



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, April 6, 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 in the vicinity of the Downtown District and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding wholesale water purchase contract between cities of Rockwall and Heath, pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Lewis

VI. Proclamations / Awards / Recognitions

1. Deaf History Month Proclamation
2. Child Abuse Awareness & Prevention Month Proclamation
3. Telecommunicators Week Proclamation

VII. Appointment Items

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

VIII. 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.

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

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

1. Consider approval of the minutes from the March 16, 2026, city council meeting, and take any action necessary.
2. Consider the approval of an **ordinance** amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees, and take any action necessary. **(2nd reading)**
3. **Z2026-004** - Consider a request by Peter Drake for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary **(2nd Reading)**.
4. **Z2026-006** - Consider a request by Michael Lewis for the approval of an **ordinance** for a Specific Use Permit (SUP), superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary **(2nd Reading)**.
5. **P2026-007** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A, Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.
6. **P2026-010** - Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.
7. Consider approval of a resolution repealing Resolution No. 25-14 and approving a new resolution to establish an updated fee schedule for Permit, Health and Misc. fees for the City, and take any action necessary.

XI. 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. **Z2026-008** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary **(1st Reading)**.

XII. Action Items

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

- 1. Z2026-007** -Discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary **(2nd Reading)**
2. Discuss and consider options regarding the 66 Boat Ramp Grant Project, including authorizing the City Manager to notify TX Parks & Wildlife Dept. of the City's decision and plans moving forward, and take any action necessary.
3. Discuss and consider update regarding May 16, 2026 Founder's Day event, including entertainment and logistics (shuttle parking services), and take any action necessary.

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

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

XIV. 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 30th day of March, 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

Date Removed

Rockwall,  Texas

Proclamation

Whereas, starting in 2022, Deaf History Month was moved to the month of April to be more inclusive of all deaf experiences and to focus less on school-specific history; and

Whereas, deaf and hard-of-hearing individuals are valued members of our community who contribute to the cultural, educational, economic, and civic life of the City of Rockwall; and

Whereas, Deaf History Month recognizes important milestones in deaf history, including April 15, 1817, when the first permanent school for the deaf in the United States, the American School for the Deaf, was opened; April 8, 1864, when Gallaudet University was founded as the world's premier institution for higher education for deaf and hard-of-hearing individuals; and March 13, 1988, when Gallaudet University appointed its first Deaf president, I. King Jordan, a historic moment of representation and progress; and

Whereas, Deaf History Month raises awareness about deaf culture and history and recognizes the many achievements and contributions of deaf and hard-of-hearing individuals in education, government, business, technology, the arts, and public service; and

Whereas, American Sign Language is a complete and complex language with its own grammar, syntax, and cultural traditions, and deaf culture is a valued and important part of the diversity of our community; and

Whereas, promoting accessibility, inclusion, and equal opportunity for deaf and hard-of-hearing individuals strengthens our community and ensures all citizens have the opportunity to participate fully in civic and community life; and

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

DEAF HISTORY MONTH

in the City of Rockwall and encourage everyone to join in recognizing the many contributions of deaf and hard-of-hearing individuals and to promote inclusion, accessibility, and understanding throughout our community.

In Witness Whereof, I hereunto set my hand and official seal on this 6th day of April, 2026.

Tim McCallum, Mayor

Rockwall,  Texas

Proclamation

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

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

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

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

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

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

Whereas, vibrant communities are built when families are supported, children are protected, and citizens work together to promote safe, stable, and nurturing environments for all children; and

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

CHILD ABUSE AWARENESS AND PREVENTION MONTH

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

In Witness Whereof, I hereunto set my hand and official seal on this 6th day of April, 2026.

Tim McCallum, Mayor

Rockwall  Texas

Proclamation

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

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

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

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

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

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

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 12 - 18, 2026** as

PUBLIC SAFETY TELECOMMUNICATORS WEEK

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

In Witness Whereof, I hereunto set my hand and official seal this 6th day of April, 2026.

Tim McCallum, Mayor



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, March 16, 2026 - 5:30 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the public meeting to order at 5:30 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and City Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

Mayor McCallum read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:32 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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. **Public Hearing Item #6.** Pulled from public meeting agenda: **Z2026-010** - Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary (**1st Reading**).

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:57 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 (Lakes Assembly)

Pastor Spiegel delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Surveyors Week Proclamation

Craig Wallwork came forth and accepted this proclamation. He briefly spoke, explaining some about the work that land surveyors perform and its importance.

2. American Red Cross Month Proclamation

Dallas Caulkins, Board Member, came forth and accepted this proclamation from the mayor. She thanked the City for its support.

VII. Appointment Items

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

Dr. Jean Conway of the city's Planning & Zoning Commission came forth and briefed Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following Dr. Conway's briefing.

VIII. Open Forum

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

**Bob Wacker
309 Featherstone
Rockwall, TX**

Mr. Wacker came forth and thanked Council for working on the roadway switch involving John King Boulevard and SH-205, pointing out that the design will be paid for by County bond funds, which is a good thing. Mr. Wacker also thanked Councilmember Sedric Thomas for his service, acknowledging he is not running for re-election. He asked the City to keep residents informed about what's happening with the SH-66 boat ramp project. He knows a lot of residents are interested in the boat ramp and that many of them have concerns. He expressed that he is encouraged there is a great slate of candidates for the upcoming city council member election, and he believes Rockwall is the greatest place to live. He is glad he is here and not in Wisconsin, where 31" of snow is currently falling.

**Feba Gerzim
2067 Airport Road
Rockwall, TX**

Ms. Gerzim came forth and asked the Council for help regarding the city's ordinance related to her having 5 hens (no roosters). She explained that a neighbor's bull recently got loose, and when they arrived to assist with that matter, the city's Animal Control staff noticed she has chickens. She shared that she was asked to get rid of them; however, she hopes the city will allow her to keep her chickens, as they are always in their cage and do not cause issues.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the March 2, 2026, city council meeting, and take any action necessary.
2. **Z2026-002** - Consider a request by Alex Flores for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of 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, addressed as 214 Blanche Drive, and take any action necessary **(2nd Reading)**.
3. Consider authorizing the City Manager to execute purchase orders and/or contracts for The Harbor dock repairs and new wave attenuator installation project awarded to All-In Marine in the amount of \$2,881,905 and an additional \$278,095 in contingency funding - both to be funded by TIF bonds - and take any action necessary.
4. Consider the approval of an **ordinance** amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees, and take any action necessary. **(1st reading)**
5. Consider authorizing the City Manager to execute a contract for professional services with MESA for the "North Goliad Street Reimagining Project" in the amount of \$1,999,825 to be paid for by Rockwall County Road Bonds with an additional \$20,000 of contingency funding to be paid from City General Fund Reserves, and take any action necessary.

Mayor McCallum pulled item #5 for further discussion, then moved to approve the rest of the Consent Agenda (#s 1, 2, 3, and 4). Councilmember Lewis then seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-07
SPECIFIC USE PERMIT NO. S-391

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 846-A0 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.

CITY OF ROCKWALL
ORDINANCE NO. 26-XX

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

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

Regarding Consent Agenda item #5, Mayor McCallum pointed out that this item is particularly important, as it deals with the SH-205 Reimagining Project. He expressed enthusiasm for this project and also gratitude for the great partnership the city has with the county. Following additional, brief comments, Mayor McCallum then moved to approve Consent Agenda item #5. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Public Hearing Items

1. **Z2026-004** - Hold a public hearing to discuss and consider a request by Peter Drake for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property is addressed as 1982 Sterling Court. A 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003. The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a Detached Garage. The site plan indicates that the Detached Garage will have a building footprint of 30' x 40' (i.e. 1,200 SF). According to the site plan, the detached garage will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. Mr. Miller further explained that the proposed garage will be on a permanent, concrete foundation and will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north. He explained that the Unified Development Code (UDC) allows properties in a single-family estate 1.5 district to have one detached garage and one accessory structure. Currently, the property has three accessory structures. So, one condition of approval is that two of the existing structures will need to be removed prior to acceptance of the garage. He shared that staff has found that a majority of the properties in this subdivision actually have a detached garage. This particular proposed garage would not be the largest accessory structure within that subdivision, and due to its location on the lot, visibility would be limited from public right-of-way. In addition, he explained that staff sent out 59 notices to adjacent property owners and occupants located within 500' of the subject property. Three notices were received back in favor of the applicant's request. In addition, the City's Planning & Zoning Commission reviewed the case recently and has recommended, by a vote of 5 to 0, approval of this request for an SUP.

Following Mr. Miller's briefing, Mayor McCallum opened the public hearing. The applicant was not present; however, it was mentioned that the applicant has been experiencing some health-related concerns but did attend all prior meetings. There being no one else wishing to speak, the mayor then closed the Public

Hearing. Following brief comments, Councilmember Thomas moved to approve Z2026-004. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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.

2. **Z2026-006** - Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of an **ordinance** for a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information on this agenda item. He shared that this property came before Council last year, and an SUP was approved at that time. However, since then the owner has made some changes, including removing the guest quarters, making the house a little bigger, and changing the front aesthetics of the proposed home. So, approval of the requested SUP this evening will supersede the previously approved SUP. The subject property is located at 2592 FM-549, and Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing nearby housing. The proposed home is a 5,510 SF, single-family, one-story home made of stone, brick and hardy board siding with a composite shingle roof. Mr. Miller explained that the applicant's request does meet all of the density and dimensional requirements and setback requirements for the single-family estate code district. A specific use permit is a discretionary decision for the city council pending recommendations from the city's Planning & Zoning Commission. Staff sent out 62 notices to adjacent property owners and occupants located within 500' of the subject property, and one notice of opposition was received back. In addition, the Planning & Zoning Commission has recommended approval of this request by a vote of 5 to 0.

Mayor McCallum opened the public hearing, asking if anyone would like to speak while also calling forth the applicant to address Council. No one other than the applicant spoke.

Mike Lewis
2592 FM-549
Rockwall, TX

Mr. Lewis shared that they have switched builders and changed up the proposal a bit. He respectfully asked for Council's approval and expressed a willingness to answer any questions.

Following the applicant's brief comments, Mayor McCallum closed the public hearing. Councilmember Lewis then moved to approve Z2026-006. Councilmember Thomas seconded the motion. The ordinance caption as read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES 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.

3. **Z2026-007** - Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed by the City Council on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (i.e. part of Lot 1, Block A, Rockwall Commercial Addition) -- of the larger 80.50-acre subject property -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [Case No. Z2018-056] for a 6.03-acre tract of land (i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102) -- of the larger 80.50 subject property -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-024] for a Church/House of Worship on the 6.03-acre tract of land (i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102) within the subject property. On January 6, 2020, the City Council, approved a final plat [Case No. P2019-048] for a 36.56-acre parcel of land (i.e. Lot 1, Block A, Rockwall Commercial Addition) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation. On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light

Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District. On February 13, 2026, the applicant -- Dylan Adame, PE of Kimley Horn & Associates -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses. The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. Mr. Miller went on to explain three proposed subdistricts, as follows:

- **SUBDISTRICT A:** The proposed base zoning is Light Industrial (LI) District, with the intent of constructing a *Sheet Metal Facility*.
- **SUBDISTRICT B:** The proposed base zoning is Light Industrial (LI) District, with the intent of constructing a *Corporate Headquarters with Office and Light Industrial* land uses.
- **SUBDISTRICT C:** The proposed base zoning is Commercial (C) District, with the intent of providing a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District, staff proposes the following conditions of approval:

- (1) Subdistrict 'A' shall be required to generally conform to the Concept Plan and Conceptual Building Elevations contained within Exhibit 'C' and Exhibit 'D' of the Planned Development District ordinance; and,
- (2) The proposed development shall be required to conform to the Development Standards contained within Exhibit 'E' of the Planned Development District ordinance; and,
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

On February 26, 2026, staff mailed 31 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). Staff has received two (2) notices from property owners within the notification area in opposition to the applicant's request. On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4 to 1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley absent.

Mayor McCallum opened the public hearing, asking the applicant to come forward to address Council first.

Clay Collier
3333 Miller Park South
Garland, TX

Matt Wavering
Rockwall Economic Development Corporation (REDC)
2610 Observation Trail, Suite 104
Rockwall, TX

Mr. Wavering shared some background information about Mr. Collier, generally explaining that the REDC has had involvement with the Collier family for about 25 years at this point. He shared that Mr. Collier has been a resident of Rockwall for many years, and his company has sponsored some local RISD athletics-related initiatives over those last 25 years. Mr. Collier’s son graduated from Rockwall High School and is also a resident of Rockwall County. He explained that the company – ColMet – has several different patents and is a third generation company. Their production facility is currently located in Garland.

Mr. Collier himself then spoke, sharing that his grandfather began this company many years ago in 1957, and the company originally produced patented steel landscaping edging. The company also produces steel planters, steel sign holders, custom address plates and custom edging. This year, Lowes stores are going to carry their new patented edging this year.

Mr. Wavering then further explained more about the company’s history and about the company’s hopes and plans for expansion and relocation of their production and headquarters facilities to Rockwall. Mr. Wavering explained that Col-Met Spray (booths) was incentivized back in 2003 by the REDC to move its facility to the Rockwall Technology Park. Subsequently, in 2019-2020, Collier began purchasing land adjacent to the DGNO railroad in Rockwall and met with staff to discuss future plans. Mr. Wavering explained that an advantage of being on the railroad line is rail spurs, and one rail car can replace four-and-a-half semi-trucks off the roads. In 2021, infrastructure was installed, including 2,600 feet of Justin Road and 850 ft. of extension to Conveyor Street as well as water/sewer line extensions. Currently, planning and zoning processes have been underway. The Council previously asked Mr. Collier if this could be brought forth as a PD and if a portion of it could be zoned “Commercial” instead of entirely “Light Industrial.” The relocation of the manufacturing facility, which employs hundreds of workers and has been located in Garland since the 1990s, along with relocation of the company’s headquarters is a large undertaking that has to happen over time. Mr. Wavering provided additional commentary related to the proposed zoning and uses that Mr. Collier intends for the property, including the three “Sub Districts” within the overall property. He pointed out that the building that is proposed to be built is not typical of most industrial buildings. It’s aesthetically pleasing, and all of the operations will occur within the building such that no smells or sights will be noticeable from someone standing outside of the building.

Mayor McCallum asked for clarification on if this is a Rockwall EDC incentivized project. Mr. Wavering shared that there are no incentives associated with this project. The only involvement on the part of the EDC is just Mr. Wavering helping Mr. Collier out with his endeavors to relocate and expand his business in Rockwall, and no public money is involved in this project in any way. Mayor McCallum provided additional commentary, sharing that he is the one who previously advocated for this to be brought back as a PD. Mr. Collier shared that he is open to the ‘Commercial’ piece being something that benefits Rockwall.

Councilmember Jeffus then spoke, asking several questions and receiving answers from Mr. Collier. He explained that his business is seasonal, and there will be a lot more truck traffic in the springtime and not so much in the fall and winter. The traffic will vary month-to-month. Jeffus asked for clarification on truck traffic expected at the headquarters. Mr. Collier shared that, yes, there will be truck traffic at the headquarters location, and he will work to attempt to get products on the rail line. Jeffus wonders how

much train traffic may result. Mr. Collier shared that it may end up being 8-10 train cars on the two to three days per week that trains run along the rail line. Councilmember Jeffus asked if Mr. Collier would be opposed to leaving a portion of the land zoned "AG" until the applicant knows better what will end up being built on "Subdistrict C" sometime in the future. At the request of the applicant, Planning Director, Ryan Miller, clarified the processes associated with the "Commercial" zoning piece and what the applicant will have to go through once he determines what he'd like to propose placing on that piece. Brief discussion took place related to the advantage and disadvantages associated with leaving it zoned "AG" for now.

Mayor Pro Tem Moeller shared that he appreciates some of the aspects of this proposal, including trying to be a good neighbor by bringing the trucks and rail spur indoors and the manufacturing taking place indoors. He went on to share that he knows the neighbors have a lot of concerns, and he knows Mr. Collier is making efforts to mitigate noise. Mr. Collier shared that he visited a steel processing, industrial facility in Arkansas, and when he stood out front of that building and listened and observed, he heard no noise coming from it. Moller shared that he recently did a tour at Pratt in the Tech Park, and it was super loud indoors; however, even though they have their large doors open, he still did not hear any noise when standing out in front of that facility. Mr. Wavering shared that at Col-met's existing manufacturing facility in Garland, it is not required that workers wear earplugs for ear protection, so it's not very loud.

Councilmember Campbell clarified that the train loading and unloading will be on the north side of the facility, and the truck traffic will be along Justin Road on the south side, which is the opposite side of where the residential homes are located.

When asked by Councilmember Jeffus, Mr. Collier shared that the initial construction is anticipated to start in about 2 to 3 years, if this is approved this evening.

Mayor McCallum opened the public hearing, sharing that all speakers will be limited to three minutes of time.

Mr. Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and suggested that there being some sort of landscaping for buffering purposes. He wonders if the stadium scoreboard does not work at Rockwall's football stadium. They cannot fix it and don't know what to do about it. So, perhaps this company could figure out how to contribute to a new scoreboard for the high school sports venue as part of this deal.

Gerzim Daniel
2067 Airport Road
Rockwall, TX

Mr. Gerzim came forth and shared that when this property was being previously considered by Council, he came and the council chambers were full of residents. He reminded Council that they are elected by voters, and they are encouraged to consider voters when making decisions. He went on to share that he is against this project.

Veaneta Standley
2080 Airport Road

Rockwall, TX

Mrs. Standley came forth and shared that she has lived at this location since 1988. Her late husband was a Dallas fireman. They moved to Rockwall in 1963, and he became a volunteer fireman. She is 96 years old, and she has lived a major portion of her life in Rockwall County with the exception of a few years when she lived in Dallas after graduating from high school in Royse City. Rockwall has essentially been her home all her life. She is concerned about what this development will do to the homes along Airport Road, including devaluing the price of every home. She knows that new homes were just built along Airport Road, and those values will be impacted. She shared that she has memory, hearing and seeing problems, and she can no longer read to pass the time. So, she spends about 90% of every pretty day under her carport, which overlooks the rail line. She is very concerned about all the noise that will surely come as a result of this business. The 18-wheelers will be very noisy, and the train traffic will be noisy too. When they first moved to Rockwall, they lived in a little home on Hartman Street in Rockwall, and that's where she and her husband raised their kids. Her daughter has recently left her own home in Plano to move in with her to take care of her. Her daughter has planned to retire in Rockwall County, and she has concerns about the impact this proposed business may have on her daughter and all the other homes along Airport Road. She explained that the house she currently lives in and has lived in since 1988 is not a fancy house, but it is a home, and at the time they moved into it, it wasn't even located within the city limits. She cannot imagine having an aluminum plant at her own backdoor. She strongly asked the Council to please not approve this project.

**Stanley Gerzim
2067 Airport Road
Rockwall, TX**

Mr. Gerzim shared that he is pretty new to Rockwall. He shared that he often sees Mrs. Standley outside. He has concerns about sound, even though it is being said that the noise will be limited. He likes that where he lives is peaceful and quiet, and he would like things to stay this way. He has concern about the selling of his dad's home in the future if this is in the backyard (so to speak). He urged Council to vote 'no' on this proposal and keep the land zoned Agricultural.

**Michael Hillman
2613 Cypress Drive
Rockwall, TX**

Mr. Hillman lives about 1,600 feet north of this site. He was opposed to the IKEA store that was previously proposed and approved. He went on to share that an industrial manufacturing plant going in at this location is not a good idea and will not bring the type of retail that the city is looking for. He has spoken to neighbors, and he has not found anyone who is in favor of this going in at this location. He shared that he is opposed to this proposal.

**Lisa Boehm
1400 Plummer
Rockwall, TX**

Ms. Boehm shared that she lives in the older "Shores" neighborhood. She does not believe this is a great area for this to go in. She wonders if the applicant would personally like to live next door to this facility himself. If it will be too loud such that he himself would not want to live there, then it should not be built.

She is not opposed to a facility like this being built; however, she does not believe it should go in next to homes. She worries that Subdistrict C would be zoned Commercial and perhaps apartments could ultimately end up being built there if that portion gets sold. She is opposed to apartments because they don't pay enough taxes. She spoke in opposition of this zoning case as well.

Patty Griffin
2410 Airport Road
Rockwall, TX

Ms. Griffin shared that she has a lot of questions she'd like to talk to the applicant about. She has submitted some open records requests trying to obtain additional information. She questions if 8 rail cars will fit within the building, and she has concerns about the noise that the rail cars will make. She worries that any barriers will not suffice. She is also concerned about heavy industrial traffic on roads that were never designed for industrial traffic. She believes there will be safety concerns and also long-term diesel emissions as well as significant noise impacts. Environmental studies show that residential noise levels above a certain decibel level are associated with sleep disturbances, elevated stress levels and long-term health impacts. She also has concerns about the impacts on property values of nearby homes, pointing out that a person's home is often times their largest personal investment. When properties, including her own, were annexed into the city years ago, she was told that zoning would protect residents from this type of business. She suggested that Fate has a perfect location for this business to locate instead of here in Rockwall, but Rockwall wants it here for the tax dollars. She pointed out that the company is already advertising on their website that they are moving to Rockwall. The company has already outgrown two locations, so it is reasonable to expect that there will be future expansions into what's marked as Subdistrict C on the map. She went on to strongly urge Councilmembers to vote in opposition of this zoning case this evening, indicating that councilmembers voting 'no' will be a vote in support of protecting the residents and their best interest. At a minimum, she urged Council to delay the vote until residents have more time to find out additional information about this business and this proposal.

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

Councilmember Lewis spoke, sharing that he hears concerns of the residents who've spoken. He has seen many times over the years, residents speaking in opposition of a proposal and then getting an even worse development later on. He pointed out that this applicant has worked to address a lot of the concerns and has made modifications to what he originally proposed. The applicant now coming forth and a 'Planned Development District' really allows the council and the city to have a lot of input into what will and will not be allowed. A lot of the activity being proposed to occur inside is advantageous to really addressing the noise related concerns pertaining to clanging and banging. He is concerned that if Council turns this down this evening, the nearby homeowners may end up with something worse later on.

Councilmember Henson shared that he empathizes with a lot of homeowners and with the concerns that residents have. He explained that he recently shared an hour-and-a-half with Mrs. Griffin to allow her to express all of her concerns, and he still empathizes with her. He went on to share that the rail line came in the 1870s. It has been here for a very long time, and homeowners bought their homes in this area with the rail line already being in place there. He explained that the railroad has to have spurs in order to deliver freight and make money. He pointed out that the facility that is being proposed (Subdistrict A) is already zoned for what the company is wanting to do, and Mr. Collier has moved the facility as far to the west as he possibly can, considering the flood plain. The facility will be located about 1,800 feet from the nearest residential home, which is essentially six football fields away from adjacent homes, and it will be located on

the other side of the railroad tracks. He mentioned that he personally is a landman by trade, and he has a hard time believing that it will adversely impact home values when it will be six football fields away. He pointed out that the applicant has made a lot of concessions in this proposal, including moving all of the operations indoors. He will support leaving the Subdistrict "C" zoned "AG" if that is the preference of residents. He believes the "PD" will at least protect some uses; whereas, if it's left zoned "AG," someone will have to come forth and start the whole process over again for that portion of the land.

Councilmember Jeffus clarified that Mr. Collier owns all three pieces of the land (A, B, and C). She suggested that "C" be left zoned "AG" for now and – later on once Mr. Collier decides what he wants to put on that portion of the land – he can then come back to the city (a future city council) to make his proposal at that time. Mayor McCallum expressed concerns about how future councils might handle "Subdistrict C."

Councilmember Campbell asked Mr. Collier to clarify the amount of freight and the amount of time that his products will be moved along the railway tracks. Mr. Collier shared that there will be no activity along the rail line at night. She clarified that having a "PD" is a protection measure for the development of the property, including the "C" portion, and she thanked Mr. Collier for his willingness to do that.

Councilmember Thomas asked Mr. Miller to provide additional information about the protections that go along with this being brought forth as a "PD." Mr. Miller provided said clarification, sharing that the applicant only has solid plans at this time related to Sub District A. Currently, areas B and C do not have a defined plan. The applicant will have to come forth at a later date with a discretionary site plan that the Planning & Zoning Commission and Council would have to review in a public hearing setting, allowing an opportunity for the public to comment on. Councilmember Thomas thanked members of the public for attending the meetings, listening to the facts, and letting their voices be heard. He expressed that he and others care deeply about this community and how it looks in future years to come. He thanked Mr. Collier for investing in Rockwall, for being a resident here and for wanting to have his operations located here, sharing that it's important to have industry like this within our community. He stressed the importance of complying with all ordinances in place in Rockwall. He hopes that what has been shared this evening will help alleviate some of the anxiety that comes with cases such as these.

Mayor McCallum spoke, sharing that he fought against and voted against the IKEA, but – unfortunately – that battle was one that was lost. He explained that 'straight zoning' is harmful to residents, and that's why he and other councilmembers originally voted against the former proposal on this property. He shared that decisions that city councils make affect us, and he pointed out that the area where this business wants to come is already zoned to allow for a sheet metal business, so it is coming no matter what, and it won't be able to be stopped. They are allowed to construct it 'by right.' He expressed that straight zoning is harmful, and that's why he fought previously to deny the former proposal brought forth for this property. He believes that the Subdistrict "C" is more appropriate to be zoned "Commercial" rather than "Light Industrial." He shared that the railroad came to Rockwall in 1886. It is an asset to the City, and it is why some industrial businesses want to move here. He explained that the railroad has a lot of control – even more control than TXDOT – and the railroad and its control is one of the reasons the city cannot expand its airport. He asked that Mr. Collier return with a proposal based on a "PD," as he believes it allows for more control of development. He shared that this council has denied a lot of commercially zoned cases, especially when they were inappropriate. He reiterated that having this be a "PD" helps limit and control what can be constructed here. He went on to explain he had never met Mr. Collier prior to the recent P&Z Commission meeting, and he thanked Mr. Collier for listening to the concerns of the residents and the council after the initial, prior proposal. He went on to explain that he desires for whatever is built there to be quality. He clarified that multi-family would not be part of "B" or "C," and he stressed that he never wants to see any

multi-family at this or any other location within the city. He went on to make a motion to approve Z2026-007. Councilmember Lewis then 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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 77.86-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

At 8:04 p.m. following this agenda item, the mayor recessed the meeting and called for a brief break. Mayor McCallum called the meeting back to order at 8:14 p.m. He addressed Action Item #2 next.

4. **Z2026-008** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The applicant would like to construct a two-story 3,604 SF residential home. Overall, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). Mr. Miller explained that Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing nearby housing. 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 provided photos of the properties along S. Clark Street and the proposed building elevations in the informational meeting packet. Mr. Miller further explained that the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision. Mr. Miller shared that staff mailed out 64 notices to owners and occupants located within 500' of the property, and a nearby HOA was also notified. Staff received one notice back in opposition of the case. Also, the City's Planning & Zoning Commission has recommended approval of this case by a vote of 4 – 1 with Commissioner Schoen dissenting and Brock and Bentley being absent.

