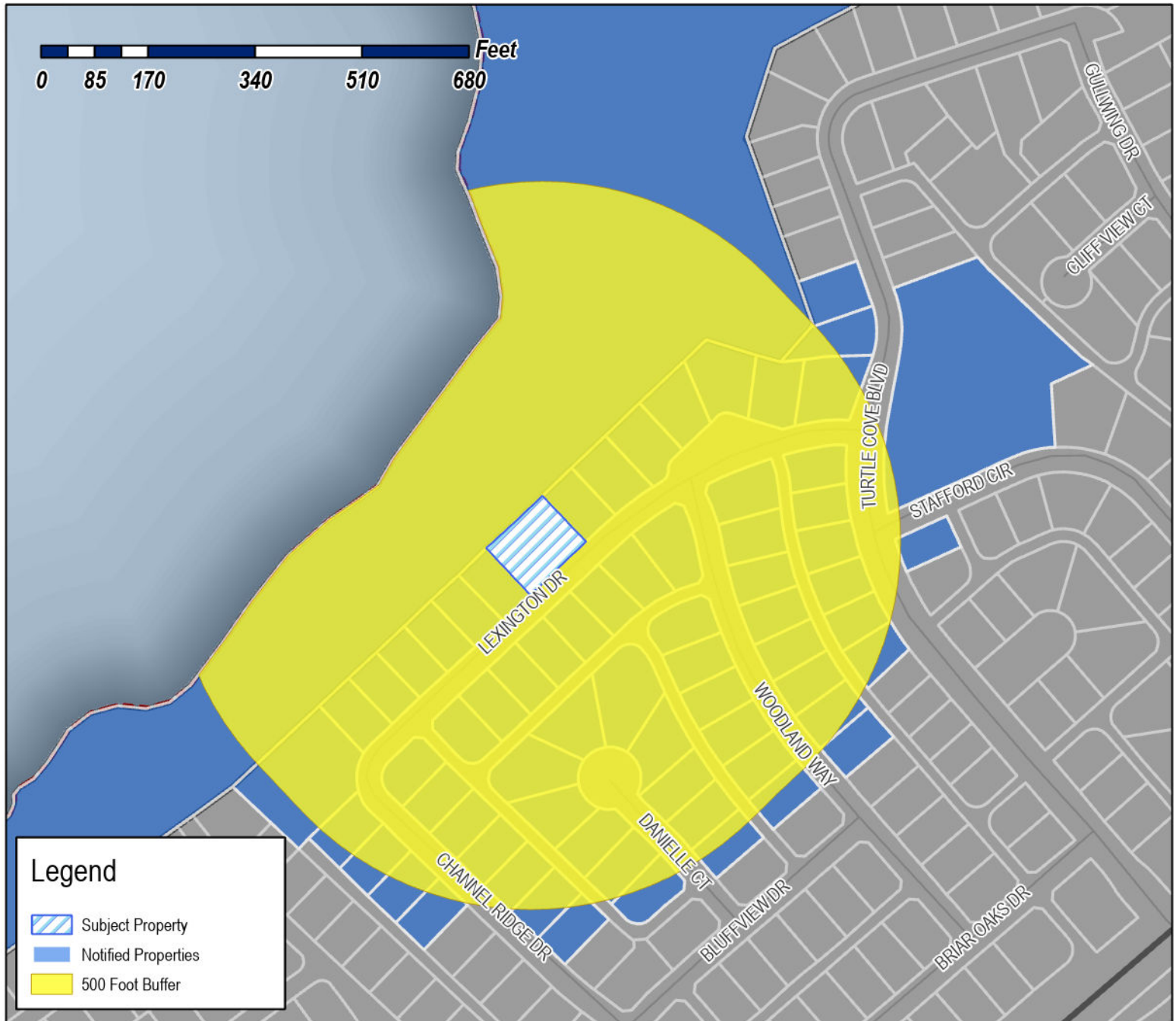
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Zoning: Planned Development District 2 (PD-2)
Case Address: 931 & 935 Lexington Drive

Date Saved: 6/8/2026

For Questions on this Case Call: (972) 771-7745



ARTIGA ROBERTO C & THERESA M
201 PRODIGAL WAY
KYLE, TX 78640

KELLUM CINDY
24500 Wildwood Park Rd Apt 7106
Richmond, TX 77469

HO JUI LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

RESIDENT
659 WOODLAND WAY
ROCKWALL, TX 75087

ELLIOTT KENNETH J
660 WOODLAND WAY
ROCKWALL, TX 75087

WENDT JEFFREY & CARON
663 DANIELLE CT
ROCKWALL, TX 75087

ELLEDGE DERRICK J & SUSAN
663 TURTLE COVE BLVD
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA
RUTH
663 WOODLAND WAY
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER
EDWARD
664 DANIELLE COURT
ROCKWALL, TX 75087

DORAN JULIE
664 WOODLAND WAY
ROCKWALL, TX 75087

KING WILLIAM KENNETH &
BARBARA KAY HENNINGTON-KING
667 DANIELLE CT
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST
VICTORIA S MORGAN- TRUSTEE
667 WOODLAND WAY
ROCKWALL, TX 75087

DAVIS RODNEY BLAKE
668 Channel Ridge Dr
Rockwall, TX 75087

DICKERSON JEAN AND MICHAEL
668 DANIELLE CT
ROCKWALL, TX 75087

HALL JAMES L & LETA L
668 TURTLE COVE BLVD
ROCKWALL, TX 75087

WELCH MARY KAREN
668 Woodland Way
Rockwall, TX 75087

HURT C AMANDA
669 Turtle Cove Blvd
Rockwall, TX 75087

WOMACK JAMES & MICHELE
671 DANIELLE CT
ROCKWALL, TX 75087

COUCH LISA Y
671 Turtle Cove Blvd
Rockwall, TX 75087

EDGECOMB REVOCABLE LIVING TRUST
MICHAEL DEAN EDGECOMB AND BETH ANN
EDGECOMB- TRUSTEES
671 WOODLAND WAY
ROCKWALL, TX 75087

BOYD RITA M
672 Channel Ridge Dr
Rockwall, TX 75087

DIRKSE RICK AND
TAMARA DIRKSE
672 DANIELLE CT
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA
672 WOODLAND WAY
ROCKWALL, TX 75087

VAUGHN MARILYN
673 TURTLE COVE BLVD
ROCKWALL, TX 75087

ANDERSON PATRICK D
675 DANIELLE CT
ROCKWALL, TX 75087

KIGER TIFFANI
675 TURTLE COVE BLVD
ROCKWALL, TX 75087

GITTER DANIEL
675 Woodland Way
Rockwall, TX 75087

SPEYRER CINDY
676 CHANNEL RIDGE DR
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU
676 DANIELLE COURT
ROCKWALL, TX 75087

FLOETER SHIRLEY A AND JOHN S
676 WOODLAND WAY
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE
679 DANIELLE CT
ROCKWALL, TX 75087

BEAKEY MARJORIE
679 WOODLAND WAY
ROCKWALL, TX 75087

MEINHARDT CAROL
680 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY
TRUST
DAVID MILTON TRAW AND PAMELA JANE
TRAW- TRUSTEES
680 DANIELLE CT
ROCKWALL, TX 75087

AMBLER PETER WILLIAM ARTHUR AND
CHRISTINE MARY AMBLER
680 WOODLAND WAY
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE
681 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

STONE GRETCHEN & JUSTIN
684 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN
684 Danielle Ct
Rockwall, TX 75087

CASTANEDA DAVID
684 WOODLAND WAY
ROCKWALL, TX 75087

ADANG MERCY
685 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GARCIA LATONYA D
688 CHANNEL RIDGE DR
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA
688 WOODLAND WAY
ROCKWALL, TX 75087

HERELD SHERRELL
689 CHANNEL RIDGE DR
ROCKWALL, TX 75087

MECA CECILIA & PHILIPPE
692 CHANNEL RIDGE DR
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH
693 CHANNEL RIDGE
ROCKWALL, TX 75087

RESIDENT
700 TURTLE COVE BLVD
ROCKWALL, TX 75087

HADAWI LASENA MAREE & KEVIN FRANCIS
723 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

MOORE SUSAN K
901 LEXINGTON DR
ROCKWALL, TX 75087

COURBIER YVES & JENNIFER
907 LEXINGTON DR
ROCKWALL, TX 75087

BAPAT ANJALI AND
JARED MANLY
911 LEXINGTON DRIVE
ROCKWALL, TX 75087

PHOU LIDA
915 LEXINGTON DR
ROCKWALL, TX 75087

LINANE MARK
919 LEXINGTON DR
ROCKWALL, TX 75087

GOODSON LIVING TRUST
TOMMY GOODSON & LISA GOODSON -
TRUSTEES
923 LEXINGTON DR
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA
926 LEXINGTON DR
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M
927 LEXINGTON DR
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND
MARSHALL H DRENNAN III
930 LEXINGTON DRIVE
ROCKWALL, TX 75087

OGLE JONATHAN
931 LEXINGTON DR
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND
EXEQUIEL ALVAREZ
934 LEXINGTON DRIVE
ROCKWALL, TX 75087

RESIDENT
935 LEXINGTON DR
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO
938 LEXINGTON DRIVE
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE
939 LEXINGTON DRIVE
ROCKWALL, TX 75087

MCKENZIE TARAN & JESSICA
942 LEXINGTON DR
ROCKWALL, TX 75087

FREESE PAUL R
943 LEXINGTON DR
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E
946 LEXINGTON DR
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST
947 LEXINGTON DRIVE
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G
950 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
951 LEXINGTON DR
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY
954 LEXINGTON DRIVE
ROCKWALL, TX 75087

POLUNSKY BRENT AND
APRIL WILSON
955 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
959 LEXINGTON DR
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

PUBLIC NOTICE



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

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

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

Z2026-031:SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-031:SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

From: [Brent Polunsky](#)
To: [Planning](#)
Cc: [Brent Polunsky](#)
Subject: Z2026-031:SUP for Residential Infill; 931 & 935 Lexington Dr.
Date: Tuesday, July 7, 2026 9:22:03 AM

To whom it may concern,

My name is Brent Polunsky and I live at 955 Lexington Drive, Rockwall, Texas in Turtle Cove.

I am opposed to this zoning change for this property. Below are my reasons for my opposition.

1. Turtle Cove owns the streets and is responsible for the repairs in our neighborhood. The added heavy truck traffic will do additional harm to our streets that the other homeowners HOA dues will have to be used to repair.
2. The additional traffic on our street during the construction process will be a major headache for the other homeowners.
3. This family has a history of operating a motor vehicle on the take line and damaging the property of other homeowners who lease the takeline. I assume this will occur again when the construction project begins and during the entire process. Unfortunately, there is not an easy way for a homeowner to report this violation and it is hard to enforce.
4. I do not want to have a mega mansion on our street that makes my house look like a small cottage. Turtle Cove was built as a community with homes ranging from 2,000 square feet to around 3,000 square feet. The neighborhood was not built to have a 5K square foot house.

I would appreciate my name being left off any verbal comments during the proceeding to minimize neighborhood conflicts. I hope the board understands this comment. Please feel free to reach out to me if you have any questions or need any additional information.

Have a great day!

[REDACTED]

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

----- Forwarded message -----

From: **President - Turtle Cove** <[REDACTED]>

Date: Tue, Jun 30, 2026 at 7:56 AM

Subject: SUP Request - Jonathan and Kay-Lee Ogle / 931 and 935 Lexington Drive

To: Jonathan Ogle [REDACTED] >

To Whom It May Concern,

I am writing on behalf of The Board of Directors of the Turtle Cove Residential Association, Inc. to formally express our support for the SUP application submitted by Jonathan and Kay-Lee Ogle regarding their consolidated property at 931 and 935 Lexington Drive. The board has received confirmation from our legal counsel that this consolidation is allowed and there is also precedence within our community with two other lots having been consolidated in the past.

Regarding the specific request for a variance to allow for a side-entry garage, the HOA has reviewed the site plans and believes this configuration offers distinct benefits over a standard front-entry design. The HOA has no objection to the requested variance for this side-entry garage layout.

Sincerely,

--

John Gibson

President, Turtle Cove Residential Assoc. Inc.

Formal Zoning Letter

Date: Submitted in advance of the July 14 and July 20, 2026 hearings

To: Angelica Guevara, Planning Technician

Ryan Miller, AICP, Director of Planning & Zoning

City of Rockwall Planning & Zoning Commission and City Council

Via Email: planning@rockwall.com

RE: Case No. Z2026-031: SUP for Residential Infill (Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition) — application by Laura Baggett, Laura Juarez Baggett Studio, PLLC, on behalf of Jonathan and Kaylee Ogle

Subject Property: 931 & 935 Lexington Drive, Rockwall, TX (0.287-acre combined tract), zoned Planned Development District 2 (PD-2)

Hearings: Planning & Zoning Commission — Tuesday, July 14, 2026, 6:00 PM; City Council — Monday, July 20, 2026, 6:00 PM; City Council Chambers, City Hall, 385 S. Goliad Street, Rockwall, TX

Written Comment Deadline: Monday, July 20, 2026, 4:00 PM, to be included in the information provided to City Council

Position: Request for Site-Specific Conditions Prior to Action

To the Members of the Planning and Zoning Commission and the City Council:

We write as property owners within the notification area for Case No. Z2026-031. We recognize the applicants' desire to construct a larger custom residence on these combined lakefront lots. We ask that, before taking action on this application, the Commission and Council address the following three site-specific issues grounded in the City's Unified Development Code and Turtle Cove's recorded governing documents.

1. Architectural Compatibility — The City's Own Code Already Requires This

Article 04, Subsection 02.03(B)(11) of the City's Unified Development Code governs Residential Infill in or Adjacent to an Established Subdivision — the exact use category of this application. That section requires the Planning and Zoning Commission and City Council to consider the proposed size, location, and architecture of the home compared to the existing housing in the subdivision, and states that all housing proposed under this section must be constructed to be architecturally and visually similar or complementary to the existing housing in the Established Subdivision. Turtle Cove Phase 3 Addition — platted in 1996, built out well above the 90% threshold, and in existence far longer than ten years — meets the Code's definition of an Established Subdivision, so this standard squarely applies here.

The submitted elevations appear to differ substantially from the predominant architectural character of Turtle Cove. We ask that, before this item returns for a vote, staff and the applicant prepare a side-by-side comparison exhibit — photographs of representative existing homes in Turtle Cove alongside the current elevations — so the Commission and Council can make the comparison Subsection 02.03(B)(11) requires, and that the elevations attached as a binding exhibit to any approving ordinance be confirmed compatible before adoption, not after.

2. Infrastructure & Drainage Protection

Our subdivision's interior roads, curbs, and sidewalks already show wear. We ask that the Council direct staff to coordinate with Public Works on a pre-construction condition survey of Lexington Drive and Woodland Way, a construction traffic and staging plan, and a damage bond or escrow sized to the project — whether implemented as an SUP condition or as a companion building-permit condition. We also ask for a certified

drainage plan demonstrating a zero-net-increase stormwater runoff standard to protect the shoreline and adjoining lots.

3. Document the Site-Specific Basis for Approval

We ask that any approving ordinance include findings identifying the unique physical characteristics of this property that support approval of this application, including its waterfront topography, shoreline setbacks, and lot configuration. We further ask that those findings guide the review of future Residential Infill applications on non-waterfront lots within PD-2. For the Commission's and Council's convenience, we offer the following draft finding for consideration:

"The Council finds that this Specific Use Permit is granted based upon the unique physical characteristics of Lots 1 and 2, Block A, Turtle Cove Phase 3 Addition, including their waterfront topography, shoreline setback conditions, and lot configuration. These findings are intended to guide the review of future Residential Infill applications and should not be interpreted as establishing precedent for Residential Infill applications on non-waterfront lots within Planned Development District 2."

A Note on the Protest-Petition Citation

The City's public notice for this case cites Texas Local Government Code Sec. 211.006(d), under which a written protest signed by owners of at least 20 percent of the adjoining 200-foot area would require a three-fourths vote of the City Council. We understand that Sec. 211.006(d) was repealed effective September 1, 2025, and that the current protest procedure is now codified at Sec. 211.0061, under which adjoining owners generally must represent at least 60 percent of that area to trigger a vote requirement, and the outcome is a majority vote rather than three-fourths. We would appreciate confirmation from the City Attorney's office as to which provision governs this case, and will proceed according to whatever the City confirms.

A Note on Fairness

One question may arise: is it appropriate for the City to recognize differences between waterfront and interior lots? We believe it is. Site-specific factors — shoreline topography, setbacks, and lot geometry — are routinely and lawfully treated differently under Texas zoning practice and under Turtle Cove's own governing documents; this is a distinction based on physical lot characteristics, not on any protected class.

Our requests regarding architectural compatibility, infrastructure protection, and site-specific findings are tied directly to the City's Unified Development Code and Turtle Cove's recorded Declaration.

Respectfully submitted,

Lead Organizer Signature: 

Printed Name: Julie Doran

Property Address: 

Email: 

Phone: 

Case No. Z2026-031: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

- Continuity Matters!

I'm not opposed to building a house on 2 lots, but the drawing of the house that is planned looks NOTHING like the other houses here. It doesn't visually match Turtle Cove at all

Name:

M. Womack

Address:

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

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PUBLIC NOTICE



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

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Z2026-031:SUP for Residential Infill

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-031:SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

proposal will enhance neighborhood
and add value to homes on the street

Name:

PETER & CHRISTINE AMBLER

Address:

[REDACTED ADDRESS]

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

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

----- Forwarded message -----

From: **Vernon R Goodman** <[REDACTED]>

Date: Wed, Jun 24, 2026 at 8:49 PM

Subject: Re: Lexington Neighbor: Request for Approval of Proposed Home Layout

To: Jonathan Ogle <[REDACTED]>, Kay-Lee Ogle (ice)

<[REDACTED]>

To whom it may concern:

We have reviewed the proposed house plan from Jonathan and Kay-Lee Ogle and an approximate site plan on the lots at 935 and 931 Lexington Drive. We have no issue with the initial proposal.

Thank you.

Vernon and Joyce Goodman



June 3, 2026

Re: Specific Use Permit Application

We are working towards replat of addresses 931 Lexington and 935 Lexington, adjacent properties, in to one property. The houses on the two properties will be demolished after replat and a permit will be submitted for a new residence on the entire property. Drawings attached for proposed residence.

Please reach out to the architect for additional information or questions:

Laura Juarez Baggett
10026 Coppedge Lane
Dallas, Texas
Email: laura@ljbstudio.me
Phone: 214-803-3847

GENERAL NOTES

- Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the contractor to insure compliance with said codes and modify specifications as needed to comply.
- Contractor shall verify all site utilities and their locations prior to construction.
- Dimensions are from stud face to stud face unless otherwise noted. DO NOT SCALE DRAWINGS. Contractor shall use written dimensions only.
- Should the contractor, subcontractor or suppliers find any discrepancy or omissions of any dimensions, notes or specifications they shall notify architect and receive directions to clarify any questions before proceeding with any work or ordering of any materials.
- In cases of conflict between or within the various contract documents, the more stringent (as determined by architect) shall govern, and the greater quantity and the higher quality (as determined by architect) be furnished.
- For General Conditions, refer to AIA Document A201, latest edition, which is hereby made part of the Contract Documents.
- All products shall be fabricated and installed in accordance with manufacturer's standards and specifications.

square footages:

first floor	2,460 s.f.	garage	1,127 s.f.
second floor	2,224 s.f.	covered patio 1st	600 s.f.
		balcony 2nd	115 s.f.
total a/c space	4,684 s.f.	total covered	1,842 s.f.

lot coverages

total lot area:	xxx s.f.
total lot coverage:	xxx s.f.
total lot coverage:	XX%
total allowable coverage:	60%

OGLE RESIDENCE

JULY 22, 2026

935 Lexington
Rockwall, Texas

Lot 1, Block A, Turtle Cove Addition, Phase III,
an addition to the City of Rockwall. Rockwall
County, Texas according to the Map or Plat
recorded in Cabinet D, Side 253, Plat Records
of Rockwall County, Texas.

SYMBOLS

Room Symbol:

room number 107
room name Primary Bath
ceiling height 12'0"

Elevation Symbol:

detail number A2.0
sheet number

Section Symbol:

detail number A3.0
sheet number

Detail Symbol:

detail number A4.0
sheet number

Window Symbol:

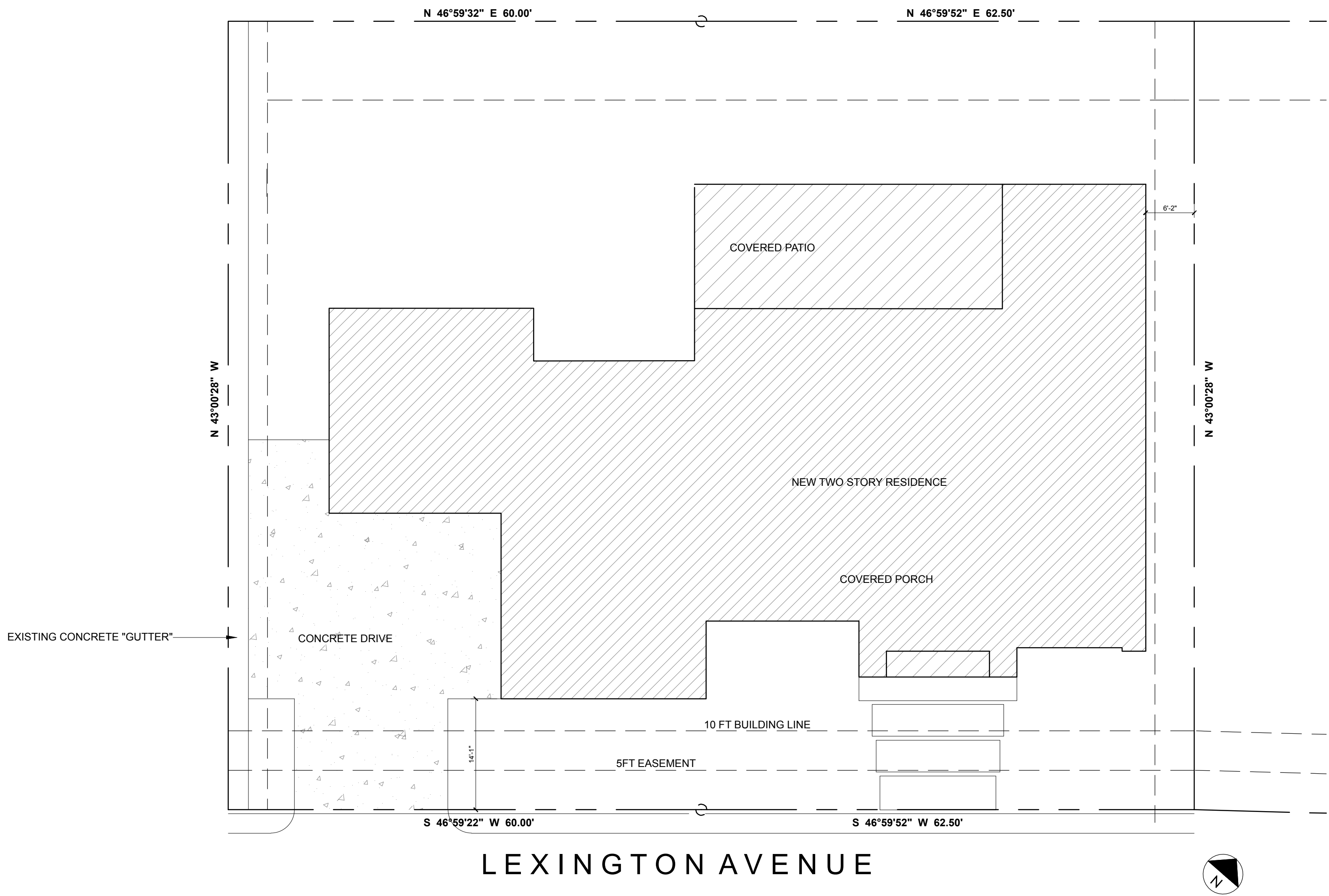
window number W1

Door Symbol:

room number 101
door number

INDEX

A0.0	Cover/Site Plan
A0.1	Roof Plan
A1.0	First Floor Plan
A1.1	Second Floor Plan
A2.0	Exterior Elevations
A2.1	Exterior Elevations
A2.2	Building Sections
A3.0	Window & Door Schedule
E1.0	Electrical Plan First Floor
E1.1	Electrical Plan Second Floor

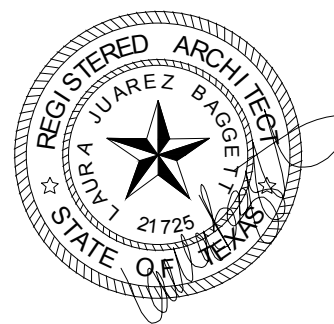


project

ogle

residence
935 lexington
rockwall, tx

seal

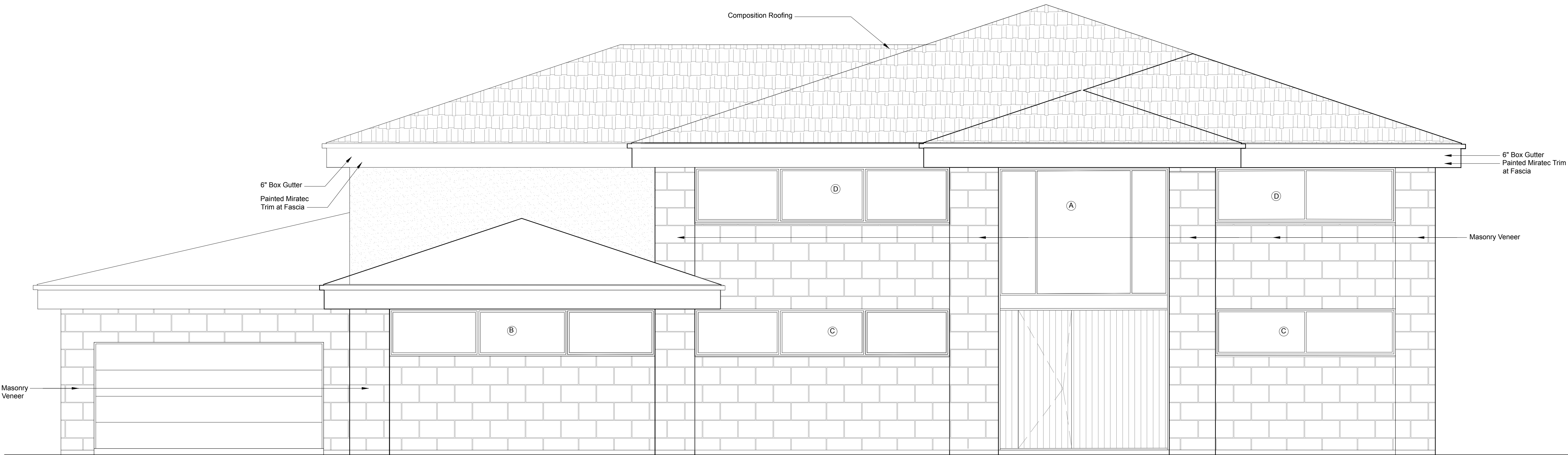


permit set

22 JULY 2026

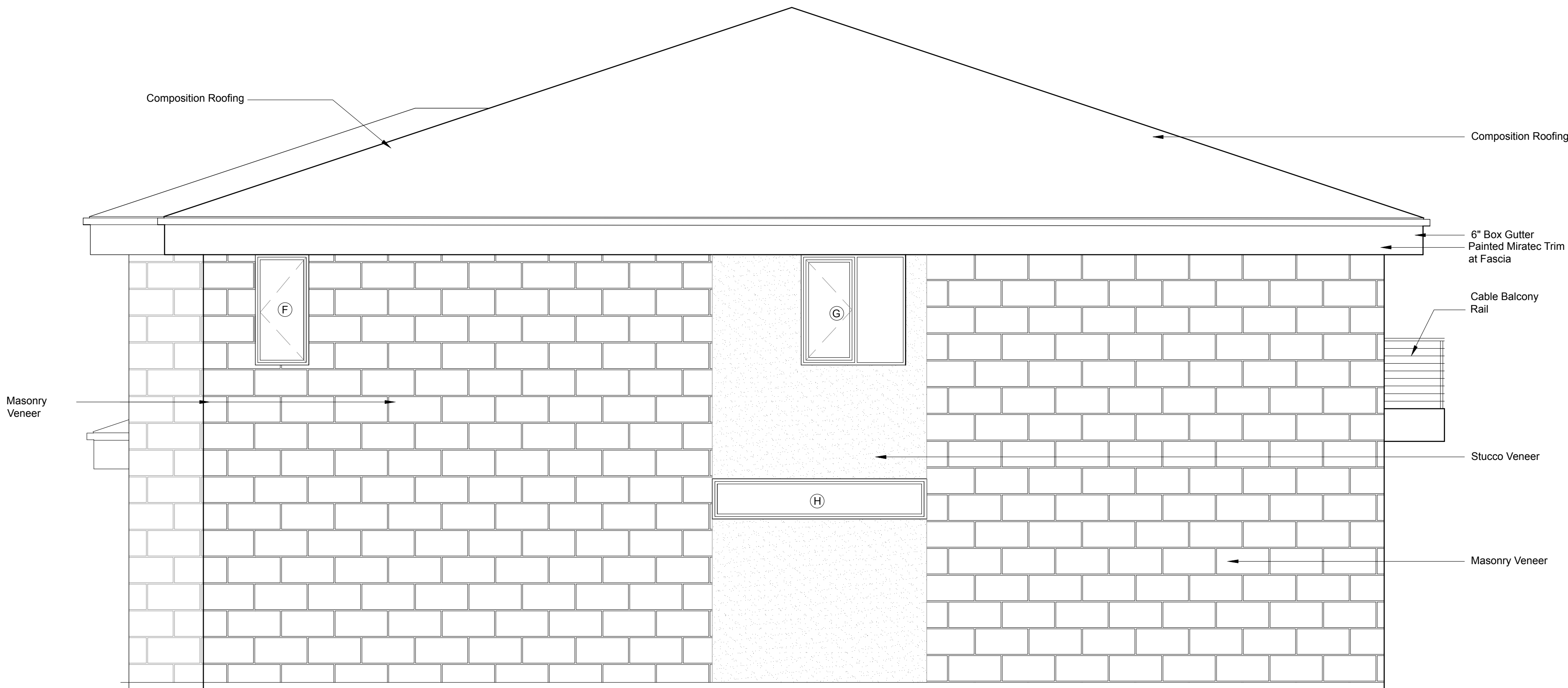
site plan

A0.0



1. EXTERIOR ELEVATION: front, southeast

scale: 1/4" = 1'-0"



