



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, April 20, 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 (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Downtown and Boydston Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Dr. Michael Criner- First Baptist Church of Rockwall

VI. Proclamations / Awards / Recognitions

1. Safe Digging Month 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 April 6, 2026 city council meeting, and take any action necessary.
2. **Z2026-008** - 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 (**2nd Reading**).
3. **P2026-008** - Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.
4. **P2026-011** - Consider a request by Cristian Federciuc for the approval of a Replat for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.
5. **P2026-012** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.
6. Consider approval of an **ordinance** amending the Municipal Code of Ordinances in Chapter 30. Parks & Recreation, Article I In General., Section 30-2. Regulated Activities in Parks to clarify park, sports complex and athletic field hours, and take any action necessary. (**1st Reading**)
7. Consider award of the annual sewer odor control contract, by unit price, to Pencco Inc., including authorizing the City Manager to execute the contract, any subsequent renewals for these services, and purchase orders not to exceed the amount of \$350,000 for Fiscal Year 2026, to be funded by the Sewer Operations Budget, 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. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (**1st Reading**).
2. **Z2026-013** - Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an **ordinance** for a Zoning Change amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary (**1st Reading**).
3. **Z2026-014** - Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary (**1st Reading**).
4. **Z2026-012** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of amending the *Fee Schedule* to update the City's development related application fees, 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. Discuss and consider approval of a resolution finding that public use, convenience, and necessity exists regarding acquiring an access easement for health, fire, and safety, with said access easement covering approximately 0.0083 acres (360 square feet) and being located in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, Harbor-Rockwall Addition; authorizing the acquisition of such property interests through negotiation or, if necessary, through the exercise of the City's power of eminent domain; including authorizing City officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interests.

XIII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of April 2026 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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

Date Removed

Rockwall, Texas Proclamation

Whereas, Safe Digging Month reminds homeowners, contractors, and professional excavators to keep communities safe by calling 811 before any digging project since digging without knowing the approximate location of underground utilities can result in disruptions to critical services, serious injuries, and costly repairs to underground utility lines; and

Whereas, with an increasing number of public infrastructure projects and expanding economic development, pipeline damage resulting from excavation remains the most common cause of outside natural gas leaks; and

Whereas, the 'Call 811' service is free, safe, and required by law, with everyone who does so being connected to a local notification center to collect information that's then relayed to local utility companies who have professional locators then visit the dig site to mark the approximate location of underground utility lines with spray paint, flags, or both; and

Whereas, homeowners should take a few precautionary measures when planning any digging project this spring, including making a free 811 request on a Monday or Tuesday to provide ample time for the approximate location of lines to be marked for any upcoming weekend project; confirming that all lines have been marked; moving the location of a project if it is near utility line markings; confirming that any hired contractor has contacted 811; not allowing work to begin if the lines are not marked; and

Whereas, as part of Safe Digging Month, Atmos Energy is asking everyone to become a safety ambassador by taking the Atmos Energy "Call 811 Pledge" online at atmosenergy.com/call811pledge.

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

SAFE DIGGING MONTH

in the City of Rockwall and encourage all citizens to acknowledge that safe digging is a shared responsibility, to always call 811 before you dig, and to visit 811beforeyoudig.com for complete information.

In Witness Whereof, I hereunto set my hand and official seal this 20th day of April, 2026.



Tim McCallum, Mayor



MINUTES

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

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Councilmember Sedic Thomas arrived at 5:05 p.m. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor McCallum then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

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

Council adjourned from Executive Session at 5:38 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Lewis

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

VI. Proclamations / Awards / Recognitions

1. Deaf History Month Proclamation

Mayor McCallum called forth Councilmember Anna Campbell and representatives from Rockwall High School who are involved in learning sign language and an associated club at Rockwall High School, which is new. The mayor then read and presented this proclamation, and the student who is 'chair' of the club this year briefly spoke while her peer signed what she was speaking.