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

no one indicating such, and being that the applicant was not present, Mayor McCallum moved to table this agenda item until the next Council meeting (on April 6, 2026). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

5. - - ~~REMOVED FROM AGENDA on 03/11/26 - - Z2026-009~~ Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276-OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary **(1st Reading)**.
6. **Z2026-010** - Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information on this agenda item. He explained that on August 21, 2023, the City Council approved Ordinance No. 23-42, S-309 [i.e. Case No. Z2023-031] to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (i.e. Building Permit No. RES2024-747), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the completion of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, Expiration, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property. This also resulted in the expiration of Ordinance No. 23-42 in accordance with the requirements Subsection 02.02(E), Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code. Subsequent to the stop work order being issued and posted on site by the city, grading work did occur on the property.

Mr. Miller shared that with cases such as these, the Council is asked to consider the size, location and architecture of a proposed home when compared to nearby, existing homes within the established subdivision. He explained that the applicant's request does appear to meet the setback and density and dimensional requirements for property in single-family ten district. Also, staff sent out notices to owners and occupants located within 500' of the subject property, and two notices of opposition were received back. Also, the City's Planning and Zoning Commission reviewed this case and voted to recommend denial of this case by a vote of 5 to 0.

Mayor McCallum opened the public hearing, asking the applicant to come forth and speak and also asking if anyone else would like to speak about this item. No one else indicated a desire to speak, but a representative of the applicant did come forth to address Council. The mayor closed the public hearing. The

applicant's representative came forth and shared that the owner's engineer encountered issues with the retaining wall. So the owner/applicant had to engage the assistance of a different engineer relative to the retaining wall, and that resulted in a lot of unforeseen delays. He explained that the owner is looking to employ a building contractor to construct the home once an SUP is obtained, or once the process re-starts – whatever he is required to do. The gentleman speaking shared that he is a friend of the applicant and is speaking on his behalf. The speaker shared that the owner is willing to obtain a performance bond to provide the city some assurances as this process continues. He is also willing to adjust the grading that's been done in order to take it back to the original grading that was originally in place.

Following the gentleman's comments, Mayor McCallum shared that this process has been going on way too long. He does not wish to deny someone of their right to construct a home on their property; however, with all things considered that have transpired relative to this particular case, it is necessary to take a few steps back to make sure that the city's processes are followed. Mayor McCallum then moved to deny this case without prejudice. He explained that this will allow the applicant an opportunity to resubmit an application, and he stipulated that the property must be returned back to its pre-existing condition as indicated in the stop work order before he can reapply for an SUP. The mayor also recommended that the applicant work on a timeline and that he secures a performance bond. Councilmember Henson seconded the motion to deny this case without prejudice, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum then addressed Public Hearing item #3 (Z2026-007).

XII. Action Items

1. Discuss and consider a presentation by Pattillo, Brown & Hill, LLP of the city's Annual Comprehensive Financial Report for Fiscal Year 2025, and take any action necessary.

Joshua Coffey from Pattillo, Brown & Hill, LLP came forth and briefed Council on results and findings associated with the recent annual audit the firm conducted for the City. He shared information about the opinion that's been issued relative to the audit report, indicating that it was a 'clean,' 'unmodified' opinion, which is the best one that can be issued. He shared that the city has successfully attained the GFOA Award at least for the last couple of years and the city continues to participate in this voluntary program. He went on to share that no deficiencies were found relative to the city's internal controls that are in place. The city is in compliance with all regulations. Overall, his report was positive and he was very complimentary of City Manager Mary Smith and her staff members. He shared that in some city audits, his firm has to work hard to get a city to produce information; however, that was not at all the case with Rockwall. All information and documents were ready and made available to the audit team. This made the audit process go very smoothly. Councilmember Thomas provided positive comments, in part thanking the auditors as well as the city manager and staff for all of their efforts. He is encouraged at the transparency and financial integrity of the City. He shared that six months of healthy reserves is encouraging, especially since city policy only requires 3.5 years of reserves. He asked about and the auditor briefly commented about Moody's and Standard and Poors ratings, indicating that the city is well positioned for good interest rates if/when wanting to borrow money, which saves money. Mrs. Smith thanked her staff, indicating that they are great and were very helpful during the audit process.

Council took no action following the auditor's report and associated comments.

Action Item #3 was addressed by Council next.

2. Discuss and consider a request by David English on behalf of Ridge Pointe Founders, LTD for the abandonment of the undeveloped right-of-way for S. First Street between 401 W. Rusk Street and 365 W. Rusk Street, and being bounded by W. Rusk Street to the north and W. Washington Street to the south, and take any action necessary.

Mr. Miller, Planning Director, provided background information on this agenda item. Recently, David English -- on behalf of Ridge Pointe Founders, LTD -- inquired about the potential abandonment of unimproved right-of-way for First Street that is situated in between 365 W. Rusk Street and 401 W. Rusk Street (previously the "Helping Hands" building), and which is bounded by W. Rusk Street to the north and W. Washington Street to the south (see Figure 1). This inquiry came about after a survey was ordered as part of the redevelopment of the property at 401 W. Rusk Street (which was previously the old Helping Hands Building). This survey showed that a portion of the existing parking lot for 401 W. Rusk Street was located within the unimproved right-of-way of First Street (see Figure 2). Staff has reviewed the parcel and the existing improvements, and has been unable to find any documentation or agreements associated with the parking improvements, which appear to have been constructed in 1992. After reviewing this situation, staff determined that the applicant's request would be a good fit for the *Right-of-Way Abandonment Program*. In addition, the applicant has agreed to absorb the costs of the subdivision plat and survey needed to complete the abandonment process. Staff should note, that half of the right-of-way will be offered to the adjacent property owner at 365 W. Rusk Street, which is Rockwall County. Should Rockwall County decline the right-of-way, then the applicant will be required to take the full width of the right-of-way. The Council is being asked to determine whether or not to proceed with this request under the city's ROW Abandonment Program.

Mayor McCallum moved to direct staff to take necessary action to move forward with the abandonment as described. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **A2026-001** - Discuss and consider approval of a **resolution** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a ~268.220-acre tract of land identified as a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149, Rockwall County, Texas, generally located adjacent to FM-548, and take any action necessary.

Mr. Miller, Planning Director, provided background information on this agenda item. He indicated that it is believed that Rockwall County is better positioned to be the approving body for the proposed development when considering recent changes by the State of Texas concerning a municipality's right to annex and regulate land within the Extraterritorial Jurisdiction (ETJ). It was noted that recently a developer proposed establishing a large residential and commercial development on the subject property that would consist of 764, 50' x 120' residential lots, 231 multi-family units, and ~7.50-acres of commercial land. Per the developer this would be served through a Municipal Utility District (MUD) [i.e. Camden Parc MUD; District ID 1930000], which has already been granted by the Texas Commission on Environmental Quality (TCEQ). Under the City's Interlocal Agreement with Rockwall County, the City would be the responsible party for reviewing and approving a preliminary plat, civil engineering plans, and a final plat. Additionally, since the proposed project will be in a Municipal Utility District (MUD) and is situated outside of the City's fire district this development does not need nor will it receive any municipal services from the City of Rockwall when constructed. He went on to explain that Council's passage of the resolution being considered this evening will formally allow this acreage to be released from the City's ETJ and returned to Rockwall County.

Following Mr. Miller's comments, Mayor McCallum moved to approve the resolution. Mayor Pro Tem

Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor McCallum adjourned the meeting at 8:29 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 6th
DAY OF APRIL, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-08

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

WHEREAS, the City Council of the City of Rockwall desires to provide a park system that includes adequately sized and appropriately equipped *Neighborhood Parks*, and

WHEREAS, the City Council of the City of Rockwall has adopted a *Parks and Recreation Master Plan* designed to facilitate the development of a *Park System* for the benefit of the citizens of the City of Rockwall, and

WHEREAS, Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall has adopted *Mandatory Neighborhood Park Land Dedication* fees, designed to facilitate participation by developers -- *on a pro-rata basis* -- in acquisition and development of *Neighborhood Parks*, and

WHEREAS, the provisions contained in Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances provide that the City Council shall annually adopt a resolution establishing an *Annual Price Per Acre of Land* and a *Total Equipment Cost* to be used in calculation of a development's pro-rata share contribution for *Neighborhood Park Land* and *Neighborhood Park Equipment Fees*.

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

SECTION 1. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$852,500.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

SECTION 2. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$701,250.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

SECTION 3. That *Table 1. Land and Equipment Costs* of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of updating the *Annual Price Per Acre of Land* and the *Total Equipment Cost for a Neighborhood Park* in the City of Rockwall, and that this table shall be as specifically described and depicted in *Exhibit 'A'* of this ordinance;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF APRIL, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'A'
Article II, Park Land Dedication,
Chapter 38, Subdivisions,
Municipal Code of Ordinances

TABLE 1. LAND AND EQUIPMENT COSTS

ANNUAL PRICE PER ACRE OF LAND	\$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$852,500.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$701,250.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,553,750.00

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	592	0.0186	\$1,440.03	\$1,184.54	\$2,624.58
2	1,156	0.0095	\$737.46	\$606.62	\$1,344.07
3	1,351	0.0081	\$631.01	\$519.06	\$1,150.07
4	1,197	0.0092	\$712.20	\$585.84	\$1,298.04
5	1,109	0.0099	\$768.71	\$632.33	\$1,401.04
6	646	0.0170	\$1,319.66	\$1,085.53	\$2,405.19
7	1,617	0.0068	\$527.21	\$433.67	\$960.88
8	1,202	0.0092	\$709.23	\$583.40	\$1,292.64
9	1,448	0.0076	\$588.74	\$484.29	\$1,073.03
10	350	0.0314	\$2,435.71	\$2,003.57	\$4,439.29
11	1,085	0.0101	\$785.71	\$646.31	\$1,432.03
12	1,247	0.0088	\$683.64	\$562.35	\$1,245.99
13	828	0.0133	\$1,029.59	\$846.92	\$1,876.51
14	2,344	0.0047	\$363.69	\$299.17	\$662.86
15	1,236	0.0089	\$689.72	\$567.35	\$1,257.08
16	408	0.0270	\$2,089.46	\$1,718.75	\$3,808.21
17	2,502	0.0044	\$340.73	\$280.28	\$621.00
18	705	0.0156	\$1,209.22	\$994.68	\$2,203.90
19	999	0.0110	\$853.35	\$701.95	\$1,555.31
20	1,684	0.0065	\$506.24	\$416.42	\$922.65
21	1,163	0.0095	\$733.02	\$602.97	\$1,335.98
22	1,501	0.0073	\$567.95	\$467.19	\$1,035.14
23	1,669	0.0066	\$510.78	\$420.16	\$930.95
24	1,480	0.0074	\$576.01	\$473.82	\$1,049.83
25	1,309	0.0084	\$651.26	\$535.71	\$1,186.97
26	469	0.0235	\$1,817.70	\$1,495.20	\$3,312.90
27	1,329	0.0083	\$641.46	\$527.65	\$1,169.11
28	2,771	0.0040	\$307.65	\$253.07	\$560.72
29	4,633	0.0024	\$184.01	\$151.36	\$335.37
30	250	0.0440	\$3,410.00	\$2,805.00	\$6,215.00
31	1,587	0.0069	\$537.18	\$441.87	\$979.05
32	332	0.0331	\$2,567.77	\$2,112.20	\$4,679.97

CITY OF ROCKWALL

ORDINANCE NO. 26-09

SPECIFIC USE PERMIT NO. S-392

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 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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 Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- 4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the Subject Property prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF APRIL, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'A'
Survey

Address: 1982 Sterling Court

Legal Description: Lot 21, Block A, Sterling Farms Addition

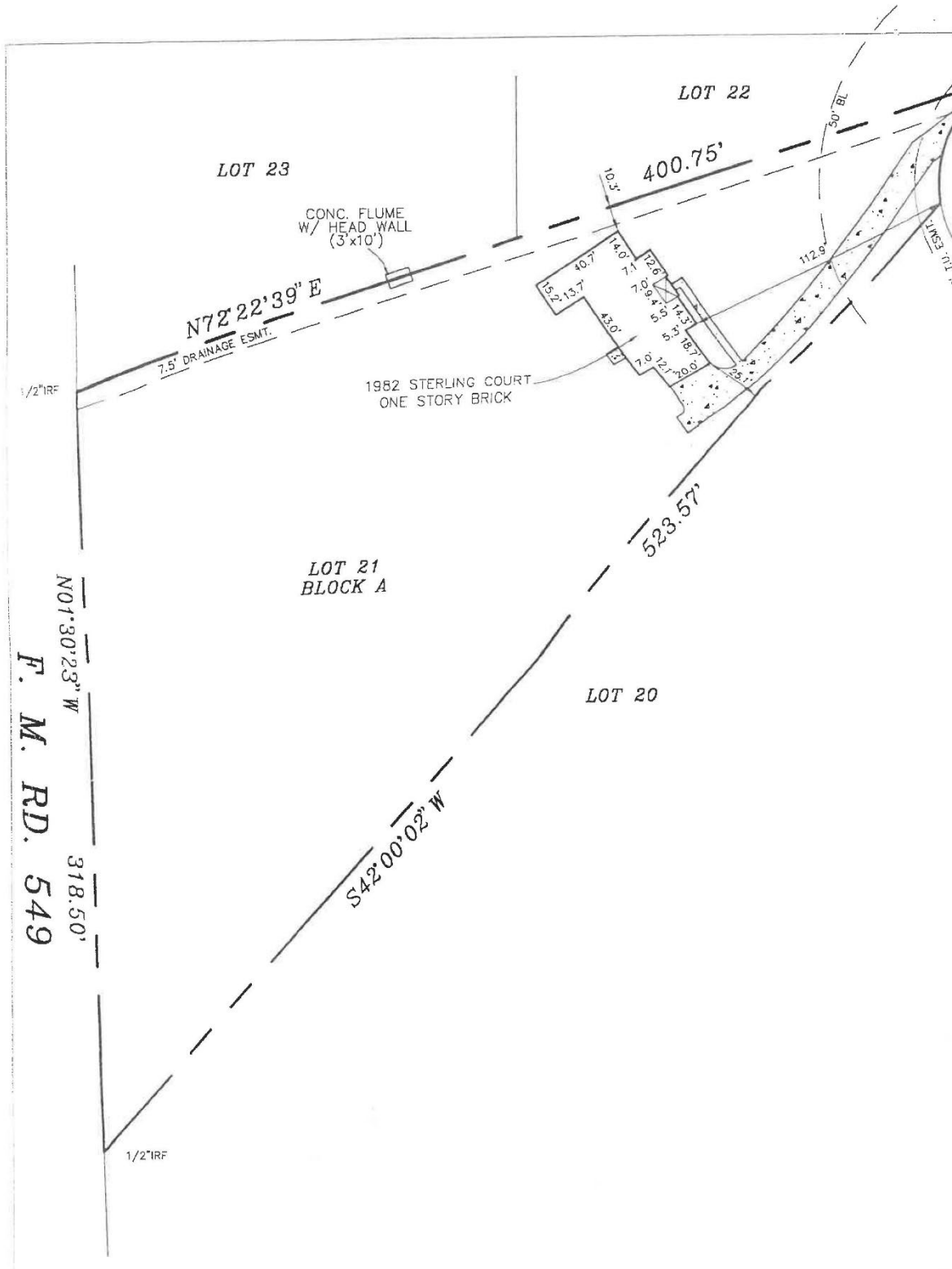
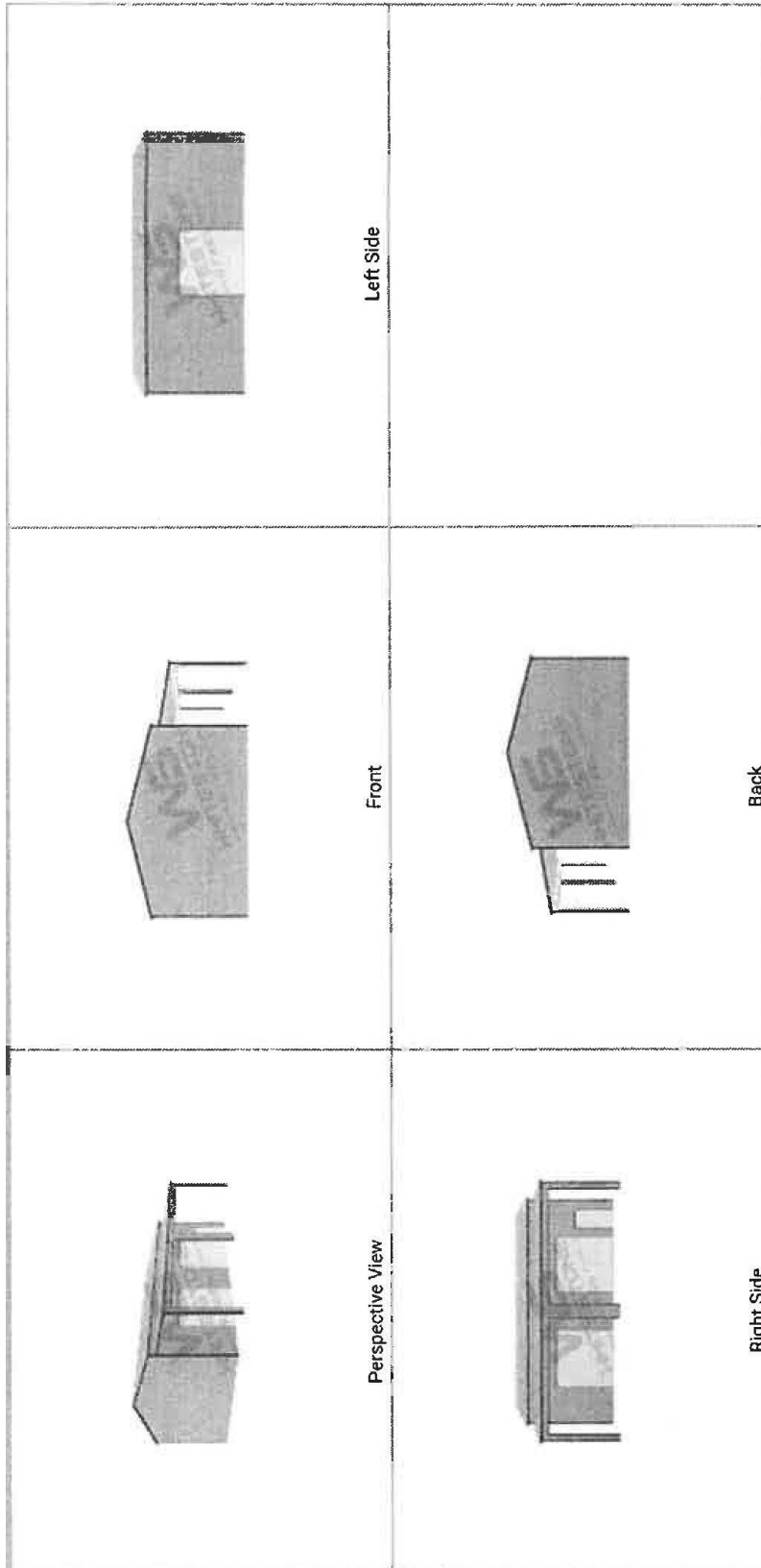


Exhibit 'B':
Site Plan



Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 26-10

SPECIFIC USE PERMIT NO. S-393

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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES 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 Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* to allow the construction of a single family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-80 (S-389)*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) 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:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and *Guest Quarters/Secondary Living Unit* 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 *Exhibits 'C'* and the *Floor Plan* depicted in *Exhibits 'D'* of this ordinance.

3.2 COMPLIANCE

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

- 1) Upon obtaining a *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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF APRIL, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

**Exhibit 'A':
Location Map**

Address: 2592 FM-549

Legal Description: Lot 2, Block 1, Lofland Lake Estates Addition

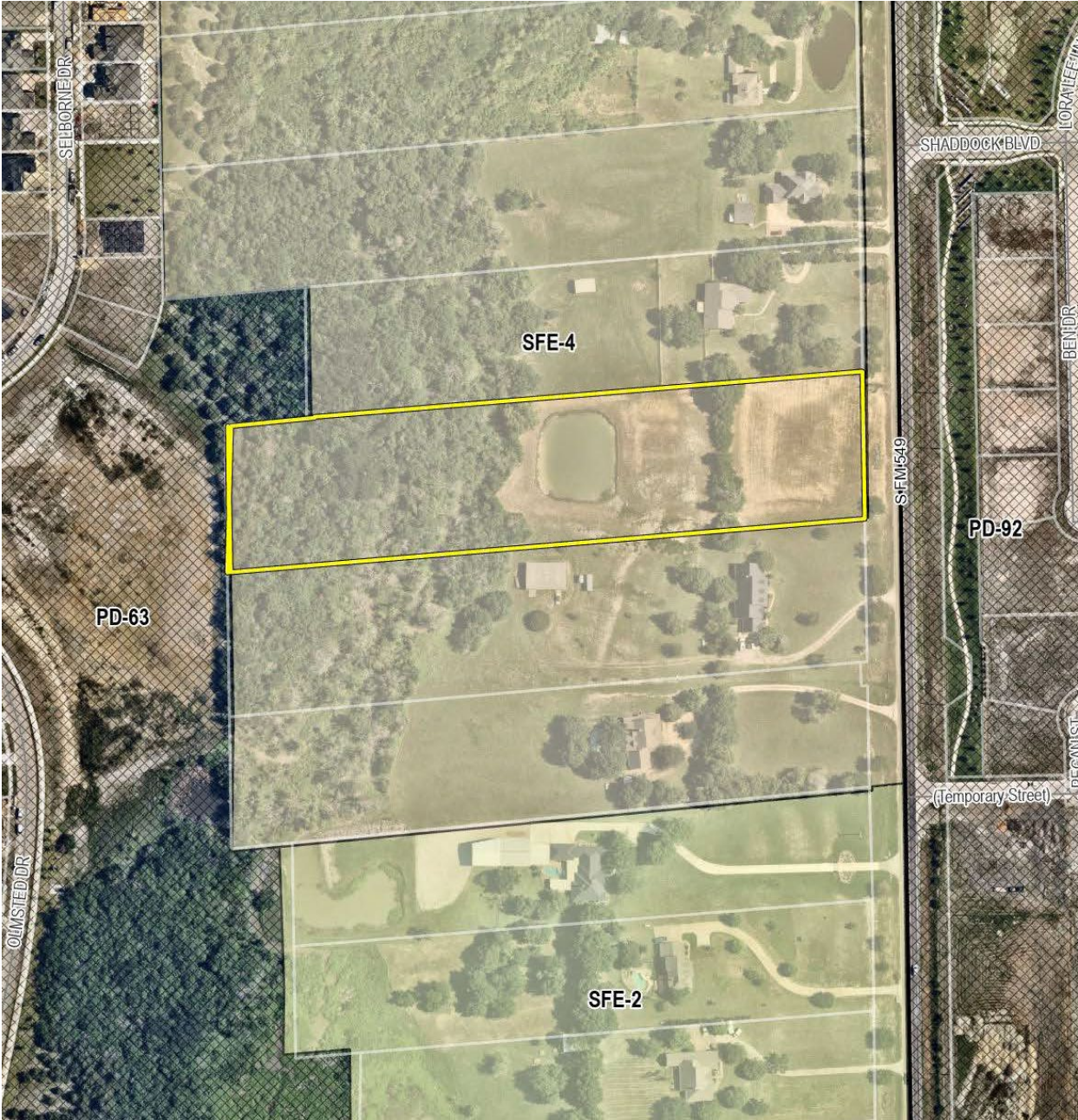


Exhibit 'B':
Residential Plot Plan

GENERAL NOTES
SPOT GRADE ELEVATIONS

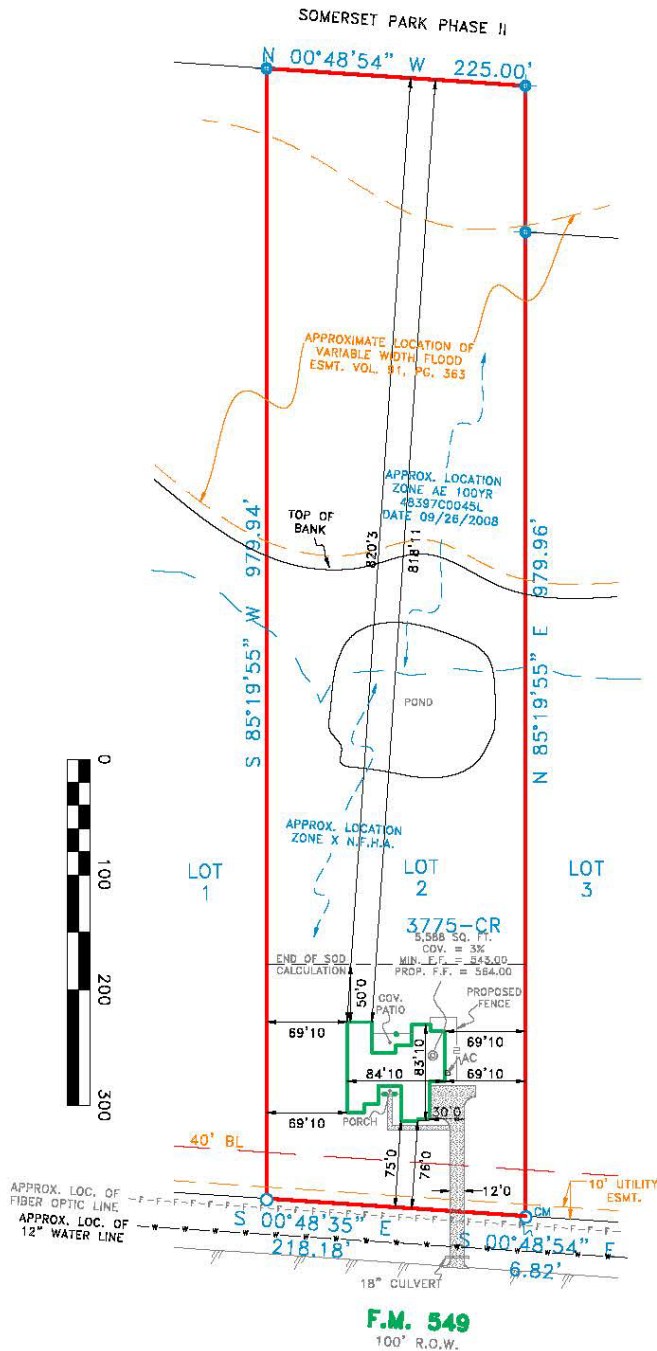
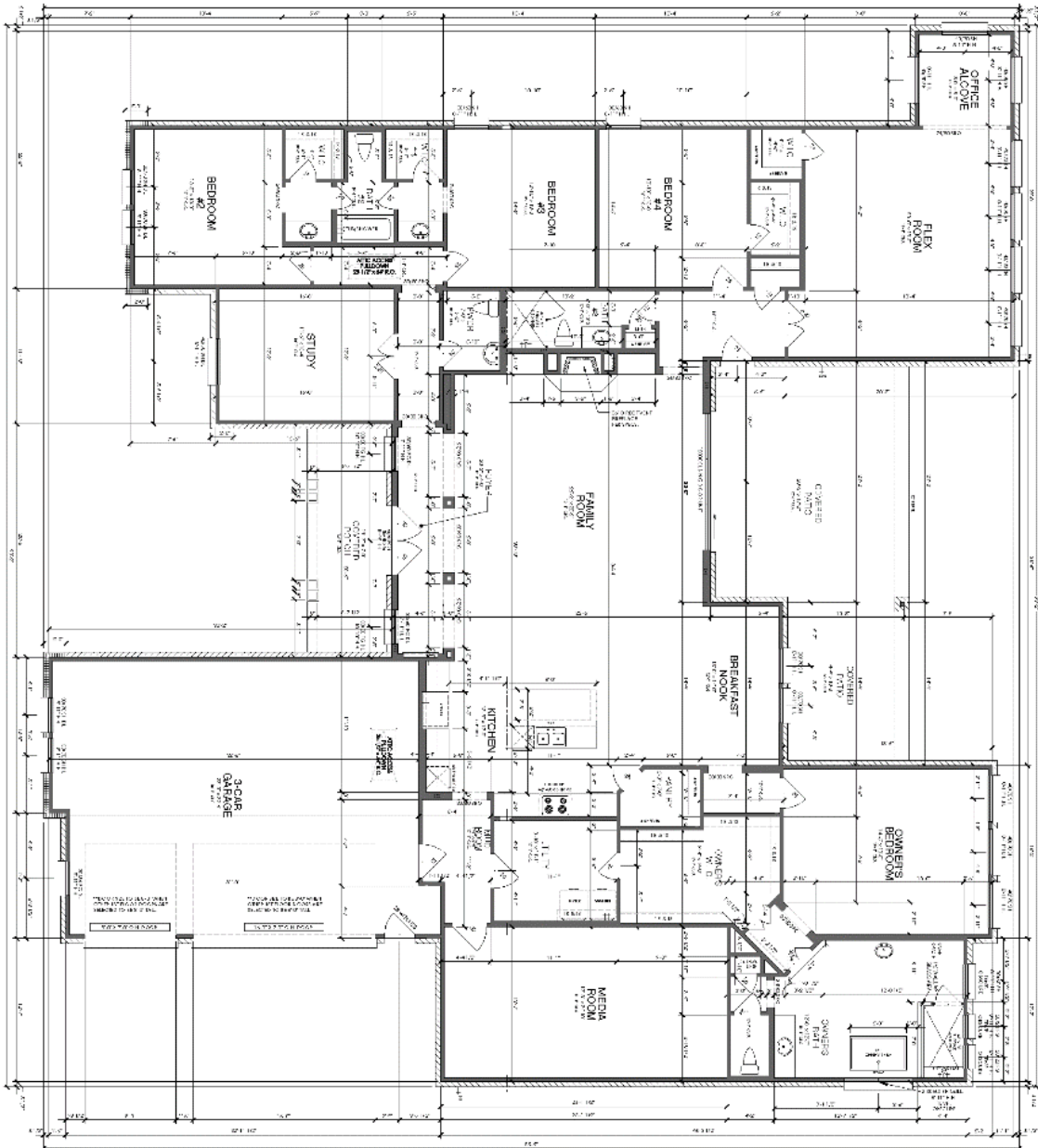