2. EXTERIOR ELEVATION: side elevation , southwest

scale: 1/4" = 1'-0"

laura juarez baggett
studio

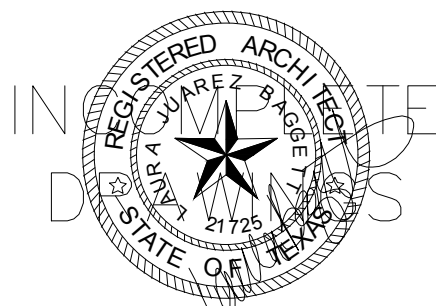
214.803.3847
www.laurajuarezbaggett.com

project

olge

residence
927 lexington
rockwall, tx

seal



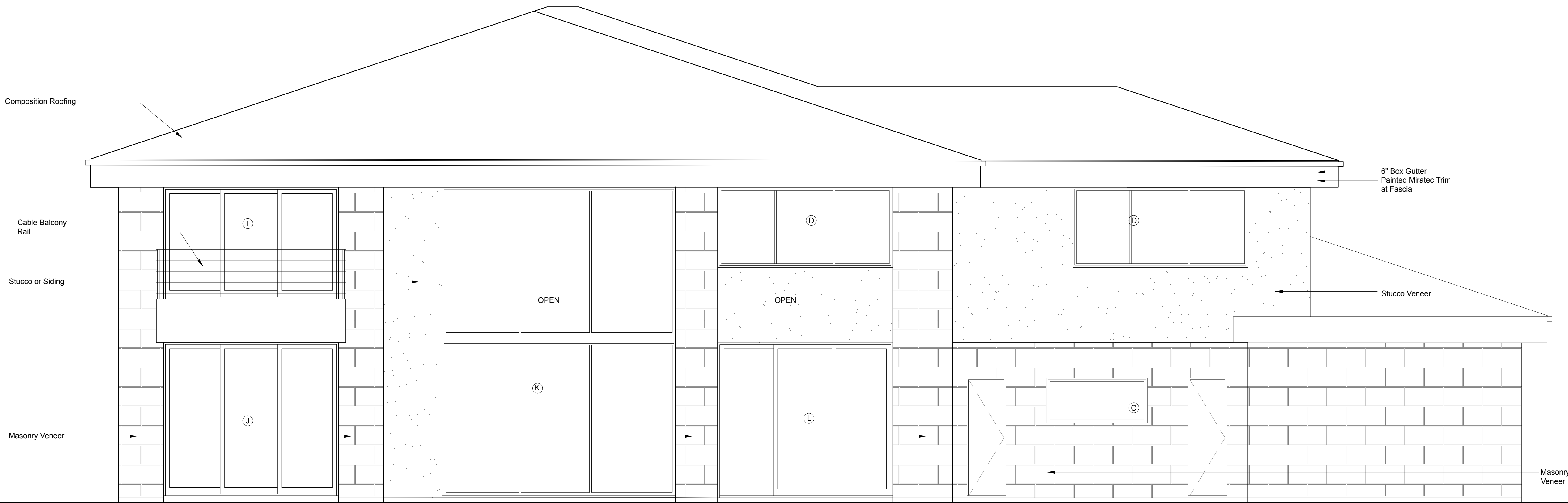
Incomplete drawings not
to be used for permit
or construction.
Laura Juarez Baggett
TBAE #21725

bid set

2 SEP 2025

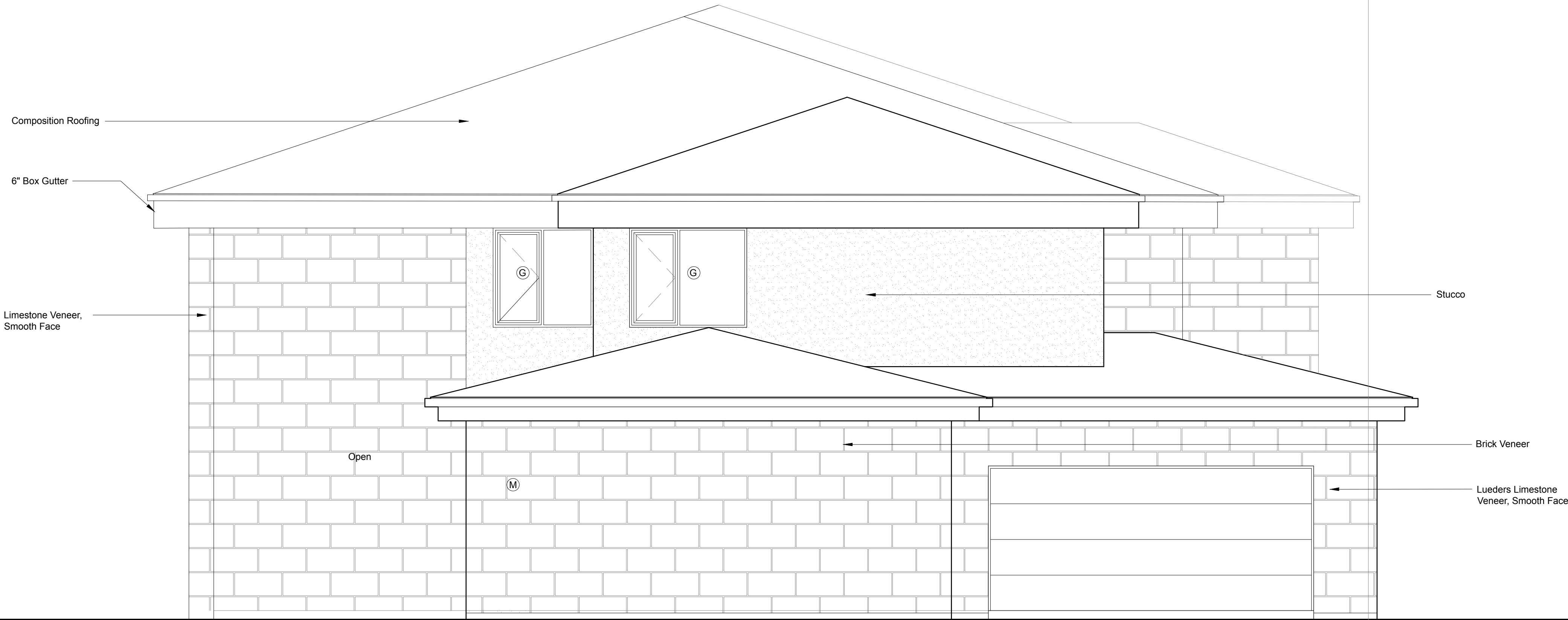
elevations

A2.0



3. EXTERIOR ELEVATION: rear, northwest

scale: 1/4" = 1'-0"



4. EXTERIOR ELEVATION: side, northeast

scale: 1/4" = 1'-0"

laura juarez baggett
studio

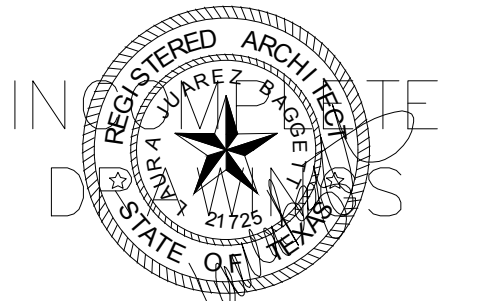
214.803.3847
www.laurajuarezbaggett.com

project

olge

residence
927 lexington
rockwall, tx

seal



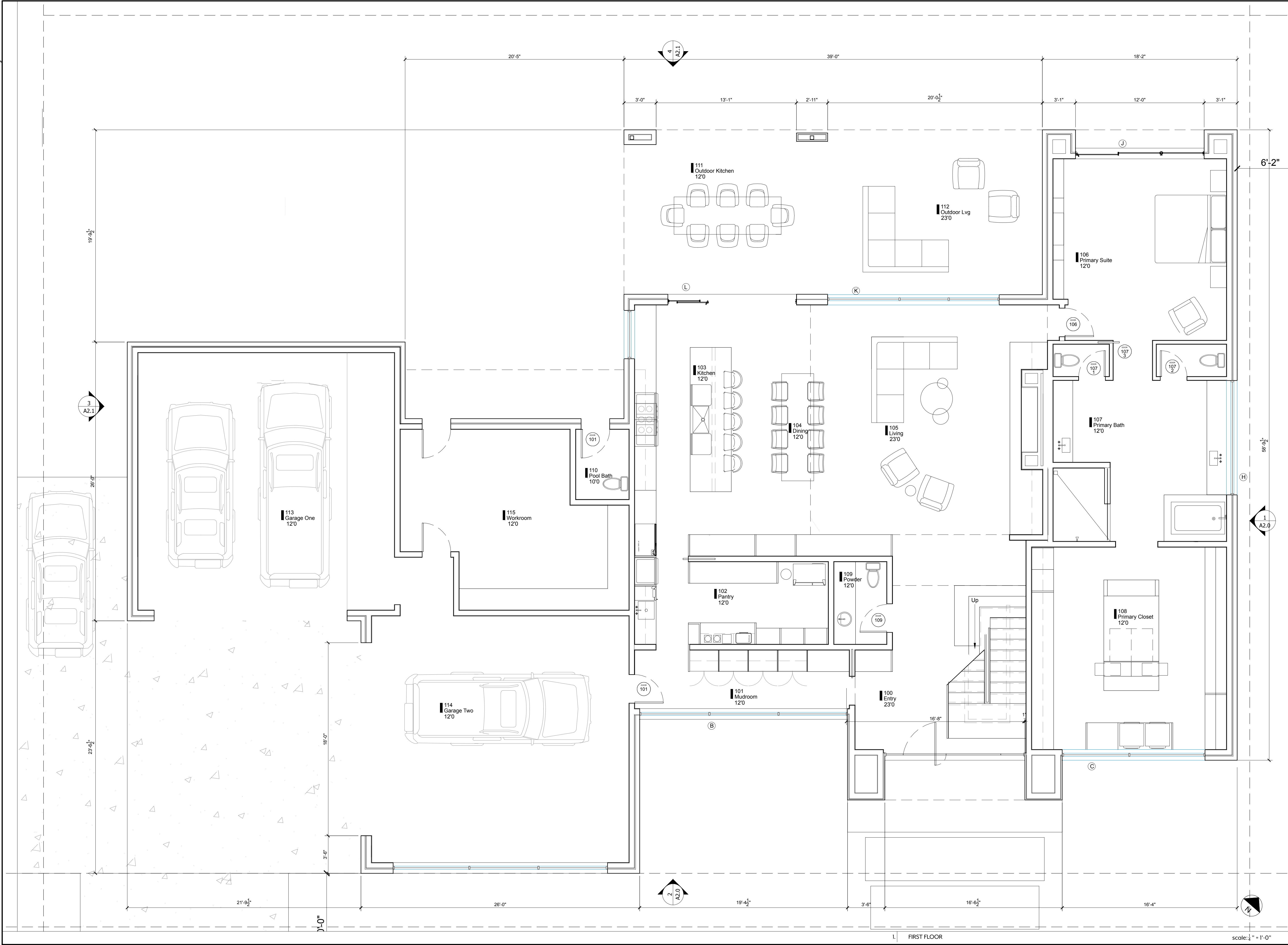
Incomplete Drawings not
to be used for permit
or construction.
Laura Juarez Baggett
TBAE #21725

bid set

2 SEP 2025

elevations

A2.1



laura juarez baggett
studio

214.803.3847
www.laurajuarezbaggett.com

project

ogle

residence
935 lexington
rockwall, tx

seal

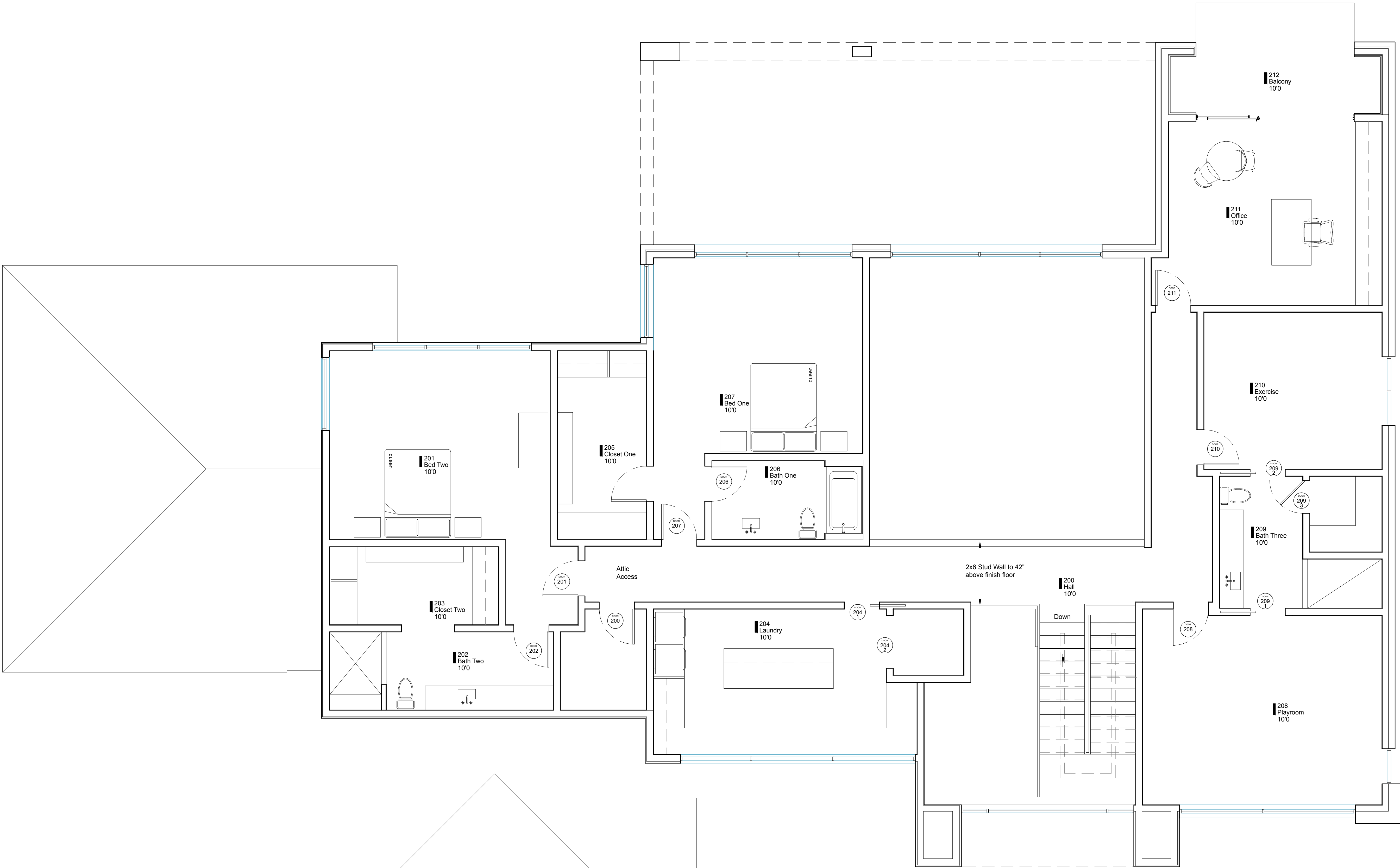


permit set

22 JULY 2026

first floor

A1.0



project
ogle
residence
935 lexington
rockwall, tx

seal
INCOMPLETE
REGISTERED ARCHITECT
LAURA JUAREZ BAGGETT
STATE OF TEXAS
21725
Incomplete drawings not
to be used for permit
or construction.
Laura Juarez Baggett
TBAE #21725

permit set
22 JULY 2026

second floor
A1.1



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-031

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
919 Lexington Drive	Single-Family Home	1999	5,864	N/A	Brick
923 Lexington Drive	Single-Family Home	1999	3,439	N/A	Brick
926 Lexington Drive	Single-Family Home	2000	3,709	N/A	Brick and Stone
927 Lexington Drive	Single-Family Home	2003	3,507	N/A	Brick
930 Lexington Drive	Single-Family Home	2001	3,606	N/A	Brick
931 Lexington Drive	Single-Family Home	2000	4,584	N/A	Brick and Stucco
934 Lexington Drive	Single-Family Home	2001	3,788	N/A	Brick
935 Lexington Drive	Single-Family Home	2003	3,587	N/A	Brick and Stone
939 Lexington Drive	Single-Family Home	2003	2,973	N/A	Brick and Stone
942 Lexington Drive	Single-Family Home	2001	3,513	N/A	Brick and Stone
943 Lexington Drive	Single-Family Home	2003	3,706	N/A	Brick and Stone
AVERAGES:		2001	3,843	#DIV/0!	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-031

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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919 Lexington Drive



923 Lexington Drive



CITY OF ROCKWALL

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926 Lexington Drive



927 Lexington Drive



CITY OF ROCKWALL

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930 Lexington Drive



931 Lexington Drive



CITY OF ROCKWALL

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934 Lexington Drive



935 Lexington Drive



CITY OF ROCKWALL

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939 Lexington Drive



942 Lexington Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-031

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



943 Lexington Drive

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) [ORDINANCE NO. 24-07] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.287-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1 & 2, BLOCK A, TURTLE COVE, PHASE 3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.287-acre parcel of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 2 (PD-2) [Ordinance No. 24-07] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 2 (PD-2) [Ordinance No. 24-07] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 2 (PD-2) [Ordinance No. 24-07] 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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17th DAY OF AUGUST, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 3, 2026

2nd Reading: August 17, 2026

Exhibit 'A':
Location Map

Address: 931 & 935 Lexington Drive

Legal Description: Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition

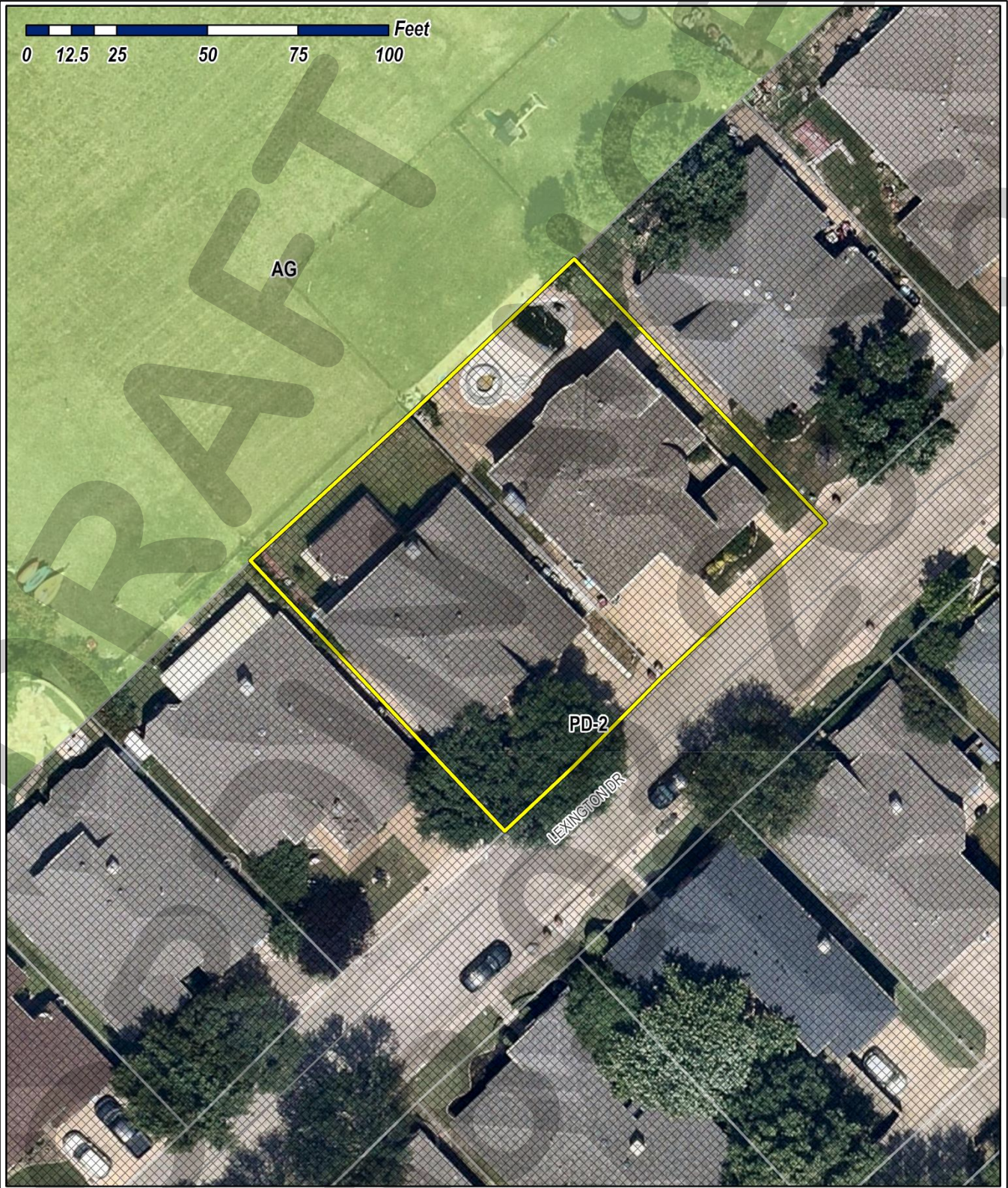


Exhibit 'B':
Residential Plot Plan

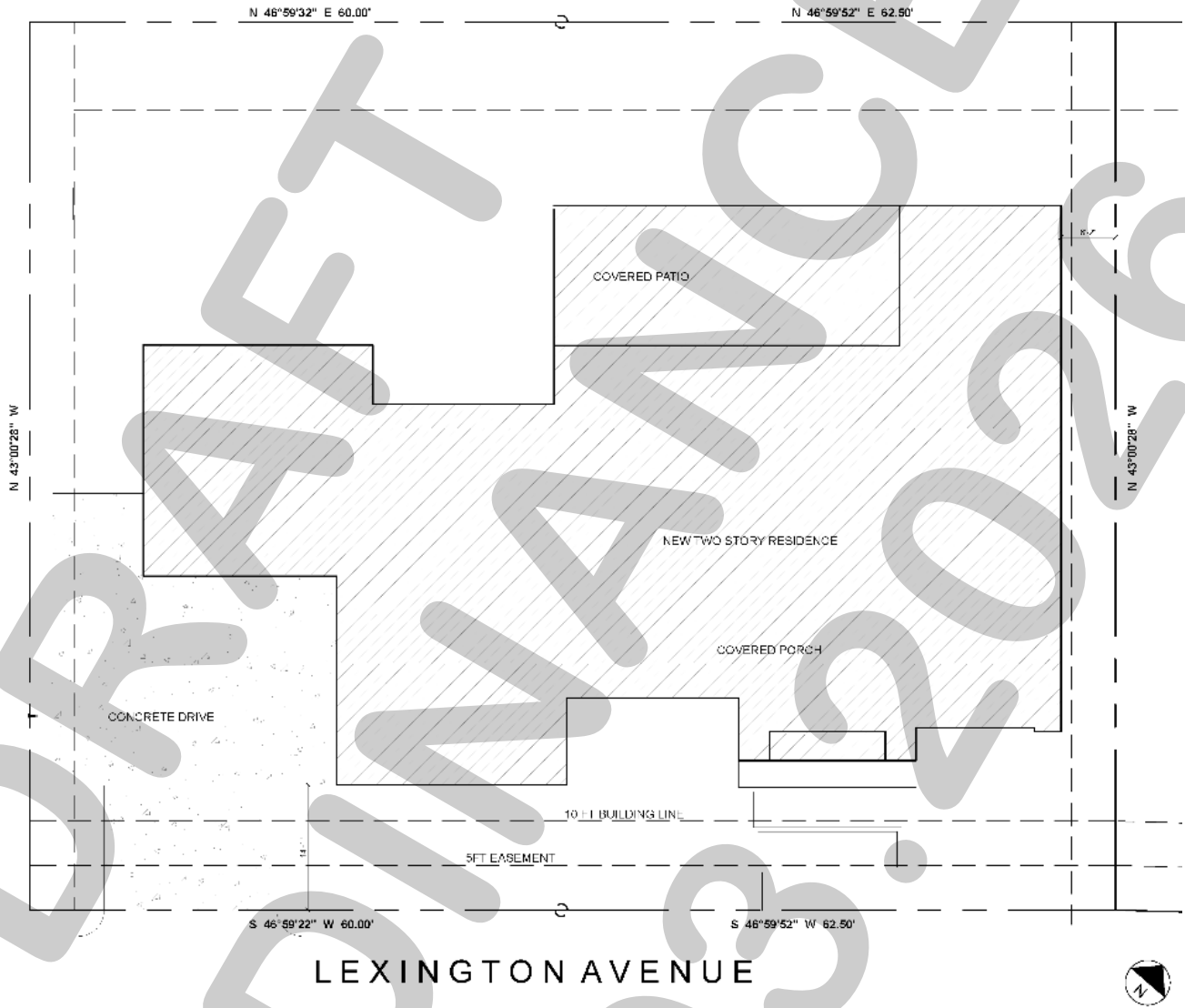
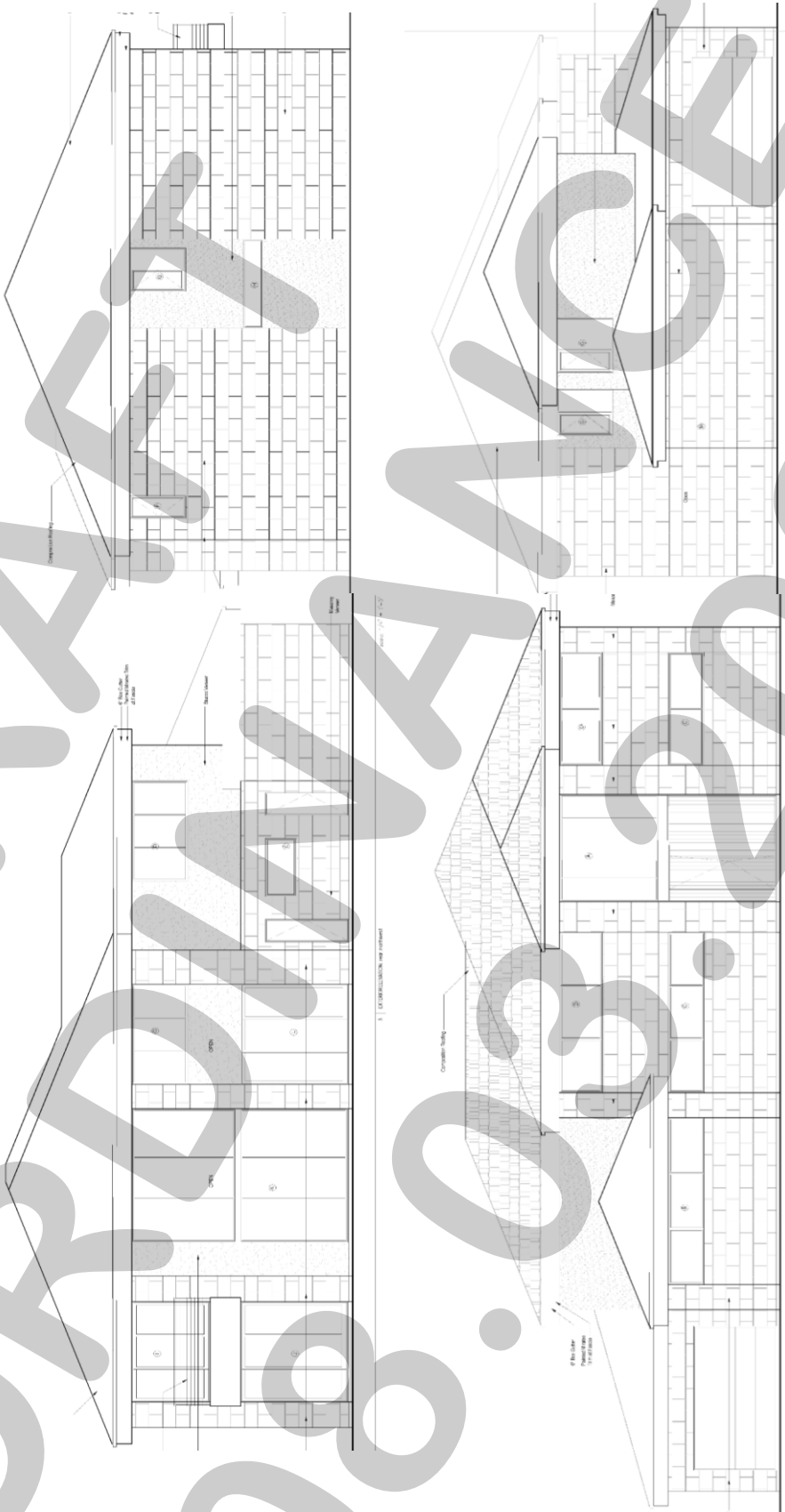


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 3, 2026
APPLICANT: Ron Hawkins
CASE NUMBER: Z2026-032; *Specific Use Permit (SUP) for Banquet Facility/Event Hall*

SUMMARY

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Specific Use Permit (SUP) for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 7,000 SF storage warehouse constructed in 1999; however, according to the Certificate of Occupancy (CO) -- *issued to the applicant on April 21, 2009* -- the land use on the subject property is a *Nursery/Office* that included the outside storage of "...plants, soils, irrigation parts, fertilizer (seasonal), [and] mulch." On December 11, 2025, following a proactive code enforcement case (*i.e. Case No. CE2025-6295*) initiated by the Neighborhood Improvement Services (NIS) Division, staff met with the property owner, Ron Hawkins of *Land Art of Rockwall (Honey Locust Farms)*, regarding the establishment of a *banquet facility/event hall* and *coffee shop* on the subject property without a Certificate of Occupancy (CO). At the time of that meeting, the property was zoned Agricultural (AG) District. The *banquet facility/event hall* and *coffee shop* are not permitted in the Agricultural (AG) District, while the existing *garden supply/plant nursery* is considered a legally non-conforming use predating annexation. Staff also discussed with the property owner that the property's Future Land Use designation of *Technology/Employment Center* -- *as indicated in the OURHometown Vision 2040 Comprehensive Plan* -- is most consistent with the Light Industrial (LI) District zoning designation when considering the surrounding land uses; however, the Light Industrial (LI) District did not permit a *banquet facility/event hall*. As a note, rezoning the property to a Commercial (C) District -- *which would accommodate the desired land uses* -- would be inconsistent with the Future Land Use Map and could be considered *Spot Zoning*¹. Based on these considerations, staff recommended initiating an amendment to the Unified Development Code (UDC) to allow the *banquet facility/event hall* land use in a Light Industrial (LI) District by Specific Use Permit (SUP). On January 5, 2026, the City Council reviewed this request, and directed staff to proceed with the amendment. On March 2, 2026, the City Council approved the amendment to allow the *banquet facility/event hall* land use in the Light Industrial (LI) District by Specific Use Permit (SUP). On June 1, 2026, the City Council approved a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for the subject property.

PURPOSE

On June 12, 2026, the applicant -- *Ron Hawkins* -- submitted an application requesting a Specific Use Permit (SUP) for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on the subject property.