2. Child Abuse Awareness & Prevention Month Proclamation

The Mayor called forth representatives from Children’s Advocacy Center for Rockwall County, EMPOWER, Lone Star CASA (Court Appointed Special Advocates), Rockwall County Department of Family and Protective Services (DFPS), The Rainbow Room, the County District Attorney, and the Rockwall Police Department. He then read and presented this proclamation, bringing awareness to this most crucial topic. Several of the guests then provided brief comments, generally thanking the mayor and city council for helping focus on this important topic and highlighting the various organizations that assist children, including briefly explaining the services they provide.

3. Telecommunicators Week Proclamation

The mayor called forth Police Chief, Ed Fowler as well as city staff who serve as 9-1-1 dispatchers (and supervisors). He then read and presented them with this proclamation. Chief Fowler praised the city’s dispatchers, calling them the ‘unseen heroes’ and thanking them for the stellar job they perform daily.

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, Chair of the Planning & Zoning Commission, briefed the Council on recommendations of the Commission regarding planning-related items on tonight’s agenda. Council took no action following Dr. Conway’s briefing.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. He also mentioned that following the presentation for Action Item #2 (the SH-66 boat ramp grant project), he will allow brief comments during that actual item.

No one indicated a desire to speak at this time, so the mayor closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the City Manager to finalize negotiations and execute a contract with the City of Heath for water supply. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

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.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Councilmember Lewis seconded the motion. The ordinance captions were read into the record as follows:

**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.

**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.

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.

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

XI. Public Hearing Items

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**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained that the applicant is wanting to construct a 3,604 SF two-story, single-family home at this location. Council is being asked to consider the size, location and architecture of the proposed home as compared to other, nearby existing architecture. He further explained that a housing analysis has been provided in the informational meeting packet for Council's review and consideration. 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). 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. At the time staff's report was written, staff had received one (1) notice back in opposition of the applicant's request. 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 to 1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley having been absent.

The mayor called forth the applicant and also asked if anyone else would like to come forth to speak during the public hearing. There being no one indicating such, he then closed the public hearing.

Ruben Fragoso

1321 Crescent Cove Drive
Rockwall, TX

The applicant briefly spoke, thanking Council for its consideration of approval this evening.

Mayor Pro Tem Moeller briefly spoke, expressing concern that this is a very large home on a fairly small lot. He generally explained that his concerns mainly focus on such a large home with only a two-car garage, sharing the belief that in a four-bedroom home, there will likely be several cars wanting to regularly park at the home. He does not believe there would be sufficient space for an additional concrete pad to pour to accommodate additional cars parking there regularly. Overall, he has concerns because he believes this proposed home is a lot of house (large) for such a small lot.

The mayor briefly spoke sharing that in the past Council approved one residential home that comes to mind that has neither a garage nor a carport of any kind. He wonders if it would be prudent to remand this back to the Planning & Zoning Commission. Mr. Miller shared that there would have to be substantive changes proposed by the applicant if it is to be revisited by the Planning & Zoning Commission.

Following brief, additional comments, Councilmember Lewis moved to approve Z2026-008. Councilmember Thomas 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 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.

The motion to approve passed by a vote of 5 ayes with 2 nays (Moeller and Campbell).

XII. Action Items

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**)

The mayor shared that this item is under "Action Items" this evening since it did not receive unanimous approval at the last city council meeting. Mayor McCallum then moved to approve Z2026-007. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

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.

The motion then passed unanimously (7 ayes to 0 nays).

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.

Director of Parks & Recreation, Travis Sales, provided background information on this agenda item, explaining a brief history of this grant-funded project, its current status, as well as providing a detailed explanation of three different options the City Council is being asked to consider as part of instructing staff regarding how to move forward. Following Mr. Sales' comments, the mayor indicated he will allow members of the public to come forth and address the Council regarding this agenda item. He indicated that each speaker is asked to limit his / her comments to 3 minutes or less.

**Bob Wacker
309 Featherstone
Rockwall, TX**

Mr. Wacker came forth and urged Council to make wise choices and to not be pressed for time. He then commented on the various options currently being considered, sharing his views of the 'pros and cons' of each one. He seemed to be in favor of Option #3, especially considering that the added parking will be located directly adjacent to the existing parking spaces, and it will allow for four acres of prime, lakeside parkland for all members of the public to enjoy. He suggested that there may be some private donors who may be willing to contribute funding. He again urged Council to not let time dictate a bad decision.