Exhibit 'D':
Floor Plan

FIRST FLOOR PLAN "C"





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: April 6, 2026
APPLICANT: Dub Douphrate of Douphrate & Associates, Inc.
CASE NUMBER: P2026-007; *Replat for Lot 9, Block A, Maverick Ranch Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 1.55-acre tract of land [*i.e. Lot 9, Block A, Maverick Ranch Addition*] for the purpose of establishing the necessary easements for the development of two (2) additional metal buildings on the subject property.
- Background. The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34* [*i.e. Case No. A2024-001*]. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District since April 5, 2005. According to the Rockwall Central Appraisal District (RCAD), there are two (2) existing 4,800 SF metal buildings situated on the subject property that were constructed in 2004. On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] to allow the construction of two (2) additional metal buildings (*i.e. one [1], 4,160 SF building and one [1], 3,060 SF building*). Ultimately, no action towards completion was taken after the site plan approval and the site plan expired on June 11, 2021. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-003*] allowing the construction of the two (2) additional metal buildings that had been previously approved 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 9, Block A, *Maverick Ranch 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 March 31, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION Maverick Ranch Addition

LOT 7 BLOCK A

GENERAL LOCATION Ranch Trail Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE OFFICE

PROPOSED ZONING Commercial

PROPOSED USE OFFICE

ACREAGE 1.5 Ac

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 1800 DALROCK, LLC

APPLICANT Doughrate, C Assou Inc

CONTACT PERSON Kevin Lloyd

CONTACT PERSON Dub Doughrate

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

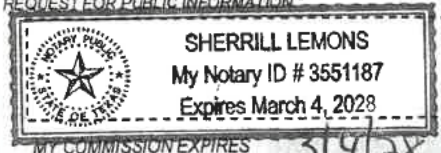
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [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 \$ 337.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. 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 20 DAY OF February, 2020

OWNER'S SIGNATURE _____




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

0 40 80 160 240 320 Feet

P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition



Case Location Map = 

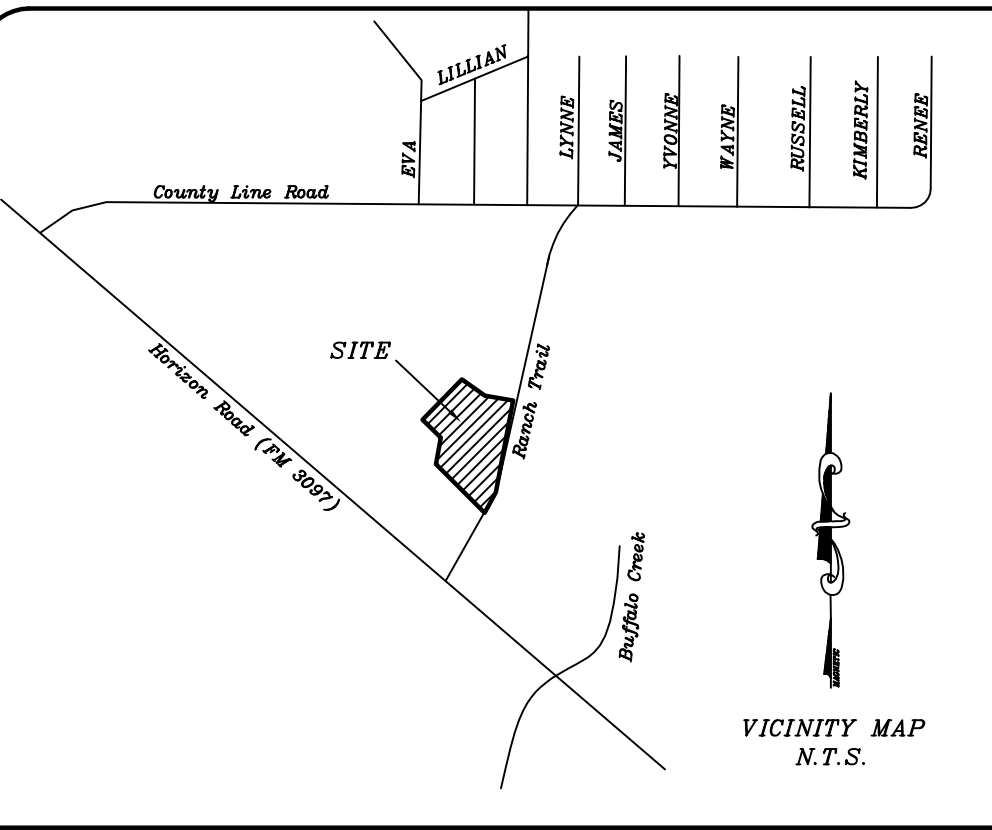


City of Rockwall

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.





LEGEND:
 IRF = Iron Rod Found
 IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
 O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas
 (CM) = Control Monument
 WS = Water Surface Elevation

- General Notes:**
- 1). The purpose of this plat is to create easements.
 - 2). The Coordinates (SPC TXNC 4202) shown hereon, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
 - 3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.
 - 4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
 Northerly line of Lots 7 & 8
 Block A, Maverick Ranch Addition
 Inst. No. 2020000021169 O.P.R.R.C.T.

LINE	LENGTH	BEARING
L6	10.00'	S79°46'50"E
L7	20.00'	N10°13'10"E
L8	10.00'	S79°46'50"E
L9	109.08'	N79°49'17"W
L10	129.88'	S51°53'58"W
L11	13.83'	S10°13'10"W
L12	20.00'	S79°46'50"E
L13	6.22'	N10°13'10"E
L14	45.11'	N51°53'58"E
L15	22.42'	N10°13'10"E
L16	129.05'	N10°13'10"E
L22	12.29'	N36°10'02"W
L23	13.50'	S69°32'59"W
L24	124.51'	S10°13'10"W
L25	22.83'	N30°23'40"E
L26	20.00'	N55°43'40"W
L27	56.94'	S30°23'40"W
L28	88.46'	N79°49'17"W
L29	18.54'	S77°40'43"W
L30	15.54'	S55°10'43"W
L31	18.69'	N66°37'25"E
L32	13.17'	S43°08'33"E
L33	5.27'	S22°46'58"E
L34	8.76'	S30°49'47"E
L35	15.98'	S80°53'24"E
L36	18.28'	S86°09'17"E
L37	16.95'	N49°05'50"W
L38	27.32'	N56°07'38"W
L39	21.94'	N02°09'41"W
L40	40.73'	N04°53'11"W
L41	9.84'	N02°16'10"E
L42	13.61'	N01°35'07"W
L43	21.70'	N03°45'16"E
L44	17.65'	N03°27'20"E
L45	81.10'	N10°18'59"E
L46	10.10'	N80°19'17"W
L47	44.00'	S10°01'18"W
L48	38.29'	S04°37'40"E
L49	20.07'	N54°11'14"E
L50	11.64'	S08°11'08"W
L51	18.33'	S02°01'03"W
L52	10.56'	S30°58'01"E
L53	58.23'	N10°44'16"E
L54	37.06'	N09°28'22"E
L55	15.73'	S28°45'53"W
L56	10.16'	S17°13'48"W
L57	7.18'	S36°46'02"W
L58	3.93'	S18°25'30"W
L59	3.27'	N87°15'35"W
L60	14.55'	S02°36'49"W
L61	25.24'	S40°13'54"W
L62	9.75'	S79°31'24"E
L63	10.37'	S79°31'24"E

LOT 2
 RAINBO ACRES
 CAB. A, SL. 20
 P.R.R.C.T.
 PATRIOT PAWS SERVICE DOGS
 2.191 AC.
 INST. No. 2025000018048
 O.P.R.R.C.T.

Existing Detention Pond
 100-YR WS 542.27
 TEXAS RANCH TRAILS, LLC
 1.32 AC.
 INST. No. 20180000017304
 O.P.R.R.C.T.
 LOT 8, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

Set cut "X" in box
 on inlet
 STATE PLANE
 COORDIANATES
 N 7,007,964.30
 E 2,597,179.02
 Elevation: 545.11

Set cut "X" in box
 on "Y" inlet
 STATE PLANE
 COORDIANATES
 N 7,008,180.05
 E 2,597,286.61
 Elevation: 546.01

1800 DALROCK, LLC
 INST. No. 2026000000779
 O.P.R.R.C.T.

LOT 7R, BLOCK A
 67,501 sq. ft.
 1.55 acres

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	11.46'	23.08'	28°26'43"	S84°50'29"W	11.34'
C2	100.49'	64.00'	89°57'34"	S55°11'56"W	90.48'
C3	56.87'	44.00'	74°03'39"	S26°48'39"E	53.00'
C4	10.64'	20.50'	29°43'43"	S48°57'46"E	10.52'
C5	17.84'	20.00'	51°06'53"	N89°22'59"W	17.26'
C6	25.86'	20.00'	74°04'46"	N26°49'13"W	24.09'
C7	62.80'	40.00'	89°57'34"	N55°11'56"E	56.55'
C8	16.25'	20.00'	46°33'31"	S56°32'31"E	15.81'
C9	38.22'	64.50'	33°57'03"	S06°45'21"E	37.66'
C10	47.26'	64.36'	42°04'17"	S10°47'52"E	46.20'
C11	2.65'	2.00'	75°55'10"	N75°24'59"W	2.46'
C12	7.87'	42.57'	10°35'20"	S42°45'04"E	7.86'
C13	40.22'	25.24'	91°18'32"	S06°02'37"E	36.09'

Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangellandsurvey@sub.com

Engineer:
 Douphrate & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

RIDGE POINTE HORIZON, LP
 0.793 AC.
 INST. No. 20140000014590
 O.P.R.R.C.T.
 LOT 7, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

STATE PLANE
 COORDIANATES
 N 7,007,811.17
 E 2,597,295.98

OWNER:
 1800 DALROCK, LLC
 AGENT: Kevin Lloyd
 1800 DALROCK, LLC
 2424 Ridge Road
 Rockwall, Texas 75087
 Phone: 469-298-1594
 Email: klloyd@keataz.com

FINAL PLAT
 LOT 7R, BLOCK A
 A REPLAT OF
 LOT 7, BLOCK A
 MAVERICK RANCH ADDITION
 Document No. 2020000019968
 Plat Records of Rockwall, County, Texas
 Part of the William Ford Survey, Abstract No. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2
 Date: 02-19-2026

CITY CASE No. _____

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 2020000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a 3/8" iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PAWS Addition as recorded in Cabinet I, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set cut "x" in concrete for a corner;

THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a 1/2" iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 2020000021169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a 1/2" iron rod found for a corner;

THENCE North 10°13'10" East along the northeasterly line of said Lot 8, a distance of 84.59' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northerly line of said Lot 8, a distance of 80.00' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rainbo Acres Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PAWS addition;

THENCE South 55°09'33" East along the southerly line of said PATRIOT PAWS addition, a distance of 88.29' to a 1/2" iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.5 acres or 67,501 square feet of land. OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Lot 9, Block A, MAVERICK RANCH subdivision have been notified and signed this plat. I 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:

- 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 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 steers in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the 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 the 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 sewer, 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 a 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's 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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 dedication of exactions made herein.

FOR: 1800 DALROCK, LLC

By:
FOR: (LIEN HOLDER)

BY: NAME:

TITLE:

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this day of , 2026.

Notary Signature

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@swb.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keataz.com

SHEET 2 OF 2

Date: 02-16-2026

CITY CASE No.

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2. 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 the subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

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

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

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

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of , 2026.

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS DAY , 2026.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of , 2026.

Notary Signature

FINAL PLAT
LOT 7R, BLOCK A
A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 2020000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
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: April 6, 2026
APPLICANT: Chet Leugers; Westwood Professional Services
CASE NUMBER: P2026-010; *Replat for Lot 3, Block A, Rockwall Technology Park*

SUMMARY

Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

PLAT INFORMATION

- Purpose. This is a request for the approval of a Replat for a 41.018-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1, of the J.H.B. Jones Survey, Abstract 125*) for the purpose of establishing one (1) parcel of land (*i.e. Lot 3, Block A, Rockwall Technology Park*), and the required easements for the purpose of expanding the existing *Manufacturing Facility* on the subject property.
- Background. The subject property was annexed by City Council on December 3, 1985 through *Ordinance No. 85-69 [Case No. A1965-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District sometime between annexation and April 5, 2005. On June 20, 2016, the City Council approved a *Site Plan [Case No. SP2016-012]* for the purpose of building a *Manufacturing Facility* on the subject property. On August 1, 2016, the City Council approved a *Final Plat [Case No. P2016-033]* for the purpose of establishing the necessary easements for the construction of a *Manufacturing Facility* on the subject property. On January 13, 2026, the Planning and Zoning Commission approved an *Amended Site Plan [Case No. SP2025-046]* for the purpose of allowing the expansion of the existing *Manufacturing Facility* 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, 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 Replat 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 Replat for *Lot 3, Block A, Rockwall Technology Park, Phase IV Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 31, 2026, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3400 Discovery Boulevard

SUBDIVISION Rockwall Technology Park Phase IV

LOT 1 BLOCK A

GENERAL LOCATION SWC-Data Drive & Capital Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE COMMERCIAL

PROPOSED ZONING LI

PROPOSED USE COMMERCIAL

ACREAGE 41.018

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 STAG Rockwall, L.P.

APPLICANT Westwood Professional Services

CONTACT PERSON Brian LaMont

CONTACT PERSON Chet Leugers

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 Seth A. Malamut Authorized Signatory for Owner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,120.36 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March, 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 16th DAY OF March, 2026.

OWNER'S SIGNATURE

Sigrid M. Heasley


NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS





P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV 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.



LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

POINT OF BEGINNING

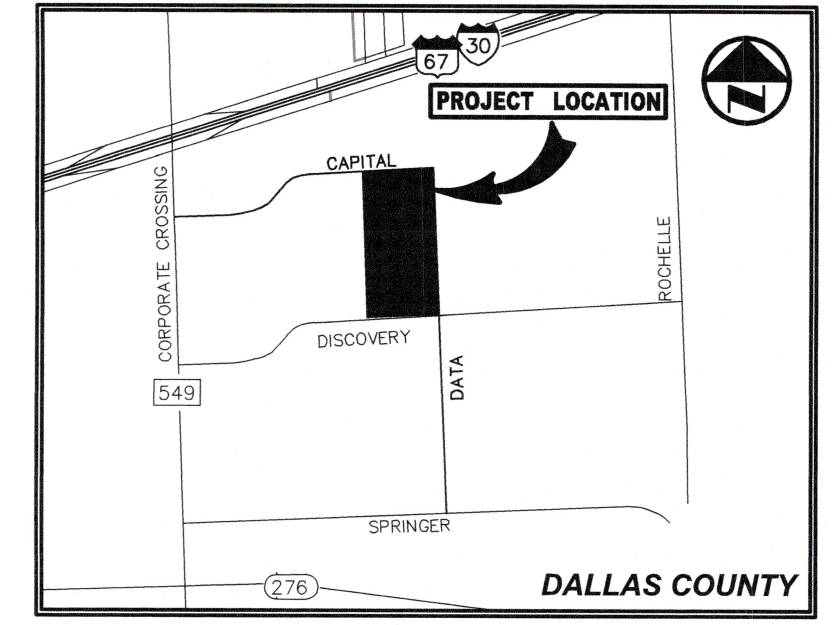
CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

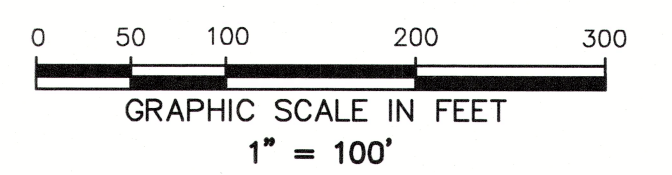
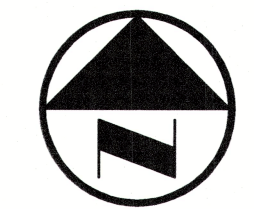
LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

41.018 ACRES
(1,786,760 SF)
ZONE "X"
(SEE NOTE 2)



VICINITY MAP
(NOT TO SCALE)



LEGEND

- IRF 1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
- IRS 5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- SURVEY ABSTRACT LINE

GENERAL NOTES

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SHEET 1 OF 6
REPLAT

**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**

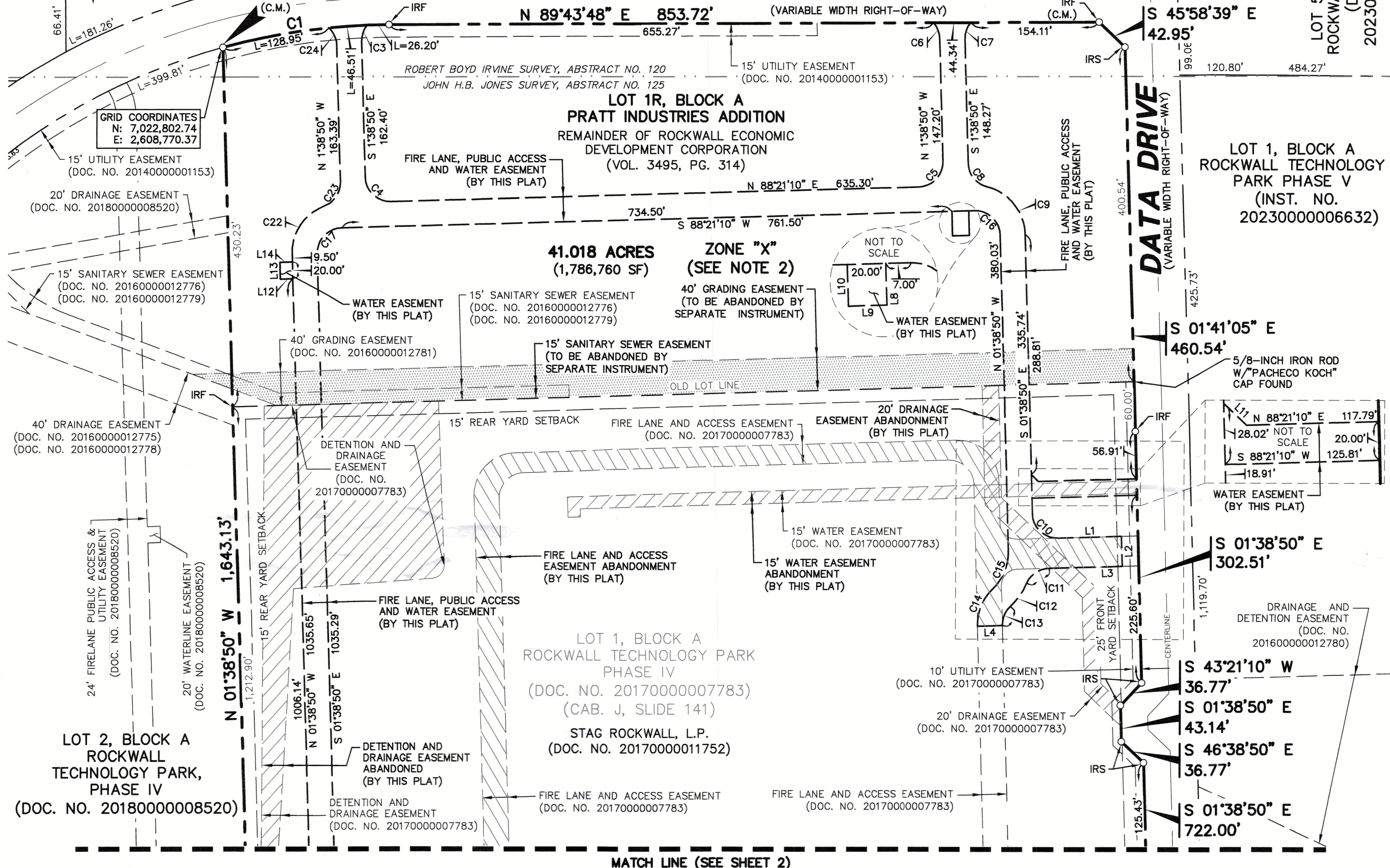
BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES

JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

Westwood

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=60'	DATE MARCH 2026	JOB NUMBER R0068742.00
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MATCH LINE (SEE SHEET 2)

SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

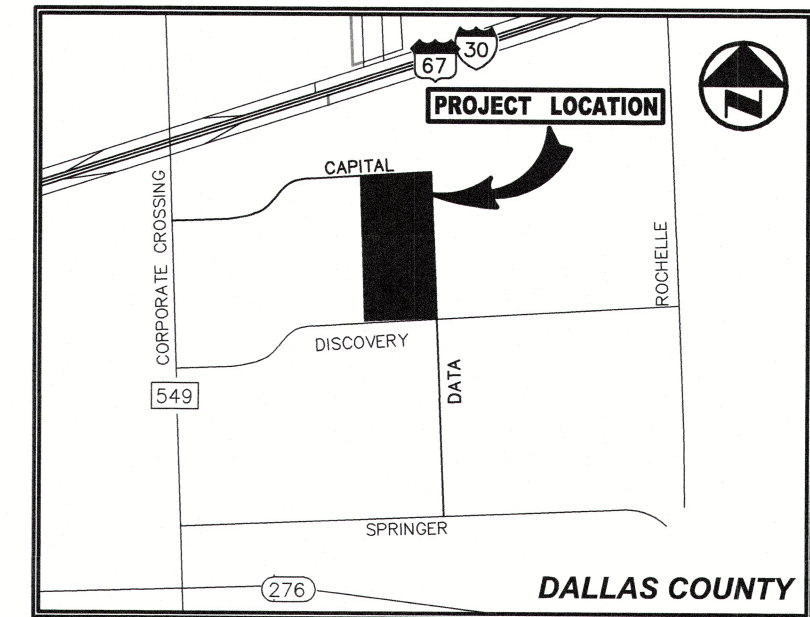
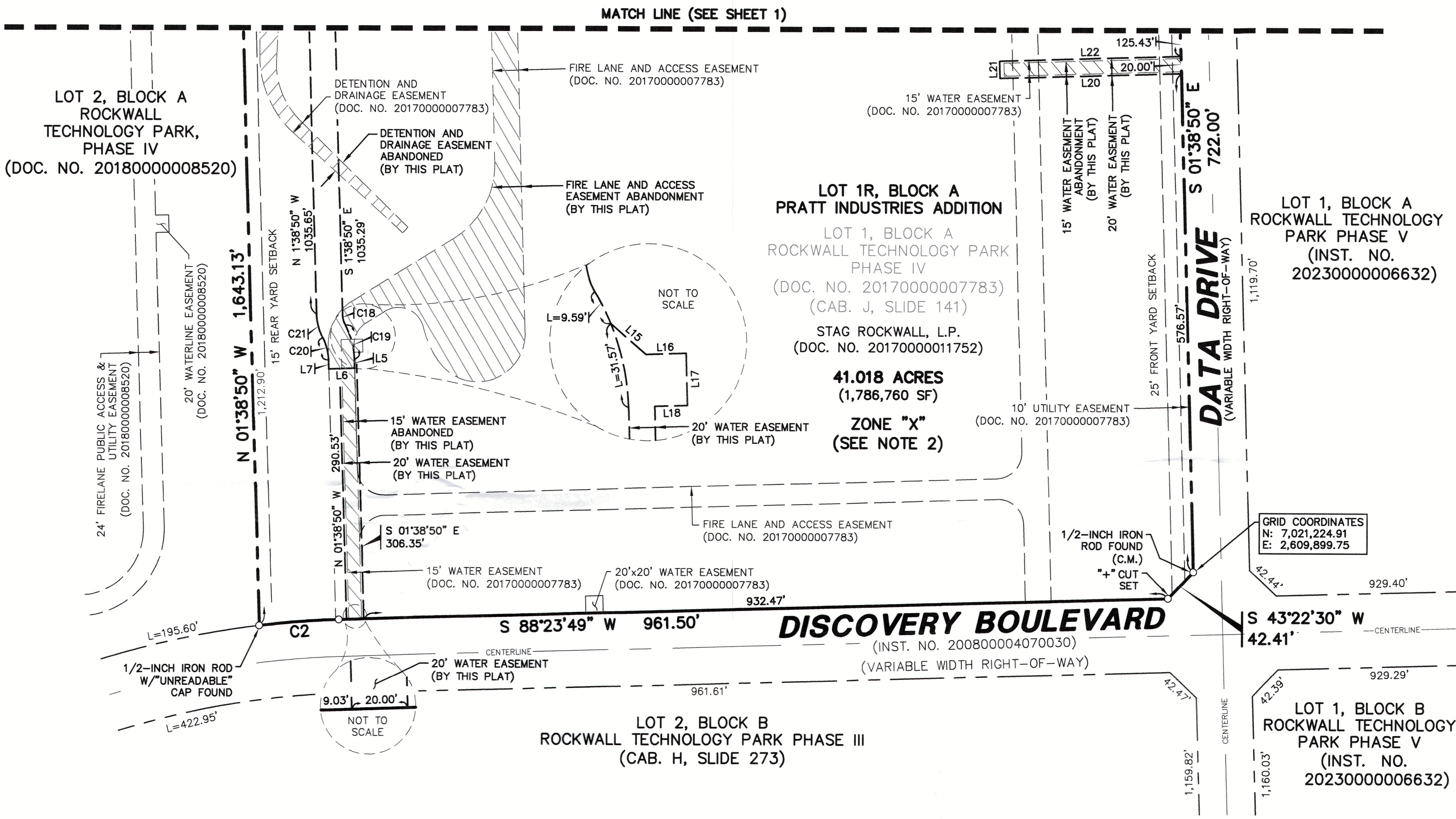
OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