¹: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

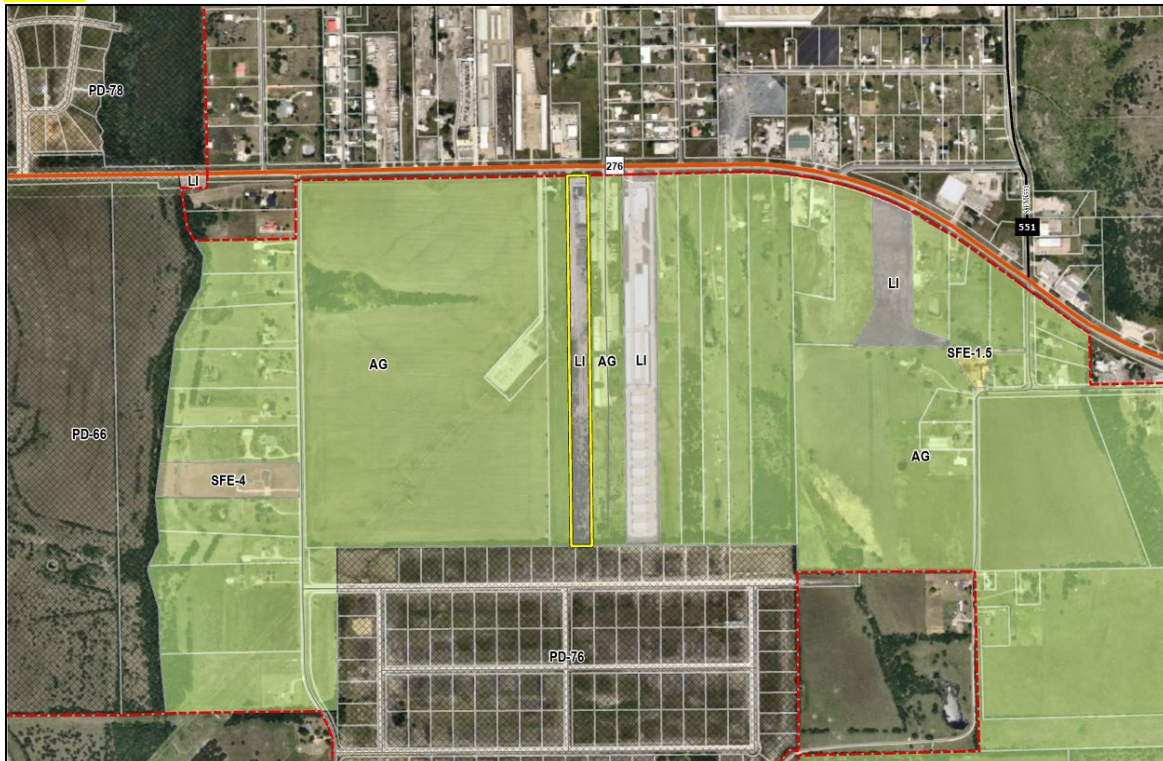
ADJACENT LAND USES AND ACCESS

The subject property is addressed as 4571 SH-276. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.
- South:** Directly south of the subject property is the Emerson Farms Subdivision which consists of 116 single-family lots and was established in 2023. Emerson Farms is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within the City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.
- East:** Directly east of the subject property is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. East of this is another 15-acre parcel of land (*i.e. Lot 1, Block A, Valk 276 Addition*). This lot is zoned Light Industrial (LI) District and developed with a *mini-warehouse facility* (*i.e. Storage 365*).
- West:** Directly west of the subject property is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home situated on it. Beyond that is a 4.461-acre tract of land (*i.e. Lot 1, Block A, Substation Addition*), which is owned and operated by *Oncor Electric Delivery Company* and zoned Agricultural (AG) District. West of this is a 106-acre tract of land (*i.e. Tract 1 of the J. H. Bailey Survey, Abstract No. 34*), which is zoned Agricultural (AG) District and is currently vacant. Beyond this is the corporate limits of the City of Rockwall. Beyond that are two (2) properties situated within the City's Extraterritorial Jurisdiction (ETJ) that have single-family homes situated on them.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Light Industrial (LI) District is intended to provide for modern industrial land uses, including cleaner industrial and employment-oriented uses. In this case, the subject property is zoned Light Industrial (LI) District and contains an existing *Garden Supply/Plant Nursery* that was established prior to annexation, in addition to a proposed *Restaurant/Coffee Shop* and *Banquet Facility/Event Hall*. According to the Permissible Use Charts contained in Article 04, *Permissible Uses*, of the UDC, a *Garden Supply/Plant Nursery* and a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* are permitted by-right in the Light Industrial (LI) District; however, a *Banquet Facility/Event Hall* requires approval of a Specific Use Permit (SUP).

The applicant's request is limited to the establishment of a *Banquet Facility/Event Hall* within the conservatory area depicted on *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance. The remaining portions of the existing building and site will continue to be evaluated based on their actual use, including the *Garden Room* (i.e. 1,500 SF), *Coffee Shop* (i.e. 2,000 SF), *Office* (i.e. 1,050 SF), and *Storage Areas* (i.e. 3,360 SF total).

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Banquet Facility/Event Hall* is parked at one (1) parking space per 100 SF of building area. The conservatory area shown on the submitted concept/site plan is identified as 2,664 SF. Based on this square footage, the *Banquet Facility/Event Hall* requires 27 parking spaces [i.e. 2,664 SF / 100 SF = 27 parking spaces].

The submitted concept/site plan identifies the square footage for several use areas on the subject property. Based on the parking ratios contained in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the UDC, the preliminary parking requirement for the identified land use areas are calculated as follows:

CONCEPT/SITE PLAN	SF	PARKING CLASSIFICATION	PARKING RATIO	SPACES REQUIRED
CONSERVATORY	2,664 SF	BANQUET FACILITY/EVENT HALL	1 SPACE / 100 SF	27
GARDEN ROOM	1,500 SF	GARDEN SUPPLY/PLANT NURSERY/RETAIL	1 SPACE / 250 SF	6
COFFEE SHOP	2,000 SF	RESTAURANT/COFFEE SHOP	1 SPACE / 100 SF	20
OFFICE	1,050 SF	OFFICE	1 SPACE / 300 SF	4
STORAGE AREAS	3,360 SF	STORAGE/WAREHOUSE	1 SPACE / 1,000 SF	4
PRELIMINARY TOTAL	10,574 SF			61

Based on this preliminary evaluation, the identified land use areas require a minimum of 61 parking spaces. The submitted concept/site plan depicts 117 parking spaces, which would exceed this preliminary requirement by 54 parking spaces; however, this calculation assumes the *Garden Room* will be evaluated as a *Garden Supply/Plant Nursery/Retail* component. If this Specific Use Permit (SUP) is approved, the applicant will be required to provide a dimensioned site plan showing a detailed floor plan and a complete parking table identifying the square footage of each land use, the total required parking for each use, the total number of parking spaces provided on-site, and any required accessible parking. All required parking shall be located on the subject property, outside of fire lanes, drive aisles, landscape areas, and required setbacks unless otherwise permitted by the Unified Development Code (UDC).

In addition, the submitted concept/site plan identifies portions of the existing parking and circulation areas as recycled asphalt. As part of the Specific Use Permit (SUP) ordinance and the associated conditions of approval, the use of recycled asphalt shall be limited to the parking and circulation areas shown on *Exhibit 'B'* of the draft ordinance. The recycled asphalt area shall not be expanded, reconstructed, or modified in the future without an amendment to the Specific Use Permit (SUP) ordinance or other approval as may be required by the Unified Development Code (UDC). Approval of the recycled asphalt surface is a

discretionary decision of the City Council, following a recommendation from the Planning and Zoning Commission, and shall be considered a condition of this Specific Use Permit (SUP) request.

According to Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” In addition, “(t)he discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a Specific Use Permit (SUP) when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.” With this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In this case, the Planning and Zoning Commission and City Council are tasked with determining whether the proposed *Banquet Facility/Event Hall* is compatible with the surrounding area and whether any conditions are necessary to mitigate potential impacts on adjacent properties.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District*, which -- based on the *District Description for the South Central Estates District* -- “...has the potential to have a mixture of land uses, but is currently relatively undeveloped.” This section goes on to make the observation that “(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots.” The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 7,000 SF *garden supply/plant nursery* situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is “...characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. *Rockwall Technology Park*) with access to key transportation networks.” In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on the subject property’s *Technology/Employment* designation and its current Light Industrial (LI) District zoning, the proposed Specific Use Permit (SUP) for a *Banquet Facility/Event Hall* may be considered in conformance with the Comprehensive Plan, provided the use is appropriately conditioned to address site design, parking, access, compatibility, and operational impacts.

NOTIFICATIONS

On June 16, 2026, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any responses concerning the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) for a Banquet Hall/Event Center, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
 - a) The proposed *Banquet Facility/Event Hall* shall be limited to the ‘conservatory’ area depicted in *Exhibit ‘B’* of this ordinance.
 - b) The recycled asphalt parking lot shall be limited to the area depicted in *Exhibit ‘B’* of this ordinance and shall not be expanded in the future without amending this Specific Use Permit (SUP) ordinance.

- c) The proposed *Banquet Facility/Event Hall* shall apply for and receive approval for a Site Plan upon approval of the proposed Specific Use Permit (SUP).
 - d) The proposed *Banquet Facility/Event Hall* shall apply for and receive approval of a Final Plat upon approval of the Site Plan.
 - e) The proposed *Banquet Facility/Event Hall* shall apply for and receive Building Permits for any unpermitted structures on the subject property upon approval of the Site Plan.
 - f) The proposed *Banquet Facility/Event Hall* shall apply for and receive an updated Certificate of Occupancy (CO) reflecting all of the land uses on the subject property upon approval of the proposed Specific Use Permit (SUP).
 - g) This Specific Use Permit (SUP) ordinance shall expire should the subject property be sold or change ownership; however, if such change is to an immediate family member, this is not necessary.
- (2) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hilliard absent.

CITY COUNCIL

On July 20, 2026, the City Council approved a motion to table the case to the August 3, 2026 City Council Meeting 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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- ☒ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4521 Hwy 276 Rockwall TX

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION Hwy 276 4 mile from 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Nursery

PROPOSED ZONING _____

PROPOSED USE Nursery / Banquet Room

ACREAGE 10

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER Ron Hawkins

☒ APPLICANT Samz

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

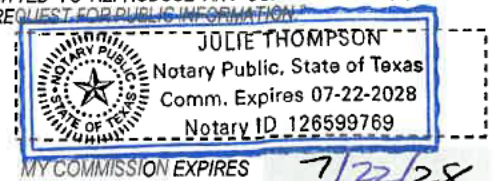
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1348.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6/8/26 DAY OF June 2026. BY SIGNING THIS APPLICATION, 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."

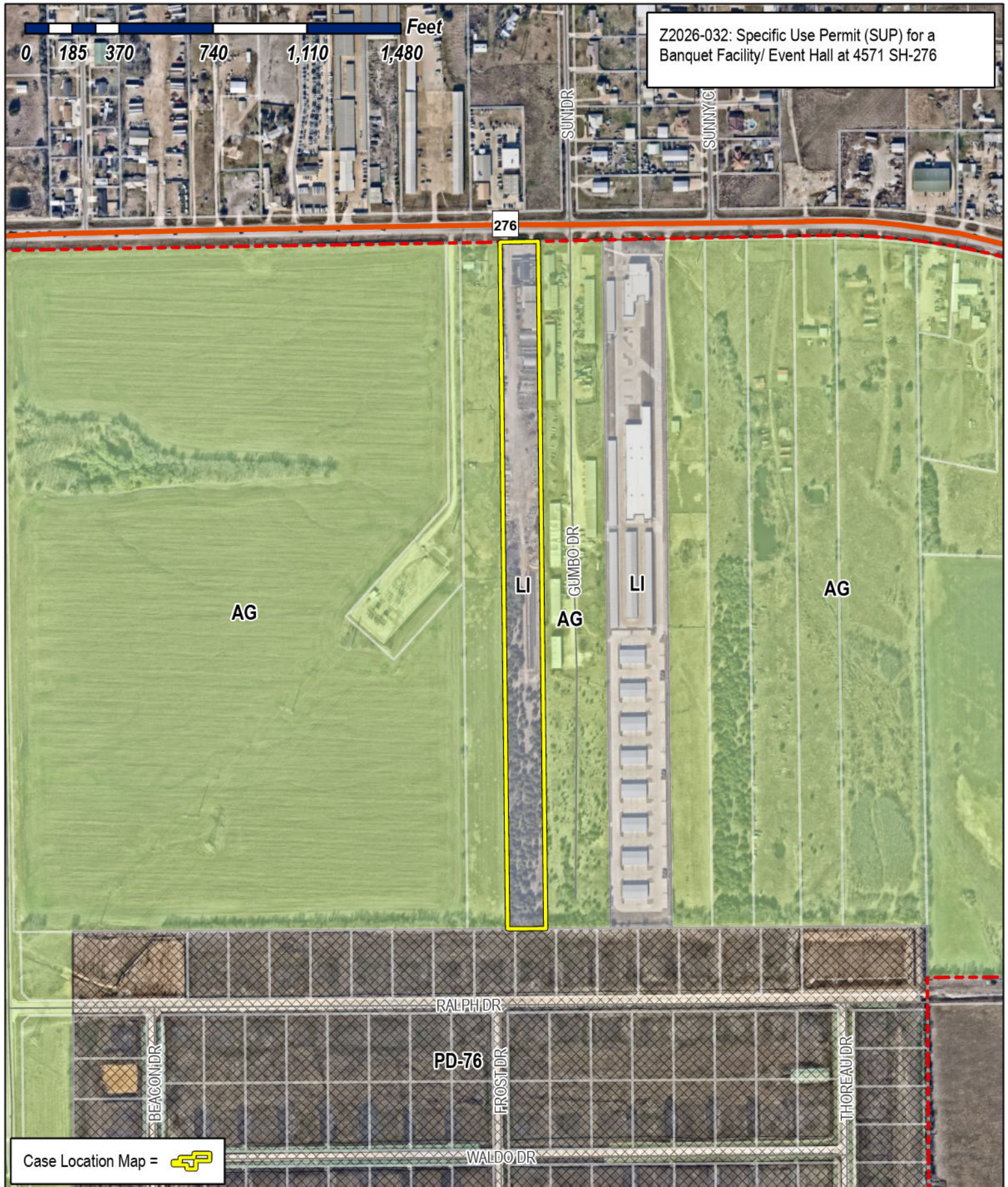
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June 2026

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson





Case Location Map = 



City of Rockwall

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

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

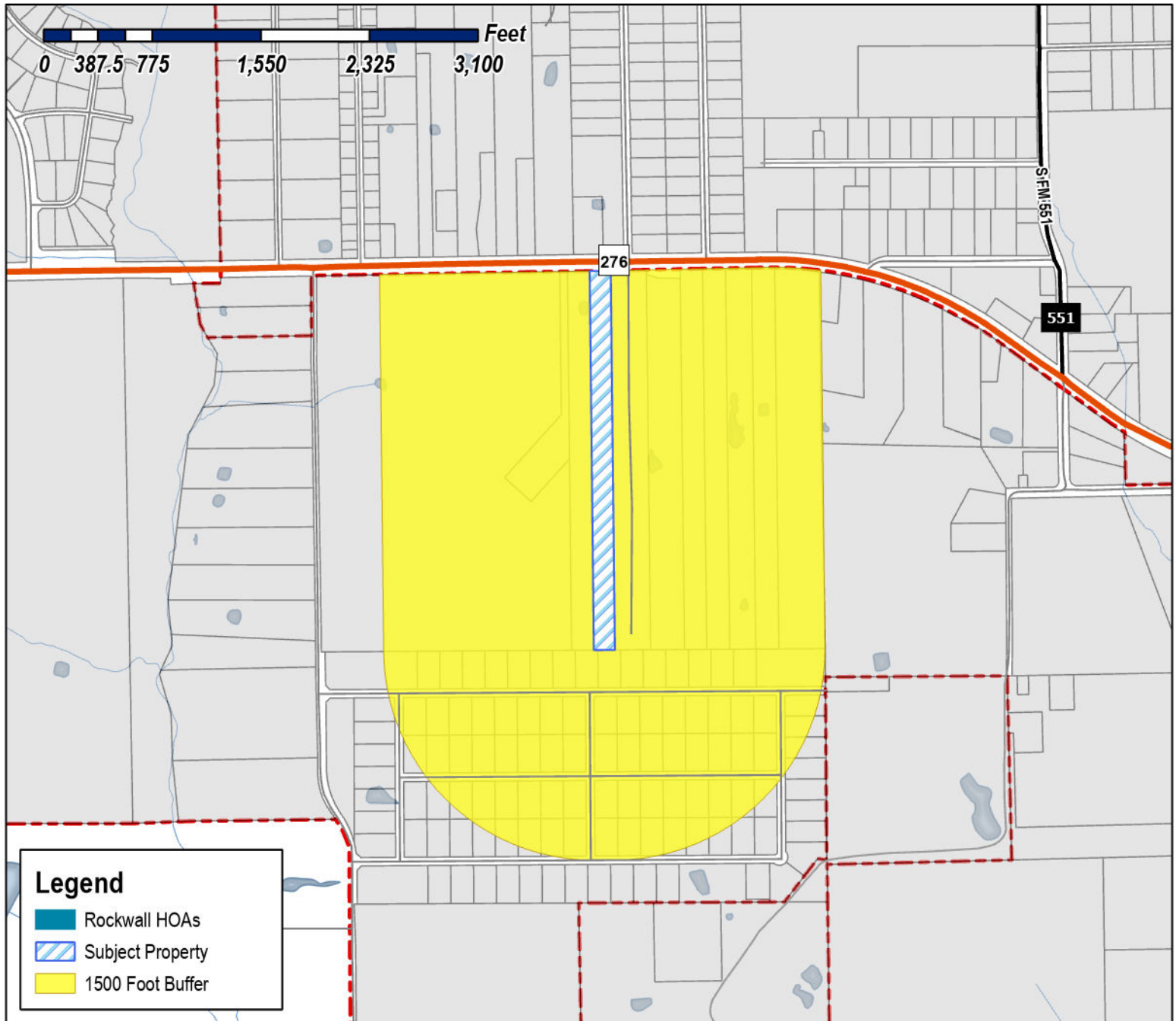




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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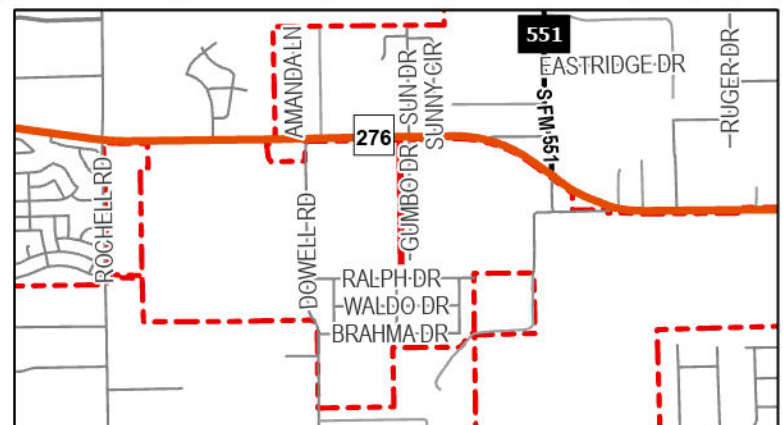
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Case Number: Z2026-032
Case Name: SUP for Banquet Facility/Event Hall
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 4571 SH-276

Date Saved: 6/8/2026

For Questions on this Case Call (972) 771-7745

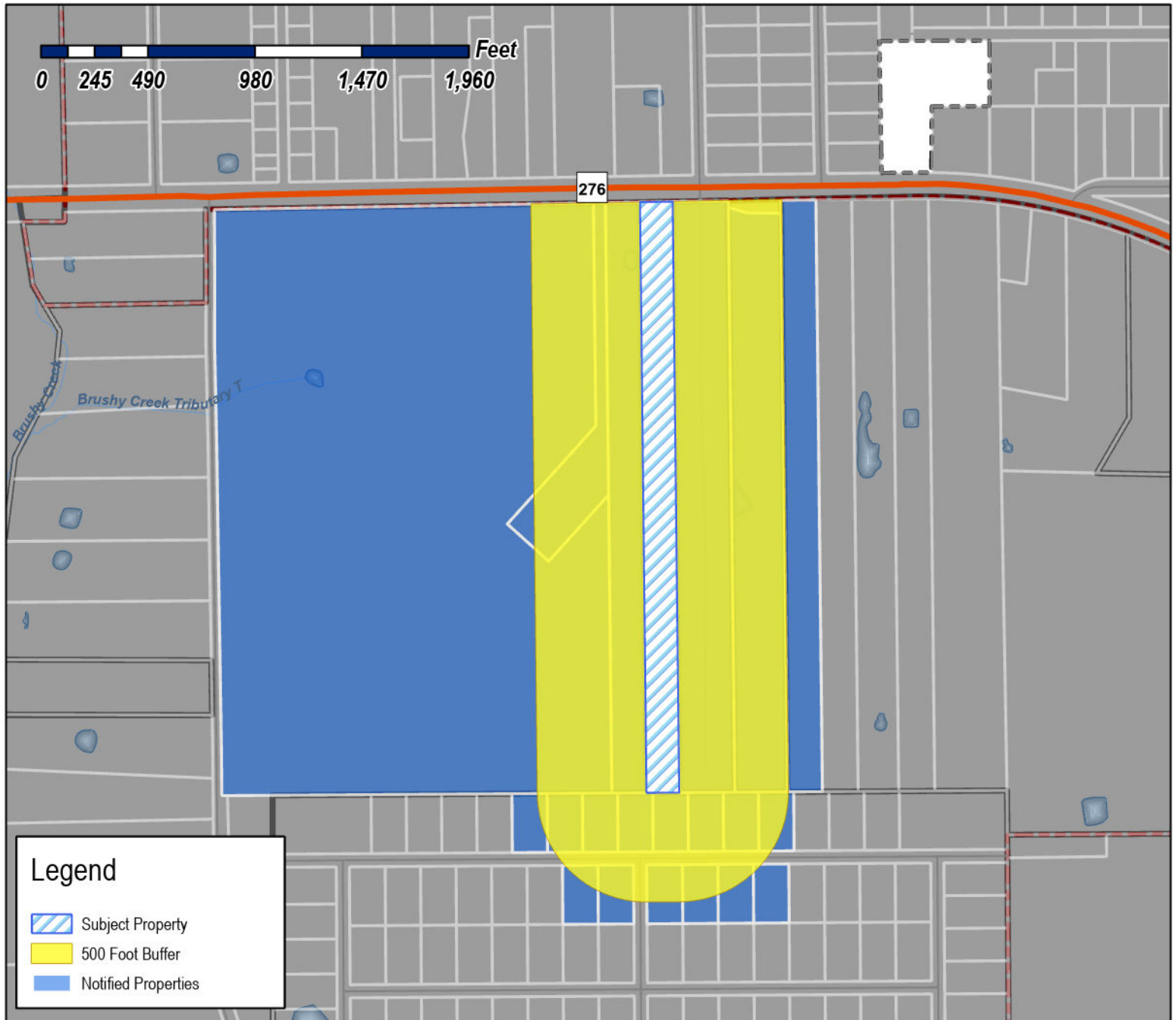




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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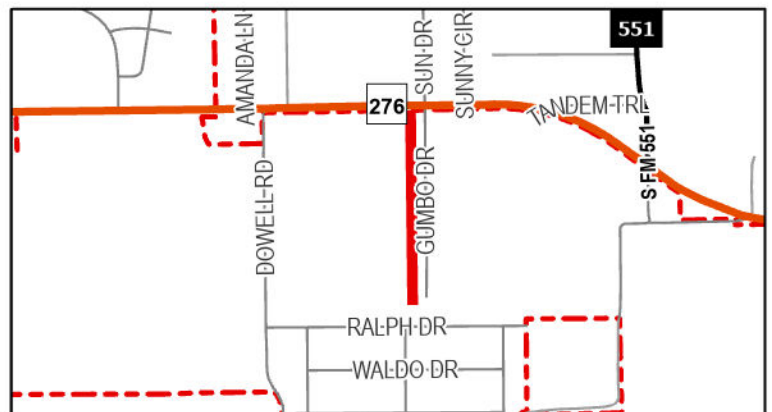
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Date Saved: 6/8/2026

For Questions on this Case Call: (972) 771-7745



RESIDENT
HWY276
ROCKWALL, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

RESIDENT
114 GUMBO
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste 100
Rockwall, TX 75032

SUMEER HOMES INC
2404 Texas Dr Ste 103
Irving, TX 75062

RESIDENT
3290 HWY276
ROCKWALL, TX 75032

RESIDENT
4452 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4464 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4473 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4476 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4485 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4488 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4503 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4506 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4507 HWY276
ROCKWALL, TX 75032

RESIDENT
4515 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75032

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

RESIDENT
4527 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4530 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4539 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4542 RALPH DR
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
4571 State Highway 276
Rockwall, TX 75032

RESIDENT
4649 HWY276
ROCKWALL, TX 75032

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

PUBLIC NOTICE



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

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

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

Z2026-032: SUP for Banquet Facility/Event Hall

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Specific Use Permit (SUP)* for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-032: SUP for Banquet Facility/Event Hall

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

June 8, 2026

City of Rockwall Planning & Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: Request for Special Use Permit – Honey Locust Farms

To Whom It May Concern,

Honey Locust Farms respectfully requests consideration and approval of a Special Use Permit to allow the operation of event spaces within our existing facilities located at Honey Locust Farms.

Specifically, we are seeking authorization for the use of our Botanical Conservatory as an event venue, as well as the use of our Garden Room as an event space. These facilities are intended to host weddings, private gatherings, corporate events, educational programs, community functions, and other similar events in a controlled and professionally managed environment.

Our vision is to create a unique destination that celebrates the natural beauty of the property while providing an exceptional venue for residents and visitors of Rockwall. The Botanical Conservatory and Garden Room are designed to complement the agricultural and horticultural character of Honey Locust Farms and will enhance opportunities for community engagement and local economic activity.

We are committed to operating these event spaces responsibly and in accordance with all applicable City ordinances, regulations, and conditions that may be required as part of the Special Use Permit approval process.

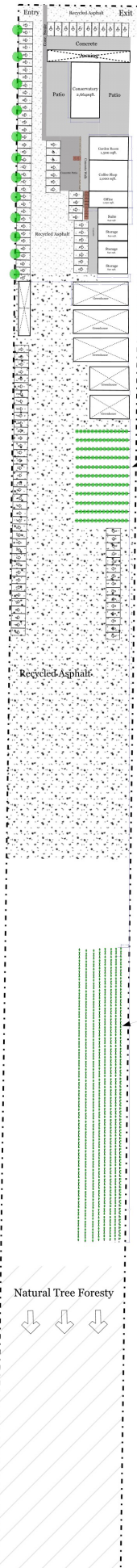
We appreciate your consideration of this request and look forward to working with the City of Rockwall Planning & Zoning Department throughout the review process. Please do not hesitate to contact us should additional information be required.

Sincerely, 

Honey Locust Farms
[Owner/Ron Hawkins]
[O: (972-771-6025)]
[C: (972-670-4293)]
[rihawk6@aol.com]



SH-276



9' 18' = Parking space

Retail Tree Line

Berry Shrub Line

Natural Tree Foresty

Honey Locust Farms

SHEET DESCRIPTION:
Site Plan

PROJECT:
Honey Locust Farms
4571 SH-276, Rockwall, TX 75032

REVISIONS:
NA

DATE:
06/08/2026

JOB NUMBER:
NA

DRAWN BY:
Ron Hawkins

CHECKED BY:

SCALE:
1" = 200'

SHEET:
1 of 1

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *BANQUET FACILITY/EVENT HALL* IN CONJUNCTION WITH AN EXISTING *GARDEN SUPPLY/PLANT NURSERY* ON A 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 34, 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 Ron Hawkins for the approval of a *Specific Use Permit (SUP)* for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. 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 an *Banquet Facility/Event Hall* 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 Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*; and Subsection 05.01, *General Light Industrial District Standards*, and Subsection 06.01, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Banquet Facility/Event Hall* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Banquet Facility/Event Hall* shall be limited to the 'conservatory' area depicted in *Exhibit 'B'* of this ordinance.
- 2) The recycled asphalt parking lot shall be limited to the area depicted in *Exhibit 'B'* of this ordinance and shall not be expanded in the future without amending this Specific Use Permit (SUP) ordinance.
- 3) The proposed *Banquet Facility/Event Hall* shall apply for and receive approval for a Site Plan upon approval of the proposed Specific Use Permit (SUP).
- 4) The proposed *Banquet Facility/Event Hall* shall apply for and receive approval a Final Plat upon approval of the Site Plan.
- 5) The proposed *Banquet Facility/Event Hall* shall apply for and receive Building Permits for any unpermitted structures on the subject property upon approval of the Site Plan.
- 6) The proposed *Banquet Facility/Event Hall* shall apply for and receive an updated Certificate of Occupancy (CO) reflecting all of the land uses on the subject property upon approval of the proposed Specific Use Permit (SUP).
- 7) This Specific Use Permit (SUP) ordinance shall expire should the subject property be sold or change ownership; however, if such change is to an immediate family member, this is not necessary.