**Kevin Folsom
1115 Bayshore Drive**

Rockwall, TX

Mr. Folsom thanked everyone for the thoughtfulness put into providing options. He is grateful for the city listening to the concerns of residents and providing these options. He then briefly expressed support for Option 3.

Caren Williams
1113 Bayshore drive
Rockwall, TX

Ms. Williams shared that Option 3 is her favorite and the favorite of others as well. She is, however, concerned about where some visitors will park. She shared that six houses in the neighborhood have gone up for sale because the city is potentially going to take away this lakeside space in favor of parking. She then closed out her comments by emphasizing her preference being Option 3.

The Mayor then sought and received clarification from Mr. Sales regarding several aspects of each of the options. In part, Mr. Sales shared that a trail system connection was also being proposed previously; however, when the parking is removed, the trail connection is also removed. Mr. Sales also shared that the open space would be manicured down to the water's edge in order to make it more of a park-like setting. Clarification ensued pertaining to the various options and what would and would not remain and would and would not be grant funded. For example, any of the car (not boat/trailer) parking would not be covered by grant funding – the city would have to pay for those spaces.

Mayor Pro Tem Moeller expressed thankfulness for the options being brought forth for consideration and sharing that the city probably could have done a little bit better job from the beginning to get resident input. He went on to share that, overall, he believes Option 3 makes the most sense. Being a fiscal conservative, he knows this option will cost the city itself some money; however, over the long-term and overall, Option 3 is the one that should be selected, despite that it will likely cost a little more time and money.

Councilmember Campbell asked Mr. Sales to explain how Option 1's \$50k cost compares to Option 3's \$100k cost. Mr. Sales generally shared that Option 3 will be more costly because of the need for completely redesigned engineering plans, environmental studies and geo-technical plans. He also shared that it's possible that, as the potential studies ensue, the city could be told that it is not allowed to continue on with that particular option. An example might be if a protected species of plants, trees or wildlife is discovered, the City may not be allowed to move forward.

Councilmember Lewis asked Mr. Sales for clarification on – if Option #3 is denied by TX Parks & Wildlife or becomes unviable as the process (and associated studies) move forward – would the city then be back to Option #1? Mr. Sales shared that he will need to seek clarification from the TP&W to determine the answer.

Councilmember Henson then commented on the various lengths that a visitor would have to walk if he or she were to park in the various areas associated with each of the three options. This is something Council may want to keep in mind as part of its decision-making.

Councilmember Jeffus expressed that she has put a lot of thought into this topic. She believes that Option #3 is the best option to go with, as it allows for extra parking and it leaves open space. Other than cleaning up the open space, not a lot of money would immediately need to be put into it, and it leaves options open to the city for what to do with that open space later on as budgetary funds allow over time.

Mayor McCallum then expressed that this topic has been quite a conundrum, and he has been torn. He believes that Option #1 is still a very viable option, and it is the least financially impactful to the city. He explained that right now, the city manager is cutting expenses across the city because of sales taxes not coming in as expected. So, the city has to be mindful of financial impacts associated with each option. He also does believe the city needs to look for car parking spots to be installed in addition to the boat trailer parking spaces. He's not sure what the best option is for the city to move forward with today, and he noted that he does not hear consensus among councilmembers this evening either. He went on to ask Parks Director, Travis Sales, what he believes the best option is. Mr. Sales shared that any of the options is okay. He acknowledged some of the advantages of Option #3 while also expressing concerns about some of the 'unknowns' associated with that particular option.

Councilmember Lewis asked the city attorney for direction on what the Council needs to do this evening pertaining to this agenda item. Mr. Garza indicated that Council does need to instruct staff on how to proceed. Councilmember Lewis then made a motion to instruct staff to move forward with Option #3. Councilmember Thomas seconded the motion. Mayor McCallum provided additional, brief comments before calling for the vote. The motion then passed by a vote of 7 ayes to 0 nays.

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.