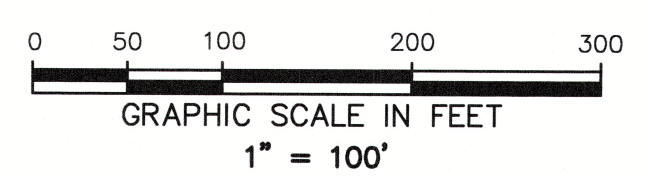
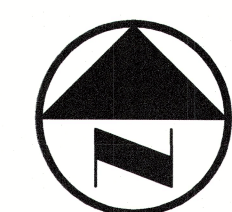
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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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VICINITY MAP
(NOT TO SCALE)



LEGEND

- IRF 1/2-INCH IRON ROD
W/"WEIR & ASSOC." CAP FOUND
- IRS 5/8-INCH IRON ROD
W/"WESTWOOD PS" CAP SET
- PROPERTY LINE
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- SETBACK LINE
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SHEET 2 OF 6
REPLAT

**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
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JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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ROCKWALL COUNTY, TEXAS
CASE NO. P2026-

Westwood
Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2026	JOB NUMBER R0068742.00
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SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE

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WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23RD FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 11, BLOCK B
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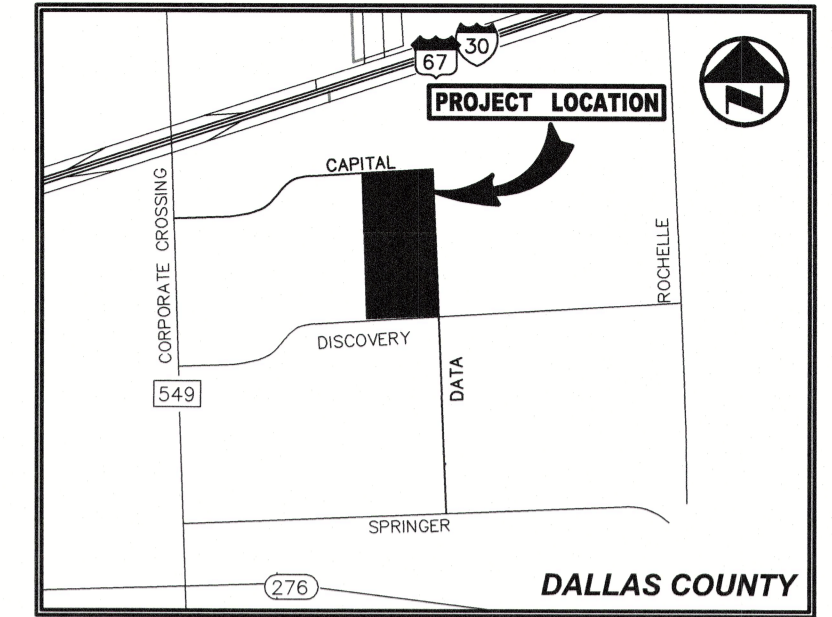
LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

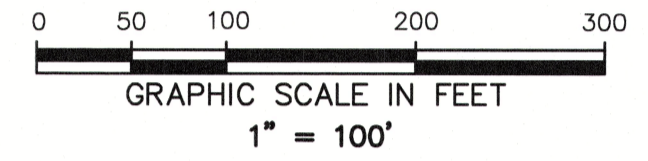
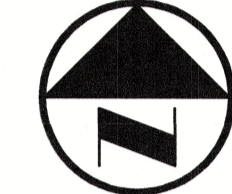
CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
41.018 ACRES
(1,786,760 SF)



VICINITY MAP
(NOT TO SCALE)



LEGEND

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W/"WEIR & ASSOC." CAP FOUND
- IRS 5/8-INCH IRON ROD
W/"WESTWOOD PS" CAP SET
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- SETBACK LINE
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GENERAL NOTES

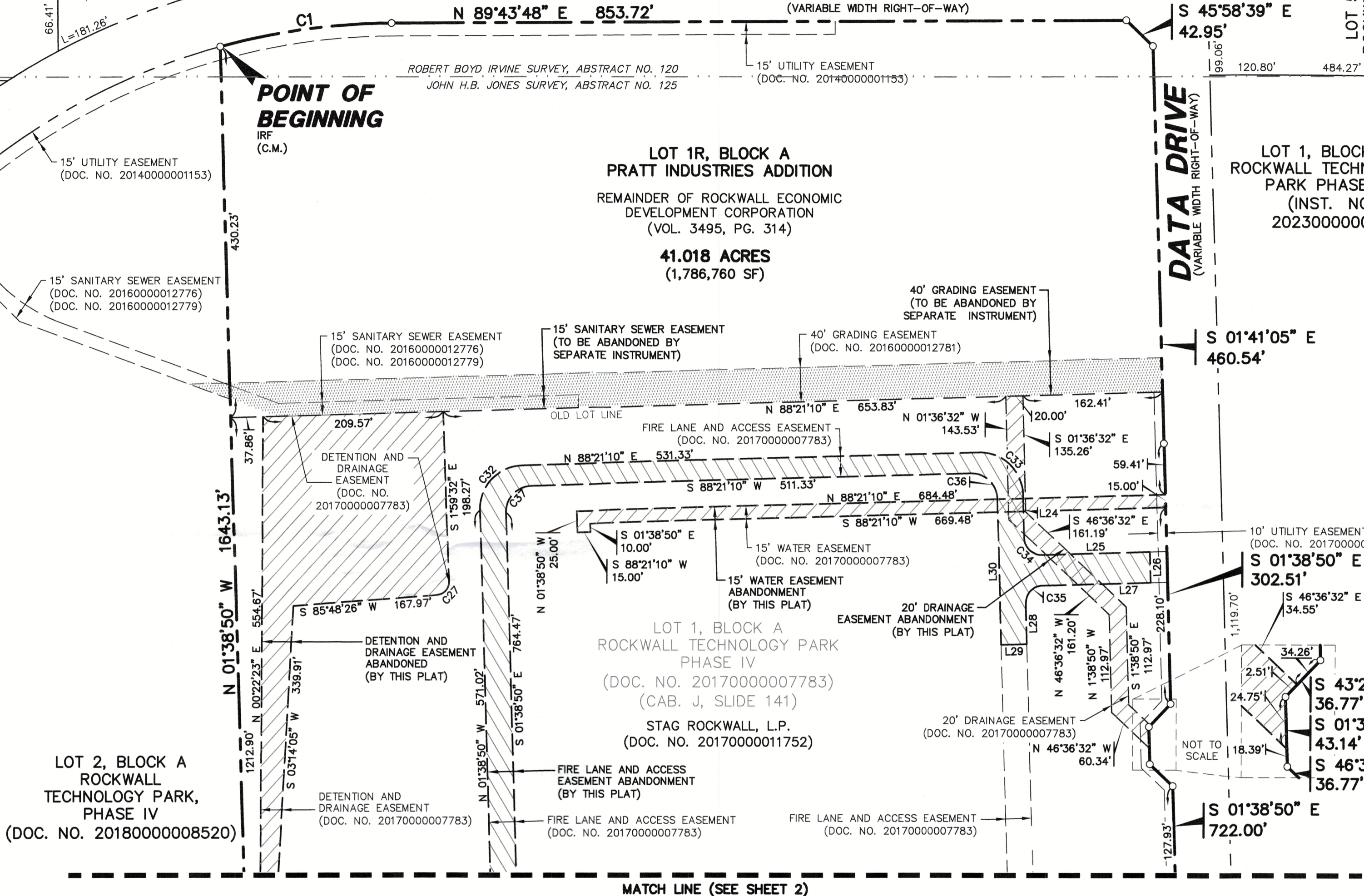
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SHEET 3 OF 6
REPLAT

**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-

Westwood		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		
Westwood Professional Services, Inc.		westwoodps.com		
DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=60'	DATE MARCH 2026	JOB NUMBER R0068742.00



MATCH LINE (SEE SHEET 2)

SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE

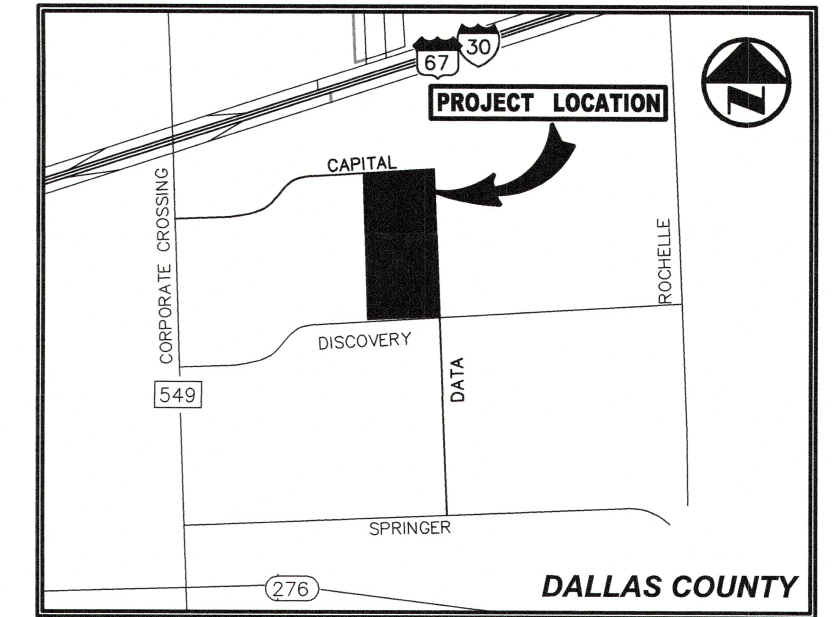
SURVEYOR/ENGINEER:
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CONTACT: LUIS M. GONZALEZ

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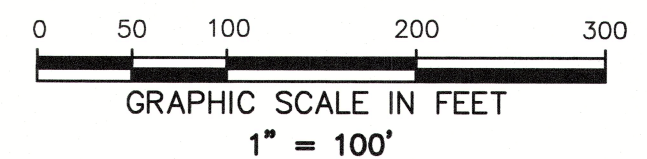
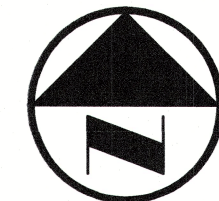
TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

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REPLAT-LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION



VICINITY MAP
(NOT TO SCALE)

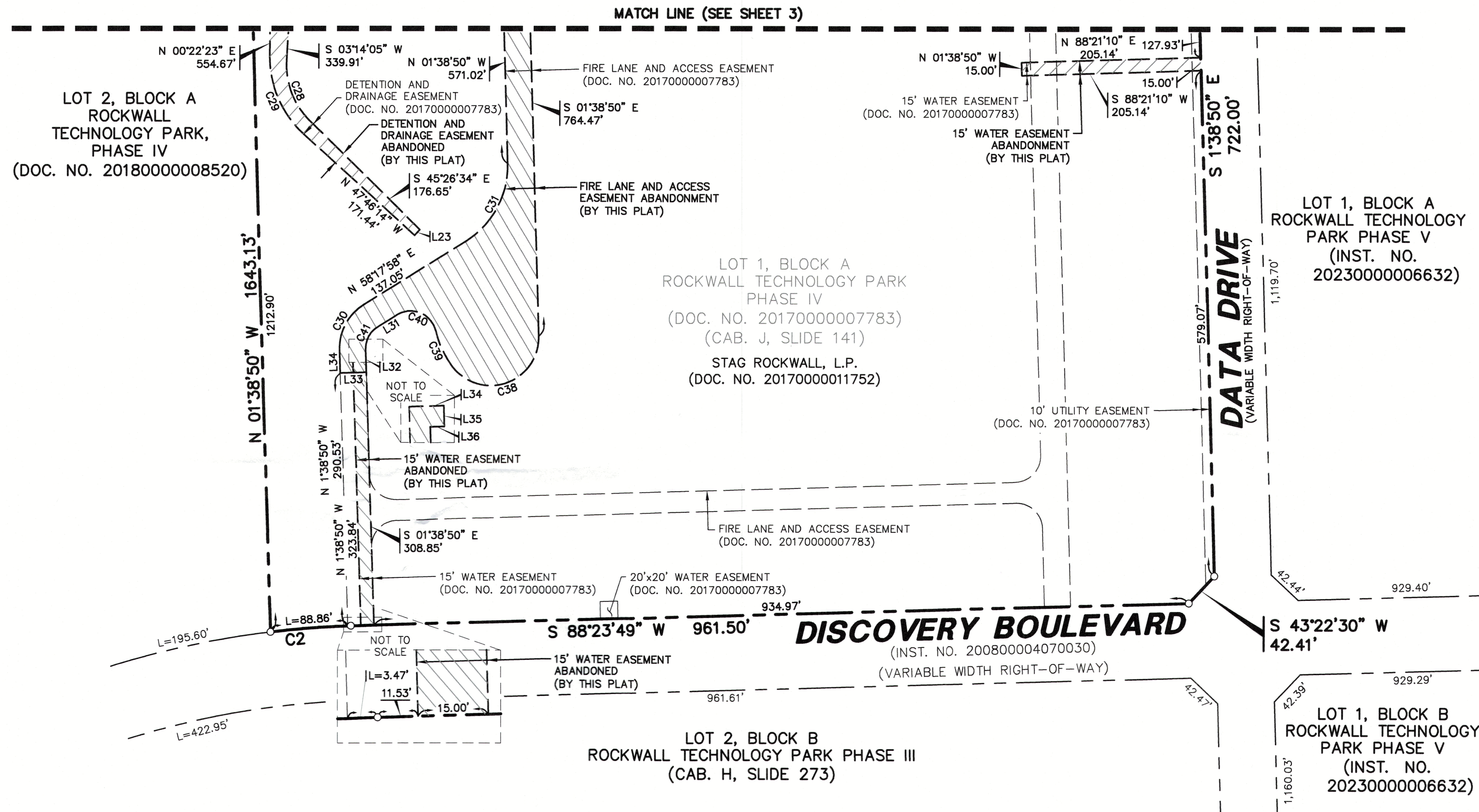


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SHEET 4 OF 6
REPLAT
**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**
BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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AND CURVE TABLE

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE													
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6
REPLAT
**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**
BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-_____

Westwood

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2026	JOB NUMBER R0068742.00
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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23RD FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WIER & ASSOC." cap found for corner in the south right-of-way line of Capital Boulevard (a variable width right-of-way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of the Official Public Records of Rockwall County, Texas; said point being a non-tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds, having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2-inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2-inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right-of-way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right-of-way line of Date Drive (a variable width right-of-way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2-inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap setfor corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap setfor corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2-inch iron rod found for corner; said point being the northeast end of a right-of-way corner clip; said point being at the intersection of said west line of Data Drive and the North right-of-way line of Discovery Boulevard (a variable width right-of-way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard, the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 1/2-inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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. RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the LOTS 1R, BLOCK A, PRATT INDUSTRIES ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I 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:

- 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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.

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of ___, 2026.

Notary Public in and for the State of Texas

My Commission Expires:

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2026.

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

WITNESS OUR HANDS, this ___ day of ___, 2026.

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND

BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

Westwood

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: JMC, LMG, 1"=100', MARCH 2026, R0068742.00

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Director/Building Official and Amy Williams, Director of Public Works/City Engineer

DATE: April 6, 2026

SUBJECT: Permit Fee Schedule Resolution

Our most recent comprehensive building permit fee schedule update was completed in 2021. Following that update, Council adopted some specific fee adjustments over the last couple of years in response to state legislation that specified how municipalities may charge for certain fees. In response to a request from our City Manager, staff recently conducted a comprehensive study of our current fee structure taking several things into consideration, primarily the cost to provide services associated with permit issuance as well as performing field inspections. In addition, staff surveyed multiple surrounding municipalities, to review their current fee schedules as a regional reference.

The primary goal of our study and for the proposed adjustments to our fee structure, was to ensure we have sufficient cost recovery for the services we will provide. If the proposed fees are adopted, existing homeowners will not experience significant increases for things such as a hot water heater inspection. The attached resolution reflects the current and proposed fees.

In addition to the proposed amendments for our building permit fee schedule, the attached resolution also includes proposed fees for the City's Engineering Department work associated with issuance of permits and inspections.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 26-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING RESOLUTION 25-14 AND ADOPTING A NEW RESOLUTION TO PROVIDE FOR AN UPDATED FEE SCHEDULE FOR PERMITS, REGISTRATIONS, CERTIFICATES, AND CERTAIN RELATED FEES FOR THE CITY OF ROCKWALL, AS DESCRIBED IN “EXHIBIT A” OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City Staff has conducted cost studies of various fees and charges of the City of Rockwall, Texas, submitting them to the City Manager for review, and now presenting recommendations to the City Council for discussion and consideration of the adoption of said fees and charges, as needed; and

WHEREAS, the City Council of the City of Rockwall, Texas, has reviewed the recommendations and has determined that certain fees need to be raised in order to adequately reimburse the City for its costs of administration.

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

Section 1. That Resolution No. 25-14 is hereby repealed in its entirety and that this resolution and its attached “**Exhibit A**” is hereby adopted as the official “Permit, Health, and Miscellaneous Fee Schedule” for the City of Rockwall; and

Section 2. Payment in accordance with the fees described in the attached “**Exhibit A**” shall be required with the submission of all related applications; and

Section 3. That this resolution shall take effect immediately upon passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 6th DAY OF April, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

City of Rockwall

Schedule of Permit, Health and Miscellaneous Fees

<u>Building Permits</u>	<u>Fee Amount</u>
1. Residential	
a. Accessory Building	.80 sq. ft. up to 225 sq. ft. plus .45 per sq. ft. over 225 sq. ft./ \$125 min.
b. Single Family - New	48 .60 sq. ft. up to 5000 sq. ft. / +.40 sq. ft. if home is > 5000 sq. ft.
c. Single Family – Remodel / Addition	48 .60 sq. ft. (scope of work) with \$125.00 min.
d. Electrical – Panel replacement / re-wire / service- meter base replacement	\$125.00 <u>\$150</u>
e. Electrical – other / repair	\$75.00 <u>\$100</u>
f. Plumbing – Slab leaks / tunneling / sewer main replacement	\$125.00 <u>\$150</u>
g. Plumbing – Water Heater / other / repair	\$75.00 <u>\$100</u>
h. Mechanical – New system installation	\$125.00 <u>\$150</u>
i. Mechanical – other / repair	\$75.00 <u>\$100</u>
j. Patio covers / decks / carports	\$75.00 <u>\$100</u>
2. Commercial	
a. Commercial – New	Table 1A
b. Commercial – Remodel	Table 1A
c. Certificate of Occupancy	\$75.00 <u>\$150</u>
d. Temporary Certificate of Occupancy	\$300.00
e. Mechanical, Electrical, Plumbing	Table 1A
3. City Council Sign Variances / Sign Plans, Construction Adv. and Appeals Board	\$ 200.00 <u>\$500.00</u>
4. Solar Panel Systems	.65 sq. ft.
5. Concrete	20 .40 per sq. ft. / \$50 <u>\$100</u> min.
6. Demolition of Structures	\$50.00 <u>\$100</u>
7. Fence	\$50.00 <u>\$75.00</u>
Screening Wall	\$75.00 <u>\$125</u>
8. Inspection Fees	
a. After Hours Inspection	\$50.00 <u>\$75.00</u> per hr. (min. 2 hrs.)
b. Re-inspection	\$50.00 <u>\$75.00</u>
9. Irrigation	
<u>a. Residential</u>	\$75.00 <u>\$125</u>
<u>b. Commercial</u>	<u>\$250</u>
10. Moving of Structures	Refer To Chapter 10, Article XIV of the Code of Ordinances
11. <u>Retaining Walls</u>	<u>\$125.00</u>
12. Pools/Hot Tub/Spa	
a. Pool – above ground	\$75.00 <u>\$125</u>
b. Pool – in ground	\$150.00 <u>\$300.00</u>
c. Hot Tub/Spa	\$100.00
13. Roofing	\$75.00 <u>\$125</u>
14. Sign	\$75.00 <u>\$150</u>
15. Temporary Construction/Sales Trailer	\$100.00

16. Miscellaneous Permits ~~\$50.00~~ \$75.00

17. Windows and Doors \$100.00

18. Plan Review Fee

a. Residential \$100.00
b. Commercial \$200.00

19. Plan changes / Revisions

a. Residential \$100.00
b. Commercial \$200.00

20. Working without a permit Double the permit fee

21. Engineering Related Fees

Engineering Plan Review

a. Development less than 1 acre \$1000 for three reviews
b. Development 1 to 5 acres \$1000 plus \$100/acre for three reviews
c. Development more than 5 acres \$2000 plus \$150/acre for three reviews
d. All submittals after the first three \$500/each submittal after three

22. Backflow Assembly Testing \$30.00 per inspection

23. Fats, Oils, and Grease Ticket \$20.00 per inspection ticket

Health Related Fees

1. Banners	\$ 50.00 <u>\$ 75.00</u>
2. Child Care Facility	\$ 300.00
3. Concession Stands	\$ 100.00
4. Plan Review	\$ 150.00
Food service establishments, child care facilities, public pools/spas	
6. Food Service Permits	
a. Food Service Establishment	\$ 450.00
b. Grocery Store (Multiple Departments)	\$ 773.00
c. Temporary Food Service	\$ 50.00
d. Seasonal Food Service Permit	\$ 90.00 Nonprofit agencies are exempt
e. Special Events Food Vendor	\$ 50.00 Nonprofit agencies are exempt
f. Mobile Food Trucks	\$ 300.00
g. Ice Cream/Cold Mobile Food Trucks	\$ 200.00
7. Late Permit Fee	\$ 30.00 <u>\$ 75.00</u>
8. Public Pools and Spas	
a. Operator Permits	\$ 225.00
b. Additional pools (fee for each)	\$ 225.00
c. Free Standing Spa	\$ 25.00
d. Temporary Closure Fee	\$ 50.00
9. Inspection Fees	
Re-inspection	\$ 50.00 <u>\$ 75.00</u>
Initial follow-up inspection at no cost, however if a second re-inspection is required the fee will be assessed	
10. Registrations	
a. Certified Pool Operator	\$ 10.00 Expires with state license
b. Child Care Facility Worker	\$ 10.00 Required every two years
11. Special Event Permit	\$ 60.00 Nonprofit agencies are exempt

Commercial Building Permit Fees

Table 1A

Total Valuation	Fee
\$1.00 to \$500.00	\$50.00 \$100.00 minimum
\$500.01 to \$2,000.00	\$50.00 \$100.00 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2000.00
\$2,000.01 to \$25,000.00	\$80.75 \$100.00 for the first \$2000.00 plus \$14.00 for each additional \$1000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$402.75 for the first \$25,000.00 plus \$10.10 for each additional \$1000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$655.25 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$1005.25 for the first \$100,000.00 plus \$5.60 for each additional \$1000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3245.25 for the first \$500,000.00 plus \$4.75 for each additional \$1000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5620.25 for the first \$1,000,000.00 plus \$3.65 for each additional \$1000.00, or fraction thereof
For use of outside consultants for plan review or inspections	Actual costs

<i>Contractor Registrations Expire when State License Expires</i>	
Back-Flow	\$100.00
Fence	\$100.00
General Contractor	\$100.00
Irrigation	\$100.00
Demo Contractor	\$100.00
Sign Contractor	\$100.00



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: April 6, 2026

APPLICANT: Javier Silva; *JMS Custom Homes*

CASE NUMBER: Z2026-008; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 213 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 15, 1983. Based on aerial images, an existing single-family home was situated on the subject property as of February 2014; however, this home was removed from the property through a demolition permit [DEM2014-009], which was issued on July 22, 2014. On August 14, 2014, the Board of Adjustments (BOA) approved *Order No. BOA 2014-5-V* approving a variance to reduce the front yard setback from 20-feet to ten (10) feet; however, no building permit was submitted associated with this request.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- 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*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 213 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land [*i.e.* 201, 205, 209 & 211 S. Clark Street] developed with single-family homes. Beyond this is Washington Street, which is classified as a A4D (*i.e.* arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is an 18.4070-acre parcel of land [*i.e.* Lot 1, Block A, Rockwall School Addition, No. 1] developed with a school (*i.e.* Howard Dobbs Elementary). All of these properties are zoned Single-Family 7 (SF-7) District.