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 3RD DAY OF AUGUST, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

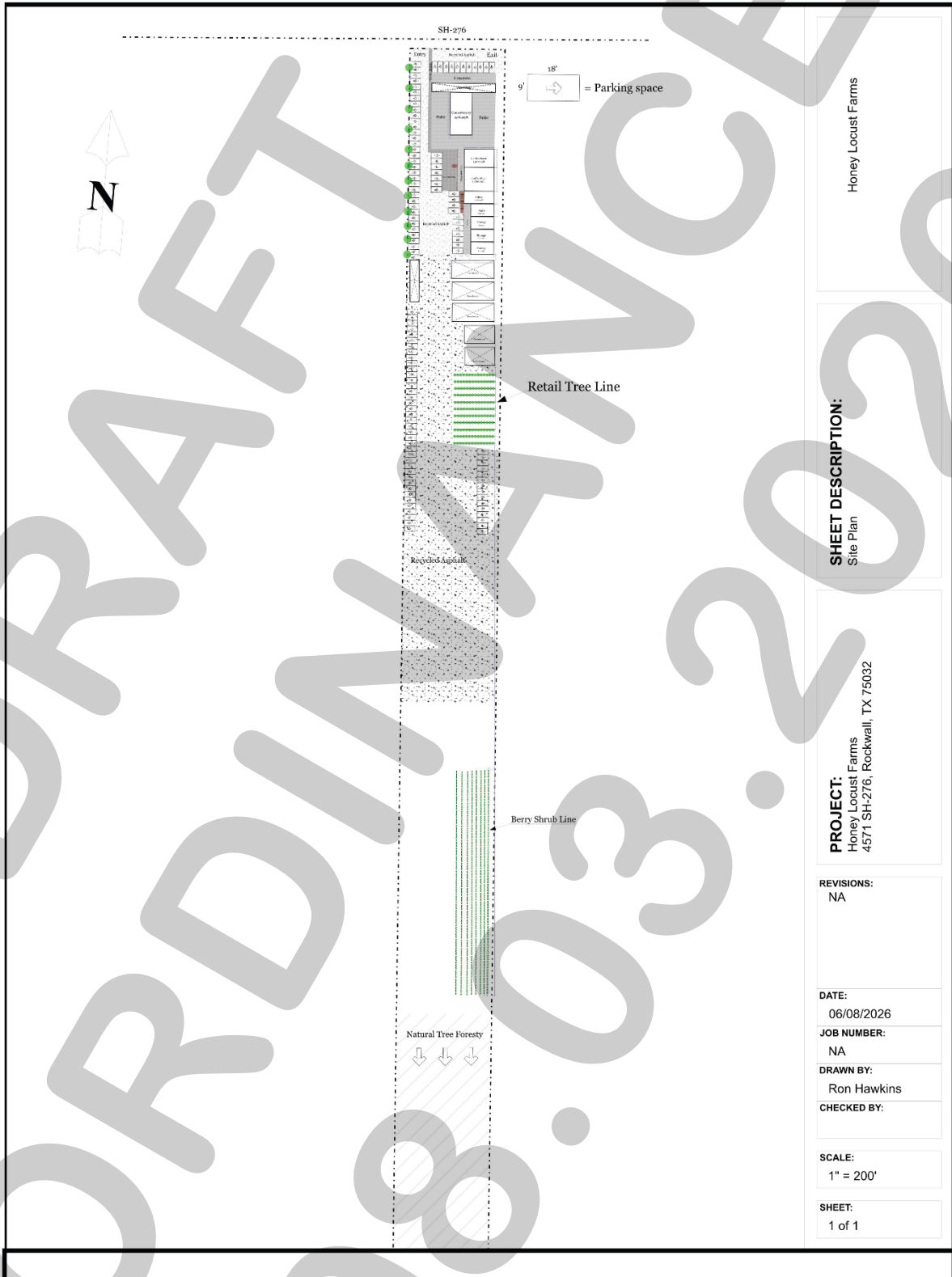
1st Reading: July 20, 2026

2nd Reading: August 3, 2026

Exhibit 'A':
Survey

[illegible]

Exhibit 'B':
Site Plan/Floor Plan



Honey Locust Farms

SHEET DESCRIPTION:
Site Plan

PROJECT:
Honey Locust Farms
4571 SH-276, Rockwall, TX 75032

REVISIONS:
NA

DATE:
06/08/2026

JOB NUMBER:
NA

DRAWN BY:
Ron Hawkins

CHECKED BY:

SCALE:
1" = 200'

SHEET:
1 of 1



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: August 3, 2026
APPLICANT: Bradley Stannard; *Legendary Outdoor Solutions*
CASE NUMBER: Z2026-034; *Specific Use Permit (SUP) for a Detached Garage at 2368 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family residential lots on 51.47-acres, and established the subject property as Lot 18, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*, and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 2,770 SF single-family home was constructed on the subject property in 2002.

PURPOSE

The applicant -- *Bradley Stannard of Legendary Outdoor Solutions* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *detached garage* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2368 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall and a 1.1811-acre parcel of land (*i.e. Lot 4, Saddlebrook Estates*) located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Beyond this is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4]-lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 69.538-acre parcel of land (*i.e. Lot 1, Block A, Rockwall ISD Addition*) which is developed with a Public Secondary School (*i.e. Rockwall Ninth Grade Campus North*). This lot is zoned Planned Development District 94 (PD-94) for Neighborhood Services (NS) District land uses.

South: Directly south of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is another one (1) acre parcel of land (*i.e. Lot 13, Block B, Saddlebrook Estates #2 Addition*). This property is currently developed with a single-family home and is zoned Single Family 16 (SF-16) District.

East: Directly east of the subject property are seven (7), one (1) acre lots (*i.e. Lots 19-25, Block A, Saddlebrook Estates #2 Addition*) that are zoned Single Family 16 (SF-16) District and are developed with single-family homes. Beyond this are the corporate limits of the City of Rockwall and FM-1141, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are three (3), one (1) acre parcels of land (*i.e. Lots 15-17, Block A, Saddlebrook Estates #2 Addition*). Beyond this is a 17.56-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) that is zoned Agricultural (AG) District and developed with a single-family residence. West of this is a 1.82-acre parcel of land (*i.e. Lot 1, Block A, Utley Addition*), which is zoned Single Family Estate 1.5 (SFE-1.5) District and developed with a single-family residence.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicant, the proposed *detached garage* will measure 20-feet by 50-feet (*or 1,000 SF*), and be situated at the end of the driveway in the rear yard of the subject property. It will be located approximately 23 feet from the eastern or side property line and more than 107-feet from the northern or rear property line. The proposed overall height of the structure will be 14-feet, 10-inches (*or 12-feet, 6.72-inches at the midpoint*). The exterior of the structure will be clad in a stone wainscot on the front façade and the rest will be clad in LP siding.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. According to these same standards,

“accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.” In this case, the applicant’s original submittal showed the proposed accessory building with stone cladding on the front façade and LP siding on the remaining elevations. During the Planning and Zoning Commission Work Session on June 30, 2026, the Commission recommended that the applicant also provide stone on the side elevation visible from neighboring properties; however, the applicant submitted updated building elevations on July 7, 2026, showing the accessory building clad entirely in metal on all four (4) façades and the size of the building increased from 1,000 SF to 1,250 SF. On July 16, the applicant sent an email to staff requesting to be remanded back to the Planning and Zoning Commission since they are looking to alter the materials on the building and the size. On July 20, 2026, the City Council remanded the case back to the Planning and Zoning Commission for the July 28, 2026 meeting. On July 21, 2026, the applicant provided updated building elevations showing a total square footage of 1,000 SF and the front façade with a stone wainscot and the rest of the front façade and remaining facades clad in LP siding. While the proposed accessory building does not appear to be architecturally compatible with the primary structure -- *which is clad in stone and brick* -- staff should note that there are several properties within the subdivision that contain large metal detached garages and detached garages that are constructed using the same materials as the primary structure (*i.e. brick and stone*).

The proposed accessory structure is a total of 1,000 SF. In addition, the proposed *Detached Garage* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=1; <i>In Conformance</i>
<i>Detached Garage (Maximum Square Footage)</i>	625 SF	1,000 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>107-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	8-Feet	X=23-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=12-Feet, 6.72-inches at midpoint; <i>In Conformance</i>
<i>Between Buildings</i>	10-feet	X=11.2-feet; <i>In Conformance</i>

STAFF ANALYSIS

In reviewing a request for a Specific Use Permit for an accessory structure exceeding the maximum permitted size, the Planning and Zoning Commission and City Council may consider: [1] whether the structure was constructed without the required permits or under false pretenses; [2] the size of the proposed structure compared with other accessory structures in the surrounding neighborhood or subdivision; and [3] the size, architecture, and location of the proposed structure in relation to the primary residence.

In this case, the detached garage has not been constructed and is being considered prior to the issuance of a building permit. The proposed garage would contain 1,000 SF, which exceeds the maximum permitted area of 625 SF by 375 SF, or an increase in size of 60% over the size permitted by the UDC. The proposed garage would also represent approximately 36% of the floor area of the existing 2,770 SF single-family residence. Although the proposed structure exceeds the maximum size permitted by the Unified Development Code (UDC), it would be located in the rear yard, comply with the applicable side-yard, rear-yard, building-separation, and height requirements, and be situated on a one (1) acre residential lot.

With regard to architecture, the Unified Development Code (UDC) requires accessory buildings and structures to be architecturally compatible with the primary structure and situated behind the front façade of the primary structure. The applicant’s original submittal showed the proposed detached garage with stone cladding on the front façade and LP siding on the remaining elevations. During the Planning and Zoning Commission Work Session on June 30, 2026, the Commission recommended to the applicant that they provide stone on the side elevation visible from the neighboring properties to improve compatibility with the existing residence and surrounding area; however, the applicant submitted updated building elevations on July 7, 2026,

showing the structure clad entirely in metal on all four (4) façades and increasing the size of the building from 1,000 SF to 1,250 SF. As mentioned earlier, on July 16, 2026, the applicant requested that the case be remanded to the Planning and Zoning Commission to allow revisions to the building size and exterior materials. On July 20, 2026, the City Council remanded the case for consideration at the July 28, 2026, Planning and Zoning Commission meeting. The applicant subsequently submitted revised building elevations on July 21, 2026, depicting a 1,000 SF building with a stone wainscot on the front façade and LP siding on the remainder of the front façade and all other elevations. Based on the submitted elevations, the proposed detached garage does not appear to be architecturally compatible with the primary residence, which is clad in stone and brick. With that being said, staff should note that there are several properties within the subdivision that contain large metal detached garages. With all that being said, approval of the Specific Use Permit is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 13, 2026, staff mailed 30 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received three (3) notices in favor and none in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Detached Garage*, then staff would propose the following conditions of approval:

- (1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Detached Garage* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Detached Garage* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Detached Garage* shall not exceed a total maximum size of 1,000 SF.
 - (d) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
 - (e) No additional *Accessory Structures* shall be permitted on the subject property unless approved through an amendment to this Specific Use Permit (SUP).
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with the condition that the applicant face the front facade in stone, and Commissioner Hilliard absent.

On July 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.

CITY COUNCIL

On July 20, 2026, the City Council approved a motion to remand the Specific Use Permit (SUP) back to the Planning and Zoning Commission on July 28, 2026 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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1, 4, 5}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1, 4, 5}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (RESIDENTIAL) (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (COMMERCIAL) (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1, 4, 5}
- ☒ SPECIFIC USE PERMIT (RESIDENTIAL) (\$200.00 + \$20.00 ACRE)^{1, 2, 4, 5}
- ☐ SPECIFIC USE PERMIT (COMMERCIAL) (\$1,000.00 + \$20.00 ACRE)^{1, 2, 4, 5}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1, 4, 5}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1, 4, 5}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 2368 ~~Saddlebrook~~ Saddlebrook Ln

SUBDIVISION Saddlebrook Estates - Second Section LOT 18 BLOCK A

GENERAL LOCATION South of E Quail Run Rd, East of John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS (CURRENT)

LOTS (PROPOSED)

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

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

☐ OWNER Wade Stelzer

☐ APPLICANT Legendary Outdoor Solutions

CONTACT PERSON Wade Stelzer

CONTACT PERSON Bradley Stannard

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wade Stelzer (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

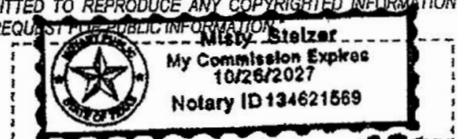
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 220.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 2026. BY SIGNING THIS APPLICATION, 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 10th DAY OF June, 2026

OWNER'S SIGNATURE

Wade Stelzer
Misty Stelzer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/26/2027



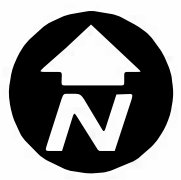
Case Location Map = 



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.

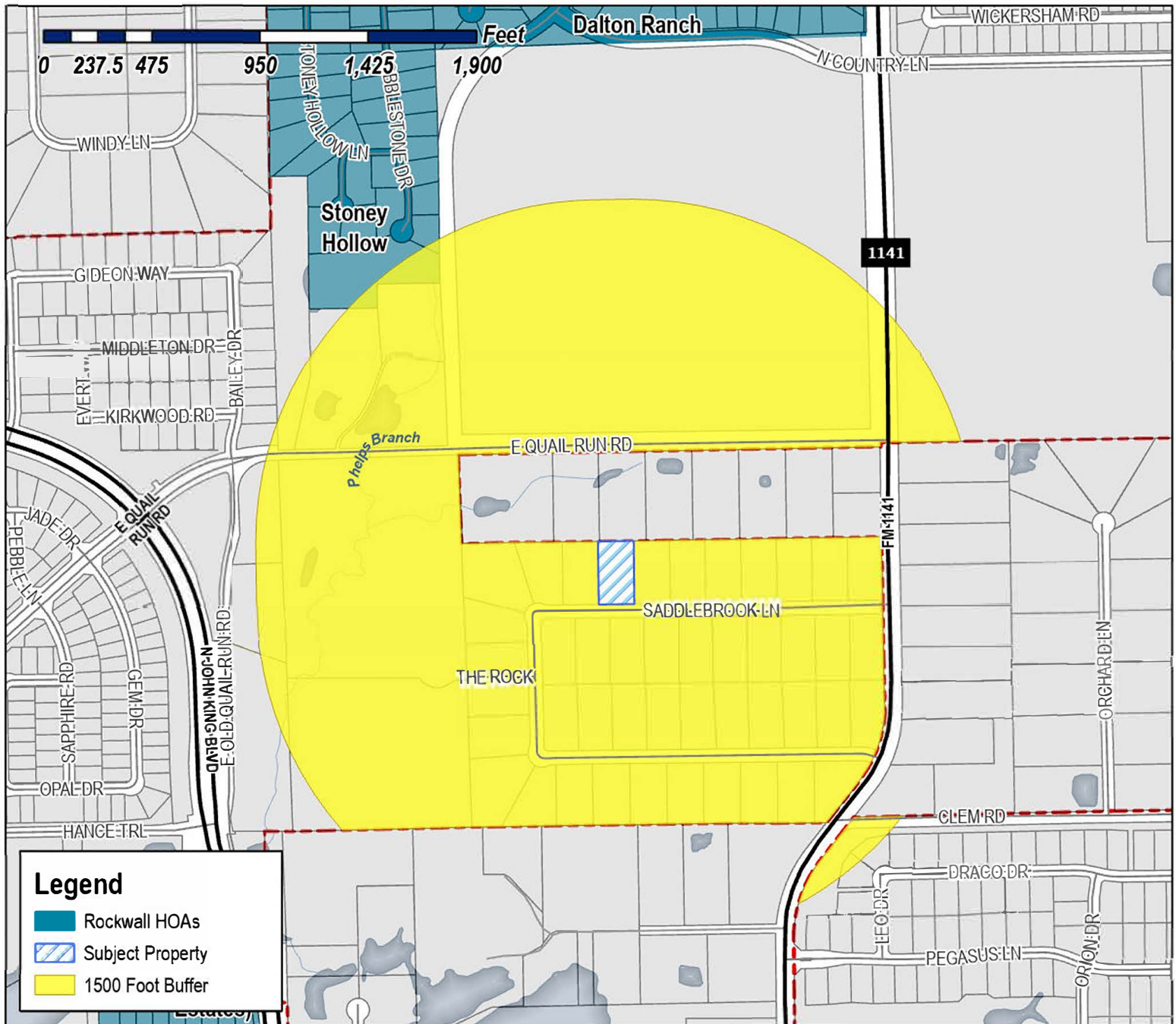
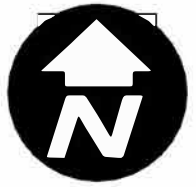




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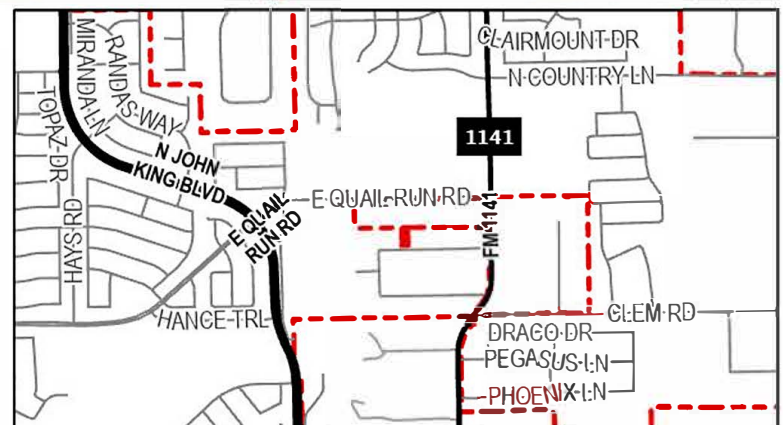
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Case Number: Z2026-034
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2368 Saddlebrook Lane

Date Saved: 6/11/2026

For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Zavala, Melanie
Sent: Tuesday, June 16, 2026 11:06 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-034]
Attachments: Public Notice (06.15.2026).pdf; HOA Map (06.11.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, June 19, 2026*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-034: SUP for Detached Garage

Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

Melanie Zavala

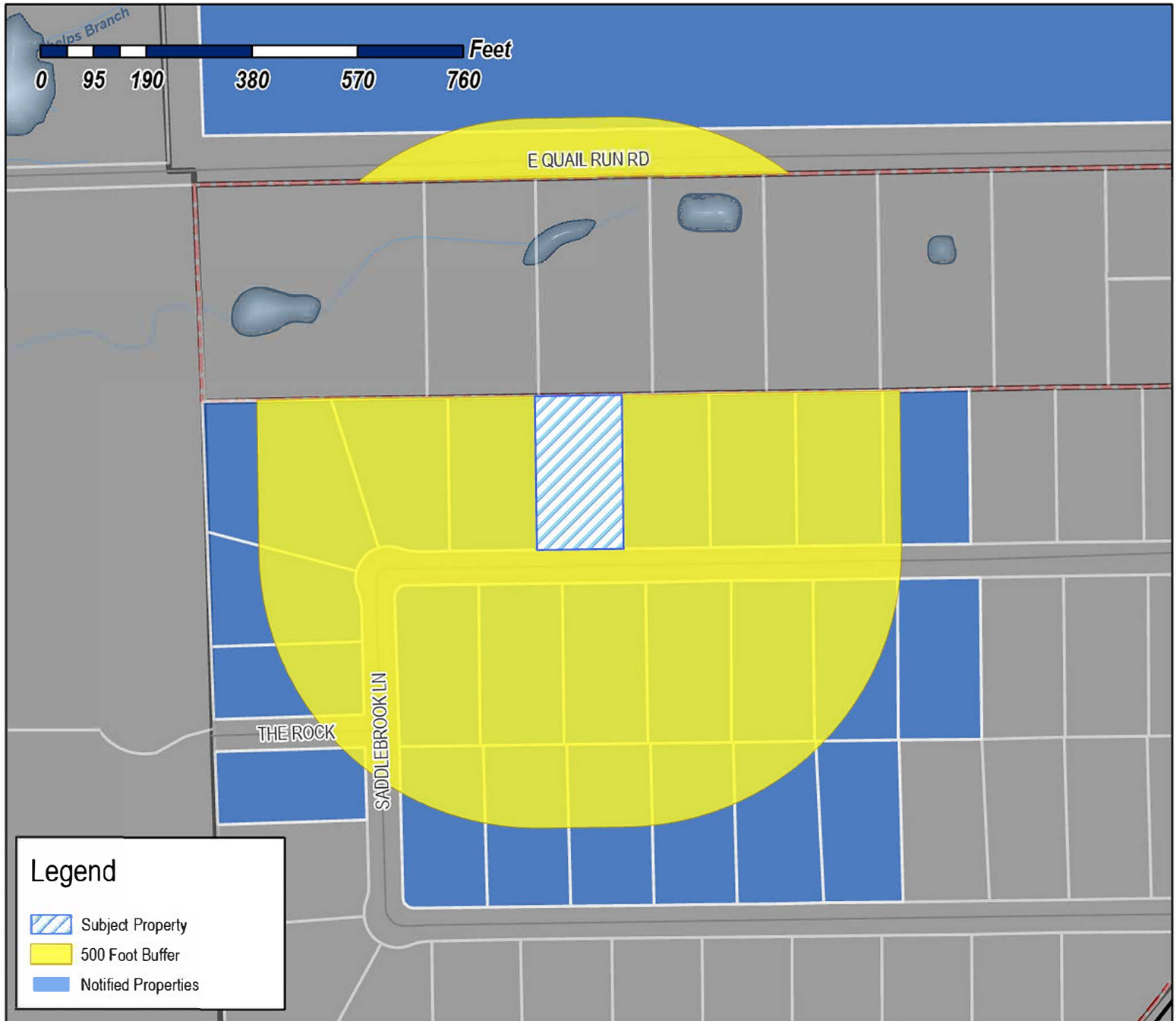
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](https://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

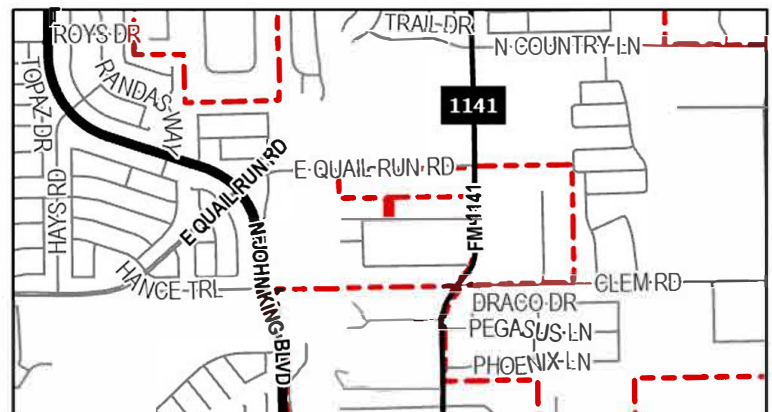
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Case Number: Z2026-034
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2368 Saddlebrook Lane

Date Saved: 6/11/2026

For Questions on this Case Call: (972) 771-7745



SHEILA LOEFFLER FLANNERY LIVING TRUST
SHEILA LOEFFLER FLANNERY & ROBERT
MATTHEW LOEFFLER - TRUSTEE
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROELICH
2377 Saddlebrook Ln
Rockwall, TX 75087

W D DEFEBAGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAGH & DAWN ANN
DEFEBAGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2026-034: SUP for Detached Garage

Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 20, 2026 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-034: SUP for Detached Garage

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

From: [Dean Gilkinson](#)
To: [Planning](#)
Subject: Case No. Z2026-034: SUP for Detached Garage
Date: Friday, June 19, 2026 2:09:27 PM

My name is Doyle Gilkinson, 2369 Saddlebrook Ln, Rockwall, TX, 75087. I have no objection to this SUP.

Thank You,
D. Gilkinson 903-453-4686

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

From: [Marisa C Gray](#)
To: [Planning](#)
Cc: [Ry](#)
Subject: z2026-034
Date: Thursday, June 18, 2026 3:40:53 PM

Regarding the public notice of the zoning case for detached garage case number Z2026-034 at 2368 Saddlebrook Ln. We are in favor of the request and wish that it would be approved for every single house on the street so that each family would not have to go through this process to get a detached garage approved. It would not be fair to deny someone, after approving so many. We would approve it as just a garage or as an addition to the house with apartment and plumbing, etc.

Many of us on Saddlebrook already have one and the rest of us are planning to build one at one point or another and just having it be a blanket approved for our street would be really nice. So please mark us down as in favor of the request.

Ryan and Marisa Gray
2384 Saddlebrook Ln.

Sent from my iPhone

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

Case No. Z2026-034: SUP for Detached Garage

Please place a check mark on the appropriate line below:

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

Name:

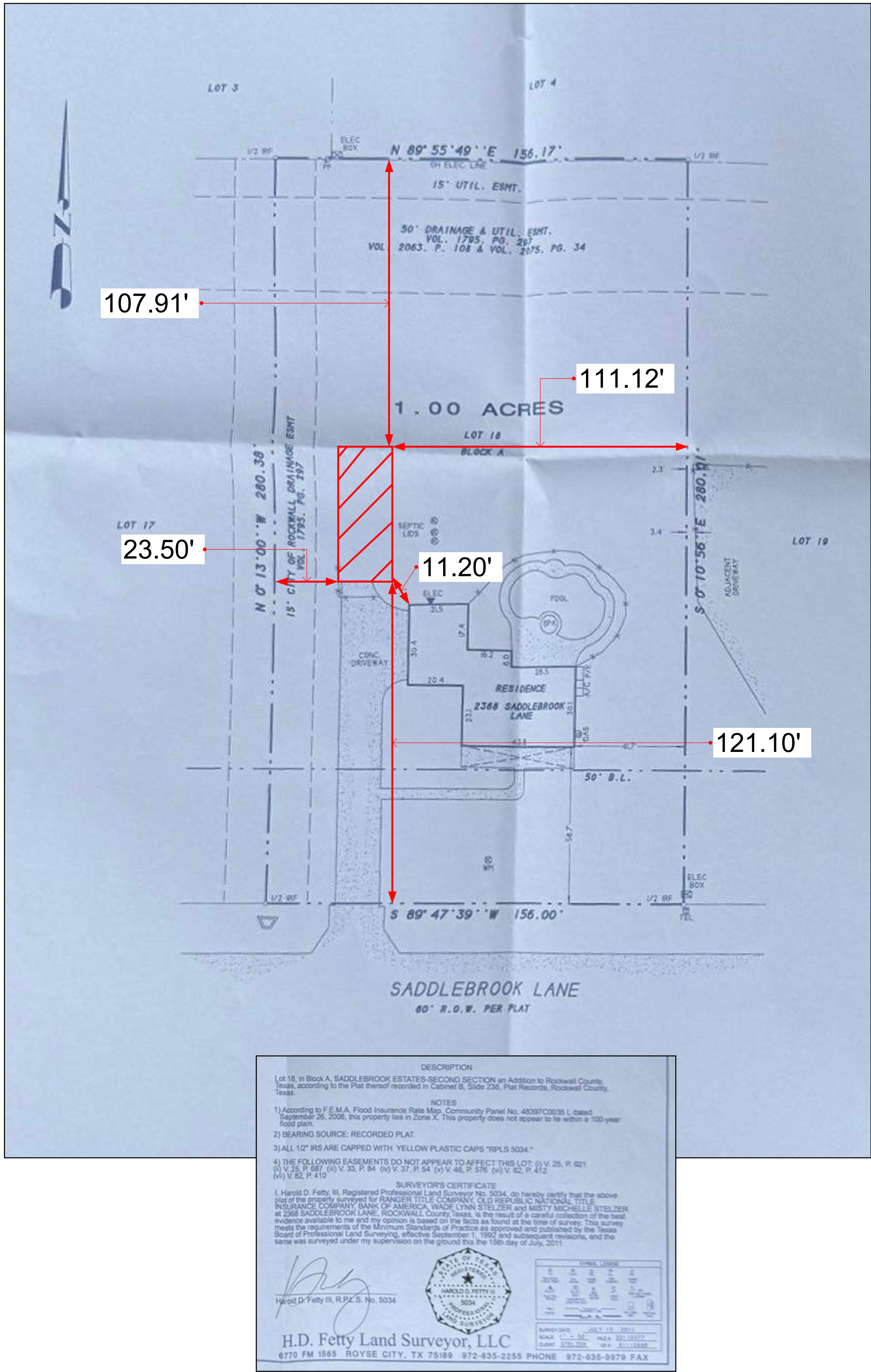
Walter & Dawn Diezbaugh

Address:

2380 Saddlebrook Lane

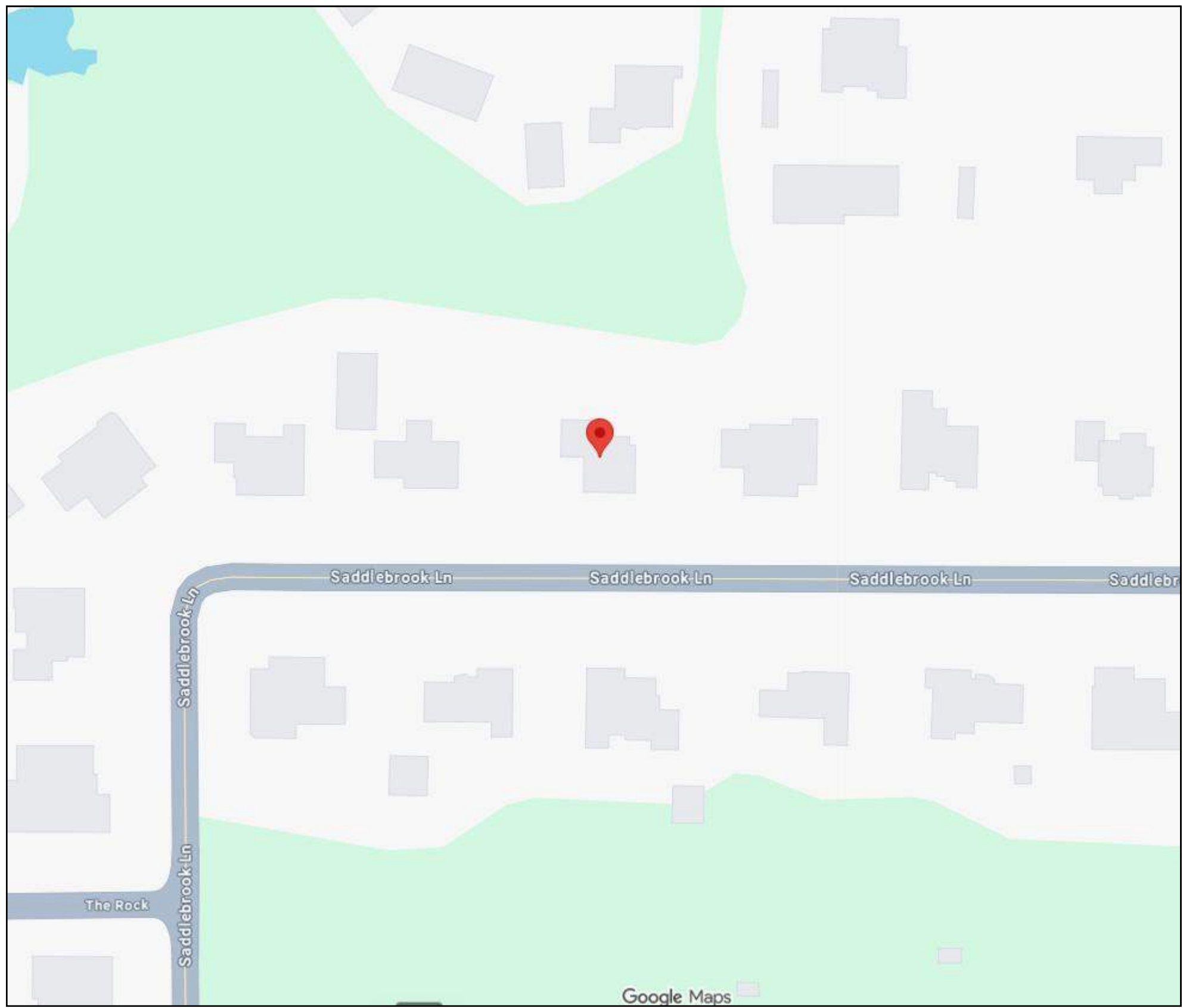
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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



Site Plan

Scale: 1"= 25'-6"



Vicinity Map

For Reference Only

Area Distribution

Existing Brick Residence Footprint	2,770 SQ. FT.
Proposed Detached Garage	1,000 SQ. FT.
Total Proposed Coverage	3,770 SQ. FT.
Lot Area	43,560.00 SQ. FT.
% Lot Coverage	8.7%

Legal Description

Lot 18, Block A
SADDLEBROOK ESTATES-SECOND
SECTION an Addition to Rockwall Co,
Plat Thereof Cabinet B, Slide 238,
Plat Records, Rockwall County

Address

2368 Saddlebrook Ln, Rockwall, TX 75087

Legendary Outdoor Solutions
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809



All plans, designs, and artistic renderings submitted herein are the property of Legendary Outdoor Solutions, LLC and are copyrighted.