City Manager Mary Smith briefed the Council on this agenda item. She shared that there have been lots of views on social media of the promotional video that was posted last week, and the city has received a lot of positive comments from the public. The video announced the musical entertainers, which will include Billie Jo Jones, Randy Houser and the Randy Rogers Band. She went on to remind Council that the parking lot across from Harry Myers that the city has used for years and years to accommodate parking for large city events is no longer available for use, as a church purchased it and is building a facility on the property. She further explained that for many years the city has known that the ability to use that land for parking cars would eventually come to an end, and that time has now arrived. She went on to share a map showing a shuttle bus route that staff has planned out, indicating that large, air-conditioned charter buses will be utilized to shuttle guests from remote parking areas located in other parts of the city to / from Harry Myers Park (i.e. First Baptist Church, the football stadium, Utle Middle School, the County courthouse, The Center, and City Hall). Mrs. Smith shared that staff will start publicizing details of these parking locations and shuttles, as well as trolleys that will run from downtown over to the park, this week as long as Council is agreeable to the plans staff has conveyed this evening. Mrs. Smith shared a lot of additional details regarding other, nearby parking that will inevitably occur (i.e. on streets in and around Old Town, at the school administration building, at the other portion of the park near the public swimming pool, etc.) and how the roadways in and around the park will be shut down to all traffic other than the shuttle buses. She explained in depth how staff will manage these matters for the big event. Council took no formal action following discussion of this agenda item.

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

Ms. Williams, City Engineer, provided an update regarding current and future roadway projects that are currently taking place and/or planned. Brief comments transpired concerning how Option #3 (re: Action Item #2 above on the SH-66 boat ramp project) impacts engineering-related plans for Lakeshore drainage and associated improvements because that option will impact the drainage that was otherwise planned for this roadway project. General discussion took place regarding the long lengths of time associated with design of a roadway and associated bidding process, which are things that must transpire before construction can actually begin. Ms. Williams went on to provide additional roadway project-related updates to Council.

No further discussion took place regarding reports.

XIV. Adjournment

Mayor McCallum adjourned the public meeting at 7:23 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 20th
DAY OF APRIL, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-12