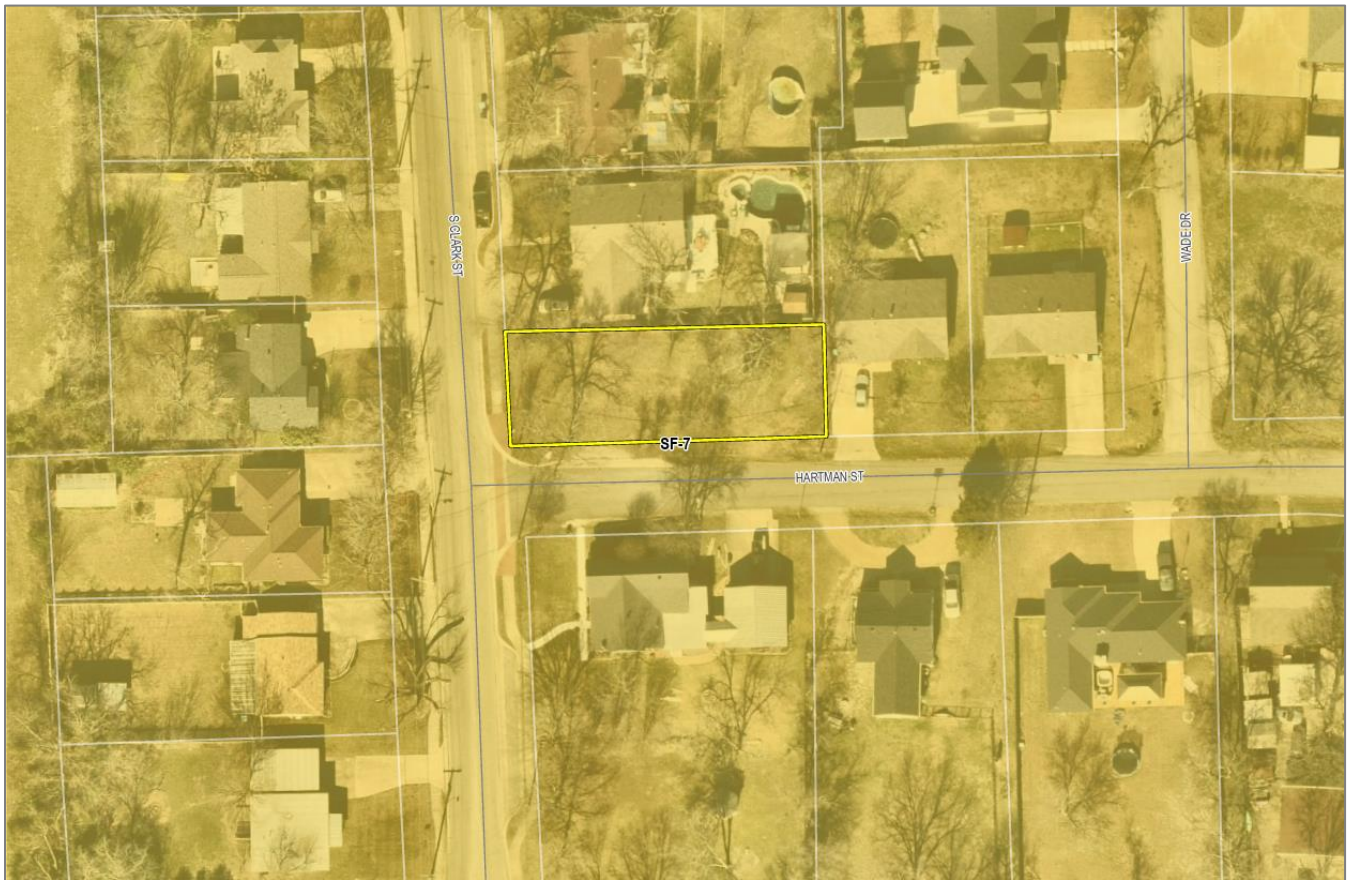
South: Directly south of the subject property is Hartman Street, which is classified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of six (6) different subdivisions [*i.e.* B.F. Boydston, Shaw, Clark Street Homesite, Haley and Kyle, Harris, & Allen Hogue Subdivisions] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Boydston

Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land [i.e. 705 & 707 Hartman Street] developed with single-family homes that make up part of the Richard Harris No. 3 Subdivision. Beyond this is Wade Drive, 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. East of this is a vacant 0.66-acre tract of land [i.e. Tract 60 of the R. Ballard Survey, Abstract No. 29]. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of three (3) different subdivisions [i.e. Dawson, B.F. Boydston, & Pittman Subdivisions]. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District. West of this is Tyler Street, 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.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the Dawson Subdivision which has been in existence for more than ten (10) years, consists of 16 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 within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, 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 S. Clark Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1911-2025	N/A
Building SF on Property	1,209 SF – 3,373 SF	3,604 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	10-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick, Siding, and Stone	Board & Batten Siding
Paint and Color	Grey, White, Red, Orange, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be a j-swing garage facing onto Hartman Street.

Overall, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along S. Clark Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 18, 2026, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice back 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) for *Residential Infill Adjacent to 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) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘B’* of the draft ordinance.

- (b) The 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 subject property shall be replatted prior to the issuance of a Building Permit; and,
 - (d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley absent.

CITY COUNCIL

On March 16, 2026, the City Council approved a motion to table the *Specific Use Permit (SUP)* to the April 6, 2026 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 (\$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 213 S Clark St 75087

PID 14424

SUBDIVISION B F BOYDSTUN

LOT

BLOCK

48B

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

SixFold Ventures

APPLICANT

JMS Custom Homes

CONTACT PERSON

Ruben Fragoso

CONTACT PERSON

Javier Silva

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 Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 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." April Ridley-Cutts

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026.

OWNER'S SIGNATURE

Ruben Fragoso

NOTARY PUBLIC IN AND FOR THE STATE OF TX County of Chesapeake

April Ridley-Cutts




REGISTRATION NUMBER 00358833
COMMISSION EXPIRES July 31, 2029

MY COMMISSION EXPIRES 07/31/2029

Notarized remotely online using communication technology via Proof.



Z2026-008: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 213 S. Clark Street

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.

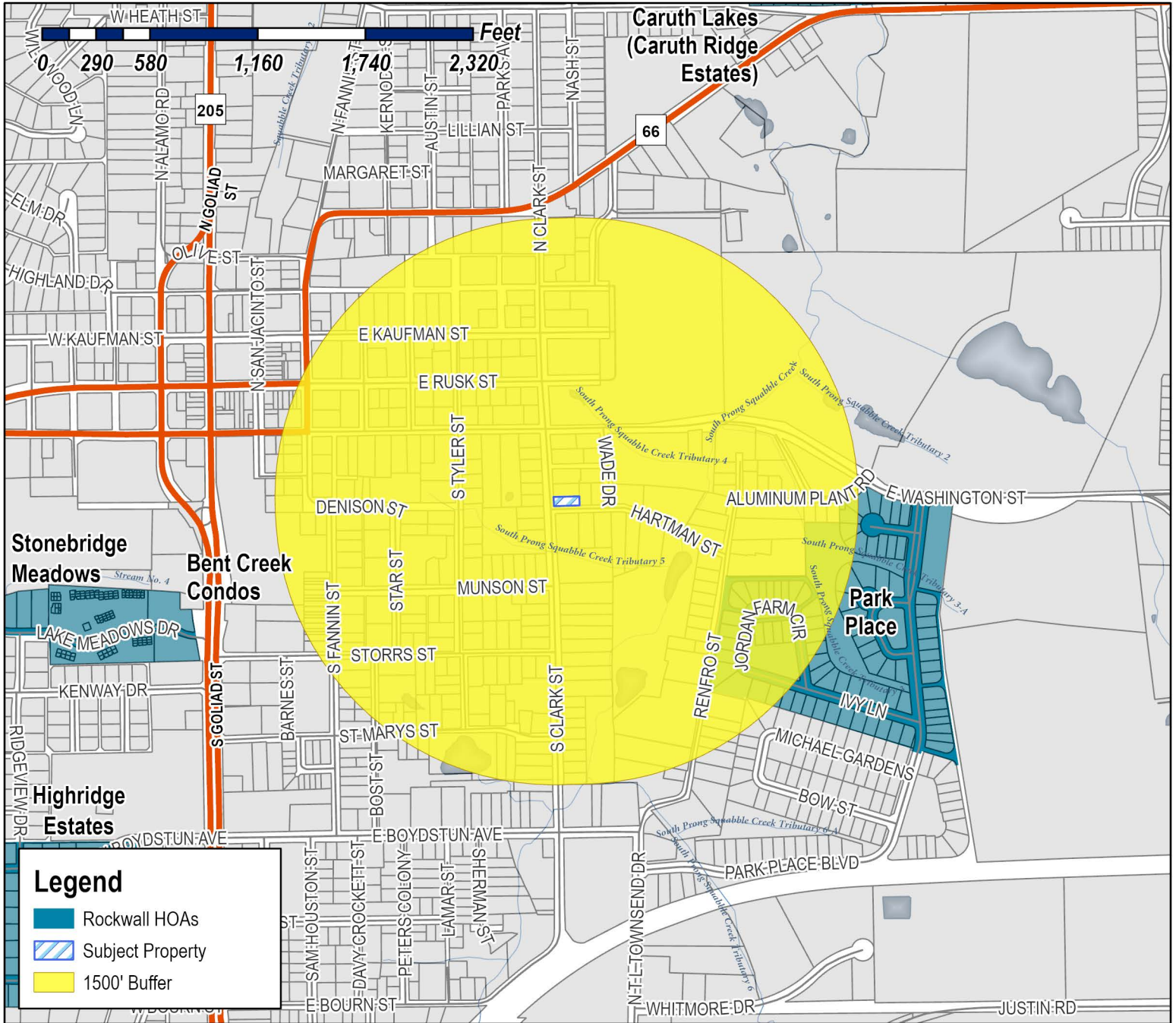
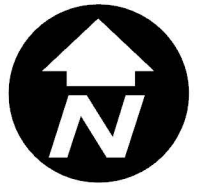




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Case Number: Z2026-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 213 S. Clark Street

Date Saved: 2/13/2026
 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 [Z2026-008]
Date: Thursday, February 19, 2026 1:48:13 PM
Attachments: [Public Notice \(02.13.2026\).pdf](#)
[HOA Map \(02.13.2026\).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, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 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>.

-
Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

Melanie Zavala

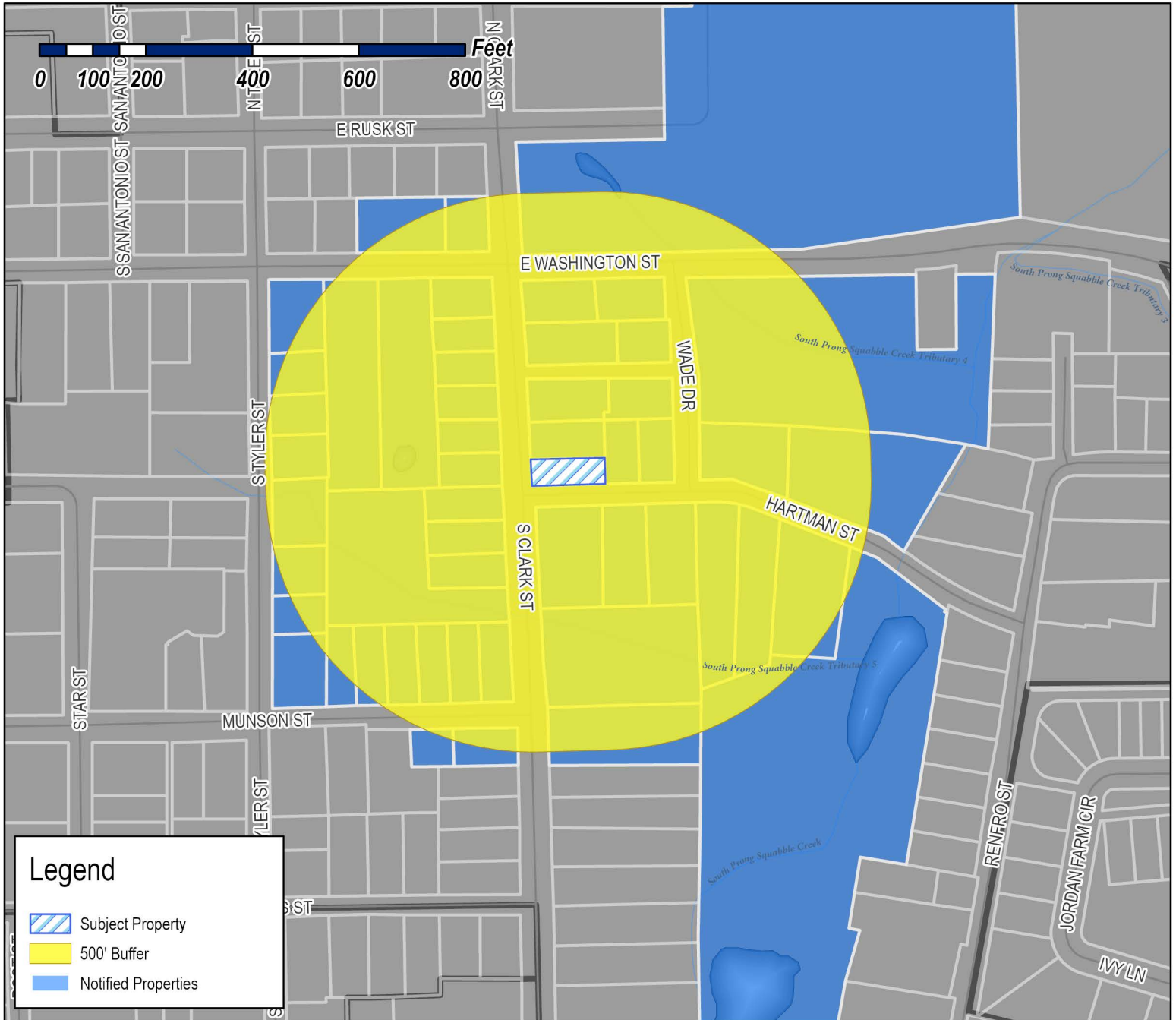
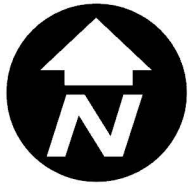
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2026-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 213 S. Clark Street



Date Saved: 2/13/2026

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

RESIDENT
106 SCLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 SCLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
205 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
206 SCLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

RESIDENT
208 SCLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
210 SCLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 SCLARK ST
ROCKWALL, TX 75087

RESIDENT
307 SCLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

PIERATT NATHAN AND SARA
602 E WASHINGTON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

RESIDENT
801 EWASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
Rockwall, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2026-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 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, March 16, 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. Z2026-008: 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.

Four horizontal grey bars for providing reasons for support or opposition.

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

PUBLIC NOTICE



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

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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. Z2026-008: 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.

Please See attached Reasons

Name: Kim Armstrong

Address: [REDACTED]

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

Kim Armstrong

March 6th

City of Rockwall Planning and Zoning Commission

385 S. Goliad Street
Rockwall, TX 75087

Re: Opposition to Proposed Zoning Change / Development in the Historic District- for address- 213 S. Clark St.

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed zoning change and development plans for the property on South Clark Street within Rockwall's historic district area.

As a homeowner in this neighborhood, and as someone with experience in the design and building industry, I am deeply concerned about the long-term impact this type of development could have on the integrity, scale, and character of our historic community. My home was built in the 1800s, and I purchased it because I value the charm, preservation, and architectural character that make this part of Rockwall so special.

My concern is not with the idea of building on the property in and of itself. If this were a situation in which an individual sought to build a home for personal use with a sincere desire to preserve and respect the historic nature of the neighborhood, I would not be opposed. Thoughtful infill, when done with care and restraint, can be appropriate.

However, I am concerned that this proposed development appears to be driven primarily by investment and resale objectives rather than by a commitment to preserving the historic integrity of the district. In my professional experience, profit-driven development often creates pressure to increase square footage and reduce construction quality in order to maximize return. That combination is rarely compatible with the scale, craftsmanship, and architectural sensitivity that a historic neighborhood requires.

Once the character of a historic district begins to erode, it is extremely difficult to restore. Allowing projects that prioritize financial gain over contextual design sets a precedent that could gradually diminish the very qualities that make downtown Rockwall desirable and distinctive. This neighborhood should be protected not only for current residents, but for future generations who deserve to experience its unique historic charm.

I respectfully urge the Commission to deny any zoning change or development proposal that would compromise the scale, quality, and historic character of this neighborhood. Please preserve the integrity of this district and ensure that any future development is held to a standard that genuinely reflects the architectural and cultural value of Old Town Rockwall.

Thank you for your time and consideration.

Sincerely,



A NEW RESIDENCE
 213 S. CLARK STREET
 JMS CUSTOM HOMES

ISSUE LOG

DATE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



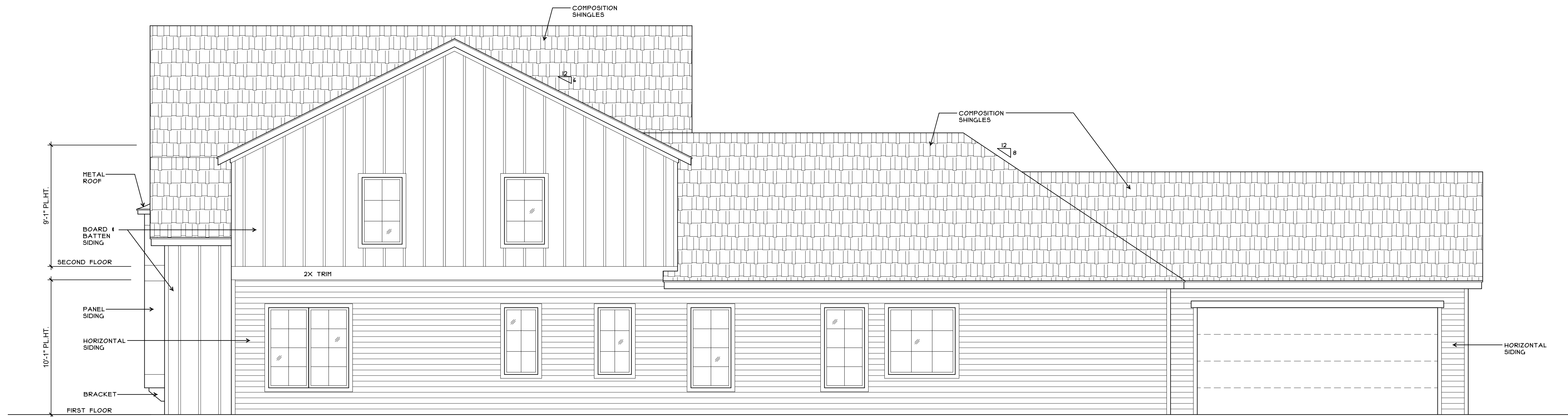
FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
 support@jmscustomhomes.net
 972-514-9462
 DESIGNER: PATRA PHILIPS
 patra@fanningphilips.com
 214-264-8734

ARCH. PROJ. #:	SCALE:
26103	REF. DRAWING

SHEET NO.

A5.1
 ELEVATIONS



2 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



1 WEST ELEVATION
 Scale: 1/4" = 1'-0"

A NEW RESIDENCE
 213 S. CLARK STREET
 JMS CUSTOM HOMES

ISSUE LOG

DATE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

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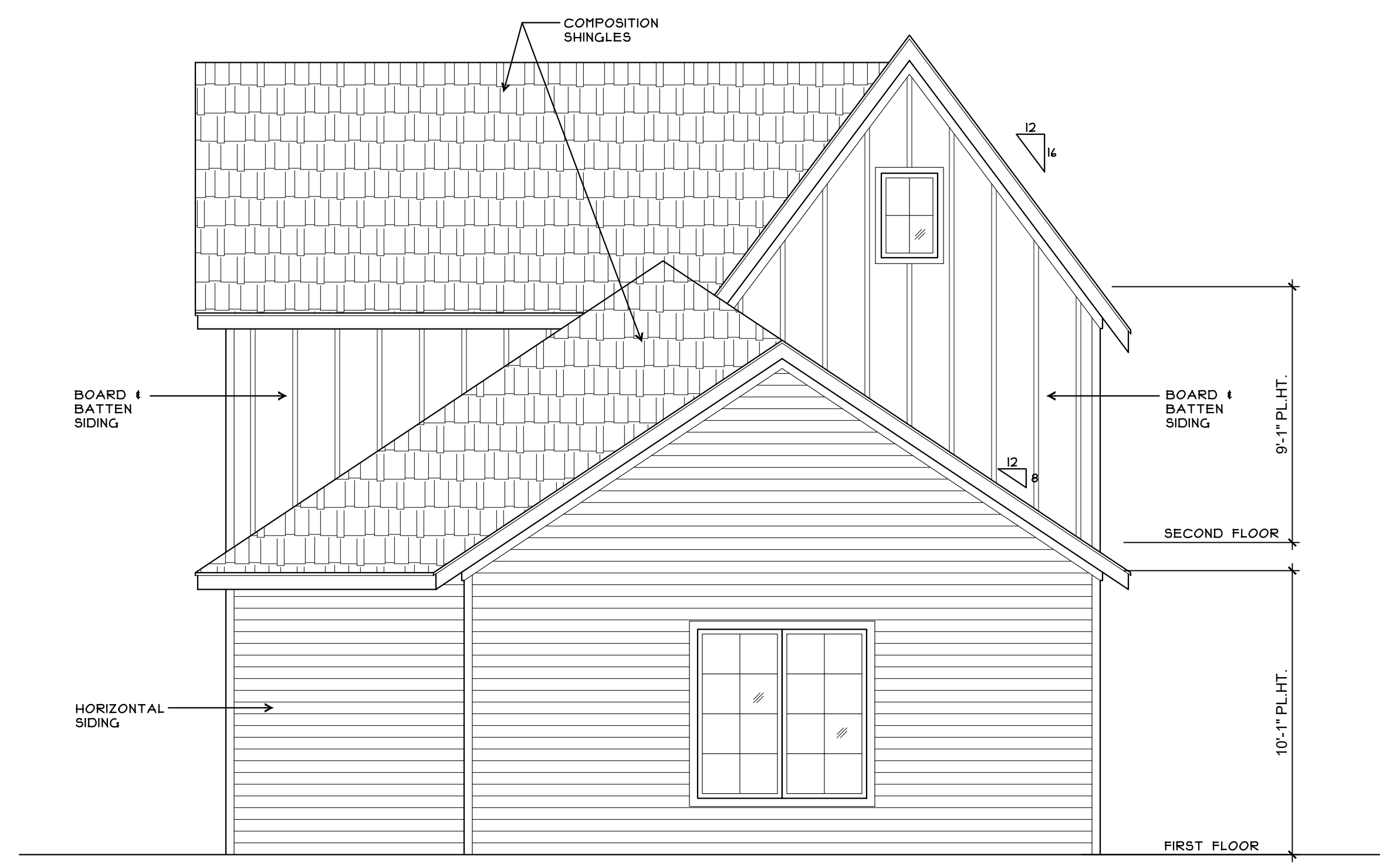
ARCH. PROJ. #	SCALE
26103	REF. DRAWING

SHEET NO.

A5.2
 ELEVATIONS



2 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



1 EAST ELEVATION
 Scale: 1/4" = 1'-0"

SITE PLAN NOTES:
 1. BUILDER TO VERIFY ALL UTILITY LOCATIONS.

SQUARE FOOTAGE CALCS

SF	AREAS
144	FIRST FLOOR PLAN
144	ESTIMATED SECOND FLOOR PLAN
2105	TOTAL CONDITIONED
591	2 CAR GARAGE
41	COVERED FRONT PORCH
255	COVERED PATIO
899	TOTAL
3404	TOTAL UNDER ROOF

FAR: IMPERVIOUS / 6412 SF LOTCOVER
 SF = 2194/6412 = 44%

A NEW RESIDENCE
 213 S. CLARK STREET
 JMS CUSTOM HOMES

ISSUE LOG

DATE	DESCRIPTION
02/12/26	SUP

REVISION LOG

DATE	DESCRIPTION	REV. NO.

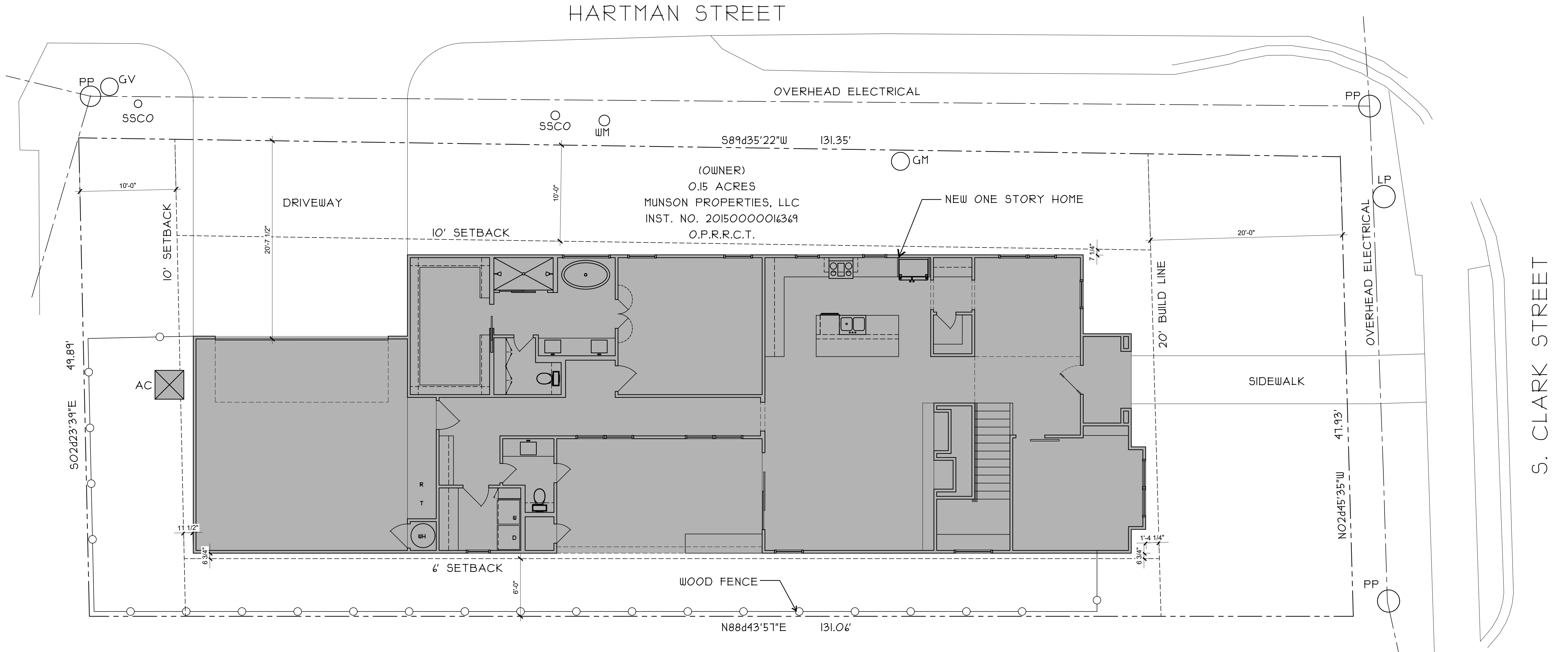
ISSUED FOR:
 PRELIMINARY -
 BIDDING / PERMIT
 REVISION
 FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA
 support@jmscustomhomes.net
 972-514-9462
 DESIGNER: PATRA PHILIPS
 patra@fanningphilips.com
 214-284-8734

ARCH. PROJ. #	SCALE
26103	REF. DRAWING

SHEET NO.
A2.1
 ARCHITECTURAL SITE PLAN



1 ARCHITECTURAL SITE PLAN
 Scale: 3/16" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

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
201 S. Clark Street	Single-Family Home	1911	3,373	240	Siding
202 S. Clark Street	Single-Family Home	1990	2,254	160	Siding
204 S. Clark Street	Single-Family Home	1980	1,658	N/A	Siding
205 S. Clark Street	Single-Family Home	1980	2,761	140	Siding
206 S. Clark Street	Single-Family Home	1985	1,209	N/A	Siding
208 S. Clark Street	Single-Family Home	1985	1,670	100	Siding
209 S. Clark Street	Single-Family Home	1980	1,690	36	Siding
210 S. Clark Street	Single-Family Home	1950	1,800	N/A	Siding
211 S. Clark Street	Single-Family Home	1999	2,345	64	Siding
212 S. Clark Street	Single-Family Home	1960	1,295	100	Siding
213 S. Clark Street	Vacant	N/A	N/A	N/A	N/A
214 S. Clark Street	Single-Family Home	1975	1,896	N/A	Siding
AVERAGES:		1972	1,996	120	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

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201 S. Clark Street



202 S. Clark Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

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204 S. Clark Street



205 S. Clark Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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206 S. Clark Street



208 S. Clark Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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209 S. Clark Street



210 S. Clark Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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211 S. Clark Street



212 S. Clark Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



213 S. Clark Street



214 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME A ON A 0.150-ACRE TRACT OF LAND, IDENTIFIED AS BLOCK 48B OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.150-acre tract of land identified as Block 48B of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in 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 6TH DAY OF APRIL, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'A':
Location Map