SHEET TITLE

DATE
June 9, 2026

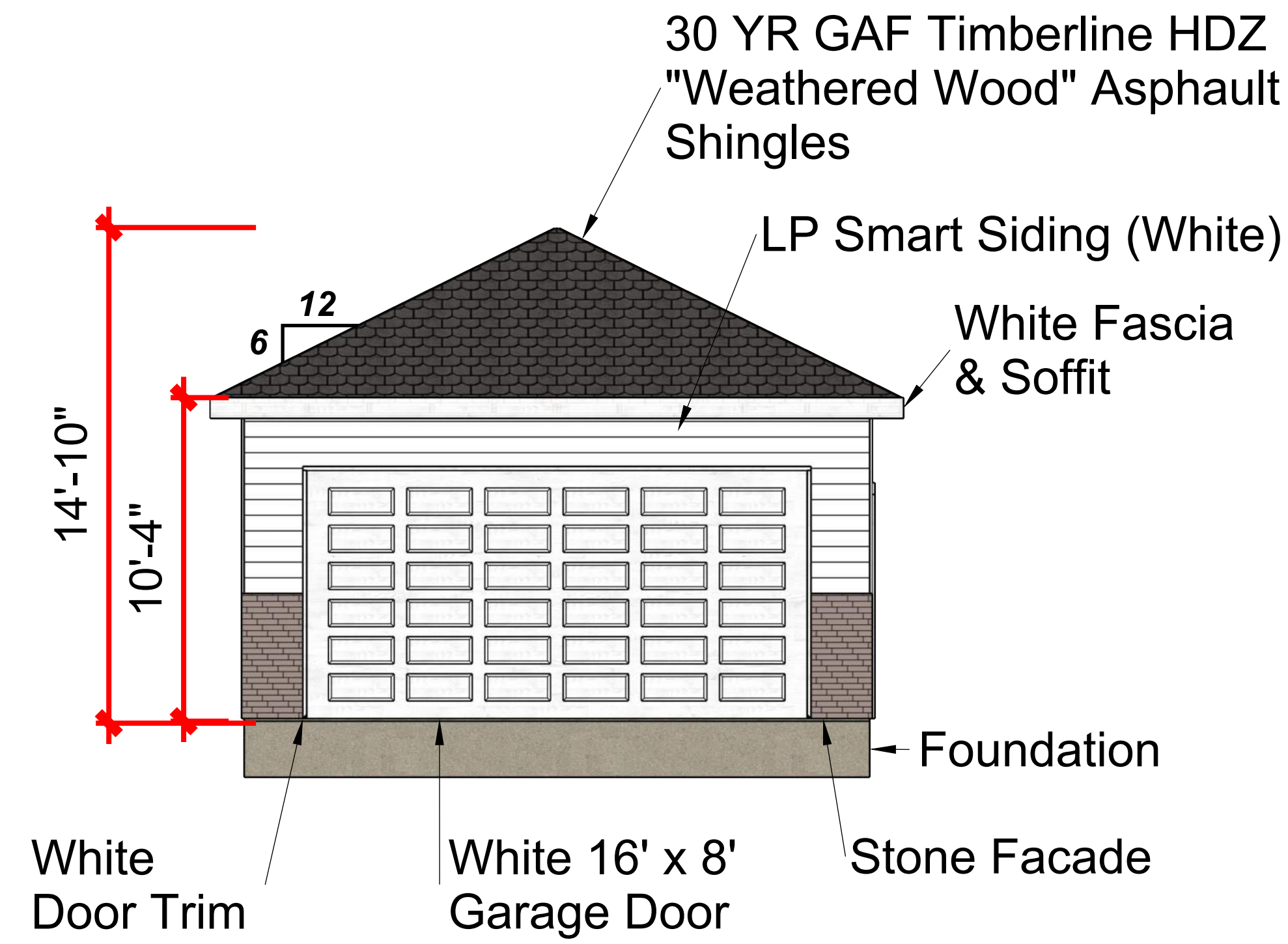
DRAWN BY
BCS

SCALE
Varies

Site Plan

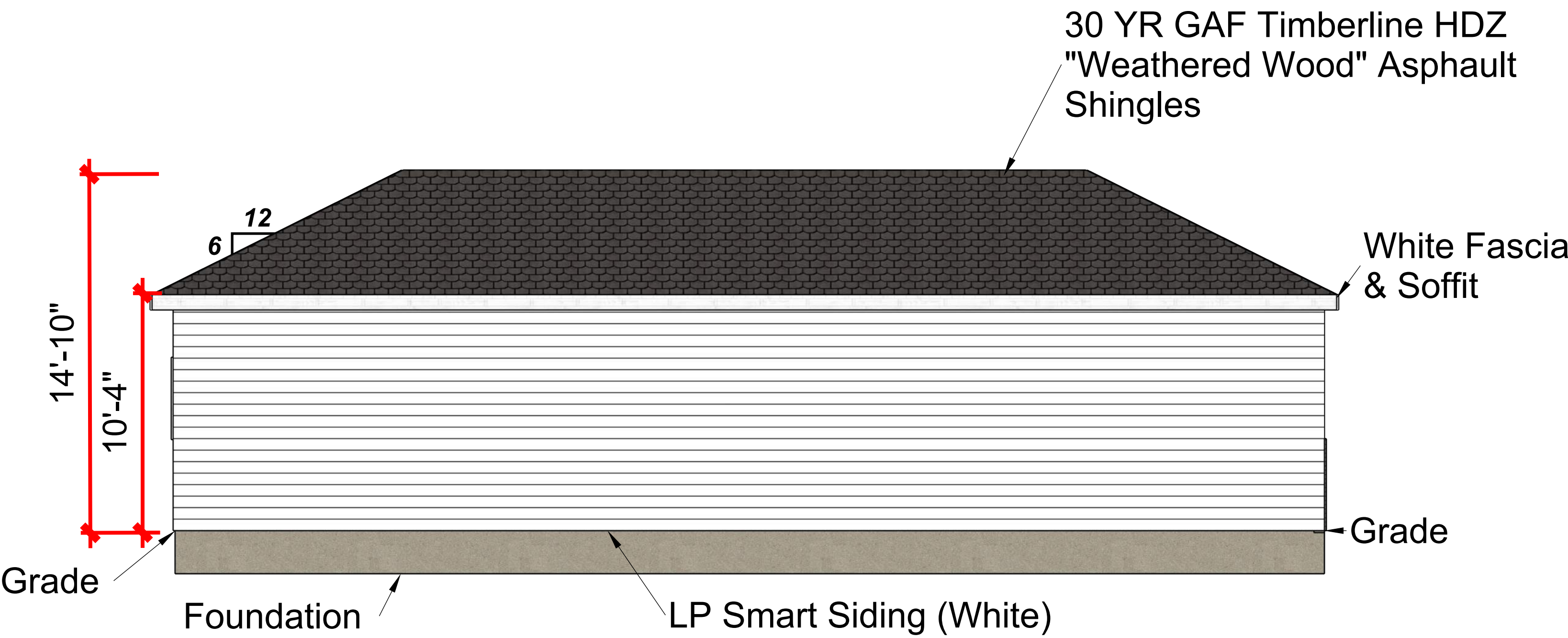
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01
of 02



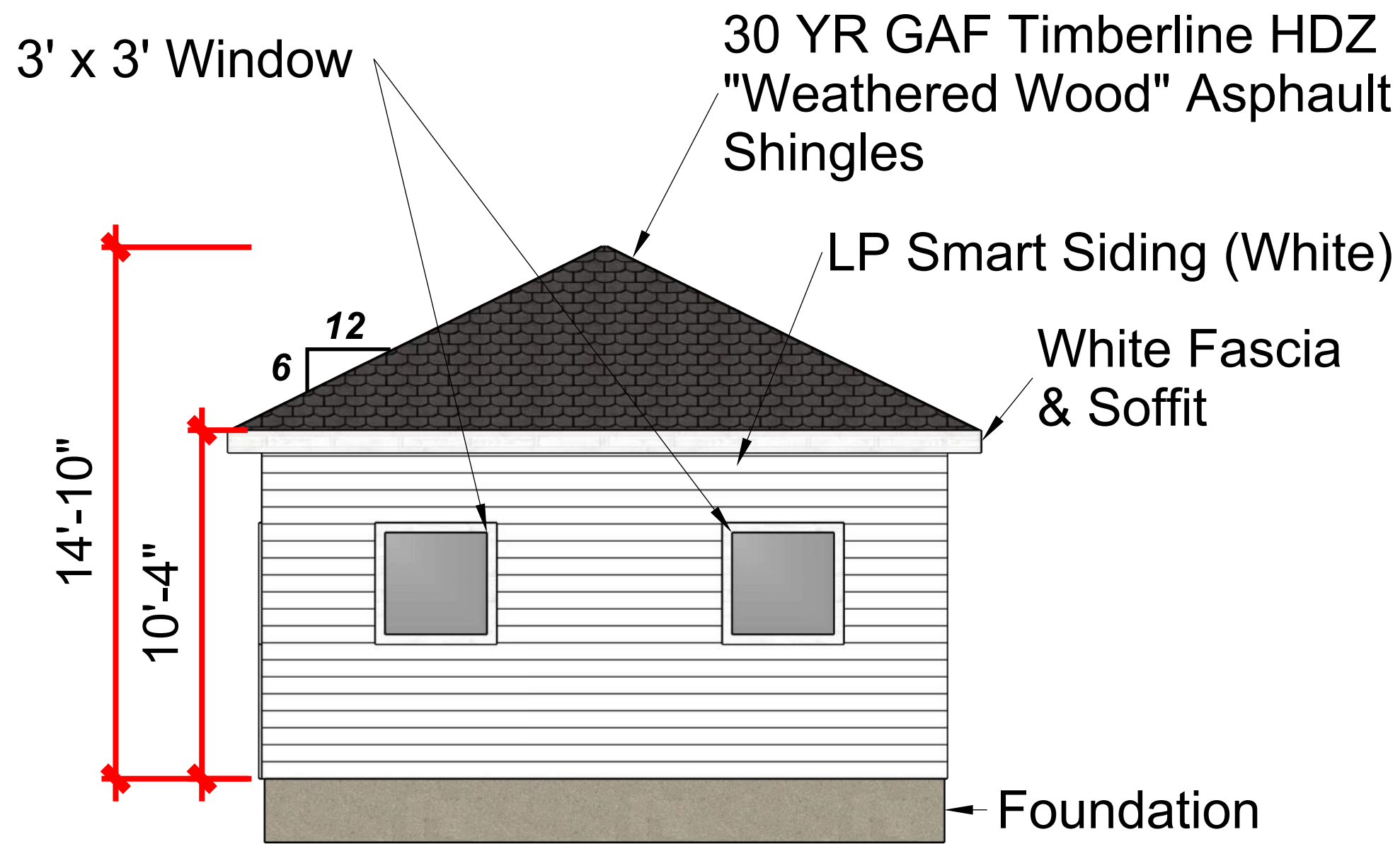
Front Elevation

Scale: 1/4"= 1'-0"



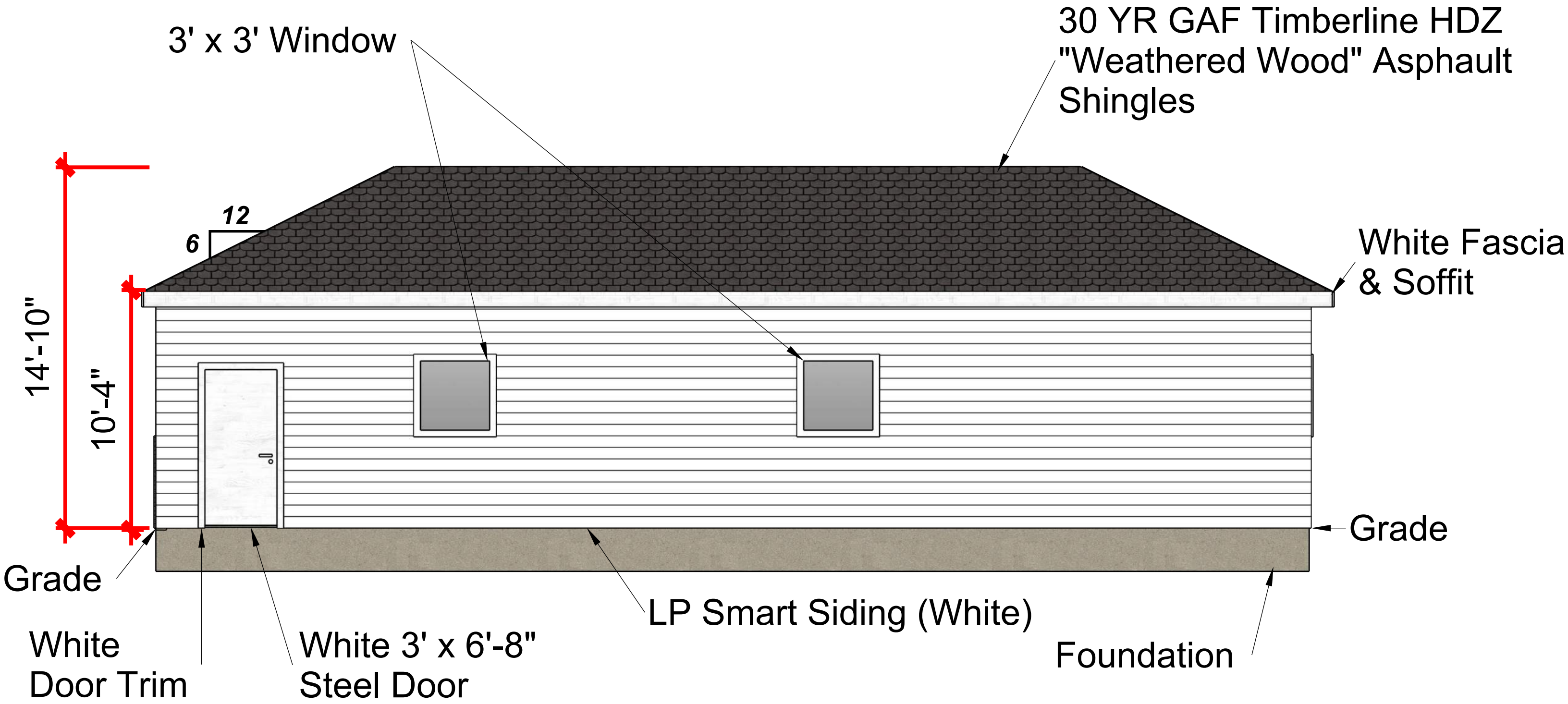
Left Elevation

Scale: 1/4"= 1'-0"



Rear Elevation

Scale: 1/4"= 1'-0"



Right Elevation

Scale: 1/4"= 1'-0"

Address

2368 Saddlebrook Ln, Rockwall, TX 75087

Legendary Outdoor Solutions

3032 W Alamosa Dr, Terrell, TX 75160

214-557-7809



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DRAWN BY
BCS

DATE
June 9, 2026

SHEET TITLE

SCALE
Varies

Elevations

Pg

**02
of 02**

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A DETACHED GARAGE ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK A, OF THE SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District land uses, addressed as 2368 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Detached Garage* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Detached Garage* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Detached Garage* shall not exceed a total maximum size of 1,000 SF; and,
- (4) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (5) No other *Accessory Structures* shall be permitted on the subject property unless approved through an amendment to this Specific Use Permit (SUP).

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 3RD DAY OF AUGUST, 2026.**

ATTEST:

Tim McCallum, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2026

2nd Reading: August 3, 2026

Exhibit 'A'
Legal Description

Address: 2368 Saddlebrook Lane

Legal Description: Lot 18, Block A, Saddlebrook Estates #2 Addition



City of Rockwall

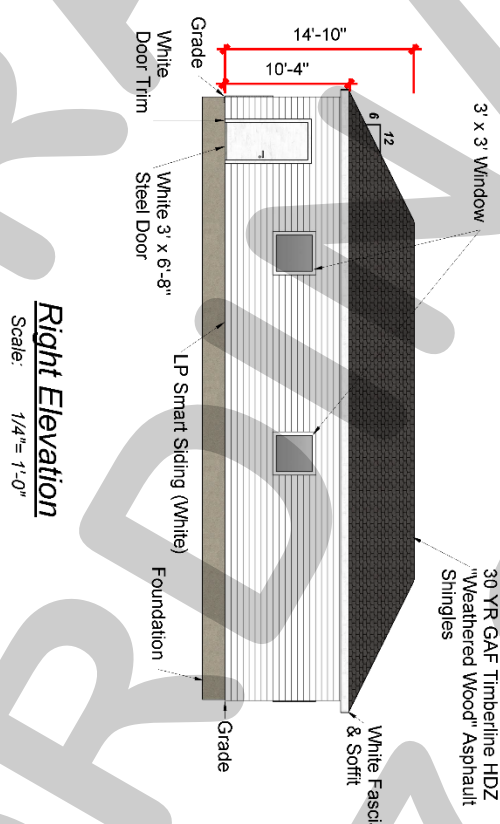
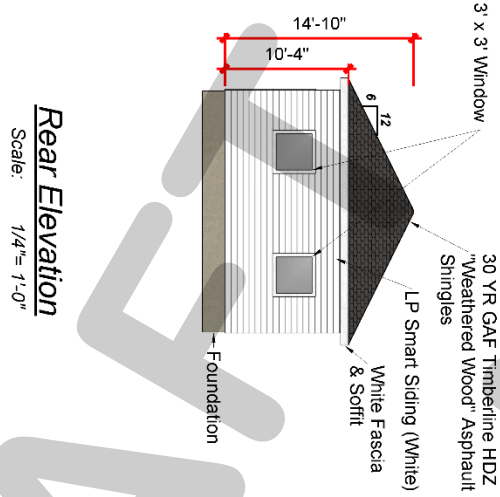
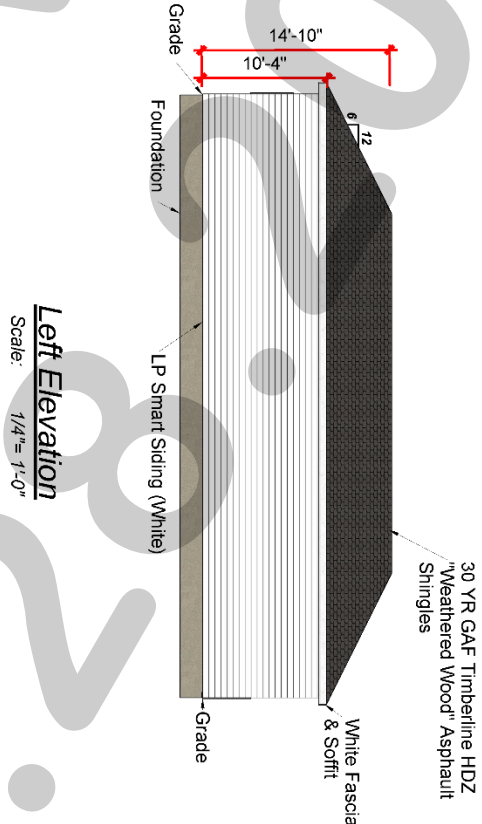
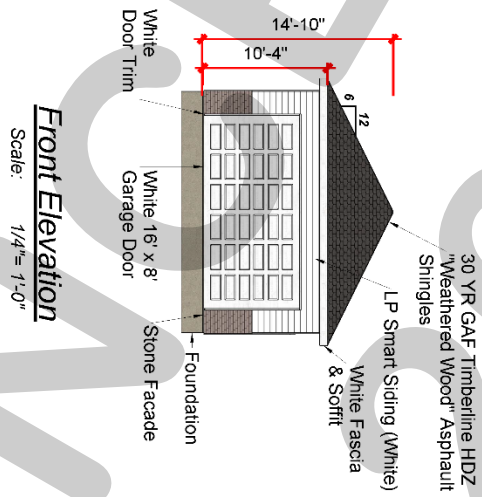
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Scale: 1" = 25'-6"

Exhibit 'C':
Building Elevations



Address
2368 Saddlebrook Ln, Rockwall, TX 75087

Pg 02 of 02	LEGENDARY OUTDOOR SOLUTIONS 3032 W Alamosa Dr, Terrell, TX 75160 214-557-7809	LEGENDARY OUTDOOR SOLUTIONS All plans, designs, and other renderings submitted herein are the property of Legendary Outdoor Solutions, LLC and are copyrighted.	DRAWN BY BCS	DATE June 9, 2026	SHEET TITLE Elevations
		SCALE Varies			



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Director / Building Official

DATE: July 20, 2026

SUBJECT: Sign Variance request for HG Sply projection sign

Elias Pope with HG Sply Co. has requested to appear before City Council to seek a variance to the City's sign ordinance standards. Mr. Pope is requesting to construct a projection sign on the west façade of their new building which is currently under construction at 2651 Sunset Ridge Dr.

Our sign ordinance does contain provisions for projections signs. The allowable size and height limitations are a maximum 12 square feet in size and no more than 4 feet in height. The proposed sign would be 12 feet by 12 feet or 144 square feet with a vertical projection of approximately 14 feet above the building roof height.

Mr. Elias has submitted the attached letter explaining why he believes the proposed sign will be necessary. In addition, Staff has included a site plan with the proposed sign location marked in red, as well an exhibit showing the proposed location for the new sign, as well as what the proposed sign would look like.

HG SPLY CO.

July 13, 2026

City of Rockwall
Building Inspection Department
Attn: Craig Foshee, and the Honorable Mayor and City Council
385 S. Goliad Street
Rockwall, Texas 75087

Re: Application for Sign Variance — Rooftop Projection Sign

Property: 2651 Sunset Ridge Drive, Rockwall, Texas 75032

Sign Permit No. COM2026-2697 (HG Sply Co. Rooftop Projection Sign)

Dear Mr. Foshee and Members of the City Council:

On behalf of HG Sply Co., we respectfully request approval of a sign variance to allow the installation of a rooftop projection sign at the above-referenced property. The variance is requested from the City's sign regulations limiting rooftop signs to a maximum projection of four (4) feet and a maximum sign area of twelve (12) square feet. The proposed sign exceeds both limits.

We ask the City Council to consider the following in support of this request:

- 1. The sign is integral to the building's architecture.** The building was designed with an architectural tower feature intended to carry the business's identifying signage as a deliberate design element. The proposed rooftop projection sign was conceived as part of that tower and completes the intended appearance of the structure.
- 2. The standard limits are out of scale with the structure.** Because the sign is mounted to the tower rather than at eye level, a sign restricted to a four-foot projection and twelve square feet would be visually disproportionate to the tower and the overall mass of the building, and would be inadequate to identify the business. The requested dimensions are proportionate to the scale of the tower and the site.
- 3. Site conditions limit conventional signage.** Recent changes to the adjacent highway infrastructure have made it more difficult for motorists to exit toward the property; drivers must now exit well in advance of the site, which requires the business's signage to be visible from a substantially greater distance so that patrons have time to reach the correct exit. In addition, the building directly in front of the property and the hill rising behind it obstruct sightlines to the structure, so a sign mounted on the building itself would not be visible to passing traffic. A rooftop projection sign of the proposed height is therefore necessary for the business to be seen and reached by the traveling public.
- 4. The sign will be safely and professionally installed.** The sign has been professionally designed. Should the variance be approved, HG Sply Co.'s immediate next step will be to retain a licensed engineer and submit an engineer-sealed attachment method demonstrating that the sign will be affixed to the structure in compliance with the 2021 International Building Code, together with the engineer's letter, for the City's review.

S. No detriment to the public or adjacent properties. Granting the variance will not be detrimental to the public health, safety, or welfare, nor injurious to surrounding properties. The sign is consistent with the character and quality of the surrounding development and will enhance, rather than detract from, the appearance of the property.

For the foregoing reasons, HG Sply Co. respectfully requests that the City Council grant the requested sign variance. We appreciate the City's consideration and are happy to provide any additional information the Council may require.

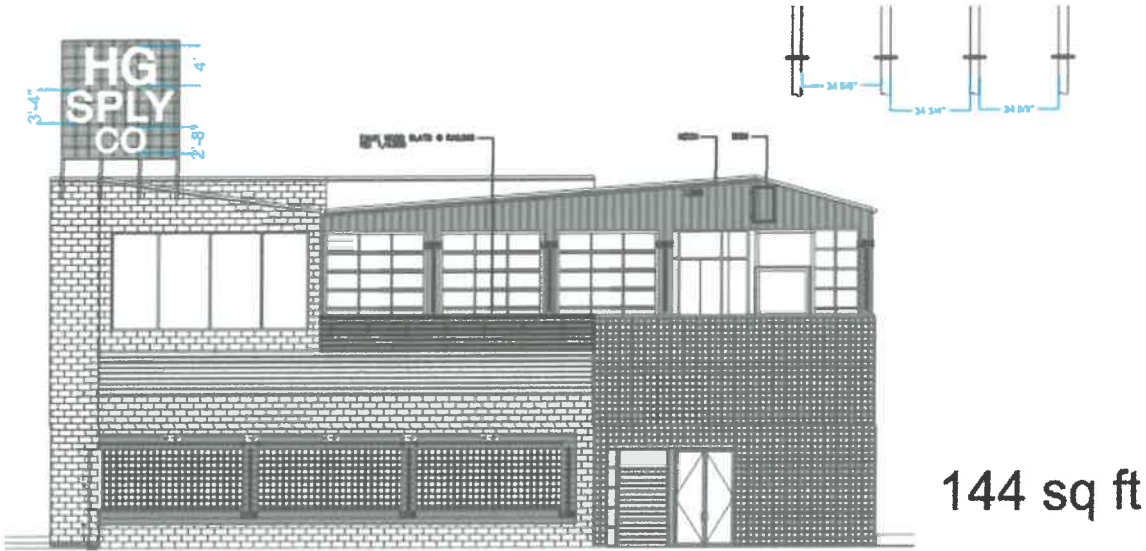
Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Elias Pope', written over a horizontal line.

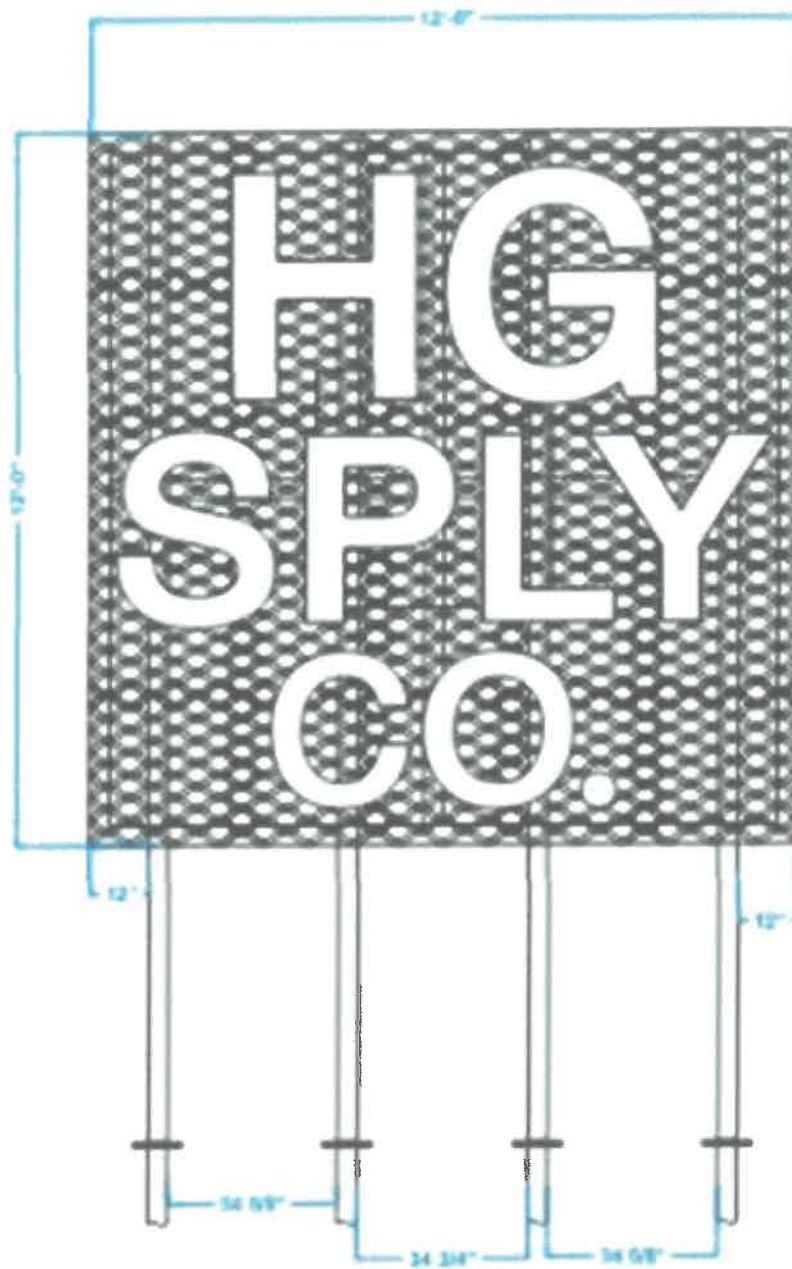
Elias Pope
Co-CEO
HG Sply Co.



Sign Plan — Building Elevation (Rooftop Sign: 144 sq ft)



Sign Plan — Rooftop Projection Sign Detail (12 ft x 12 ft)





City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members
FROM: Mary Smith, City Manager
DATE: July 31, 2026
SUBJECT: June 2026 Quarterly Report

The following analysis is offered for the period ended June 30, 2026 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 75%. The below categories exceed the threshold but most are not unusual for this time of year. The annual maintenance agreements and insurance coverage is paid during October for the year so the percentages are skewed and work out over the budget year.

General Fund Revenues

- All revenues are coming in at or above expected levels with a few exceptions. Overall revenues are at 85% due to the timing of property tax payments.
- Construction related revenue would have been down from the prior year as building permits have slowed but permit and inspection fees were increased to recognize the service levels needed for projects. Construction inspection fees are paid as subdivisions begin development with building permits paid at the time of each individual home construction.
- Sales tax collections are not meeting budget projections and will likely end the fiscal year up over the prior year but not as we had expected. After holiday shopping figures came in department heads were asked to adjust budgets to ensure that expenditures were lowered due to the lower revenue projections.

General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 76.97% for the budget year.

The exception is generally the Contractual's category which includes the annual insurance coverages and annual maintenance agreements in the various budgets. Transfers have also been made to the Health insurance and Workers Comp plans.

Departments are reacting to the call to slow expenditures in a number of ways – unique to the function of each department. Mowing contracts have been reduced by marginally lengthening cycles. Vacant positions are held 90 days until being posted and filled. Overtime is being monitored and minimized as much as possible without disrupting minimum staffing levels.

We still expect to maintain a balanced budget to the end of the fiscal year despite the challenging economy.