SPECIFIC USE PERMIT NO. S-394

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

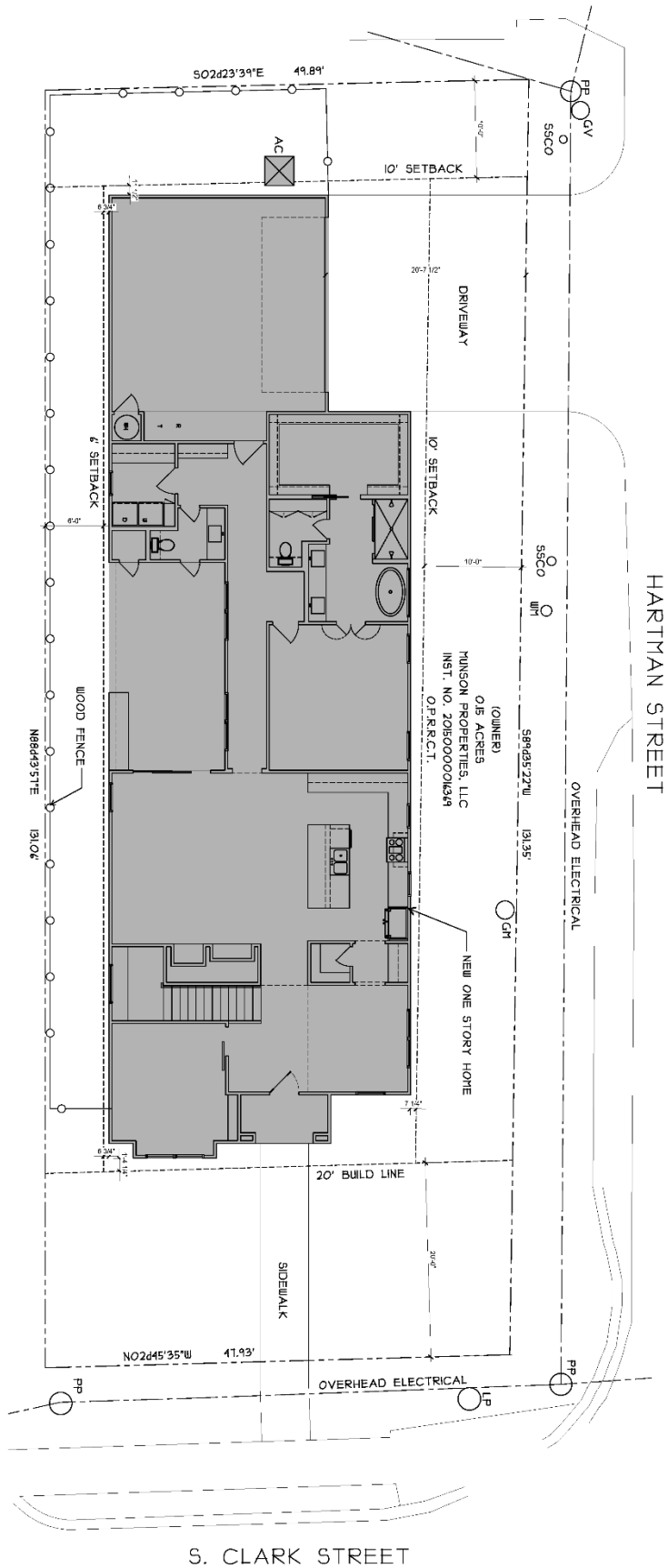
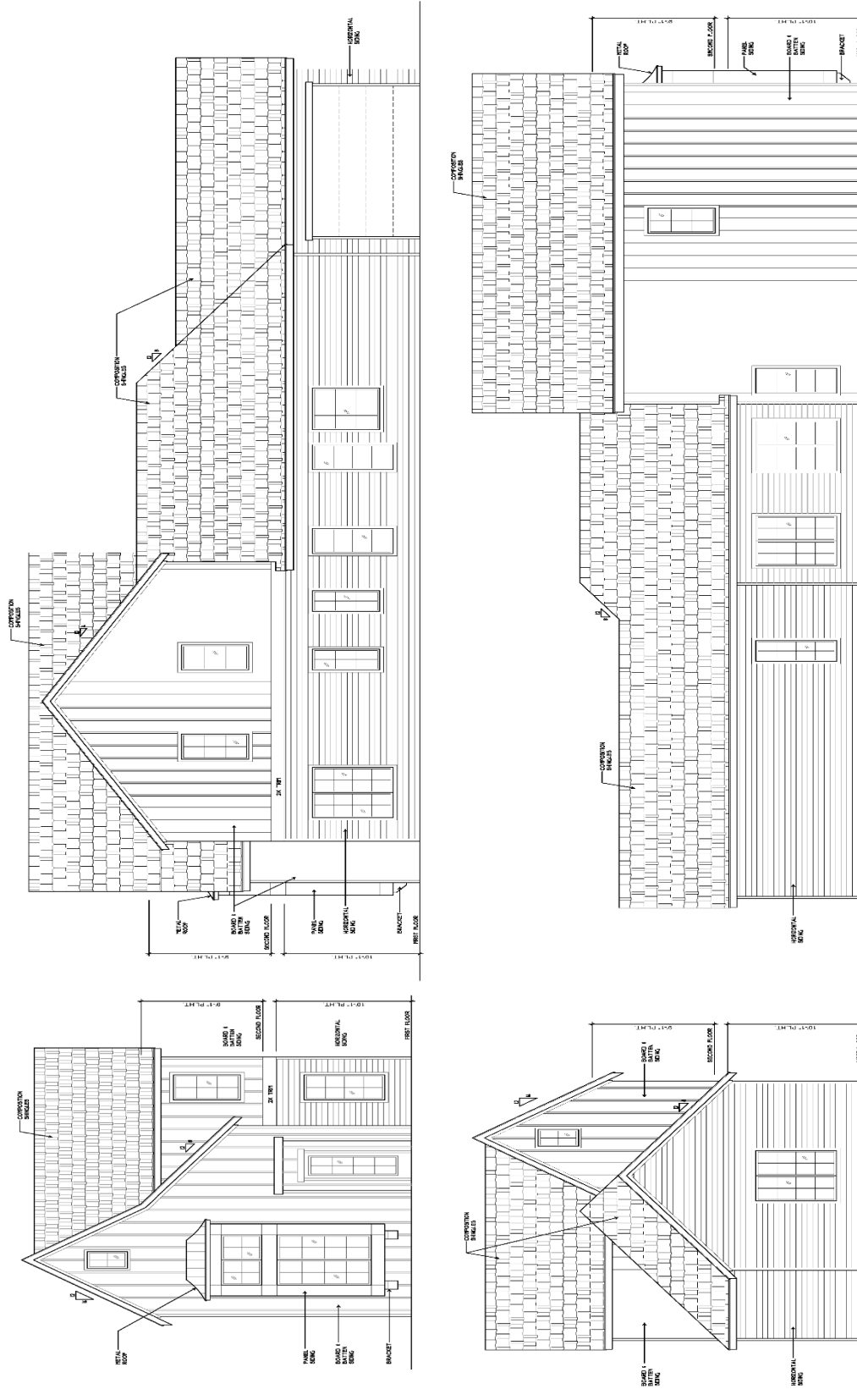