Address: 213 S. Clark Street

Legal Description: Block 48B of the B.F. Boydston Addition



Exhibit 'B':
Residential Plot Plan

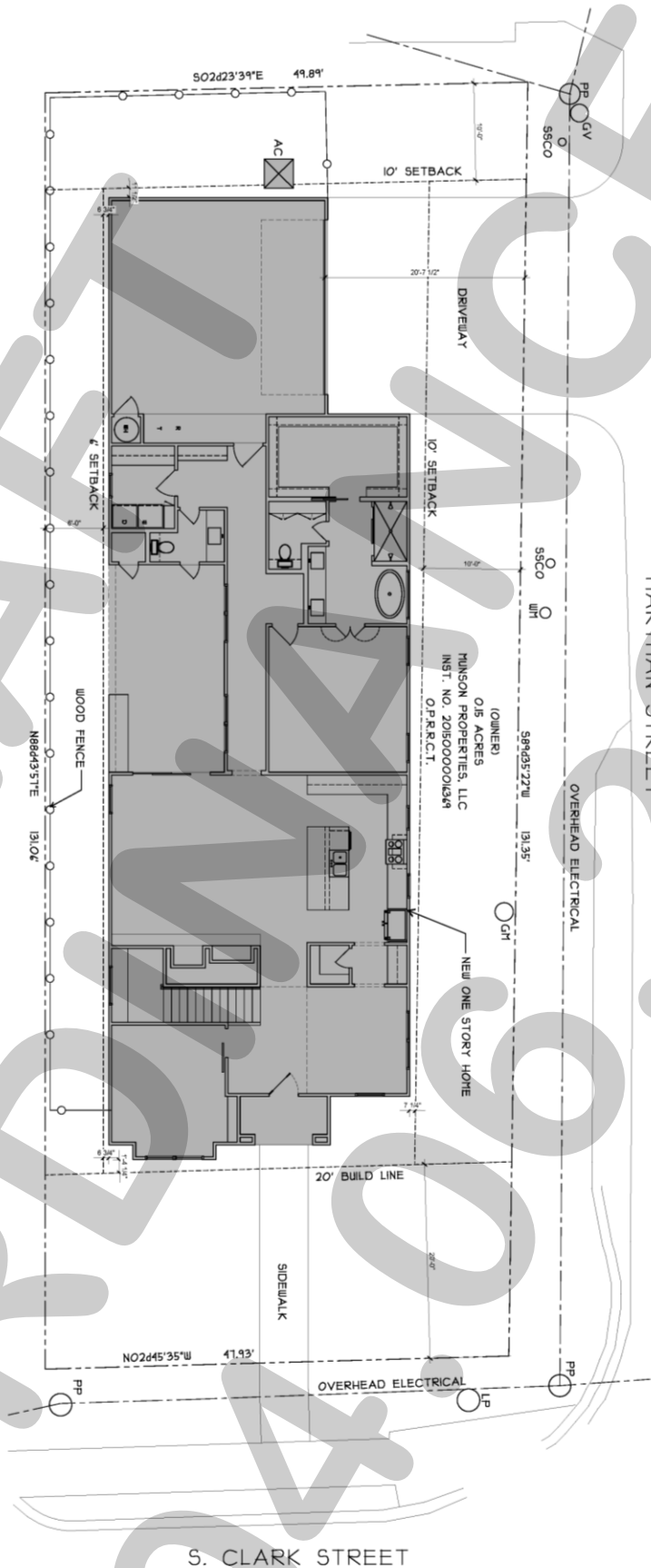


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 26-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 108 (PD-108) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District and a Light Industrial (LI) District to Planned Development District 108 (PD-108) for Light Industrial (LI) District and Commercial (C) District land uses on an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by

granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Subdistrict Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), 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 10. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF APRIL, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

Exhibit 'A'
Legal Description

a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

Exhibit 'A'
Legal Description

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

Exhibit 'B' Subdistrict Plan

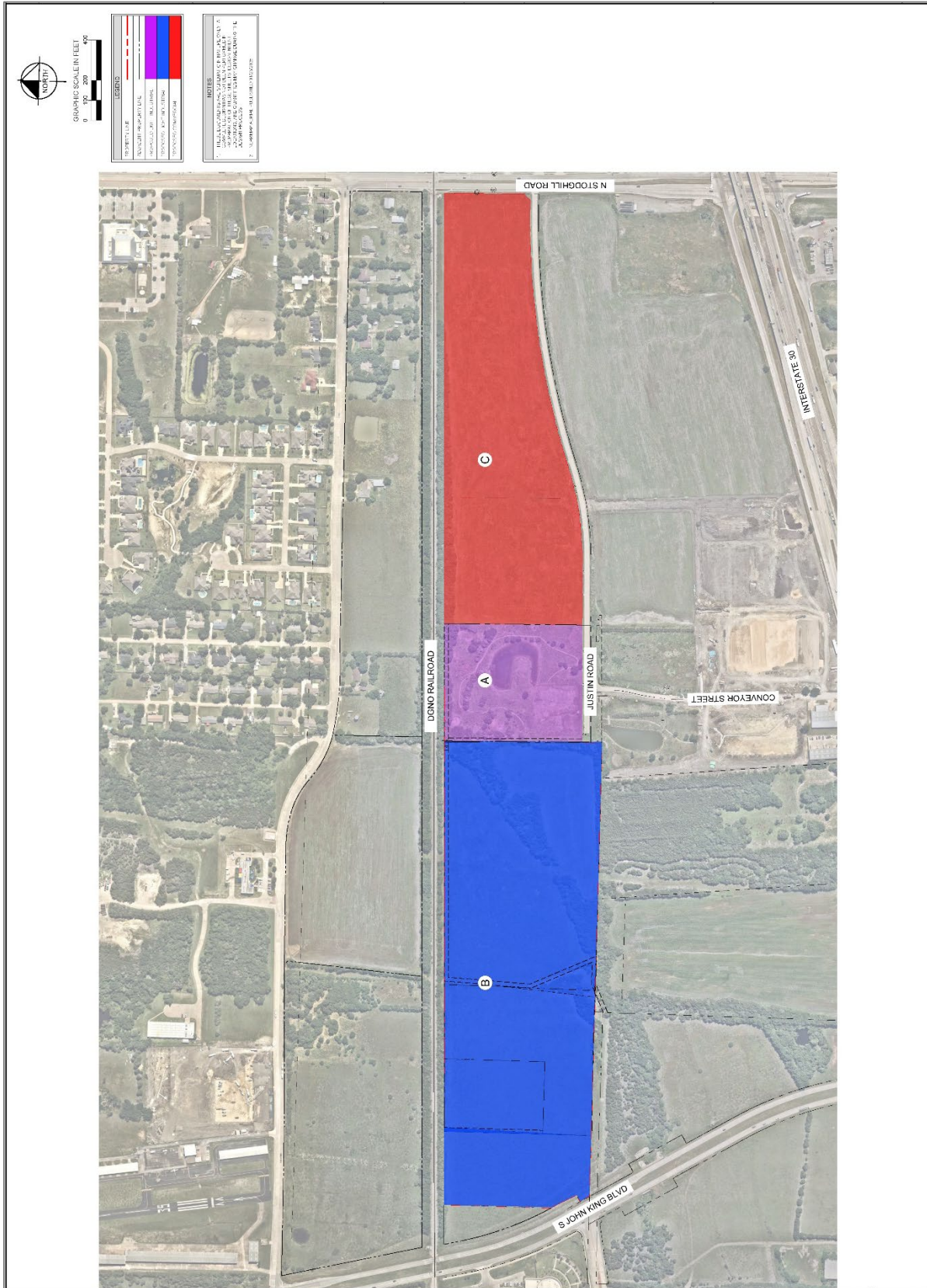


Exhibit 'C'
Concept Plan for Subdistrict A



Exhibit 'D'
Conceptual Building Elevations for Subdistrict A



Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

- (1) Subdistrict A & B. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.
- (2) Subdistrict C. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

- (1) Subdistrict A. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC) --* shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan for Subdistrict A* if it is determined that the *PD Site Plan* does not meet the intent of this Planned Development District Ordinance
- (2) Subdistrict B. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.
- (3) Subdistrict C. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC) --* shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.
- (4) PD Site Plans. If a *PD Site Plan* is submitted that does not meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

Exhibit 'E'
Development Standards

procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does not meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* or an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

- (1) Development Standards. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Landscape Buffers. All landscape buffers shall be provided as follows:
 - (a) Landscape Buffer Adjacent to the N. John King Boulevard. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.
 - (b) Landscape Buffer Adjacent to Stodghill Road (FM-3549). A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.
 - (c) Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B'). A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.
 - (d) Landscape Buffer Adjacent to Justin Road (Subdistrict 'C'). A minimum of a 20-foot

Exhibit 'E'
Development Standards

landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland). A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) VariANCES/Exceptions. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

Exhibit 'E'
Development Standards

(D) SUBDISTRICT A:

- (1) Concept Plan. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.
- (2) Building Elevations. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.
- (3) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GOVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

Exhibit 'E'
Development Standards

- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

Exhibit 'E'
Development Standards

- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

Exhibit 'E'
Development Standards

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 may be amended in the future.

(E) SUBDISTRICT B:

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted By-Right:

- HELIPAD

(b) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

Exhibit 'E'
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- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

Exhibit 'E'
Development Standards

- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
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- SELF SERVICE CAR WASH
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- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
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- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
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- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
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- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of 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 may be amended in the future.

Exhibit 'E'
Development Standards

(F) SUBDISTRICT C:

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS ⁽¹⁾
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE ⁽²⁾
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

Exhibit 'E'
Development Standards

- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:

- (1): UNLESS ACCESSORY TO A SPA OR HAIR SALON.
(2): UNLESS ACCESSORY TO A GENERAL RETAIL STORE.

(2) **Density and Development Standards.** Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of 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 may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM SIDE YARD SETBACK ⁽²⁾	10'
MINIMUM REAR YARD SETBACK ⁽²⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	15'
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE ⁽⁴⁾	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
2: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
4: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.



CITY OF ROCKWALL, TEXAS MEMORANDUM

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

FROM: Travis E. Sales, Director Parks, Recreation and Animal Services

DATE: April 6, 2026

SUBJECT: SH 66 Boat Ramp Grant Options

Following our previous discussions, the City Council is now asked to consider the choice of one of three researched options for the Texas Parks & Wildlife grant for the SH 66 Boat Ramp improvements. Each of these three options have been presented and reviewed by TP&W and are provided in summary bullet points below along with exhibits for reference.

Option 1 (Current Approved Plan at TP&W)

- The original plans were changed by TP&W during their review, which removed all non-boat trailer parking (see exhibit)
- This option will have no delays in proceeding to application for the construction funding phase of the grant
- No additional costs for design

Option 2 (Leave half the open space untouched for potential future development)

- Preliminarily reviewed by TP&W.
- Two months to modify the plan set and be reviewed by TP&W and F&WS before proceeding to application for the construction funding phase of the grant
- Additional costs to modify the plan set is estimated to be up to \$50,000
- An extension of the design phase of the grant will be needed, but there is no guarantee of approval

Option 3 (Leave entire open space and enlarge existing parking with removal of trees)

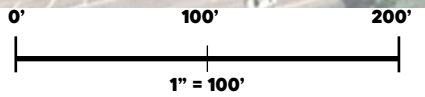
- Preliminarily reviewed by TP&W. Fish & Wildlife Services has final approval.
- Six to Eight months to get the plans updated and reviewed by TP&W before proceeding to application for the construction funding phase of the grant
- There will be an estimated \$100,000 additional cost to the City. While some existing information collected for this project can be used, several items such as the environmental assessment and geotechnical study will need to be updated for the new location

- An extension of the design phase of the grant will be needed, but there is no guarantee of approval

Staff will be available to present the options and to answer any questions. Following discussions at the meeting, City Council is asked to authorize the City Manager to proceed with one of the options and execute all necessary documents on behalf of the City.



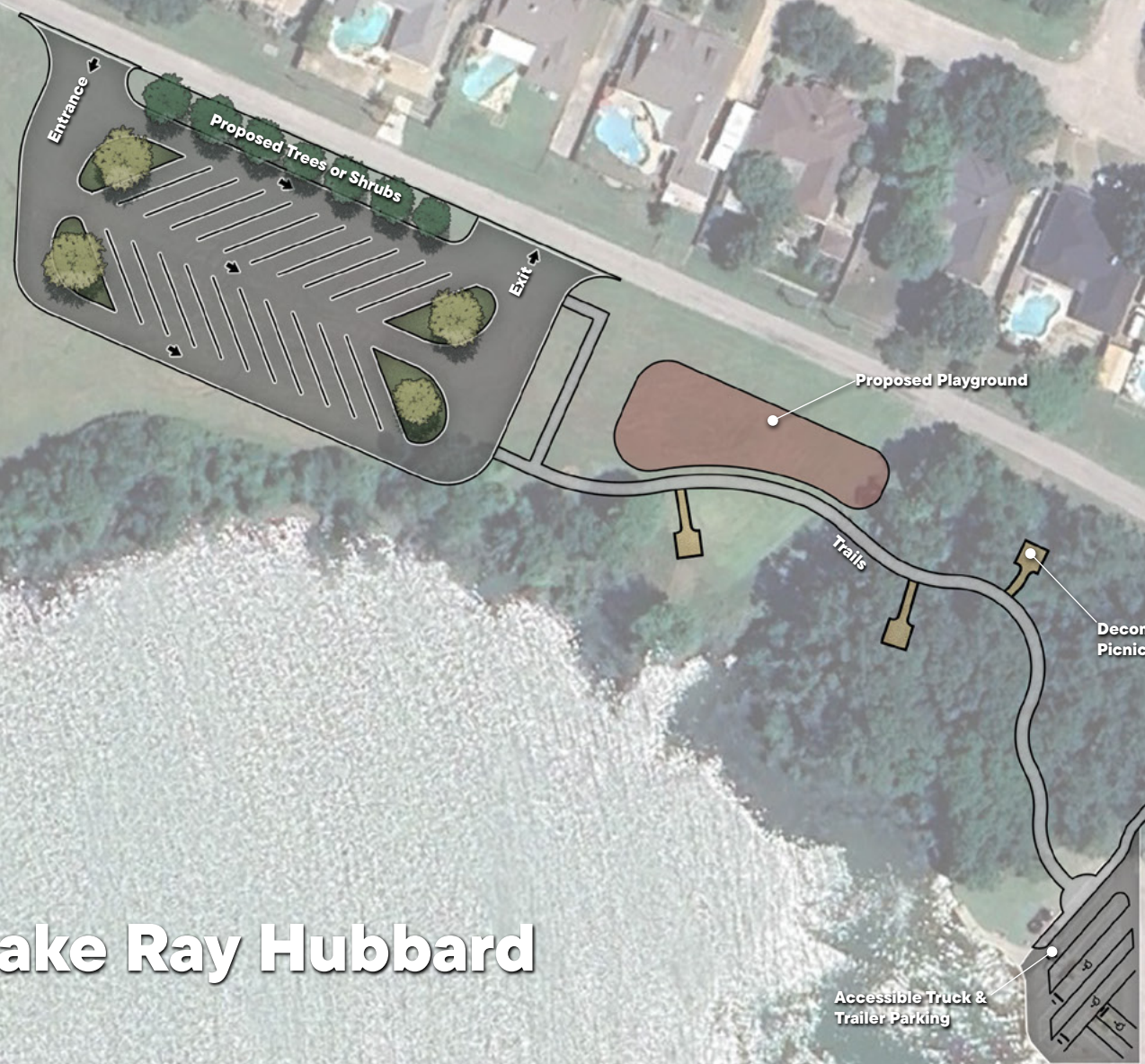
Lake Ray Hubbard



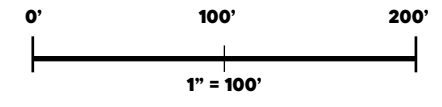


City of Rockwall
The New Horizon

Lake Ray Hubbard



State Highway 66





City of Rockwall
The New Horizon

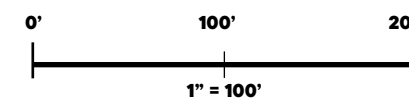
Lake Ray Hubbard

Proposed Storm Sewers

- 1. Decomposed Granite Seating Area
- 2. New Benches
- 3. Relocated Trash Can
- 4. Memorial Bench to be Relocated

Accessible Truck & Trailer Parking

State Highway 66





City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: David Sweet, Administrative Services Director
DATE: April 2, 2026
SUBJECT: Founders Day Festival Parking

As City Council is aware, the grass field across from Harry Myers Park used for parking during city events was sold and will not be available during construction of Crosspoint Community Church. As a result, parking for the Founders Day Festival and our Independence Day celebration will both have to be offsite. Utilizing our partnerships with Rockwall ISD and Rockwall County, staff has secured paved parking lots that will be available for both events. All parking spaces at Rockwall High School and the Campbell Baseball and Softball Complex across the street from the high school will be available as well as parking at Wilkerson Sanders Football Stadium and Utley Middle School. The parking lot at the Rockwall County Courthouse will be used all day and the Rockwall County Library after closing at 4:00 pm. Parking at the Leon Tuttle baseball facility will be available as well.

Though spaces are limited there will be 12 motor coach buses that seat 56 people running from 12:30 pm until 11:00 pm transporting people from all offsite lots to Harry Myers Park. Three of the buses are ADA accessible. All buses have storage space for strollers, wagons, larger bags, and coolers and have staff to help load and unload. Parking will also be available behind The Center and at City Hall and two trolleys will run from 12:30 pm until 11:00 pm transporting people from downtown to and from Harry Myers Park.

Rideshare drop off / pick up will be available at the Dobbs Elementary School parking lot. Over the next few weeks staff will be communicating the locations for all offsite parking, all information on the buses by video to be shared to social media and press releases created by Sunwest Communications. We will also be sending out the information via email and posting it on the city website. All offsite parking lots will be clearly signed as well as the drop off/pick up location at Harry Myers Park. Police have reviewed the bus routes and found them to be very manageable. Washington Street will be closed to traffic during the event.

Staff is available to answer any questions.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

February 2026

Permits

Total Permits Issued:	241
Building Permits:	36
Contractor Permits:	205
Total Commercial Permit Values:	\$8,412,272.80
Building Permits:	\$6,006,463.49
Contractor Permits:	\$2,405,809.31
Total Fees Collected:	\$445,010.16
Building Permits:	\$399,578.47
Contractor Permits:	\$45,431.69

Board of Adjustment

Board of Adjustment Cases: 0

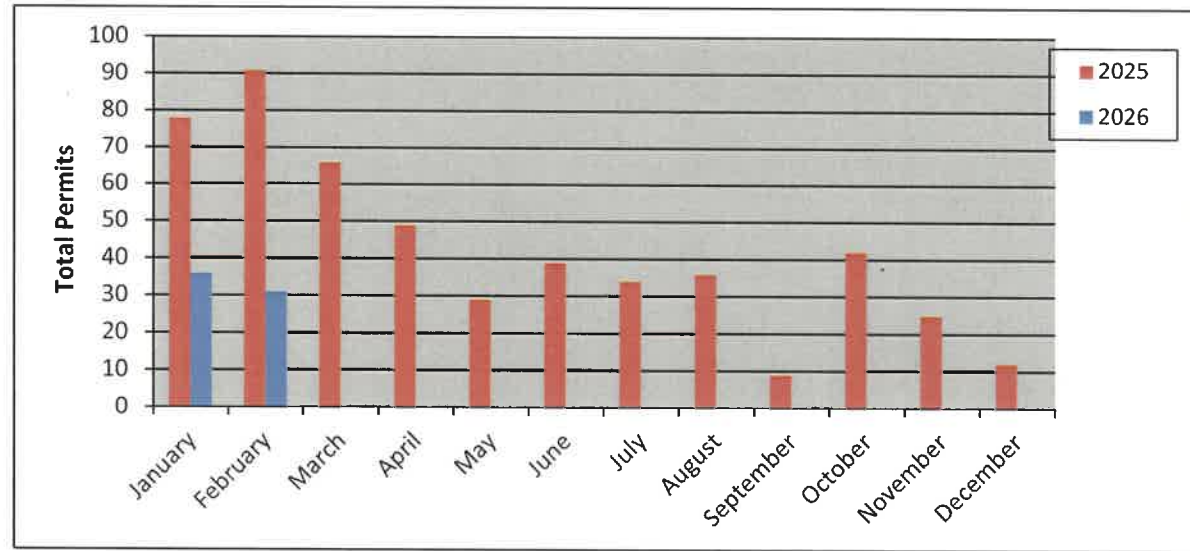
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 2/1/2026 to 2/28/2026

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	42	\$8,412,272.80	\$210,285.05
Addition	1	506,463.49	\$3,344.07
Backflow Permit	4	4,225.00	\$265.20
Electrical Permit	4	70,871.00	\$1,171.79
Fence Permit	1		\$51.00
Irrigation Permit	2		\$4,727.65
Mechanical Permit	3	77,564.00	\$1,147.25
New Construction	2	5,500,000.00	\$177,055.13
Plumbing Permit	10	24,200.00	\$5,883.20
Remodel	7	1,493,692.00	\$11,366.11
Sign Permit	7	35,257.31	\$994.50
Solar Panel Permit	1	700,000.00	\$4,279.15
Residential Building Permit	198		\$234,225.11
Accessory Building Permit	1		\$64.35
Concrete Permit	6		\$846.60
Demolition	1		\$50.00
Demolition - Pool	1		\$51.00
Driveway Permit	1		\$99.96
Electrical Permit	9		\$994.50
Fence Permit	30		\$1,604.50
Generator	3		\$459.00
Irrigation Permit	29		\$2,218.50
Mechanical Permit	9		\$1,147.50
New Single Family Residential	31		\$218,614.92
Patio Cover/Pergola	8		\$718.50
Plumbing Permit	30		\$2,499.00
Pool	7		\$1,071.00
Remodel	2		\$723.42
Retaining Wall Permit	4		\$204.00
Roofing Permit	14		\$1,071.00
Solar Panel Permit	3		\$1,328.36
Window & Door Permit	9		\$459.00
Short Term Rental	1		\$500.00
Non-Owner-Occupied	1		\$500.00
Totals:	241		\$445,010.16

New Residential Permits

Calendar Year

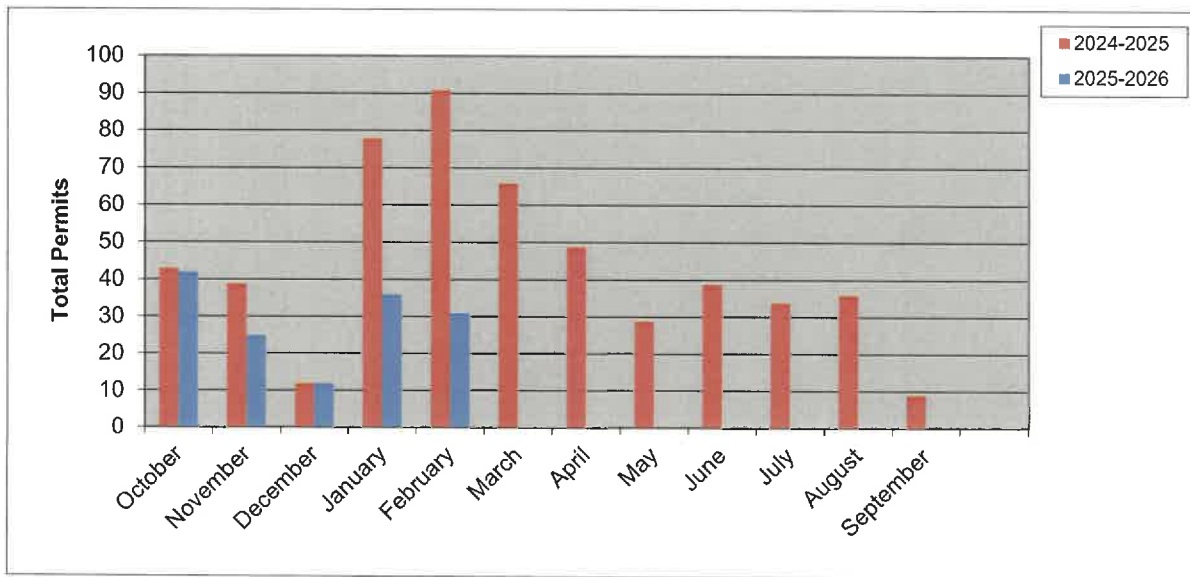
	Year	
	2025	2026
January	78	36
February	91	31
March	66	
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
October	42	
November	25	
December	12	
Totals	510	67



New Residential Permits

Fiscal Year

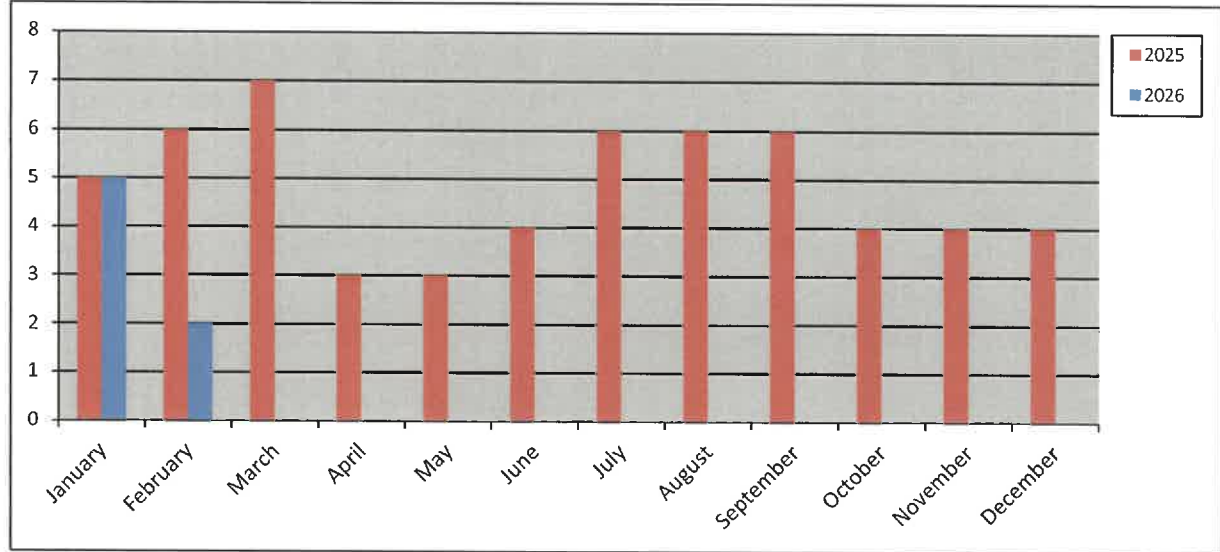
	Year	
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	36
February	91	31
March	66	
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
Totals	525	146