Water / Sewer Revenues

- Water sales – consumption had been down during this quarter as the heavy spring rains which extended into June kept irrigation needs at a minimum. With the rate increases adopted for January 1 sales are up when compared to last year despite the wet weather. Annually our highest revenue months are from July – September consumption and this year will likely follow that pattern as well. The majority of sales to wholesale customers also takes place June – September and will benefit from the summer weather. RCH WSC will remain on our system longer than expected by a couple of months as they go direct to NTMWD. Work is being finalized and tested now.

Water / Sewer Expenditures

- Generally, these accounts are within normal ranges for this period. NTMWD requires payments in advance for the various services they provide so those categories can seem ahead of budget projections and that will not resolve itself until we pay the 12th invoice in August. Overall expenditures are at only 68% of budget.

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED JUNE 30, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Year 2025			Fiscal Year 2026		
	Amended	Actual	Percentage	Amended	Actual	Percentage
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	15,500,000	15,599,881	100.64%	16,204,300	15,978,961	98.61%
4105 - DELINQUENT PROPERTY TAX	80,000	79,512	99.39%	80,000	87,983	109.98%
4110 - PENALTY AND INTEREST	60,000	64,112	106.85%	60,000	71,865	119.77%
311 - PROPERTY TAXES Total	15,640,000	15,743,505	100.66%	16,344,300	16,138,809	98.74%
313 - SALES TAXES						
4150 - CITY SALES TAX	26,820,000	28,248,084	105.32%	29,976,000	23,813,617	79.44%
4155 - BEVERAGE TAXES	250,000	399,327	159.73%	455,000	337,435	74.16%
313 - SALES TAXES Total	27,070,000	28,647,411	105.83%	30,431,000	24,151,052	79.36%
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	2,400,000	2,240,741	93.36%	2,400,000	1,853,201	77.22%
4203 - TELEPHONE FRANCHISE FEES	50,000	51,958	103.92%	50,000	27,277	54.55%
4205 - GAS FRANCHISE FEES	872,000	872,113	100.01%	850,000	1,055,305	124.15%
4207 - CABLE TV FRANCHISE FEE	220,000	201,318	91.51%	210,000	168,035	80.02%
4209 - GARBAGE FRANCHISE FEE	465,000	482,128	103.68%	525,000	447,449	85.23%
315 - FRANCHISE FEES Total	4,007,000	3,848,259	96.04%	4,035,000	3,551,266	88.01%
318 - FEES						
4250 - PARK & RECREATION FEES	30,000	31,031	103.44%	35,000	32,240	92.11%
4251 - MUNICIPAL POOL FEES	15,000	7,299	48.66%	10,000	2,982	29.82%
4253 - CENTER RENTALS-7%	15,000	10,128	67.52%	15,000	3,930	26.20%
4255 - HARBOR RENTALS	1,000	-	-	1,000	-	0.00%
4270 - CODE ENFORCEMENT FEES	20,000	14,044	70.22%	20,000	37,529	187.65%
4280 - PLANNING AND ZONING FEES	90,000	107,280	119.20%	60,000	94,467	157.45%
4283 - CONSTRUCTION INSPECTION	725,000	1,387,559	191.39%	660,000	1,015,401	153.85%
4288 - MIXED BEVERAGE PERMIT FEE	15,000	21,635	144.23%	-	-	-
4295 - FIRE-PLAN REVIEW FEES	4,500	5,250	116.67%	6,000	6,250	104.17%
318 - FEES Total	915,500	1,584,226	173.04%	807,000	1,192,799	147.81%
321 - PERMITS						
4300 - BUILDING PERMITS	1,575,000	1,823,484	115.78%	1,600,000	1,314,993	82.19%
4302 - FENCE PERMITS	20,000	30,375	151.88%	25,000	26,425	105.70%
4304 - ELECTRICAL PERMITS	40,000	35,738	89.34%	40,000	24,160	60.40%
4306 - PLUMBING PERMITS	60,000	80,775	134.63%	70,000	66,850	95.50%
4308 - MECHANICAL PERMITS	35,000	29,875	85.36%	35,000	30,850	88.14%
4310 - DAY CARE CENTER PERMITS	5,500	5,630	102.36%	-	5,940	-
4312 - HEALTH PERMITS	128,000	128,736	100.57%	145,000	146,315	100.91%
4314 - SIGN PERMITS	20,000	21,050	105.25%	25,000	17,425	69.70%
4320 - MISC. PERMITS	100,000	81,376	81.38%	100,000	127,147	127.15%
4418 - SHORT TERM RENTAL PERMITS	7,000	8,000	114.29%	5,000	2,500	50.00%
321 - PERMITS Total	1,990,500	2,245,038	112.79%	2,045,000	1,762,605	86.19%

322 - MUNICIPAL COURT

4400 - COURT FINES	295,000	351,503	119.15%	360,000	271,878	75.52%
4402 - COURT FEES	85,000	93,002	109.41%	100,000	65,080	65.08%
4404 - WARRANT FEES	30,000	29,287	97.62%	30,000	29,272	97.57%
4406 - COURT DEFERRAL FEES	130,000	151,913	116.86%	150,000	118,956	79.30%
4408 - ANIMAL REGISTRATION FEE	5,000	4,160	83.20%	5,000	3,318	66.36%
4414 - ALARM FEES AND FINES	55,000	53,336	96.97%	55,000	43,635	79.34%
322 - MUNICIPAL COURT Total	55,000	53,336	96.97%	700,000	532,138	76.02%

323 - MISCELLANEOUS REVENUE

4001 - INTEREST EARNINGS	1,250,000	1,463,873	117.11%	1,000,000	443,207	44.32%
4007 - SALE OF SUPPLIES	500	-	0.00%	500	360	72.00%
4010 - AUCTION /SCRAP PROCEEDS	20,000	2,353	11.77%	10,000	105,852	1058.52%
4019 - MISCELLANEOUS REVENUE	100,000	52,338	52.34%	100,000	83,280	83.28%
323 - MISCELLANEOUS REVENUE Total	1,370,500	1,518,564	110.80%	1,110,500	632,699	56.97%

330 - INTERGOVERNMENTAL REVENUES

4500 - GRANT PROCEEDS	1,626,900	1,762,674	108.35%	1,237,000	783,296	63.32%
4510 - SCHOOL PATROLS	1,178,600	1,178,133	99.96%	1,278,600	1,136,522	88.89%
4520 - COUNTY CONTRACTS	1,000	1,689	168.90%	1,000	720	72.00%
4530 - CITY CONTRACTS	395,000	412,982	104.55%	447,500	321,243	71.79%
330 - INTERGOVERNMENTAL REVENUES Total	3,201,500	3,355,478	104.81%	2,964,100	2,241,781	75.63%

391 - OPERATING TRANSFERS

4902 - TRANSFER IN - W/S	500,000	500,000	100.00%	500,000	-	0.00%
4911 - TRANSFER IN - POLICE INV	10,000	10,000	100.00%	10,000	-	0.00%
4919 - TRANSFER IN - SIREN FUND	38,000	38,000	0.00%	-	-	0.00%
391 - OPERATING TRANSFERS Total	510,000	548,000		510,000	-	0.00%

NON - NON-OPERATING REVENUES

4480 - TOWER LEASES	25,000	26,114	104.46%	29,000	41,075	141.64%
4460 - OFFICE LEASE	44,600	56,458	-	63,600	32,768	51.52%
4680 - DEVELOPER CONTRIBUTIONS	57,500	57,500	100.00%	57,500	-	0.00%
NON - NON-OPERATING REVENUES Total	127,100	140,072	110.21%	150,100	73,843	49.20%

00 REVENUES Total	54,887,100	57,683,888	105.10%	59,097,000	50,276,993	85.08%
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**CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED JUNE 30, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Calendar 2025			Fiscal Calendar 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,250	24,221	99.88%	24,250	20,184	83.23%
20 - CONTRACTUAL	73,400	71,688	97.67%	74,600	73,814	98.95%
30 - SUPPLIES	2,250	2,872	127.65%	1,250	366	29.28%
40 - OPERATIONS	62,000	73,467	118.50%	61,500	49,246	80.07%
01 MAYOR/COUNCIL Total	161,900	172,248	106.39%	161,600	143,610	88.87%
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,337,700	1,346,287	100.64%	1,480,000	1,142,398	77.19%
20 - CONTRACTUAL	1,150,300	1,156,681	100.55%	1,123,400	893,640	79.55%
30 - SUPPLIES	28,500	28,181	98.88%	33,500	24,036	71.75%
391 - OPERATING TRANSFERS	4,869,550	4,869,550	100.00%	4,665,000	3,850,000	82.53%
40 - OPERATIONS	54,000	62,905	116.49%	75,450	50,167	66.49%
50 - UTILITIES	7,500	6,973	92.97%	7,500	5,619	74.92%
60 - CAPITAL	-	-	-	1,402,500	1,402,635	100.01%
05 ADMINISTRATION Total	7,447,550	7,470,577	100.31%	8,787,350	7,368,495	83.85%
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	474,950	463,459	97.58%	464,950	337,726	72.64%
20 - CONTRACTUAL	8,200	8,920	108.78%	8,200	9,499	115.84%
30 - SUPPLIES	1,500	983	65.52%	1,500	150	10.00%
40 - OPERATIONS	40,500	24,787	61.20%	40,500	10,405	25.69%
50 - UTILITIES	2,500	2,325	93.00%	2,500	1,837	73.48%
06 ADMINISTRATIVE SERVICES Total	527,650	500,473	94.85%	517,650	359,617	69.47%
07 INFORMATION TECHNOLOGY						
10 - PERSONNEL SERVICES	593,700	572,140	96.37%	634,150	491,788	77.55%
20 - CONTRACTUAL	560,700	521,261	92.97%	552,700	433,244	78.39%
30 - SUPPLIES	20,200	10,410	51.53%	20,200	7,528	37.27%
40 - OPERATIONS	10,000	2,132	21.32%	6,000	1,824	30.40%
50 - UTILITIES	6,150	4,148	67.44%	4,750	4,192	88.25%
07 INFORMATION TECHNOLOGY Total	1,190,750	1,110,090	93.23%	1,217,800	938,576	77.07%
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	821,350	852,498	103.79%	799,950	618,401	77.30%
20 - CONTRACTUAL	1,324,750	1,227,262	92.64%	1,211,600	1,064,927	87.89%
30 - SUPPLIES	97,500	84,092	86.25%	90,500	66,249	73.20%
40 - OPERATIONS	2,000	1,465	73.26%	1,000	192	19.20%
50 - UTILITIES	377,200	408,618	108.33%	377,200	285,872	75.79%
60 - CAPITAL	38,000	37,980	99.95%	-	-	-
09 INTERNAL OPERATIONS Total	2,660,800	2,611,915	98.16%	2,480,250	2,035,641	82.07%
15 FINANCE						
11 FINANCE						
10 - PERSONNEL SERVICES	597,600	420,140	70.30%	613,400	339,286	55.31%
20 - CONTRACTUAL	555,000	567,672	102.28%	631,700	608,974	96.40%
30 - SUPPLIES	67,250	56,563	84.11%	70,250	58,985	83.96%
40 - OPERATIONS	7,250	14,111	194.64%	9,750	4,264	43.73%
50 - UTILITIES	1,250	1,210	96.76%	1,250	940	75.20%
11 FINANCE Total	1,228,350	1,059,696	86.27%	1,326,350	1,012,449	76.33%

15 MUNICIPAL COURT

10 - PERSONNEL SERVICES	374,100	371,071	99.19%	394,150	304,782	77.33%
20 - CONTRACTUAL	175,600	184,755	105.21%	175,600	138,014	78.60%
30 - SUPPLIES	4,750	6,623	139.43%	5,000	196	3.92%
40 - OPERATIONS	6,000	4,373	72.88%	6,000	2,373	39.55%
15 MUNICIPAL COURT Total	560,450	566,822	101.14%	580,750	445,365	76.69%

20 FIRE**25 OPERATIONS**

10 - PERSONNEL SERVICES	8,310,750	8,520,829	102.53%	8,736,900	7,063,833	80.85%
20 - CONTRACTUAL	309,850	314,899	101.63%	359,400	256,931	71.49%
30 - SUPPLIES	132,500	113,141	85.39%	128,050	102,371	79.95%
40 - OPERATIONS	50,850	58,095	114.25%	56,200	20,769	36.96%
50 - UTILITIES	4,300	4,044	94.05%	4,300	3,209	74.63%
60 - CAPITAL	10,750	10,733	99.84%	-	7,297	-
25 OPERATIONS Total	8,819,000	9,021,741	102.30%	9,284,850	7,454,410	80.29%

29 FIRE MARSHAL

10 - PERSONNEL SERVICES	699,250	707,566	101.19%	731,000	576,641	78.88%
20 - CONTRACTUAL	31,500	24,300	77.14%	30,500	24,538	80.45%
30 - SUPPLIES	65,500	53,642	81.90%	65,200	21,891	33.58%
40 - OPERATIONS	25,500	20,270	79.49%	25,500	12,821	50.28%
50 - UTILITIES	5,000	4,797	95.95%	5,000	3,760	75.20%
29 FIRE MARSHAL Total	826,750	810,575	98.04%	857,200	639,651	74.62%

30 POLICE**31 POLICE ADMINISTRATION**

10 - PERSONNEL SERVICES	1,637,800	1,642,331	100.28%	1,809,300	1,431,292	79.11%
20 - CONTRACTUAL	105,150	103,178	98.12%	115,250	103,433	89.75%
30 - SUPPLIES	18,500	16,360	88.43%	15,500	7,516	48.49%
40 - OPERATIONS	67,500	66,357	98.31%	67,500	45,802	67.85%
50 - UTILITIES	8,300	7,975	96.08%	8,300	7,030	84.70%
31 POLICE ADMINISTRATION Total	1,838,650	1,836,201	99.87%	2,015,850	1,595,073	79.13%

32 COMMUNICATIONS

10 - PERSONNEL SERVICES	1,437,500	1,430,089	99.48%	1,406,850	1,110,741	78.95%
20 - CONTRACTUAL	400,200	403,569	100.84%	395,000	384,157	97.25%
30 - SUPPLIES	4,200	4,505	107.26%	4,200	565	13.45%
40 - OPERATIONS	9,000	3,928	43.65%	9,000	2,320	25.78%
50 - UTILITIES	4,000	4,099	102.47%	4,000	3,138	78.45%
32 COMMUNICATIONS Total	1,854,900	1,846,190	99.53%	1,819,050	1,500,921	82.51%

33 PATROL

10 - PERSONNEL SERVICES	7,706,850	8,013,578	103.98%	7,755,400	6,359,814	82.00%
20 - CONTRACTUAL	185,500	314,560	169.57%	159,500	133,757	83.86%
30 - SUPPLIES	492,050	494,365	100.47%	512,050	270,306	52.79%
40 - OPERATIONS	106,000	100,507	94.82%	76,000	50,314	66.20%
50 - UTILITIES	16,950	17,628	104.00%	16,950	12,423	73.29%
60 - CAPITAL	894,750	832,961	93.09%	1,307,688	476,201	36.42%
33 PATROL Total	9,402,100	9,773,600	103.95%	9,827,588	7,302,815	74.31%

34 CRIMINAL INVESTIGATIONS						
10 - PERSONNEL SERVICES	2,440,500	2,484,252	101.79%	2,492,600	1,986,314	79.69%
20 - CONTRACTUAL	156,950	163,512	104.18%	167,900	127,810	76.12%
30 - SUPPLIES	56,500	39,436	69.80%	41,000	22,276	54.33%
40 - OPERATIONS	17,500	16,865	96.37%	17,500	6,717	38.38%
50 - UTILITIES	12,350	14,631	118.47%	12,350	10,919	88.41%
34 CRIMINAL INVESTIGATIONS Total	2,683,800	2,718,697	101.30%	2,731,350	2,154,036	78.86%
35 COMMUNITY SERVICES						
10 - PERSONNEL SERVICES	2,540,250	2,528,564	99.54%	2,685,100	2,196,879	81.82%
20 - CONTRACTUAL	66,500	72,928	109.67%	21,500	36,095	167.88%
30 - SUPPLIES	83,050	74,191	89.33%	83,050	39,272	47.29%
40 - OPERATIONS	4,000	4,964	124.11%	4,000	1,219	30.48%
50 - UTILITIES	9,400	9,719	103.40%	9,400	6,786	72.19%
35 COMMUNITY SERVICES Total	2,703,200	2,690,366	99.53%	2,803,050	2,280,251	81.35%
36 WARRANTS						
10 - PERSONNEL SERVICES	232,450	224,231	96.46%	234,200	177,418	75.75%
20 - CONTRACTUAL	2,600	2,881	110.80%	2,600	2,926	112.54%
30 - SUPPLIES	2,650	2,852	107.62%	2,450	1,472	60.08%
36 WARRANTS Total	237,700	229,964	96.75%	239,250	181,816	75.99%
37 POLICE RECORDS						
10 - PERSONNEL SERVICES	376,050	384,199	102.17%	384,400	273,811	71.23%
20 - CONTRACTUAL	5,300	2,564	48.37%	29,500	15,324	51.95%
30 - SUPPLIES	2,950	2,497	84.65%	2,750	2,901	105.49%
40 - OPERATIONS	100	371	371.00%	100	-	0.00%
37 POLICE RECORDS Total	384,400	389,631	101.36%	416,750	292,036	70.07%
40 COMMUNITY DEVELOPMENT						
41 PLANNING						
10 - PERSONNEL SERVICES	906,500	913,457	100.77%	930,800	718,638	77.21%
20 - CONTRACTUAL	104,050	100,201	96.30%	97,350	62,171	63.86%
30 - SUPPLIES	4,400	4,570	103.87%	4,600	1,269	27.59%
40 - OPERATIONS	33,300	26,329	79.07%	21,500	17,494	81.37%
50 - UTILITIES	1,300	1,175	90.38%	1,300	940	72.31%
41 PLANNING Total	1,049,550	1,045,732	99.64%	1,055,550	800,512	75.84%
42 NEIGHBORHOOD IMPROVEMENT						
10 - PERSONNEL SERVICES	404,700	405,026	100.08%	426,350	316,911	74.33%
20 - CONTRACTUAL	144,750	149,691	103.41%	141,750	128,745	90.83%
30 - SUPPLIES	17,500	11,360	64.91%	15,000	5,481	36.54%
40 - OPERATIONS	8,450	5,513	65.24%	8,450	2,179	25.79%
50 - UTILITIES	2,500	2,933	117.32%	2,500	2,175	87.00%
42 NEIGHBORHOOD IMPROVEMENT Total	577,900	574,523	99.42%	594,050	455,491	76.68%
43 BUILDING INSPECTIONS						
10 - PERSONNEL SERVICES	814,700	821,033	100.78%	865,450	665,589	76.91%
20 - CONTRACTUAL	109,000	75,973	69.70%	111,000	74,677	67.28%
30 - SUPPLIES	14,350	9,782	68.16%	13,350	6,002	44.96%
40 - OPERATIONS	7,800	10,774	138.13%	11,300	2,217	19.62%
50 - UTILITIES	5,700	6,478	113.66%	5,700	5,668	99.44%
	9,000	8,659	96.21%	-	-	0.00%
43 BUILDING INSPECTIONS Total	960,550	932,699	97.10%	1,006,800	754,153	74.91%

45 PARKS AND RECREATION**45 PARKS**

10 - PERSONNEL SERVICES	1,727,200	1,733,422	100.36%	1,795,050	1,412,961	78.71%
20 - CONTRACTUAL	1,056,200	1,039,682	98.44%	1,054,550	640,190	60.71%
30 - SUPPLIES	700,000	612,694	87.53%	658,000	358,874	54.54%
40 - OPERATIONS	11,000	6,001	54.56%	10,500	2,566	24.44%
50 - UTILITIES	296,500	327,680	110.52%	296,500	273,088	92.10%
60 - CAPITAL	77,000	67,281	87.38%	-	12,314	0.00%
45 PARKS Total	3,867,900	3,786,760	97.90%	3,814,600	2,699,993	70.78%

46 HARBOR O & M

10 - PERSONNEL SERVICES	273,500	277,020	101.29%	280,200	219,883	78.47%
20 - CONTRACTUAL	316,800	300,730	94.93%	254,800	161,891	63.54%
30 - SUPPLIES	100,000	69,805	69.81%	119,000	42,542	35.75%
40 - OPERATIONS	1,050	-	0.00%	1,050	-	0.00%
50 - UTILITIES	138,600	153,265	110.58%	163,600	126,437	77.28%
46 HARBOR O & M Total	829,950	800,820	96.49%	818,650	550,753	67.28%

47 RECREATION

10 - PERSONNEL SERVICES	930,100	917,414	98.64%	963,350	734,881	76.28%
20 - CONTRACTUAL	42,500	36,922	86.88%	43,000	26,944	62.66%
30 - SUPPLIES	60,250	40,861	67.82%	58,950	17,318	29.38%
40 - OPERATIONS	108,500	99,642	91.84%	104,500	125,002	119.62%
50 - UTILITIES	120,000	131,633	109.69%	110,000	89,507	81.37%
47 RECREATION Total	1,261,350	1,230,729	97.57%	1,279,800	993,652	77.64%

48 ANIMAL SERVICES

10 - PERSONNEL SERVICES	230,100	232,642	101.10%	238,350	189,360	79.45%
20 - CONTRACTUAL	495,000	490,318	99.05%	501,000	384,589	76.76%
30 - SUPPLIES	16,250	10,474	64.46%	15,250	7,935	52.03%
40 - OPERATIONS	4,000	2,419	60.48%	4,050	3,931	97.06%
50 - UTILITIES	3,000	3,387	112.89%	3,000	2,882	96.07%
60 - CAPITAL	-	4,256	0.00%	-	-	-
48 ANIMAL SERVICES Total	748,350	743,496	99.35%	761,650	588,697	77.29%

50 PUBLIC WORKS**53 ENGINEERING**

10 - PERSONNEL SERVICES	1,052,950	1,072,464	101.85%	1,122,450	875,040	77.96%
20 - CONTRACTUAL	191,600	148,816	77.67%	168,100	33,477	19.91%
30 - SUPPLIES	27,850	18,076	64.91%	27,850	14,114	50.68%
40 - OPERATIONS	17,000	13,689	80.53%	14,200	9,395	66.16%
50 - UTILITIES	8,450	8,287	98.07%	8,450	6,989	82.71%
53 ENGINEERING Total	1,297,850	1,261,332	97.19%	1,341,050	939,015	70.02%

59 STREETS

10 - PERSONNEL SERVICES	945,650	908,817	96.11%	1,076,050	833,914	77.50%
20 - CONTRACTUAL	266,350	226,969	85.21%	282,500	158,151	55.98%
30 - SUPPLIES	3,210,600	3,121,367	97.22%	3,220,600	1,928,922	59.89%
40 - OPERATIONS	6,400	3,446	53.84%	6,400	1,446	22.59%
50 - UTILITIES	651,000	675,521	103.77%	661,000	461,965	69.89%
60 - CAPITAL	130,000	125,801	96.77%	-	68,770	0.00%
59 STREETS Total	5,210,000	5,061,921	97.16%	5,246,550	3,453,168	65.82%

Grand Total

58,331,350	58,246,797	99.86%	60,985,388	46,940,195	76.97%
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**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED JUNE 30, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER

	Fiscal Year 2025			Fiscal Year 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	475,000	685,653	144.35%	300,000	219,880	73.29%
4010 - AUCTION /SCRAP PROCEEDS	15,000	19,051	127.01%	15,000	56,543	376.95%
4019 - MISCELLANEOUS REVENUE	<u>100,000</u>	<u>156,626</u>	156.63%	<u>100,000</u>	<u>185,742</u>	185.74%
323 - MISCELLANEOUS REVENUE Total	590,000	861,330	145.99%	415,000	462,165	111.37%
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	20,200,000	19,395,070	96.02%	22,220,000	15,422,901	69.41%
4603 - SEWER CHARGES	11,400,000	10,336,229	90.67%	12,500,000	9,929,939	79.44%
4605 - PRETREATMENT CHARGES	120,400	112,759	93.65%	136,900	112,645	82.28%
4609 - HOUSE HAZARDOUS WASTE FEE	225,000	214,757	95.45%	176,000	180,529	102.57%
4610 - PENALTIES	335,000	373,296	111.43%	250,000	339,260	135.70%
4611 - PORTABLE METER WATER SALES	<u>175,000</u>	<u>157,377</u>	89.93%	<u>150,000</u>	<u>164,192</u>	109.46%
340 - UTILITY SALES Total	32,455,400	30,589,487	94.25%	35,432,900	26,149,465	73.80%
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	1,960,000	1,979,576	101.00%	1,500,000	1,625,071	108.34%
4632 - BLACKLAND-WATER SALES	1,235,000	1,080,695	87.51%	1,500,000	700,167	46.68%
4640 - MCLENDON CHISHOLM SEWER CHARG	583,000	653,985	112.18%	725,000	545,124	75.19%
4650 - CITY OF HEATH-WATER SALES	<u>4,208,000</u>	<u>3,933,908</u>	93.49%	<u>4,635,100</u>	<u>3,466,924</u>	74.80%
TOTAL CONTRACT SALES Total	7,986,000	7,648,163	95.77%	8,360,100	6,337,286	75.80%
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	325,000	324,390	99.81%	325,000	258,594	79.57%
4670 - WATER IMPACT FEES	1,225,000	1,377,781	112.47%	700,000	785,798	112.26%
4672 - SEWER IMPACT FEES	1,500,000	1,679,184	111.95%	600,000	1,037,772	172.96%
4678 - SEWER PRO RATA	<u>-</u>	<u>127,155</u>	0.00%	<u>-</u>	<u>114,239</u>	-
NON-OPERATING REVENUES Total	3,050,000	3,508,510	115.03%	1,625,000	2,196,403	135.16%
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	165,000	189,002	114.55%	130,000	100,960	77.66%
4662 - SEWER TAPS	29,000	41,046	141.54%	25,000	23,210	92.84%
4665 - METER RENTAL FEES	<u>67,000</u>	<u>79,210</u>	118.22%	<u>52,000</u>	<u>56,047</u>	107.78%
OTHER RECEIPTS Total	261,000	309,258	118.49%	207,000	180,217	87.06%
00 REVENUES Total	44,342,400	42,916,749	96.78%	46,040,000	35,325,535	76.73%

**CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED JUNE 30, 2026
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER FUND

	Fiscal Calendar 2025			Fiscal Calendar 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	<u>1,603,750</u>	<u>1,603,750</u>	100.00%	<u>1,603,750</u>	<u>725,000</u>	45.21%
05 ADMINISTRATION Total	1,603,750	1,603,750	100.00%	1,603,750	725,000	45.21%
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	708,900	725,881	102.40%	709,550	569,890	80.32%
20 - CONTRACTUAL	661,350	678,392	102.58%	730,850	575,180	78.70%
30 - SUPPLIES	125,000	153,051	122.44%	148,000	114,980	77.69%
40 - OPERATIONS	<u>244,300</u>	<u>266,586</u>	109.12%	<u>234,300</u>	<u>168,383</u>	71.87%
61 BILLING SERVICES Total	1,739,550	1,823,910	104.85%	1,822,700	1,428,433	78.37%
62 DEBT SERVICE						
70 - DEBT SERVICE	<u>4,460,950</u>	<u>4,380,776</u>	98.20%	<u>4,511,950</u>	<u>681,282</u>	15.10%
62 DEBT SERVICE Total	4,460,950	4,380,776	98.20%	4,511,950	681,282	15.10%
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	1,632,050	1,712,917	104.95%	1,425,950	1,171,677	82.17%
20 - CONTRACTUAL	19,721,900	19,766,225	100.22%	21,934,050	16,237,699	74.03%
30 - SUPPLIES	943,200	1,066,351	113.06%	926,550	714,364	77.10%
40 - OPERATIONS	23,250	14,956	64.32%	23,250	13,565	58.34%
50 - UTILITIES	413,000	480,886	116.44%	341,500	313,793	91.89%
60 - CAPITAL	<u>1,579,650</u>	<u>528,307</u>	33.44%	<u>227,400</u>	<u>129,928</u>	57.14%
63 WATER OPERATIONS Total	24,313,050	23,569,641	96.94%	24,878,700	18,581,026	74.69%
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	1,511,600	1,523,224	100.77%	1,390,700	1,155,306	83.07%
20 - CONTRACTUAL	11,449,900	11,302,394	98.71%	13,360,300	9,722,525	72.77%
30 - SUPPLIES	274,450	251,622	91.68%	271,450	203,028	74.79%
40 - OPERATIONS	17,700	17,534	99.06%	17,700	9,732	54.98%
50 - UTILITIES	134,500	178,977	133.07%	160,750	142,777	88.82%
60 - CAPITAL	<u>254,500</u>	<u>254,307</u>	99.92%	<u>19,000</u>	<u>17,947</u>	94.46%
67 SEWER OPERATIONS Total	13,642,650	13,528,058	99.16%	15,219,900	11,251,315	73.93%
Grand Total	45,759,950	44,906,135	98.13%	48,037,000	32,667,056	68.00%



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

June 2026

Permits

Total Permits Issued:	524
Building Permits:	43
Contractor Permits:	481

Total Commercial Permit Values:	\$13,205,168.72
Building Permits:	\$8,822,176.00
Contractor Permits:	\$4,382,992.72

Total Fees Collected:	\$376,983.29
Building Permits:	\$298,056.24
Contractor Permits:	\$78,927.05

Board of Adjustment

Board of Adjustment Cases:	0
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7/28/2026
9:14:24AM

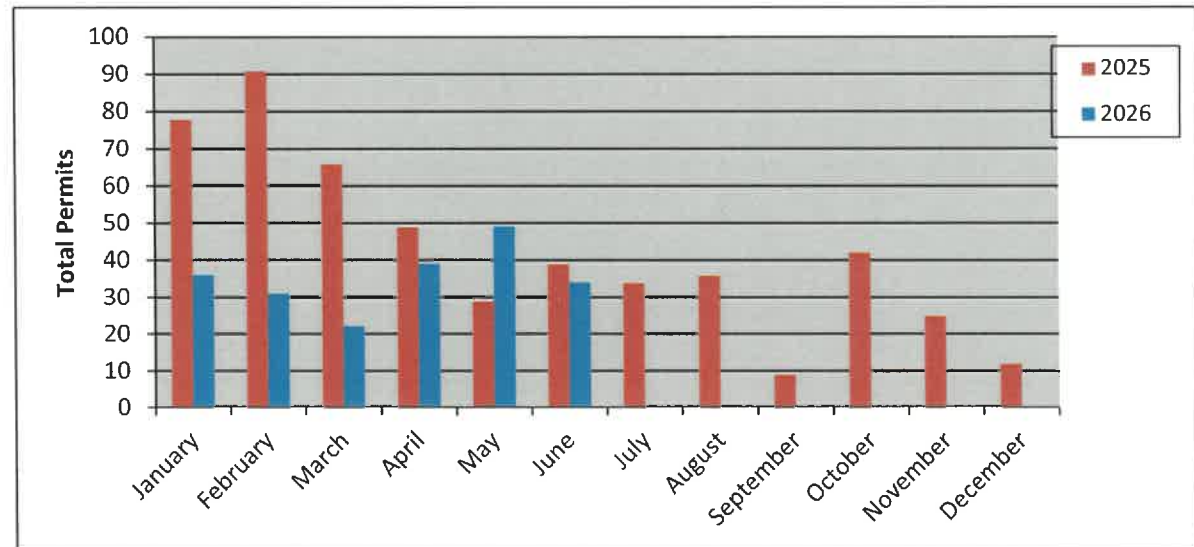
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2026 to 6/30/2026

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	55	\$13,205,168.72	\$53,161.74
Addition	1	8,822,176.00	\$34,524.20
Backflow Permit	6	20,758.50	\$855.72
Cell Tower Permit	2	30,000.00	\$580.92
Concrete Permit	2	54,500.00	\$241.79
Demolition	1		\$103.00
Electrical Permit	6	109,719.00	\$2,058.56
Fence Permit	2	69,883.00	\$154.50
Irrigation Permit	1		\$0.00
Mechanical Permit	2	157,643.00	\$1,648.88
Plumbing Permit	4	14,686.00	\$588.90
Remodel	6	1,392,873.43	\$8,203.52
Retaining Wall Permit	2		\$257.50
Roofing Permit	10	2,509,730.79	\$1,158.75
Sign Permit	6	21,899.00	\$946.50
Small Cell Node	1		\$1,530.00
Temporary Construction Trailer	3	1,300.00	\$309.00
Residential Building Permit	469		\$323,821.55
Accessory Building Permit	5		\$473.00
Addition	2		\$257.50
Artificial Turf	2		\$154.50
Backflow Permit	1		\$103.00
Concrete Permit	3		\$424.36
Demolition	2		\$206.00
Demolition - Pool	1		\$103.00
Electrical Permit	10		\$1,287.50
Fence Permit	64		\$4,939.50
Generator	1		\$154.50
Irrigation Permit	36		\$4,712.25
Mechanical Permit	40		\$6,072.50
New Single Family Residential	34		\$262,767.27
Outdoor Kitchen Permit	1		\$51.50
Patio Cover/Pergola	9		\$1,766.86
Plumbing Permit	41		\$4,423.00
Pool	12		\$1,854.00
Remodel	6		\$3,153.86
Retaining Wall Permit	2		\$154.50
Roofing Permit	183		\$23,928.75
Takeline - Boat House	1		\$34.27
Takeline - Seawall Cap	1		\$50.00
Temporary Construction Trailer	1		\$5,619.93
Window & Door Permit	11		\$1,130.00
Totals:	524		\$376,983.29

New Residential Permits

Calendar Year

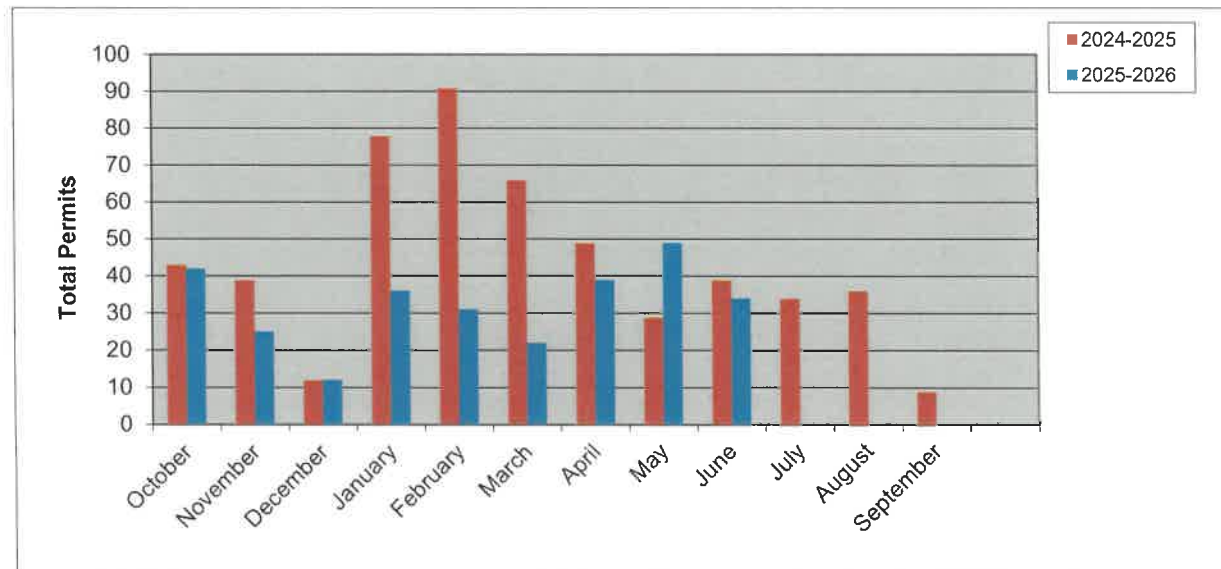
Year		
	2025	2026
January	78	36
February	91	31
March	66	22
April	49	39
May	29	49
June	39	34
July	34	
August	36	
September	9	
October	42	
November	25	
December	12	
Totals	510	211



New Residential Permits

Fiscal Year

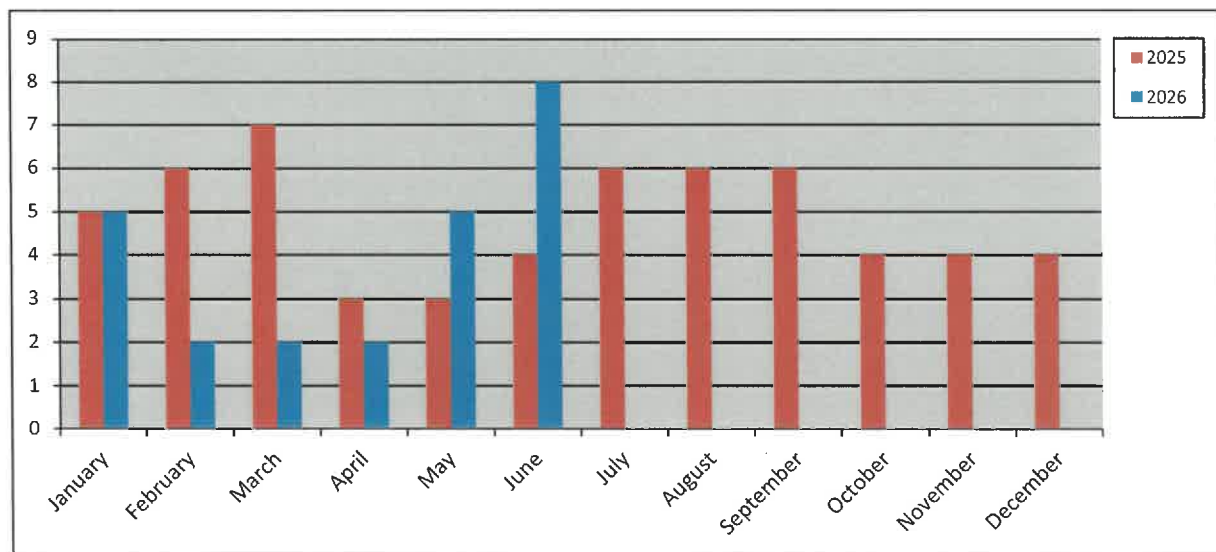
Year		
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	36
February	91	31
March	66	22
April	49	39
May	29	49
June	39	34
July	34	
August	36	
September	9	
Totals	525	290



Residential Remodel/Additions Permits

Calendar Year

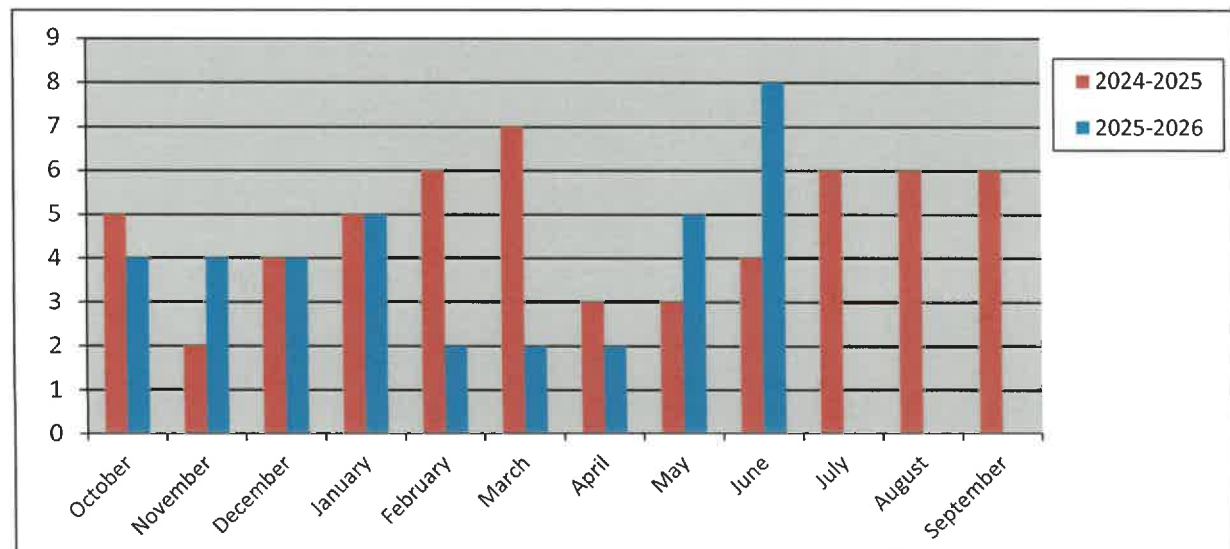
Year		
	2025	2026
January	5	5
February	6	2
March	7	2
April	3	2
May	3	5
June	4	8
July	6	
August	6	
September	6	
October	4	
November	4	
December	4	
Totals	58	24



Residential Remodel/Additions Permits

Fiscal Year

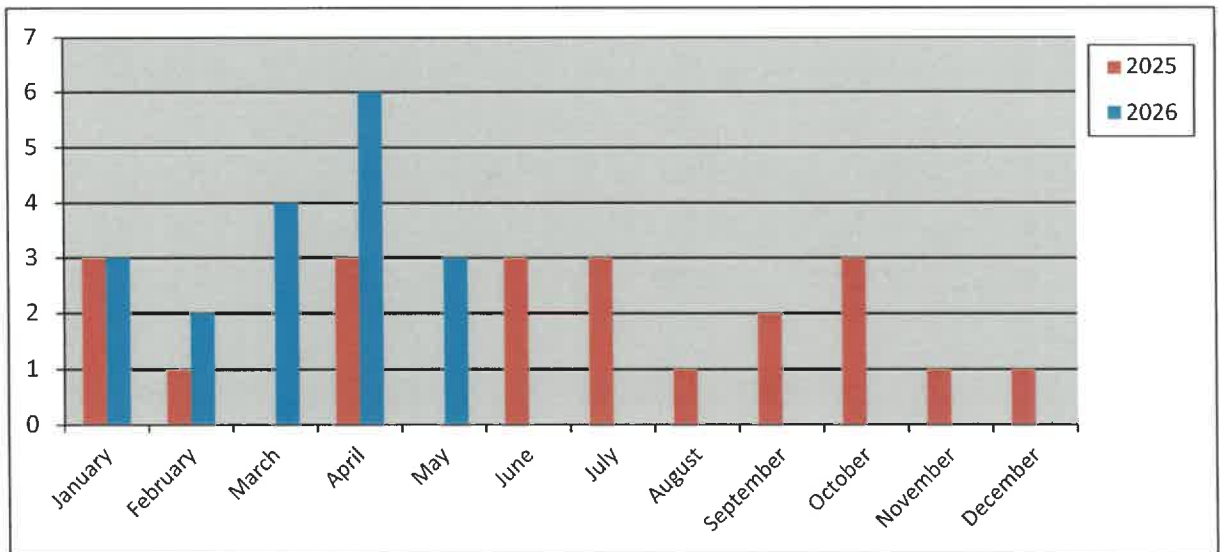
Year		
	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	5
February	6	2
March	7	2
April	3	2
May	3	5
June	4	8
July	6	
August	6	
September	6	
Totals	57	36



New Commercial Permits

Calendar Year

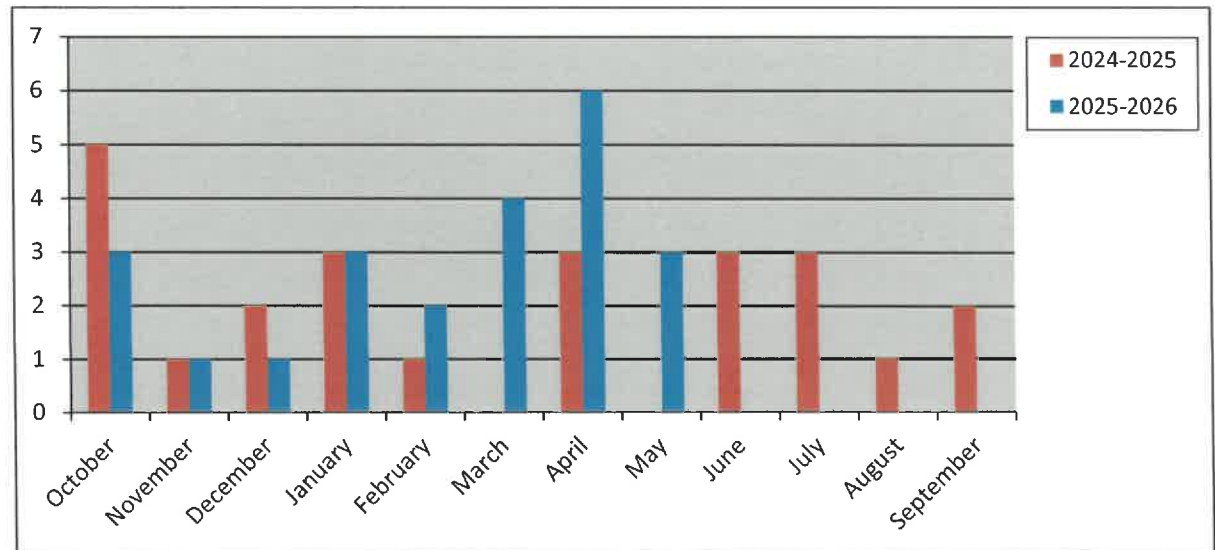
Year		
	2025	2026
January	3	3
February	1	2
March	0	4
April	3	6
May	0	3
June	3	0
July	3	
August	1	
September	2	
October	3	
November	1	
December	1	
Totals	21	18



New Commercial Permits

Fiscal Year

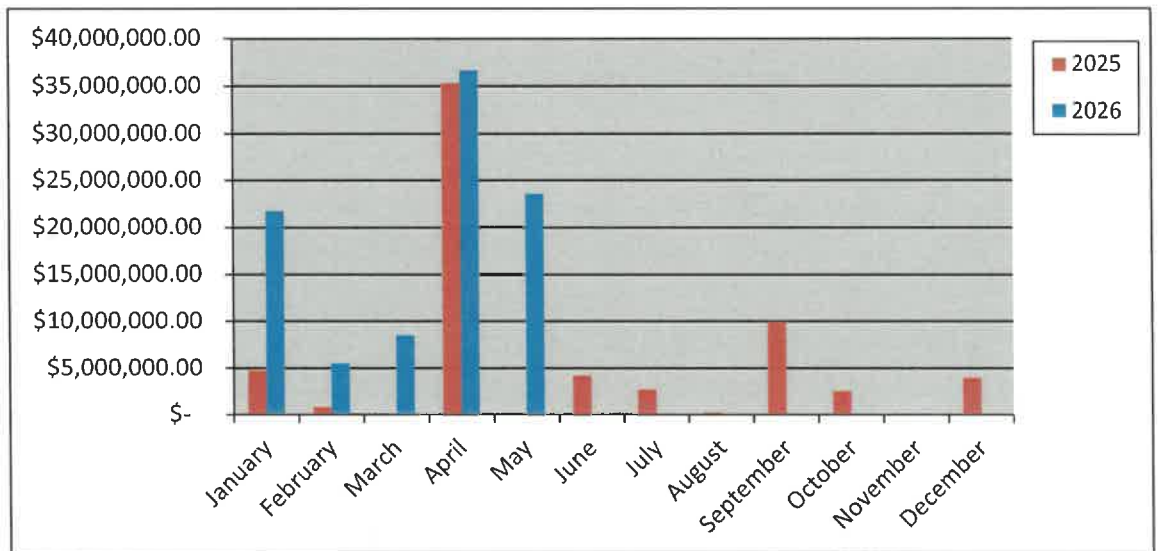
Year		
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	3
February	1	2
March	0	4
April	3	6
May	0	3
June	3	0
July	3	
August	1	
September	2	
Totals	24	23



New Commercial Value

Calendar Year

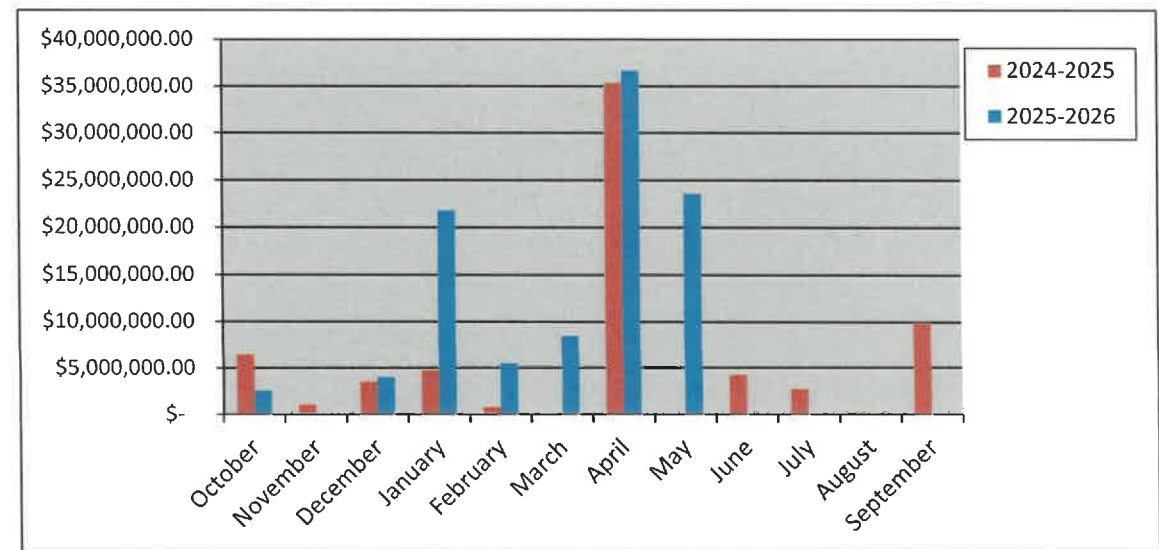
Year		
	2025	2026
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	\$ 36,648,077.00
May	\$ -	\$ 23,550,000.00
June	\$ 4,262,000.00	\$ -
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
October	\$ 2,555,184.00	
November	\$ 117,000.00	
December	\$ 4,000,000.00	
Totals	\$ 64,849,505.00	\$ 95,927,993.00



New Commercial Value

Fiscal Year

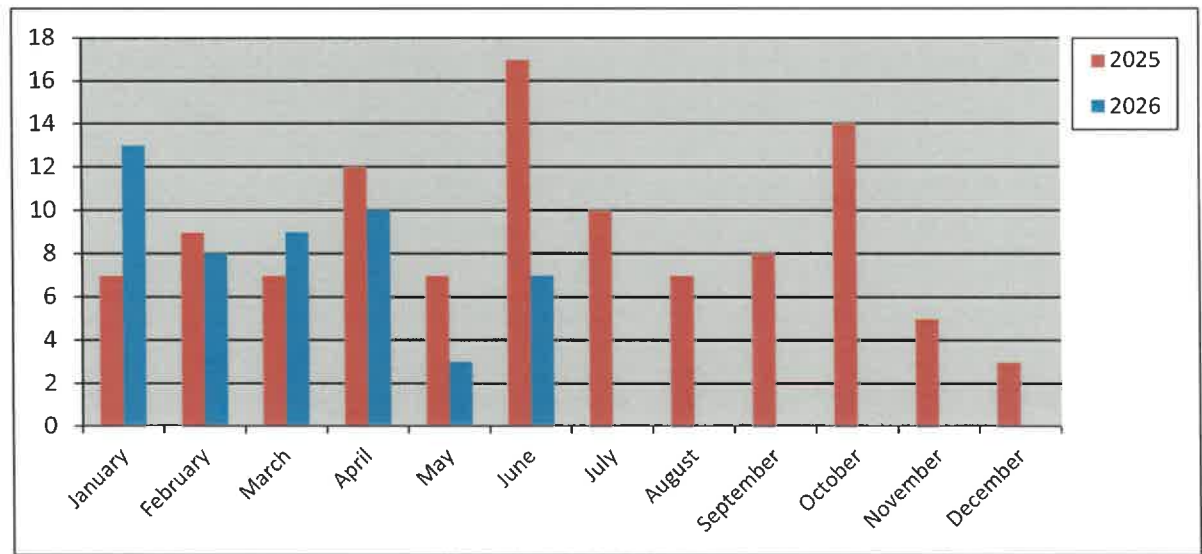
Year		
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	\$ 117,000.00
December	\$ 3,600,000.00	\$ 4,000,000.00
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	\$ 8,479,916.00
April	\$ 35,348,077.00	\$ 36,648,077.00
May	\$ -	\$ 23,550,000.00
June	\$ 4,262,000.00	\$ -
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
Totals	\$ 69,403,554.00	\$ 102,600,177.00



Commercial Additions/Remodel Permits

Calendar Year

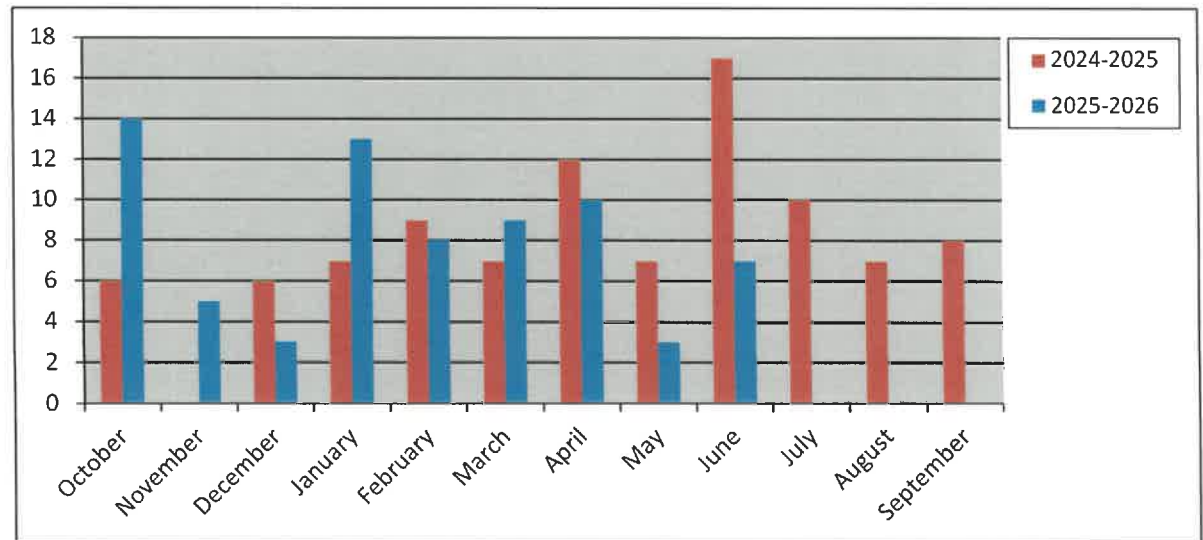
Year		
	2025	2026
January	7	13
February	9	8
March	7	9
April	12	10
May	7	3
June	17	7
July	10	
August	7	
September	8	
October	14	
November	5	
December	3	
Totals	106	50



Commercial Additions/Remodel Permits

Fiscal Year

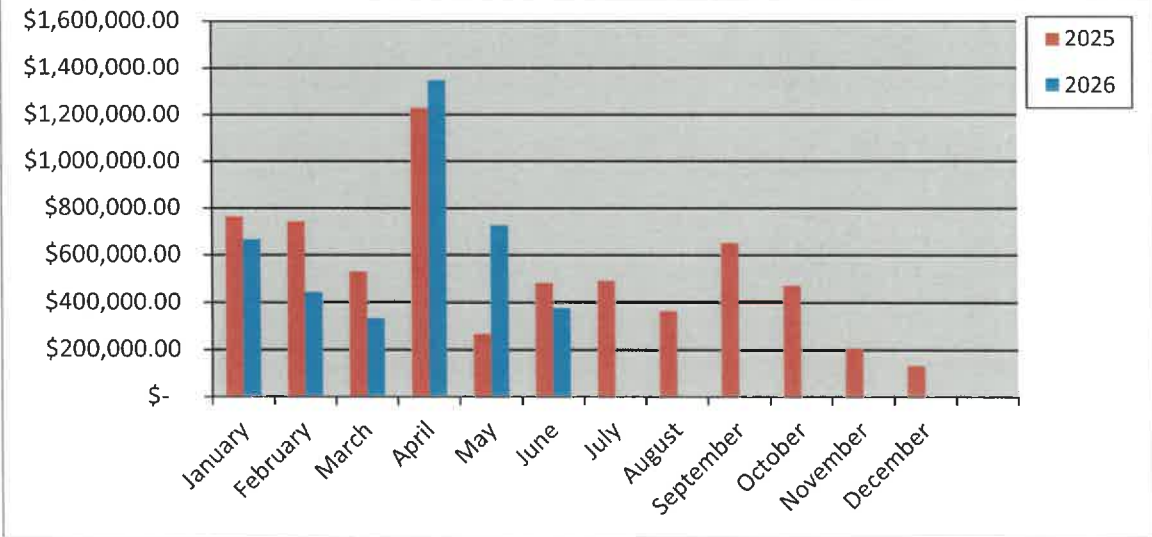
Year		
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	13
February	9	8
March	7	9
April	12	10
May	7	3
June	17	7
July	10	
August	7	
September	8	
Totals	96	72



Total Fees Collected

Calendar Year

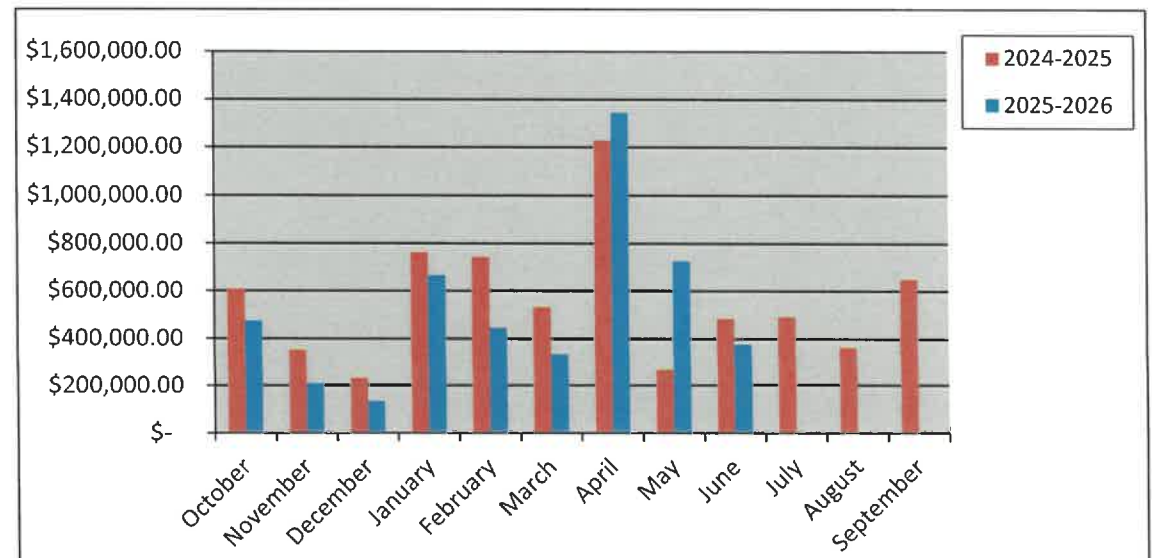
Year		
	2025	2026
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.00	\$ 1,345,395.99
May	\$ 268,369.56	\$ 727,251.47
June	\$ 485,601.80	\$ 376,983.29
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
October	\$ 473,676.37	
November	\$ 208,658.89	
December	\$ 133,606.80	
Totals	\$ 6,354,973.08	\$ 3,894,899.32



Total Fees Collected

Fiscal Year

Year		
	2024-2025	2025-2026
October	\$ 610,616.91	\$ 473,676.37
November	\$ 353,133.50	\$ 208,658.89
December	\$ 232,852.46	\$ 133,606.80
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	\$ 333,336.40
April	\$ 1,230,931.20	\$ 1,345,395.99
May	\$ 268,369.56	\$ 727,251.47
June	\$ 485,601.80	\$ 376,983.29
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
Totals	\$ 6,735,634.09	\$ 4,710,841.38



7/13/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2026 to 6/30/2026

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
CO2026-40	Certificate of Occupancy				
03/16/2026		1570 Corporate Crossing		\$76.50	\$76.50
06/16/2026	ISSUED	Rockwall, TX, 75032			
	Three Holy Youth Church				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Three Holy Youth Coptic Orthodox Church	2 RIVERWAY STE 1770	Rockwall	TX	75087
Business Owner	Three Holy Youth Coptic Orthodox Church	1570 Corporate Crossing	Rockwall	TX	75032
Property Owner	Three Holy Youth Coptic Orthodox Church	2 RIVERWAY STE 1770	HOUSTON	TX	77056
Inspection Report Contact	Karim Malak	337 Nakoma Dr	Rockwall	TX	75087
Contractors					
CO2026-57	Certificate of Occupancy				
04/06/2026		2003 Industrial Boulevard		\$77.25	\$77.25
06/30/2026	ISSUED	Rockwall, TX, 75087			
	RHA and D LLC DBA Rockhopper Apparel and Designs				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Kennedey Preas	2003 Industrial Blvd	Rockwall	TX	75087
Business Owner	Brady Z Hill	2003 Industrial Boulevard	Rockwall	TX	75087
Property Owner	Dino Smajli	2003 Industrial Blvd	Rockwall	TX	75087
Inspection Report Contact	Brady Z Hill				
Contractors					
CO2026-58	Certificate of Occupancy				
04/07/2026		1005 West Ralph Hall		\$152.25	\$152.25
06/17/2026	ISSUED	Parkway Suite 145			
	Retina Center of Texas LLC	Rockwall, TX, 75032			