Residential Remodel/Additions Permits

Calendar Year

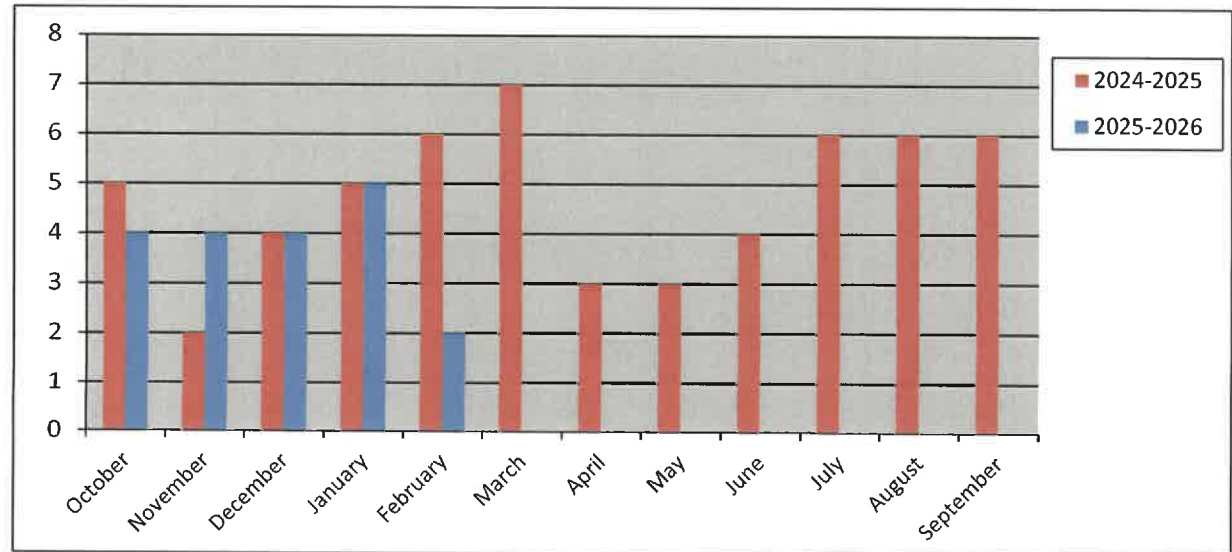
Year		
	2025	2026
January	5	5
February	6	2
March	7	
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
October	4	
November	4	
December	4	
Totals	58	7



Residential Remodel/Additions Permits

Fiscal Year

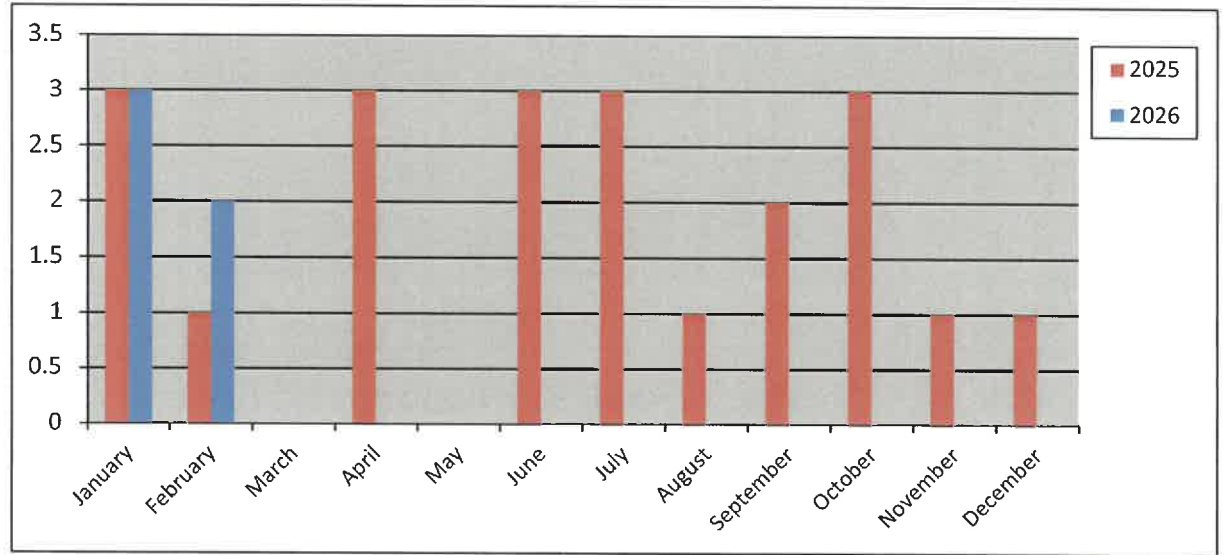
Year		
	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	5
February	6	2
March	7	
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
Totals	57	19



New Commercial Permits

Calendar Year

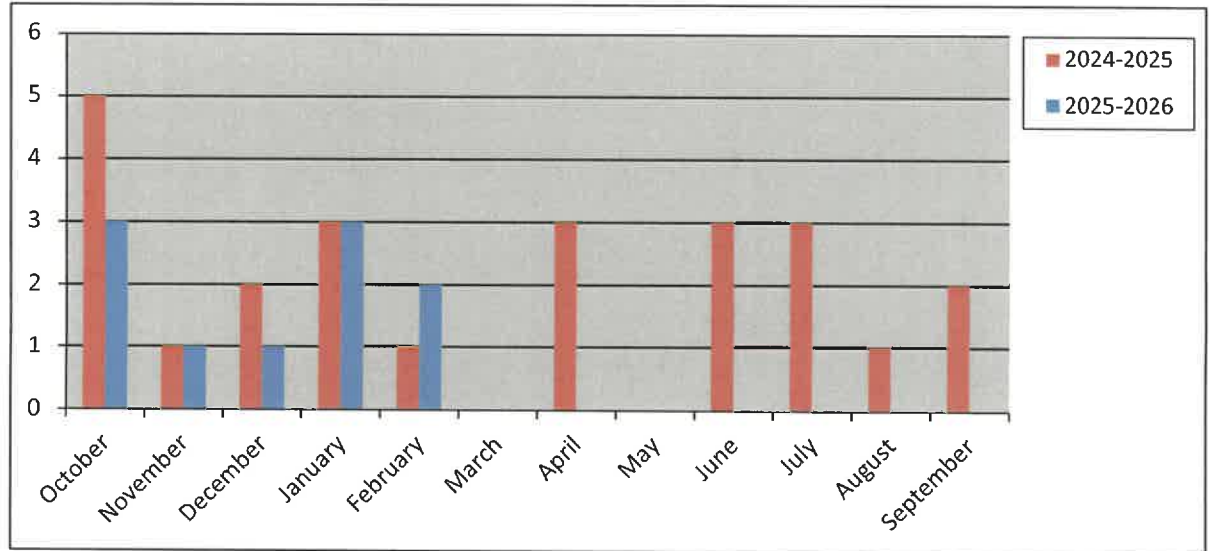
	Year	
	2025	2026
January	3	3
February	1	2
March	0	
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
October	3	
November	1	
December	1	
Totals	21	5



New Commercial Permits

Fiscal Year

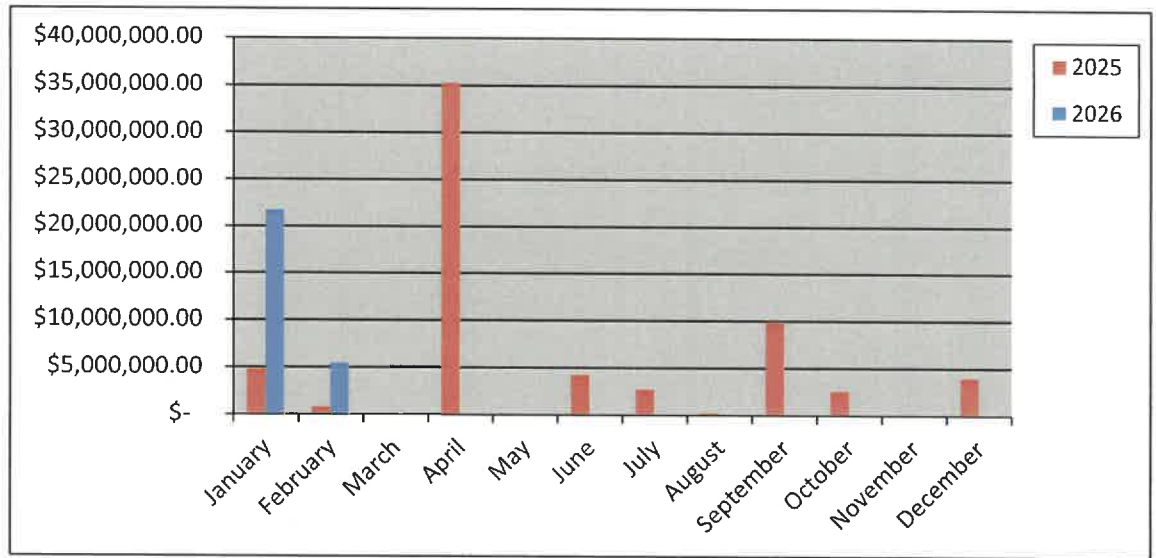
	Year	
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	3
February	1	2
March	0	
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
Totals	24	10



New Commercial Value

Calendar Year

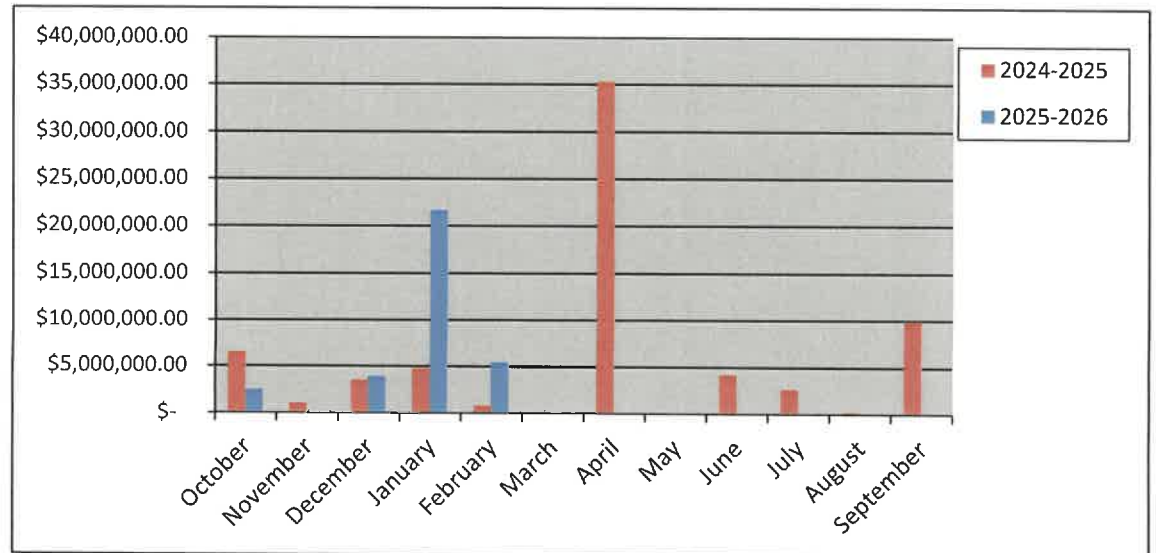
	Year	
	2025	2026
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
October	\$ 2,555,184.00	
November	\$ 117,000.00	
December	\$ 4,000,000.00	
Totals	\$ 64,849,505.00	\$ 27,250,000.00



New Commercial Value

Fiscal Year

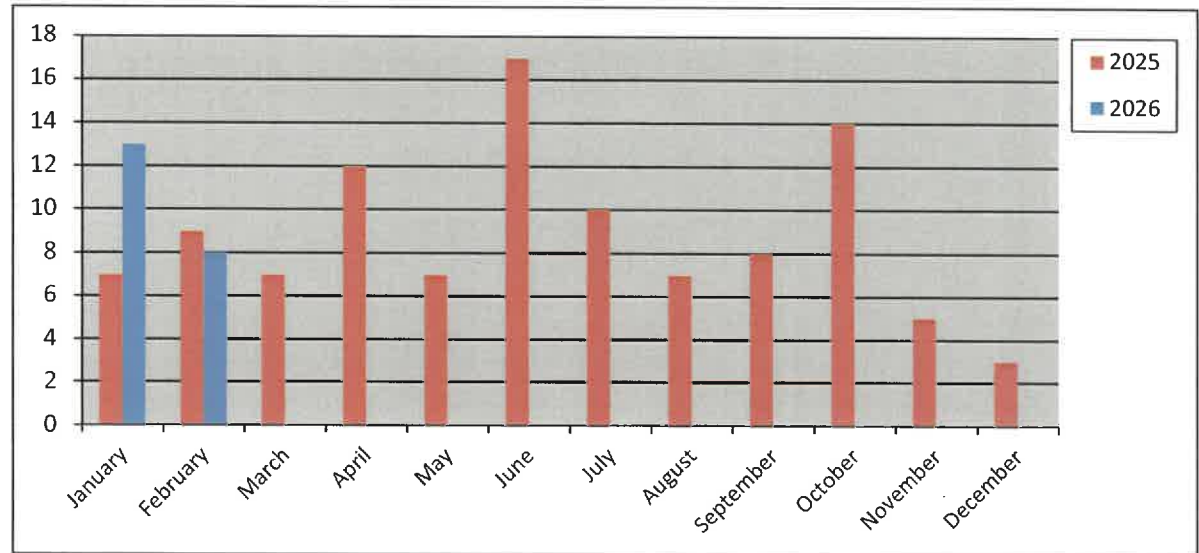
	Year	
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	\$ 117,000.00
December	\$ 3,600,000.00	\$ 4,000,000.00
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	\$ 5,500,000.00
March	\$ -	
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
Totals	\$ 69,403,554.00	\$ 33,922,184.00



Commercial Additions/Remodel Permits

Calendar Year

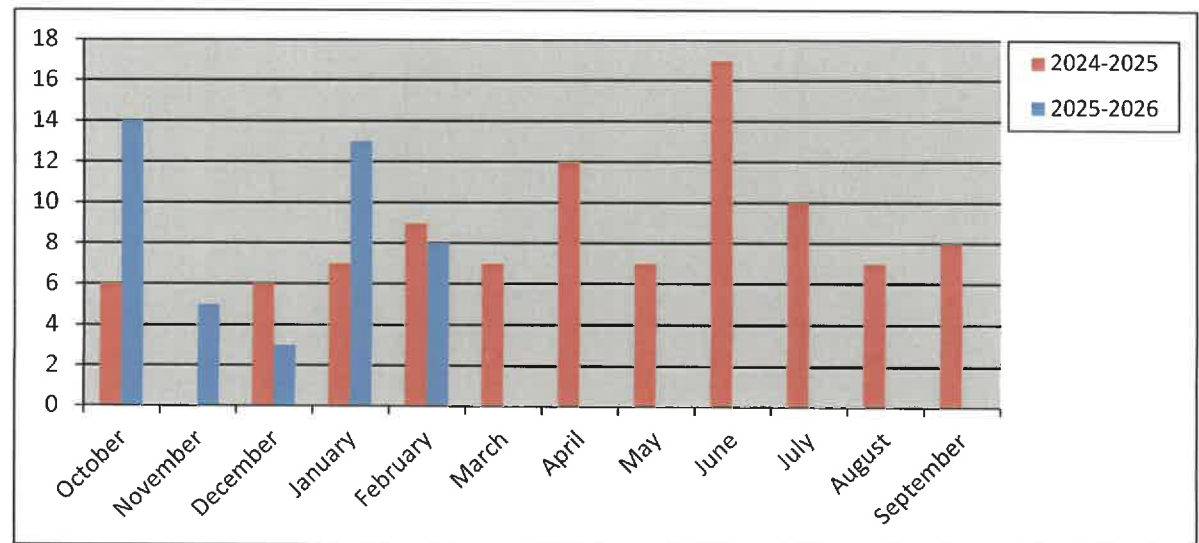
	Year	
	2025	2026
January	7	13
February	9	8
March	7	
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
October	14	
November	5	
December	3	
Totals	106	21



Commercial Additions/Remodel Permits

Fiscal Year

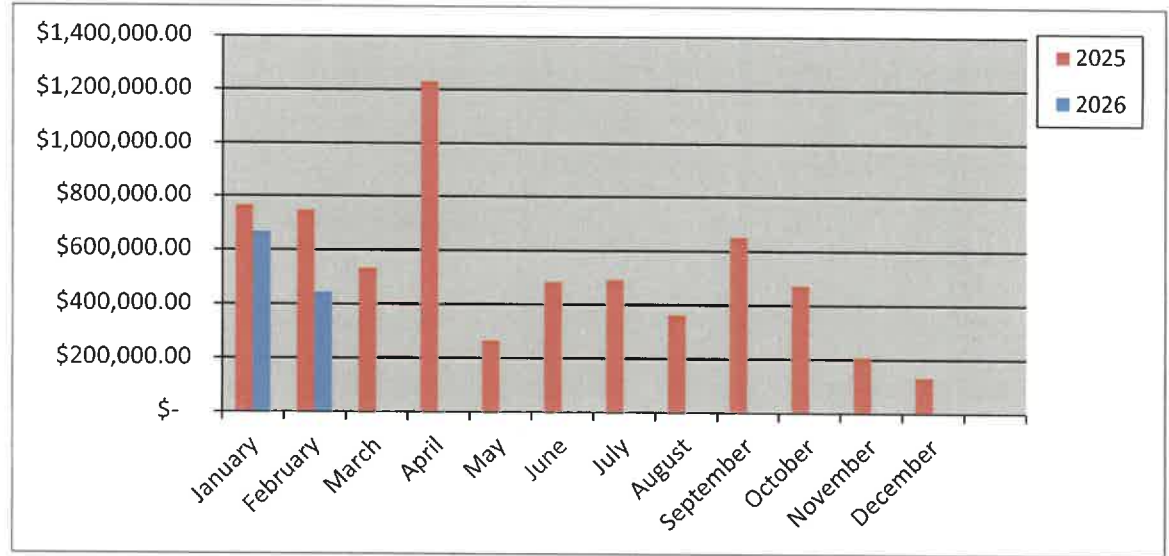
	Year	
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	13
February	9	8
March	7	
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
Totals	96	43



Total Fees Collected

Calendar Year

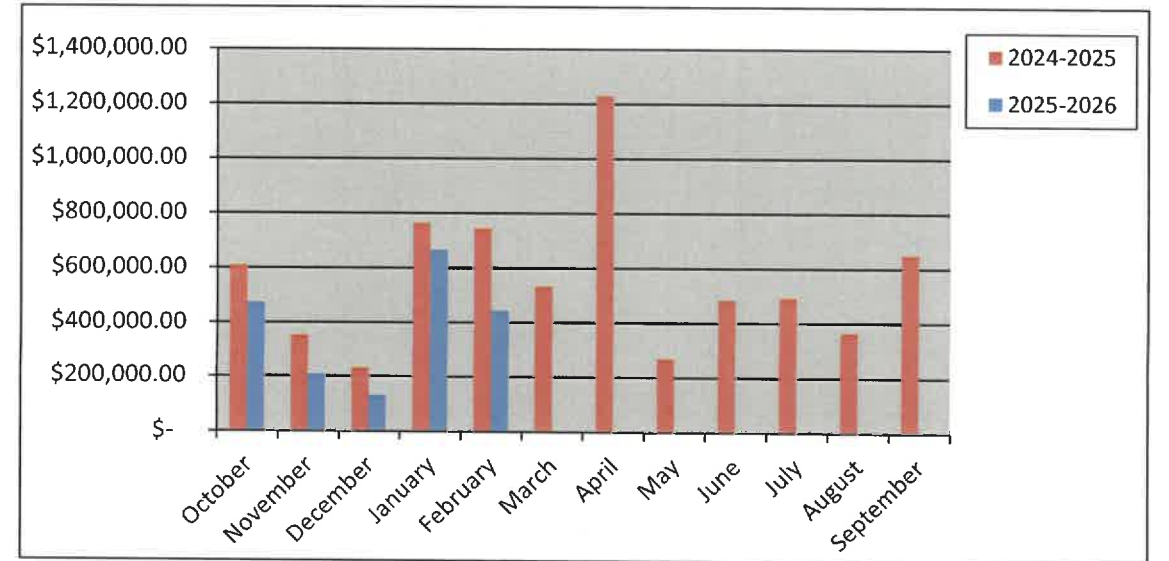
Year		
	2025	2026
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	\$ 445,010.16
March	\$ 533,967.61	
April	\$ 1,230,931.00	
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
October	\$ 473,676.37	
November	\$ 208,658.89	
December	\$ 133,606.80	
Totals	\$ 6,354,973.08	\$ 1,111,932.17



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	
April	\$ 1,230,931.20	
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
Totals	\$ 6,735,634.09	\$ 1,927,874.23



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid	
Issue Date	Status of Permit	Subdivision Name	Valuation		
	Business Name	Plan Number			
CO2024-106	Certificate of Occupancy				
06/06/2024		3301 Springer Road		\$76.50	\$76.50
02/04/2026	ISSUED	Rockwall, TX, 75032			
	5 Sharp Real Estate				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Kris Sharp	3021 Ridge Rd. #160	Rockwall	TX	75032
Business Owner	Kris Sharp	3301 Springer Road	Rockwall	TX	75032
Property Owner	Kris Sharp	3021 Ridge Rd. #160	Rockwall	TX	75032
Inspection Report Contact	Amie Wallace	3021 Ridge Rd. #160	Rockwall	Tx	75032
Contractors					

CO2025-187	Certificate of Occupancy				
10/31/2025		2005 B Industrial		\$76.50	\$76.50
02/27/2026	ISSUED	Boulevard Rockwall, TX, 75087			
	Surface Armor				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Samantha Ventura-Veliz	2005 A Industrial Blvd	Rockwall	TX	75087
Business Owner	Surface Armor	2005 B Industrial Boulevard	Rockwall	TX	75087
Property Owner	Rockwall Industrial Blvd Owner LLC	2601 Olive Street	Dallas	TX	75201
Inspection Report Contact	Samantha Ventura-Veliz	2005 A Industrial Blvd	Rockwall	TX	75087
Contractors					

CO2025-191	Certificate of Occupancy				
11/12/2025		231 Ranch Trail Rockwall,		\$76.50	\$76.50
02/13/2026	ISSUED	TX, 75032			
	STOR ROCTX Ranch Trail, LLC				
	operating as USA Storage Center:				

9:38:52AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jessika Nelson	2033 Monroe Dr, Ste B	Atlanta	GA	30324
Business Owner	STOR ROCTX Ranch Trail, LLC	231 Ranch Trail	Rockwall	TX	75032
Property Owner	STOR ROCTX Ranch Trail, LLC	2821 2nd Ave South, Ste M	Birmingham	AL	35233
Inspection Report Contact	Jessika Nelson	2033 Monroe Dr, Ste B	Atlanta	GA	30324
Contractors					

CO2025-206	Certificate of Occupancy				
10/23/2025		403 West Washington Street Rockwall, TX, 75087			\$76.50
02/26/2026	ISSUED Yoga and You				\$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Monica Rodriguez	134 Hampshire Ln	Rockwall	TX	75032
Business Owner	Monica Rodriguez	403 West Washington Street	Rockwall	TX	75087
Property Owner	Lorraine Burns	1605 S. Alamo	Rockwall	TX	75087
Inspection Report Contact	Monica Rodriguez	403 West Washington St	ROCKWALL	TX	75087
Contractors					

CO2025-207	Certificate of Occupancy				
12/08/2025		1705 South John King Boulevard Suite 110 Rockwall, TX, 75032			\$76.50
02/03/2026	ISSUED Raptor IT Solutions				\$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Johnny Kirkpatrick	2068 FM 3218	Campbell	TX	75422
Business Owner	Johnny Kirkpatrick	1705 South John King Boulevard Sui	Rockwall	TX	75032
Property Owner	Smart Space	1705 S John King Blvd	Rockwall	TX	75032
Inspection Report Contact	Johnny kirkpatrick	2068 FM 3218	Campbell	TX	75422
Contractors					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid	
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
CO2025-215	Certificate of Occupancy				
12/17/2025		1790 I-30 Frontage Road		\$76.50	\$76.50
02/18/2026	ISSUED	Rockwall, TX, 75087			
	Kia Rockwall				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Tyler Christensen	3050 SE Enterprise Drive	Grimes	IA	50111
Business Owner	Nate Bourne	1790 I-30 Frontage Road	Rockwall	TX	75087
Property Owner	Nate Bourne	150 N Bartlett St	Medford	OR	97501
Inspection Report Contact	Tyler Christensen	3050 SE Enterprise Drive	Grimes	IA	50111
Contractors					

CO2025-4	Certificate of Occupancy			\$75.00	\$75.00
01/06/2025		3920 East Interstate 30			
02/12/2026	CLDENIED	Rockwall, TX, 75087			
	DENIED - Dirt Rock Dallas				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Brandon Ware	3920 E Interstate 30	Rockwall	TX	75032
Business Owner	Bobby Davis 214-701-6676	3920 E Interstate 30	Rockwall	TX	75087
Property Owner	Adam Mitchell	6680 Interstate 30	Royse City	TX	75189
Inspection Report Contact	Brandon Ware	3920 E Interstate 30	Rockwall	TX	75032
Contact	Greg Gonzalez				

Contractors

CO2026-12	Certificate of Occupancy			\$76.50	\$76.50
01/27/2026		2059 Kristy Lane Suite			
02/27/2026	ISSUED	102 Rockwall, TX, 75032			
	Standard Supply				

9:38:52AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

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	
Contact Type	Contact Name Business Phone	Contact Address		Total SQFT	Fees Paid
Applicant	Richard Doyle/Standard Supply	1431 Regal Row	Dallas	TX	75247
Business Owner	Bacon Properties LLC	9865 Crosby Ln	Terrell	TX	75160
Property Owner	Bacon Properties LLC	9865 Crosby Ln	Terrell	TX	75160
Inspection Report Contact	Richard Doyle/Standard Supply	1431 Regal Row	Dallas	TX	75247
Contact	BRITT ROBINSON, MGR	2059 KRISTY LN, SUITE 102	ROCKWALL	TX	75032

Contractors

CO2026-15	Certificate of Occupancy				
01/29/2026		930 West Ralph Hall			\$76.50
02/05/2026	ISSUED	Parkway Suite 102			\$76.50
	The Blue Umbrella Autism Academy, LLC	Rockwall, TX, 75032			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Tyler Cavaness	305 Crestbrook Drive	Rockwall	TX	75087
Business Owner	Tyler Cavaness	930 West Ralph Hall Parkway Suite	Rockwall	TX	75032
Property Owner	Tyler Cavaness	305 Crestbrook Drive	Rockwall	TX	75087
Inspection Report Contact	Tyler Cavaness	305 Crestbrook Drive	Rockwall	TX	75087

Contractors

CO2026-19	Certificate of Occupancy				
02/03/2026		206 East Washington			\$76.50
02/26/2026	ISSUED	Street Rockwall, TX,			\$76.50
	RB's Sound House & Art Collective	75087			

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Randy Aragon	14 Windsor drive	Rockwall	TX	75032
Business Owner	Randy Aragon 971-282-1704	206 East Washington Street	Rockwall	TX	75087
Property Owner	Kevin Lefere	102 S Goliad St.	Rockwall	TX	75087
Inspection Report Contact	Randy Aragon	14 Windsor drive	Rockwall	TX	75032
Contractors					

CO2026-23	Certificate of Occupancy				
02/11/2026		304 West Rusk Street			\$76.50
02/27/2026	ISSUED	Rockwall, TX, 75087			\$76.50
	Special Effects				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Lawrence Beamer	1318 Fawn Ridge Trl	Garland	TX	75042
Business Owner	Carol Grady	304 West Rusk Street	Rockwall	TX	75087
Property Owner	Carol grady	2676 East FM 552	Rockwall	TX	75087
Inspection Report Contact	Lawrence Beamer	1318 Fawn Ridge Trl	Garland	TX	75042
Contractors					

CO2026-8	Certificate of Occupancy				
01/15/2026		715 West Rusk Street,			\$76.50
02/06/2026	ISSUED	Rockwall, TX, 75087			\$76.50
	Tony's Street Tacos & More				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	A-N-E General Contractors LLC	1115 Hidden Ridge Dr	Mesquite	TX	75181
Business Owner	Antonio Cobos	715 W Rusk St	Rockwall	TX	75087
Property Owner	Rey Halil	715 W Rusk St	Rockwall	Tx	75087
Inspection Report Contact	Antonio Cobos	1115 Hidden Ridge Dr	Mesquite	Tx	75181
Contractors					