7/13/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2026 to 6/30/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rockport Construction Group, LLC	8400 Belleview Dr.	Plano	TX 75024	
Business Owner	Michael Hutson	1005 West Ralph Hall Parkway Suite	Rockwall	TX 75032	
Property Owner	SPT Ivey Rockwall MOB LLC	1550 Market Street, Suite 200	Denver	CO 80202	
Inspection Report Contact	Devin Jones	8400 Belleview Dr.	Plano	TX 75024	
Contractors					
CO2026-72	Certificate of Occupancy			\$154.50	\$154.50
04/21/2026		1351 Corporate Crossing Road Suite 102 Rockwall, TX, 75032			
06/24/2026	ISSUED ADCO Industries				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Tyler Davis	203 Harker trl	Rockwall	TX 75087	
Business Owner	Wilma Ann Davis	1351 Corporate Crossing Road Suite	Rockwall	TX 75032	
Property Owner	Westcore Bravo Rockwall LLC	4350 la jolla village dr	san diego	CA 92122	
Inspection Report Contact	Tyler Davis	203 Harker trl	rockwall	TX 75087	
Contractors					
CO2026-77	Certificate of Occupancy			\$154.50	\$154.50
05/06/2026		115 South Goliad Street Suite 102 Rockwall, TX, 75087			
06/05/2026	ISSUED Hazel and Olive				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Taylor Johnson	533 Camp Creek Rd	Rockwall	tx 75087	
Business Owner	Taylor Johnson	115 South Goliad Street Suite 102	Rockwall	TX 75087	
Property Owner	Sky Interest	106 E Rusk St #200	rockwall	tx 75087	
Inspection Report Contact	Taylor Johnson				
Contractors					

7/13/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2026 to 6/30/2026

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
CO2026-78	Certificate of Occupancy				
05/06/2026		1500 Mims Road		\$154.50	\$154.50
06/30/2026	ISSUED	Rockwall, TX, 75032			
	Rayburn Electric Cooperative				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Zach Schultz	950 Sids Rd	Rockwall	TX	75032
Business Owner	David Naylor	950 Sids Rd	Rockwall	TX	75032
Property Owner	David Naylor	950 Sids Rd	Rockwall	TX	75032
Inspection Report Contact	Zach Schultz	950 Sids Rd	Rockwall	TX	75032
Contractors					
CO2026-80	Certificate of Occupancy				
05/12/2026		1355 Ridge Road, #105,		\$154.50	\$154.50
06/02/2026	ISSUED	Rockwall, TX, 75087			
	SUN SPA				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	xia yu	1003 SEMINOLN LN	GREENVILLE TX		75402
Business Owner	XIA YU	1355 RIDGE RD STE 105	ROCKWALL	TX	75087
Property Owner	MUSHTAK KHATRI	16600 DALLAS PARKWAY STE 300	DALLAS	TX	75248
Inspection Report Contact	xia yu	1355 RIDGE RD STE 105	ROCKWALL	TX	75087
Contractors					
CO2026-87	Certificate of Occupancy				
05/14/2026		1020 West Ralph Hall		\$154.50	\$154.50
06/04/2026	ISSUED	Parkway, Suite 101, Rockwall, TX, 75032			
	Female Health Associates of North Texas dba Metroplex Women's Health Care				

7/13/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2026 to 6/30/2026

Permit Number	Permit Type	Site Address				
Application Date	Subtype	Parcel Number			Total Fees	
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
Contact Type	Contact Name Business Phone	Contact Address				
Applicant	Dr. Jeffrey Hantes	1020 W Ralph Hall Pkwy #101	Rockwall	TX	75032	
Business Owner	Dr. Jeffrey Hantes	1020 West Ralph Hall Parkway, Suite	Rockwall	TX	75032	
Property Owner	Wagon Ranch LLC	1010 W Ralph Hall Pkwy #100	Rockwall	TX	75032	
Inspection Report Contact	Trey Schaap	1020 W Ralph Hall Pkwy #101	Rockwall	TX	75032	
Contractors						
CO2026-93	Certificate of Occupancy					
05/31/2026		206 East Rusk Street			\$154.50	\$154.50
06/15/2026	ISSUED	Rockwall, TX, 75087				
	Wisp and Willow Boutique					
Contact Type	Contact Name Business Phone	Contact Address				
Applicant	Veronica Wilson	8901 Waters Ln	Rowlett	TX	75089	
Business Owner	Veronica Wilson	206 East Rusk Street	Rockwall	TX	75087	
Property Owner	GSJ Properties LLC	308 S Fannin St	Rockwall	TX	75087	
Inspection Report Contact	Veronica Wilson	206 E Rusk Street	Rockwall	TX	75087	
Contractors						
CO2026-95	Certificate of Occupancy					
06/02/2026		401 West Rusk			\$154.50	\$154.50
06/05/2026	ISSUED	Street, 100, Rockwall, TX,				
	Happy State Bank	75087				
Contact Type	Contact Name Business Phone	Contact Address				
Applicant	Integra Premier Construction	PO Box 961	Waxahachie	TX	75168	
Business Owner	Happy State Bank - Rockwall	401 W. Rusk St.	Rockwall	TX	75087	
Property Owner	Ridge Pointe Founders, LTD	102 S. Goliad St., Suite 200	Rockwall	TX	75087	
Inspection Report Contact	Cris Smith	995 North I35 E	Waxahachie	TX	75165	
Contractors						

7/13/2026

City of Rockwall

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2026 to 6/30/2026

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation		
CO2026-97	Certificate of Occupancy				
06/08/2026		1470 East Interstate 30		\$154.50	\$154.50
06/19/2026	ISSUED	Rockwall, TX, 75087			
	Arctic Spas of Rockwall				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Holly Lyons	1355 Shores Blvd	Rockwall	TX	75087
Business Owner	Johnny Lyons	1470 East Interstate 30 Suite F	Rockwall	TX	75087
Property Owner	Lyons Share Properties	1355 Shores Blvd	Rockwall	TX	75087
Inspection Report Contact	Holly Lyons	1355 Shores Blvd	Rockwall	TX	75087
Contractors					
TCO2026-96	Temporary Certificate of Occupancy				
06/04/2026		1500 Mims Road,		\$0.00	\$0.00
06/08/2026	ISSUED	Rockwall, TX, 75032			
	Rayburn Electric Cooperative				
	Private Recreation Facility				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Zach Schultz	950 Sids Rd	Rockwall	TX	75032
Business Owner	David Naylor	950 Sids Rd	Rockwall	TX	75032
Property Owner	David Naylor	950 Sids Rd	Rockwall	TX	75032
Inspection Report Contact	Zach Schultz	950 Sids Rd	Rockwall	TX	75032
Contractors					
			Total Valuation:		
			Total Fees: \$1,542.00		
			Total Fees Paid: \$1,542.00		

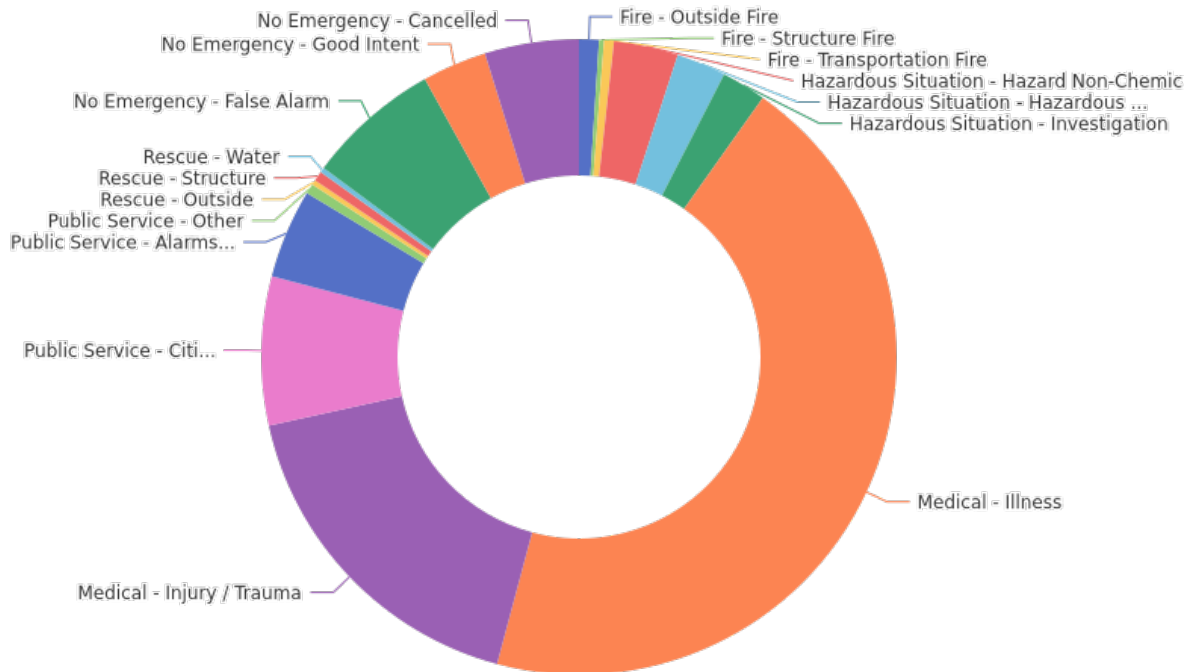


June 2026

Monthly Report



RFD - Monthly Report Incident Count June 2026



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Fire	7	1.76%
Fire - Outside Fire	4	1.01%
Fire - Structure Fire	1	0.25%
Fire - Transportation Fire	2	0.50%
Hazardous Situation	32	8.06%
Hazardous Situation - Hazard Non-Chemical	13	3.27%
Hazardous Situation - Hazardous Materials	10	2.52%

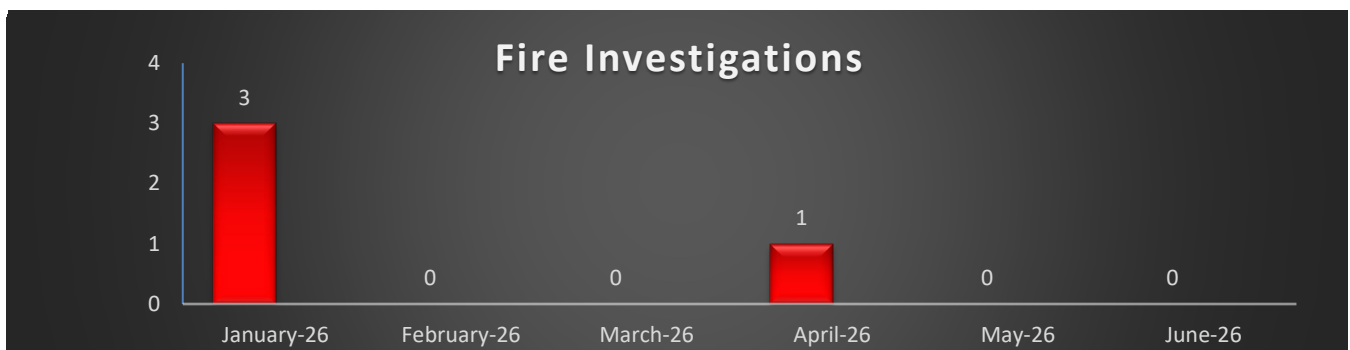
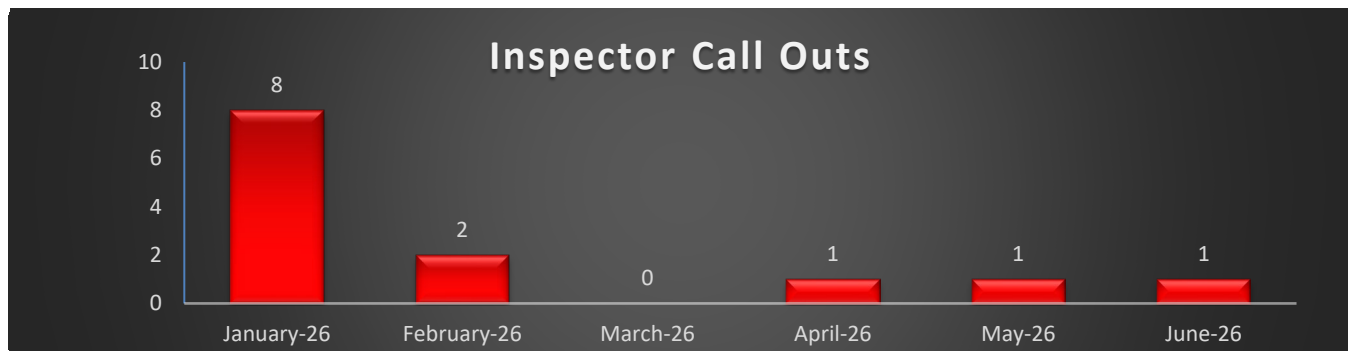
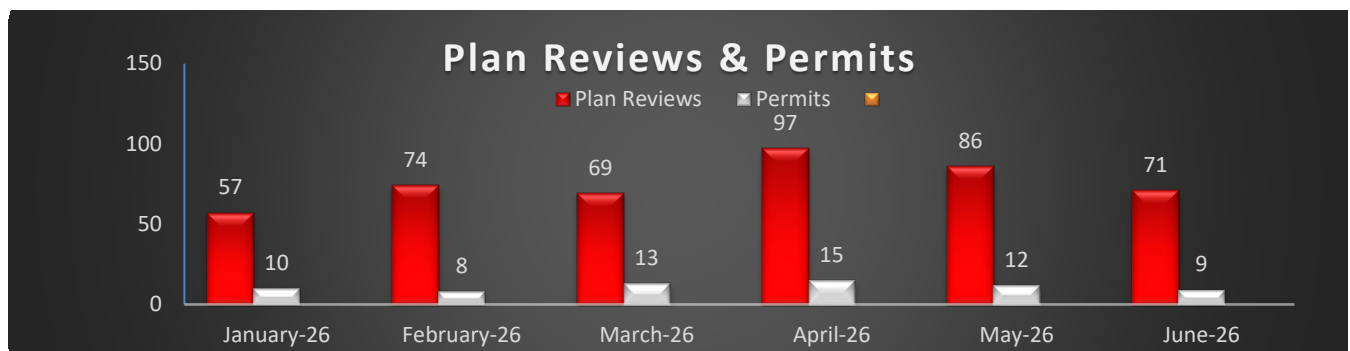
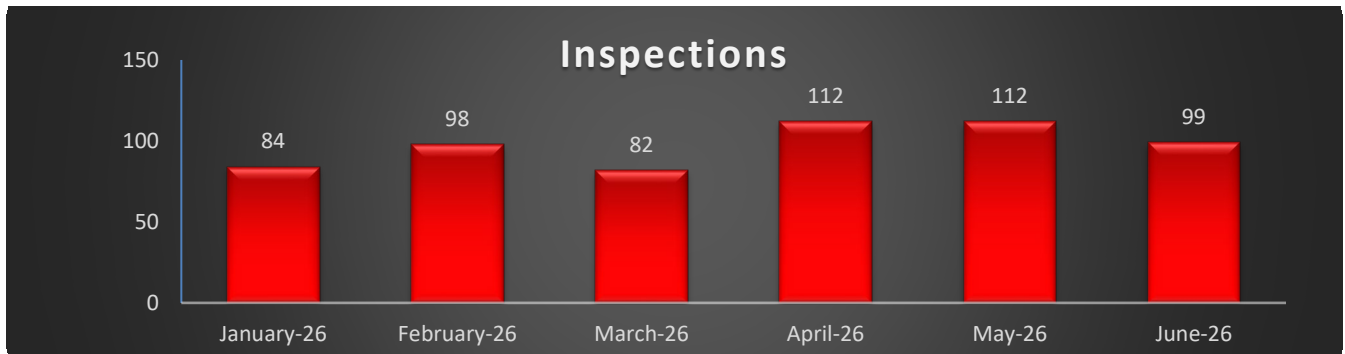
RFD - Monthly Report Incident Count June 2026

Rockwall (TX) FD
Address: 2610 Observation Trail, Rockwall,
TX, 75032



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Hazardous Situation - Investigation	9	2.27%
Medical	245	61.71%
Medical - Illness	176	44.33%
Medical - Injury / Trauma	69	17.38%
Public Service	50	12.59%
Public Service - Citizen Assist	30	7.56%
Public Service - Alarms (Non Medical)	18	4.53%
Public Service - Other	2	0.50%
Rescue	4	1.01%
Rescue - Outside	1	0.25%
Rescue - Structure	2	0.50%
Rescue - Water	1	0.25%
No Emergency	59	14.86%
No Emergency - False Alarm	27	6.80%
No Emergency - Good Intent	13	3.27%
No Emergency - Cancelled	19	4.79%
Total	397	100.00%

Fire Prevention, Education, & Investigations Division Monthly Report June 2026



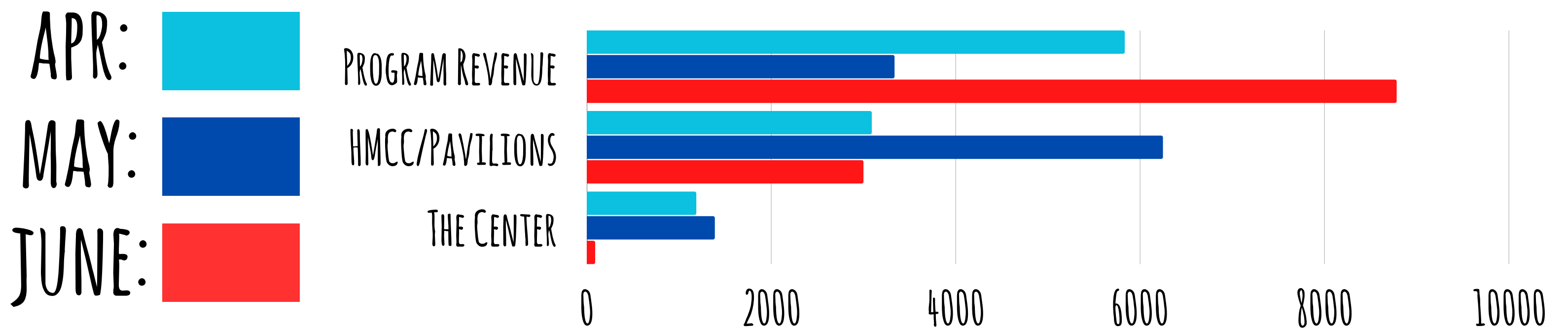


**ROCKWALL PARKS
& RECREATION**

Monthly Report June 2026



REVENUE NUMBERS



PARKS PROJECT UPDATE –JUNE 2026



GLORIA WILLIAMS PARK
INSECT TREATMENT



EAGLE SCOUT PROJECT
BAT HOUSE INSTALLATION



EAGLE SCOUT PROJECT
DISC GOLF COURSE REHAB



LEON TUTTLE
MINI FIELD RENOVATION

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

June-2026

ACTIVITY	CURRENT MONTH JUNE	PREVIOUS MONTH MAY	YTD 2026	YTD 2025	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	1	7	4	75.00%
Robbery	2	0	4	4	0.00%
Aggravated Assault	6	4	27	18	50.00%
Burglary	2	2	8	29	-72.41%
Larceny	37	42	224	262	-14.50%
Motor Vehicle Theft	3	4	15	14	7.14%
TOTAL PART I	52	53	285	331	-13.90%
TOTAL PART II	170	166	932	617	51.05%
TOTAL OFFENSES	222	219	1217	948	28.38%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	22	22	117	82	42.68%
D.W.I.	17	17	105	73	43.84%

ARRESTS

FELONY	45	36	217	117	85.47%
MISDEMEANOR	68	77	423	276	53.26%
WARRANT ARREST	7	7	59	48	22.92%
JUVENILE	3	5	40	33	21.21%
TOTAL ARRESTS	123	125	739	474	55.91%

DISPATCH

CALLS FOR SERVICE	1902	2154	11222	14393	-22.03%
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ACCIDENTS

INJURY	4	1	15	10	50.00%
NON-INJURY	120	125	698	761	-8.28%
FATALITY	0	0	0	1	-100.00%
TOTAL	124	126	713	772	-7.64%

FALSE ALARMS

RESIDENT ALARMS	38	51	251	264	-4.92%
BUSINESS ALARMS	101	103	545	872	-37.50%
TOTAL FALSE ALARMS	139	154	796	1136	-29.93%
Estimated Lost Hours	91.74	101.64	525.36	749.76	-29.93%
Estimated Cost	\$2,182.30	\$2,417.80	\$12,497.20	\$17,835.20	-29.93%

ROCKWALL NARCOTICS UNIT

	Agency Assist	2
	Arrests	8
	Arrest Warrants	2
	Search Warrants	3
	Seized	
	Marijuana	8 lbs
	THC	1000 grams
	Cocaine	6 grams
	Meth	140 grams

Rockwall Police Department

Dispatch and Response Times

June 2026

Police Department

Average Response Time		
Priority 1		Number of Calls 395
Call to Dispatch	0:00:51	
Call to Arrival	0:07:20	
% over 8 minutes	29%	
Average Response Time		
Priority 2		Number of Calls 734
Call to Dispatch	0:01:49	
Call to Arrival	0:09:12	
% over 15 minutes	4%	
Average Response Time		
Priority 3		Number of Calls 29
Call to Dispatch	0:02:55	
Call to Arrival	0:10:12	
% over 25 minutes	10%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 2 Minute

Priority 3: 10 Minutes

*Actual arrival times can fluctuate based on the time of day, traffic conditions on major thoroughfares (like Interstate 30 and State Highway 205), and specific locations of the emergency in the city.

JULY 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

N. LAKESHORE DRIVE – SH66 NORTH TO MASTERS DRIVE (2018 BOND ELECTION PROJECT)

- Final Design:
 - o DWU Coordination – Waiting on response
 - o 100% Design Development – End of July
 - o Working with franchise to relocate their facilities in conflict
 - o TXDOT Coordination – Waiting on response
 - o Bid opening date of August 27, 2026

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
 - o Construction started – 9/29/25
 - o Constructing paving

FOREST TRACE: - EAST/WESTBOUND ONLY (2018 BOND ELECTION PROJECT)

- Construction:
 - o Constructing sanitary sewer and storm system

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN JULY:

- 796/797 Featherstone– 160 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- Featherstone/Hainsworth – 160 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- Tannerson Dr./Painted Pony Ln.– 282 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1600 Airport – 120 sy of paving

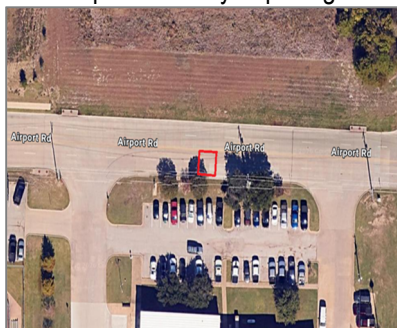


FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
 - o SH 205 to SH 66
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - o \$103,000,000
- Construction Funding:
 - o \$0
- 100% Design Plans:
 - o March 2025
- Activities:
 - o Ready to Let ** - Spring 2027
- Utilities:
 - o AT&T, Mt. Zion Water Supply Corp., and NTWMD, are currently relocating utilities
 - o Atmos, FEC, Oncor, Suddenlink, Spectrum, and Zayo are pending relocation

SH 276 EAST

- Limits:
 - o FM 549 to CR 2472 in Hunt County
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
 - o \$128,538,953
- Construction Funding:

- o \$0
- 100% Design Plans:
 - o September 2023
- Activities:
 - o Ready to Let ** - December 2027
- Utilities:
 - o Suddenlink, Peoples Communication are currently relocating utilities
 - o Blackland Water Supply Corp., FEC, and Zayo are pending relocation

FM 549

- Limits:
 - o SH 276 to SH 205
- Description:
 - o Widen existing 2-lane to a 4-lane divided roadway
- Construction Cost:
 - o \$29,812,034.00
- Construction Funding:
 - o CAT 5 funding: \$5,987,882
 - o CAT 4 funding: \$46,019,486
- 100% Design Plans:
 - o November 2024
- Activities:
 - o Construction Start – May 4, 2026
 - o Constructing temporary subgrade/embankment and drainage
 - o Construction Completion – January 2029
- Utilities:
 - o All clear

SH 205 MIDDLE

- Limits:
 - o North SH 205 to South SH 205
- Description:
 - o Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
 - o \$67,929,900
- Construction Funding:
 - o CAT 2: \$67,929,900
 - o Rockwall County 2008 Bond Funds: \$2,000,000
- 95% Design Plans:
 - o Under review
- Activities:
 - o Ready to Let ** – March 2027
- Utilities:
 - o FEC are currently relocating
 - o City of Rockwall relocates are pending TXDOT funding approval
 - o Atmos and Zayo are pending relocations

SH 205 SOUTH

- Limits:
 - o North of FM 549 to Rockwall County Line (#0451-01-053)
 - o Rockwall County Line to US 80 (#0451-02-028)

- Description:
 - o Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
 - o \$261,113,888
- Construction Funding:
 - o CAT 1: \$15,927,757
 - o CAT 2: \$44,046,699
 - o CAT 4: \$201,139,432
- 100% Design Plans:
 - o August 2024
- Activities:
 - o Ready to Let **
 - #0451-01-053 January 2027
 - #0451-02-028 March 2028
- Utilities:
 - o AT&T, FEC, Optimum/Suddenlink, and RCH Water Supply Corp. are currently relocating
 - o Spectrum and Zayo are pending relocations

FM 1141

- Limits:
 - o SH 66 to FM 552
- Description:
 - o Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o Unknown at this time
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Pape-Dawson scope and fees have been negotiated. Anticipate consideration of Pape Dawson agreement on the July 28,2026 commissioners court agenda.

FM 3097 (HORIZON ROAD)

- Limits:
 - o Tubbs to FM 549
- Description:
 - o Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o \$33,215,809
- Construction Funding:
 - o Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - o Unknown
- Activities:
 - o ITS has negotiated scope and fee with LTRA for advancement of project to PS&E phase.

HORIZON ROAD

- Limits:
 - o FM 740 to IH-30
- Description:
 - o Widen existing 4-lane to a 4-lane divided roadway with sidewalks
- Est. Construction Cost:

- o Unknown
- Construction Funding:
 - o Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Bridgefarmer has begun developing the design schematic and traffic analysis.

VILLAGE DRIVE BRIDGE

- Limits:
 - o Laguna Drive to Marina Drive
- Description:
 - o Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
 - o \$15,000,000
- Construction Funding:
 - o North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: \$12,000,000
 - o Local Funding: \$3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide \$2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:
 - o Unknown
- Activities:
 - o Interlocal Cooperative Agreement with the City of Rockwall was approved on May 18, 2026. Revised agreement executed by commissioners court on June 23, 2026.

FM 549

- Limits:
 - o FM 740 to SH 205
- Description:
 - o Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - o Unknown
- Funding:
 - o Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
 - o Unknown
- Activities:
 - o WSB is preparing scope & estimate documentation as well as the design summary report (design criteria, typical sections, etc.).

*** Ready to Let – a Texas Department of Transportation (TXDOT) project milestone indicating that a construction project is fully prepared for the letting phase, where bids are solicited and awarded*

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects

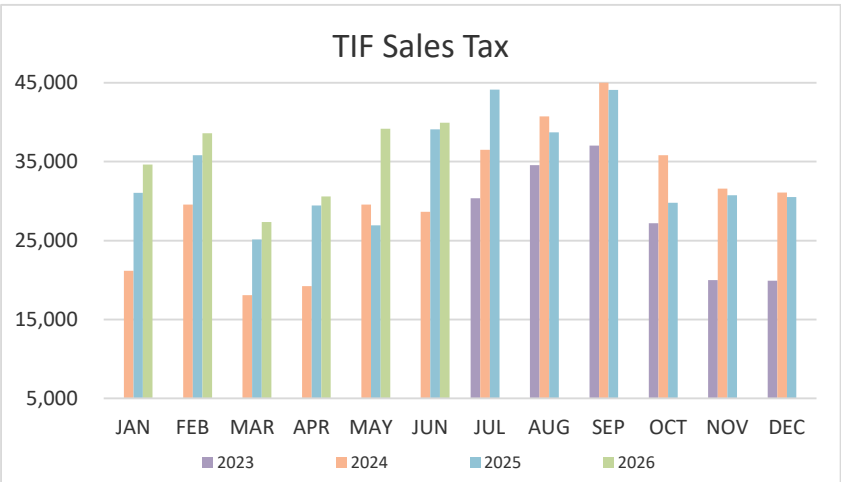
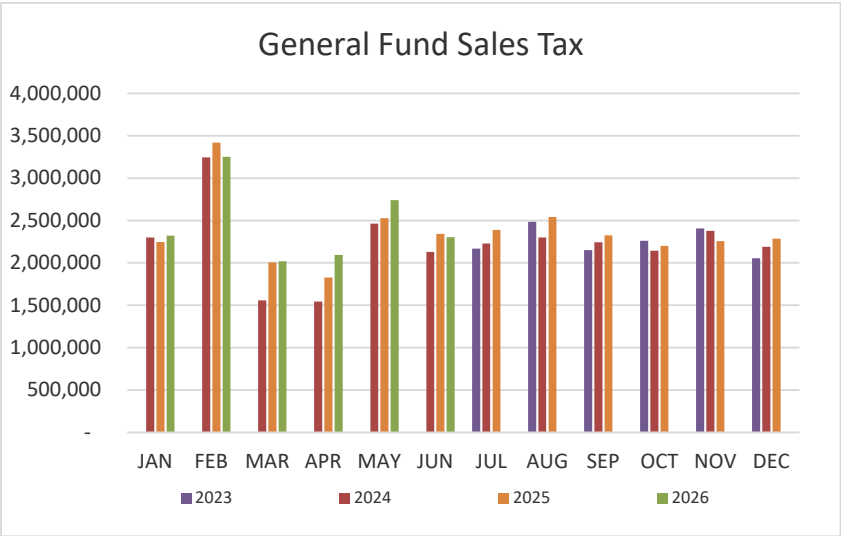
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

ROCKWALL COUNTY FUNDING CATEGORIES

- 2008 Rockwall County Bond Fund
- Rockwall County Transportation Road Improvement Program 2021 (TRIP-21)

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	Sales Tax	Sales Tax
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	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709
Sep-25	2,323,300	44,095
Oct-25	2,200,521	29,801
Nov-25	2,258,803	30,734
Dec-25	2,287,397	30,500
Jan-26	2,320,586	34,629
Feb-26	3,251,632	38,619
Mar-26	2,020,279	27,355
Apr-26	2,093,028	30,587
May-26	2,741,591	39,174
Jun-26	2,302,578	39,945



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

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273
Sep-25	463,820,479	14,961,951	18,812,798
Oct-25	465,873,870	15,028,189	21,009,760
Nov-25	368,708,829	11,893,833	14,120,171
Dec-25	333,734,205	10,765,620	11,711,232
Jan-26	284,600,803	9,180,671	10,775,829
Feb-26	237,708,993	7,668,032	10,233,021
Mar-26	304,388,869	9,818,996	14,336,207
Apr-26	345,292,438	11,138,466	14,183,812
May-26	365,845,476	11,801,467	14,111,946
Jun-26	423,735,065	14,124,502	20,268,820

Source: SCADA Monthly Reports generated at the Water Pump Stations