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
CO2026-9	Certificate of Occupancy				
01/16/2026		103 East Bourn Street		\$76.50	\$76.50
02/03/2026	ISSUED	Rockwall, TX, 75087			
	Barberia & Salon Professional LLC				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Dora A Martinez	9414 Chimneywood	Rowlett	TX	75089
Business Owner	Dora A Martinez 972-880-9276	103 East Bourn Street	Rockwall	TX	75087
Property Owner	JASON EDWARDS				
Inspection Report Contact	Dora A Martinez	9414 Chimneywood	Rowlett	TX	75089
Contractors					

TCO2026-11	Temporary Certificate of Occupancy				
01/22/2026		702 South Clark Street		\$76.50	\$76.50
02/02/2026	ISSUED	Rockwall, TX, 75087			
	Studio State Pilates				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	holly kaufmann	1862 Emerald Bay Drive	Rockwall	TX	75087
Business Owner	Holly Kaufmann	702 South Clark Street	Rockwall	TX	75087
Property Owner	kaufmann properties llc - doug kaufmann	712 S CLARK ST	ROCKWALL	TX	75087
Inspection Report Contact	holly kaufmann	1862 Emerald Bay Drive	Rockwall	TX	75087
Contractors					

TCO2026-20	Temporary Certificate of Occupancy				
02/05/2026		206 East Washington Street		\$306.00	\$306.00
02/05/2026	ISSUED	Rockwall, TX, 75087			
	RB's Sound House & Art Collective				

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 2/1/2026 to 2/28/2026

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Randy Aragon	14 Windsor drive	Rockwall	TX	75032
Business Owner	Randy Aragon 971-282-1704	206 East Washington Street	Rockwall	TX	75087
Property Owner	Kevin Lefere				
Inspection Repor Contact	Randy Aragon	14 Windsor drive	Rockwall	TX	75032
Contractors					

15

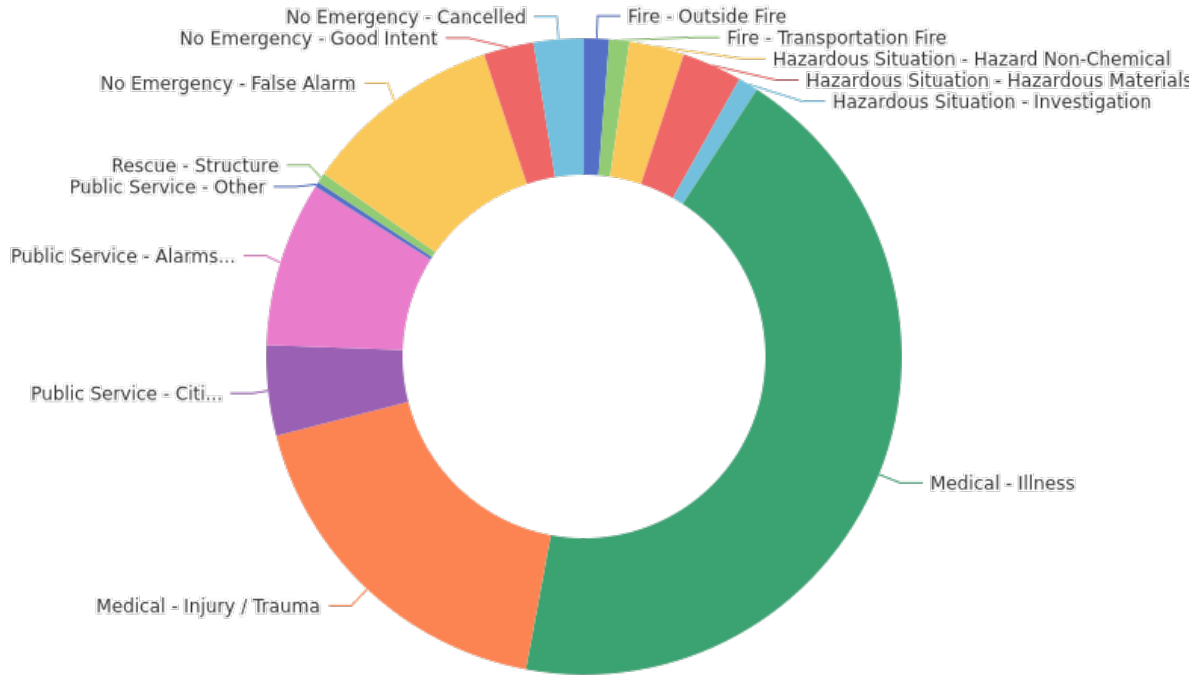
Total Valuation:
Total Fees: \$1,375.50
Total Fees Paid: \$1,375.50



February 2026
Monthly Report



RFD - Monthly Report - Incident Count by Primary Incident Sub Group - February 2026



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Fire	9	2.29%
Fire - Outside Fire	5	1.27%
Fire - Transportation Fire	4	1.02%
Hazardous Situation	27	6.87%
Hazardous Situation - Hazard Non-Chemical	11	2.80%
Hazardous Situation - Hazardous Materials	12	3.05%
Hazardous Situation - Investigation	4	1.02%

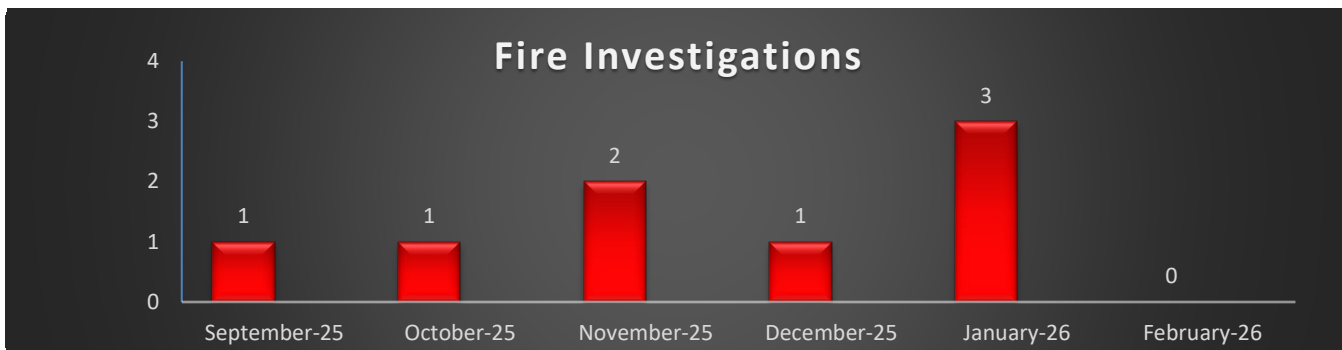
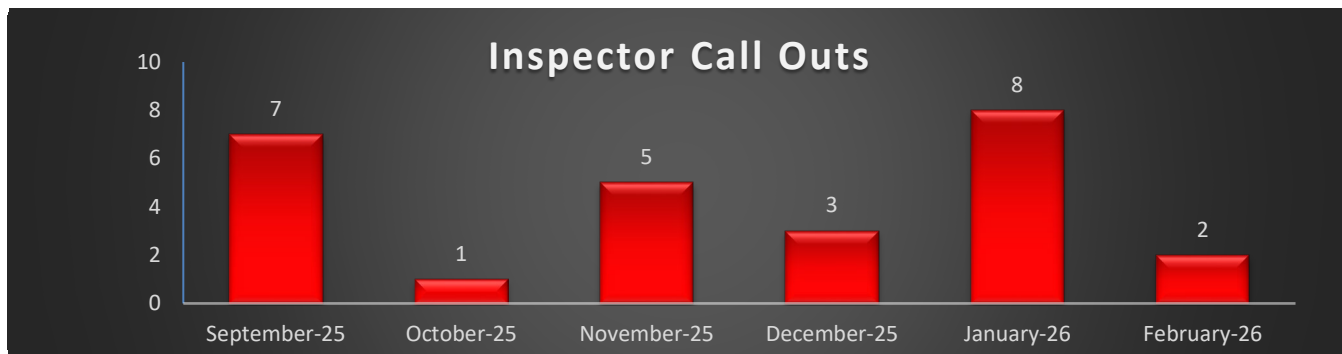
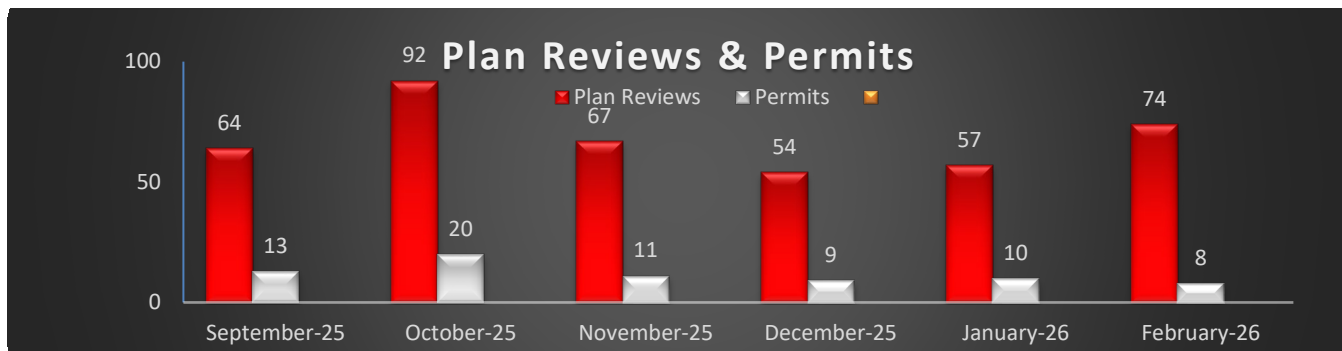
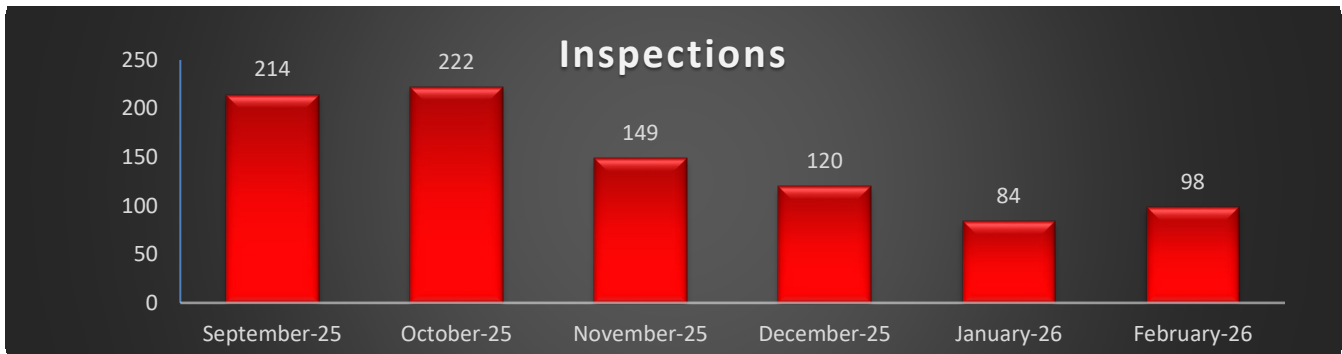
RFD - Monthly Report - Incident Count by Primary Incident Sub Group - February 2026

Rockwall (TX) FD
Address: 2610 Observation Trail, Rockwall,
TX, 75032



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Medical	243	61.83%
Medical - Illness	172	43.77%
Medical - Injury / Trauma	71	18.07%
Public Service	52	13.23%
Public Service - Citizen Assist	18	4.58%
Public Service - Alarms (Non Medical)	33	8.40%
Public Service - Other	1	0.25%
Rescue	2	0.51%
Rescue - Structure	2	0.51%
No Emergency	60	15.27%
No Emergency - False Alarm	40	10.18%
No Emergency - Good Intent	10	2.54%
No Emergency - Cancelled	10	2.54%
Total	393	100.00%

Fire Prevention, Education, & Investigations Division Monthly Report February 2026

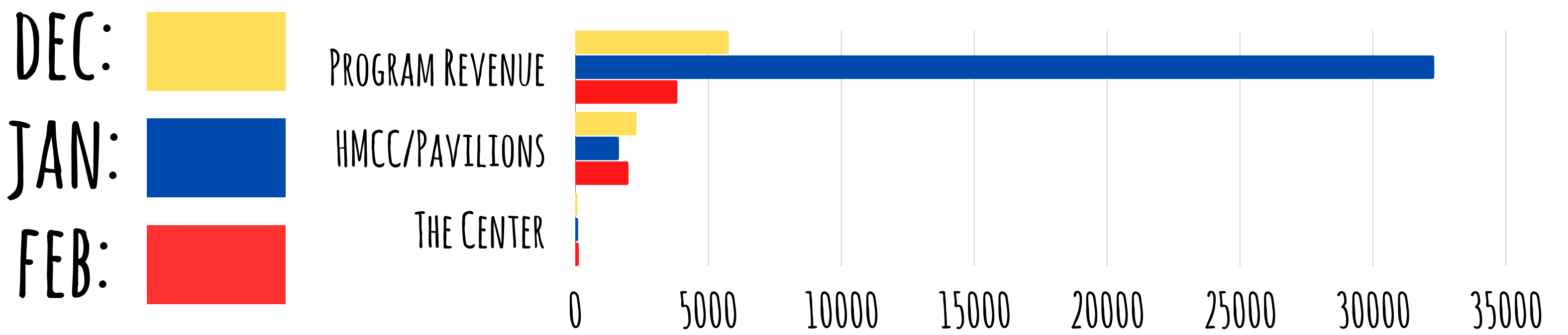




Monthly Report February 2026



REVENUE NUMBERS



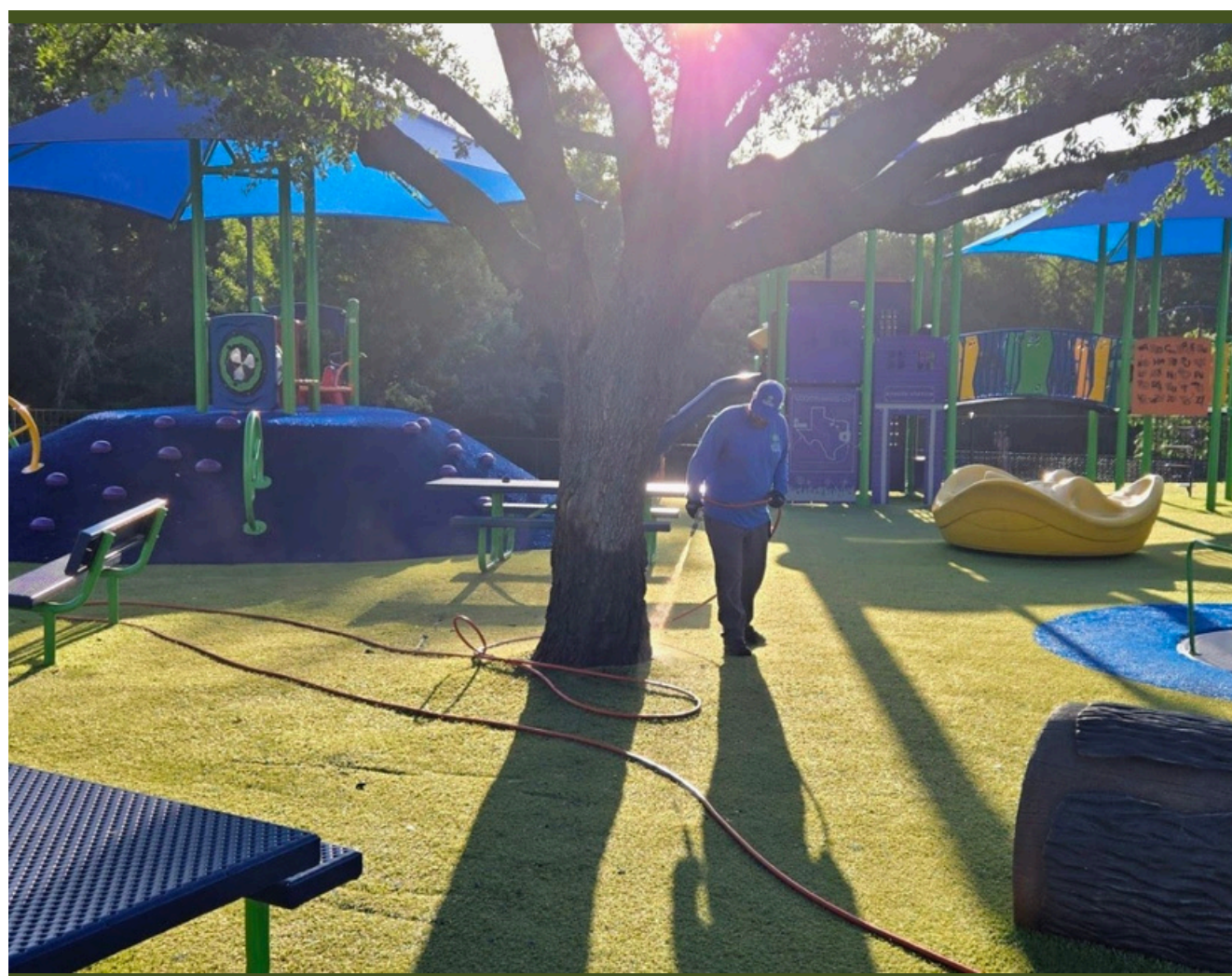
PARKS PROJECT UPDATE - FEB 2026



TUTTLE FIELD OF EXCELLENCE AWARD



TUTTLE FIELD OF EXCELLENCE AWARD



HARRY MYERS KIDZONE LIVE OAK
TREATMENT



HARRY MYERS TROUT STOCKING

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

February-2026

ACTIVITY	CURRENT MONTH FEBRUARY	PREVIOUS MONTH JANUARY	YTD 2026	YTD 2025	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	1	2	-50.00%
Robbery	0	2	2	2	0.00%
Aggravated Assault	2	4	6	3	100.00%
Burglary	1	1	2	5	-60.00%
Larceny	40	31	71	81	-12.35%
Motor Vehicle Theft	2	1	3	5	-40.00%
TOTAL PART I	46	39	85	98	-13.27%
TOTAL PART II	140	163	303	241	25.73%
TOTAL OFFENSES	186	202	388	339	14.45%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	15	21	36	28	28.57%
D.W.I.	24	17	41	23	78.26%

ARRESTS

FELONY	30	32	62	34	82.35%
MISDEMEANOR	64	73	137	110	24.55%
WARRANT ARREST	15	8	23	10	130.00%
JUVENILE	7	4	11	15	-26.67%
TOTAL ARRESTS	116	117	233	169	37.87%

DISPATCH

CALLS FOR SERVICE	1642	1725	3367	3843	-12.39%
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ACCIDENTS

INJURY	2	1	3	1	200.00%
NON-INJURY	117	101	218	179	21.79%
FATALITY	0	0	0	0	0.00%
TOTAL	119	102	221	180	22.78%

FALSE ALARMS

RESIDENT ALARMS	36	53	89	72	23.61%
BUSINESS ALARMS	59	93	152	278	-45.32%
TOTAL FALSE ALARMS	95	146	241	350	-31.14%
Estimated Lost Hours	62.7	96.36	159.06	231	-31.14%
Estimated Cost	\$1,491.50	\$2,292.20	\$3,783.70	\$5,495.00	-31.14%

ROCKWALL NARCOTICS UNIT

	Number of Cases	2
	Arrests	2
	Agency Assists	3
	Search Warrants	2
	Seized	
	Heroin	1,000 grams
	Meth	3,000 grams
	Oxycodone	50 grams

Rockwall Police Department

Dispatch and Response Times

February 2026

Police Department

	Average Response Time	
Priority 1		Number of Calls 138
Call to Dispatch	0:00:47	
Call to Arrival	0:05:27	
% over 7 minutes	23%	

	Average Response Time	
Priority 2		Number of Calls 575
Call to Dispatch	0:01:38	
Call to Arrival	0:09:13	
% over 7 minutes	19%	

	Average Response Time	
Priority 3		Number of Calls 21
Call to Dispatch	0:00:38	
Call to Arrival	0:11:07	
% over 7 minutes	38%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

MARCH 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

N. LAKESHORE DRIVE – SH66 NORTH TO MASTERS DRIVE (2018 BOND ELECTION PROJECT)

- Final Design:
 - Design on Supplemental Drainage – Continued
 - 95% Design Development – Continued
 - Working with franchise to relocate their facilities in conflict
 - TXDOT Coordination - Continued

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
 - Construction started – 9/29/25

FOREST TRACE: - EAST/WESTBOUND ONLY (2018 BOND ELECTION PROJECT)

- Conceptual Design:
 - Working to finalize change order

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN MARCH:

- 1300 Champions Dr.– 656 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1590 Champions Dr. – 417 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
 - SH 205 to SH 66
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - \$78,335,208
- Construction Funding:
 - CAT 7: \$500,000
 - Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - March 2025
- Activities:
 - Ready to Let ** - December 2026
- Utilities:
 - AT&T, Mt. Zion Water Supply Corp., NTWMD, and FEC are currently relocating utilities
 - Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

SH 276 EAST

- Limits:
 - FM 549 to CR 2472 in Hunt County
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
 - \$128,538,953
- Construction Funding:
 - CAT 7: \$1,500,000
 - TXDOT
- 100% Design Plans:
 - September 2023
- Activities:
 - Ready to Let ** - June 2027
- Utilities:
 - Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
 - Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
 - SH 276 to SH 205
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway
- Construction Cost:
 - \$29,812,034.00
- Construction Funding:
 - CAT 5 funding: \$5,987,882
 - CAT 4 funding: \$46,019,486
- 100% Design Plans:
 - November 2024
- Activities:

- Construction Start – Summer 2026
- Construction Completion – Summer 2029
- Utilities:
 - All clear

SH 205 MIDDLE

- Limits:
 - North SH 205 to South SH 205
- Description:
 - Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
 - \$67,929,900
- Construction Funding:
 - CAT 2: \$67,929,900
 - Rockwall County 2008 Bond Funds: \$2,000,000
- 95% Design Plans:
 - Under review
- Activities:
 - Ready to Let ** - March 2027 – Will be adjusted due to railroad coordination
- Utilities:
 - FEC and Sprint are currently relocating
 - City of Rockwall relocates are pending TXDOT funding approval
 - Atmos and Zayo are pending relocations

SH 205 SOUTH

- Limits:
 - North of FM 549 to Rockwall County Line (#0451-01-053)
 - Rockwall County Line to US 80 (#0451-02-028)
- Description:
 - Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
 - \$261,113,888
- Construction Funding:
 - CAT 1: \$15,927,757
 - CAT 2: \$44,046,699
 - CAT 4: \$201,139,432
- 100% Design Plans:
 - August 2024
- Activities:
 - Ready to Let **
 - #0451-01-053 September 2028
 - #0451-02-028 No date yet
- Utilities:
 - City of Rockwall is currently relocating utilities
 - AT&T, FEC, and RCH Water Supply Corp. are currently relocating
 - Spectrum and Suddenlink are pending relocations

FM 1141

- Limits:
 - SH 66 to FM 552
- Description:

- Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:
 - Unknown at this time
- 100% Design Plans:
 - Unknown
- Activities:
 - Pape-Dawson scope and fee are under review by ITS and TxDOT.

FM 3097 (HORIZON ROAD)

- Limits:
 - Tubbs to FM 549
- Description:
 - Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - \$33,215,809
- Construction Funding:
 - Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - Unknown
- Activities:
 - ITS has negotiated scope and fee with LTRA for advancement of project to PS&E phase.

HORIZON ROAD

- Limits:
 - FM 740 to IH-30
- Description:
 - Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
 - Unknown
- Construction Funding:
 - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
 - Unknown
- Activities:
 - ITS has negotiated scope and fee with Bridgefarmer for project design to be considered by Commissioners Court on upcoming agenda.

VILLAGE DRIVE BRIDGE

- Limits:
 - Laguna Drive to Marina Drive
- Description:
 - Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
 - \$15,000,000
- Construction Funding:
 - North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: \$12,000,000
 - Local Funding: \$3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide \$2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:

- Unknown
- Activities:
 - ITS is working to prepare an Interlocal Cooperative Agreement with the City of Rockwall.

FM 549

- Limits:
 - FM 740 to SH 205
- Description:
 - Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - Unknown
- Funding:
 - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
 - Unknown
- Activities:
 - ITS has negotiated scope and fee with WSB for project design to be considered by Commissioners Court on upcoming agenda.

*** 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

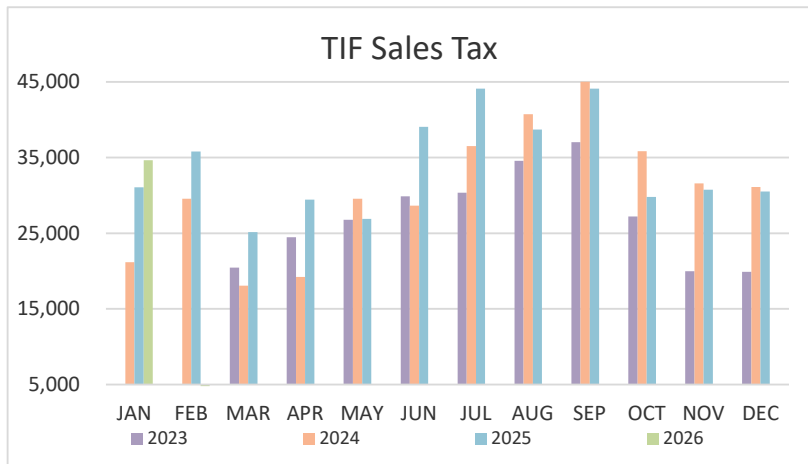
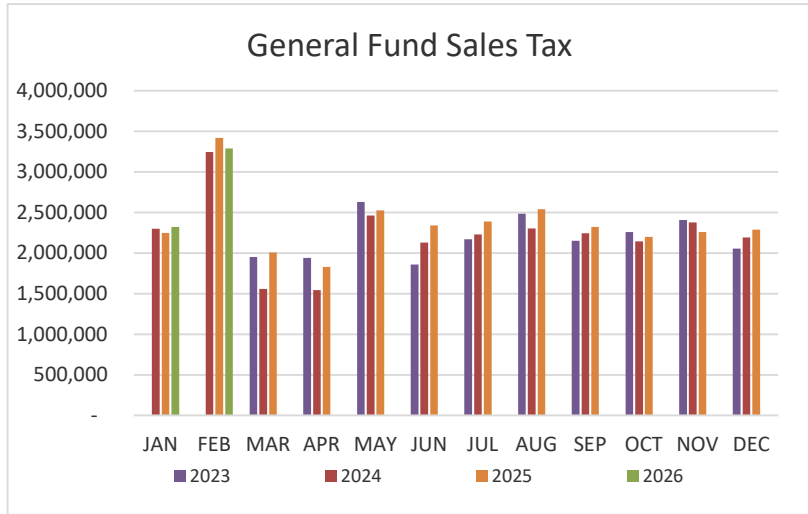
- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures 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
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,145,450	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	3,290,251	TBD



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>
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
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

Source: SCADA Monthly Reports generated at the Water Pump Stations