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

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 20, 2026
APPLICANT: Pat Atkins; *KPA Consulting*
CASE NUMBER: P2026-008; *Preliminary Plat for Phase 3 of the Saddle Star Estates South Subdivision*

SUMMARY

Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 14.99-acre tract of land (*i.e. Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97*) to show the future establishment of 26 single-family residential lots and three (3) open space lots (*i.e. Lots 16-19, Block A; Lots 32-45, Block F; Lots 6-13, Block G; Lots 7-9, Block X, Saddle Star Estates South Phase Three Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of this phase of the Saddle Star South Subdivision. In addition, the applicant is making this Preliminary Plat request based on changes to the lot configuration that occurred through the civil engineering process. Specifically, the proposed Preliminary Plat represents a decrease of seven (7) residential lots from the 33 approved lots to the 26 lots depicted on the subdivision plat.

- ☑ Background. On January 22, 2019, the City Council approved *Ordinance No. 19-07 [Case No. A2018-004]* voluntarily annexing the subject property. The purpose of this annexation was to incorporate the subject property into Planned Development District 79 (PD-79). On September 13, 2019, the applicant submitted an application requesting to amend Planned Development District 79 (PD-79) [*Ordinance No. 16-39; Case No. Z2019-021*] for the purpose of amending the development standards and concept plan and incorporating the additional 14.995-acre tract of land into the existing 55.413-acre tract of land to create an additional phase (*i.e. Phase 3*) of the Saddle Star Estates South Subdivision. This amendment increased the total acreage of the subdivision to 70.408-acres. On December 20, 2021, the City Council approved a preliminary plat [*Case No. P2020-048*] for Phase 3 of the Saddle Star Estates South Subdivision. On December 14, 2012, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-034*] for Phase 3 of the Saddle Star Estates South Subdivision. On December 20, 2021, the City Council approved a preliminary plat [*Case No. P2021-060*] for Phase 3 of the Saddle Star Estates South Subdivision. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 79 (PD-79):

Continued on Next Page ...

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	MAXIMUM DWELLING	
			UNITS (#)	DWELLING UNITS (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
<i>Maximum Permitted Units:</i>			176	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width ⁽¹⁾	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area (SF)	8,750 SF	10,000 SF
Minimum Front Yard Setback ^{(2), (5)}	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height ⁽³⁾	30'	30'
Minimum Rear Yard Setback ⁽⁴⁾	20'	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks	Allowed	Allowed

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.

Parks Board. On April 7, 2026, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:

- (1) The property owner shall pay pro-rata equipment fees of \$28,233.78 (*i.e.* \$1,085.53 x 26 Lots).
- (2) The property owner shall pay cash-in-lieu of land fees of \$36,183.16 (*i.e.* \$1,319.66 x 26 Lots).

Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Preliminary Plat for Phase 3 of the Saddle Star Estates South Subdivision, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMISSION

On April 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS R JOSH KING Blvd.

SUBDIVISION Saddle Star Phase 3

LOT

BLOCK

GENERAL LOCATION East of JOSH KING Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE AG

PROPOSED ZONING

PROPOSED USE SF Residential

ACREAGE 1A.99 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 Redwall King 15 LLC

APPLICANT KPA Consulting

CONTACT PERSON PAT ATKINS

CONTACT PERSON PAT ATKINS

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

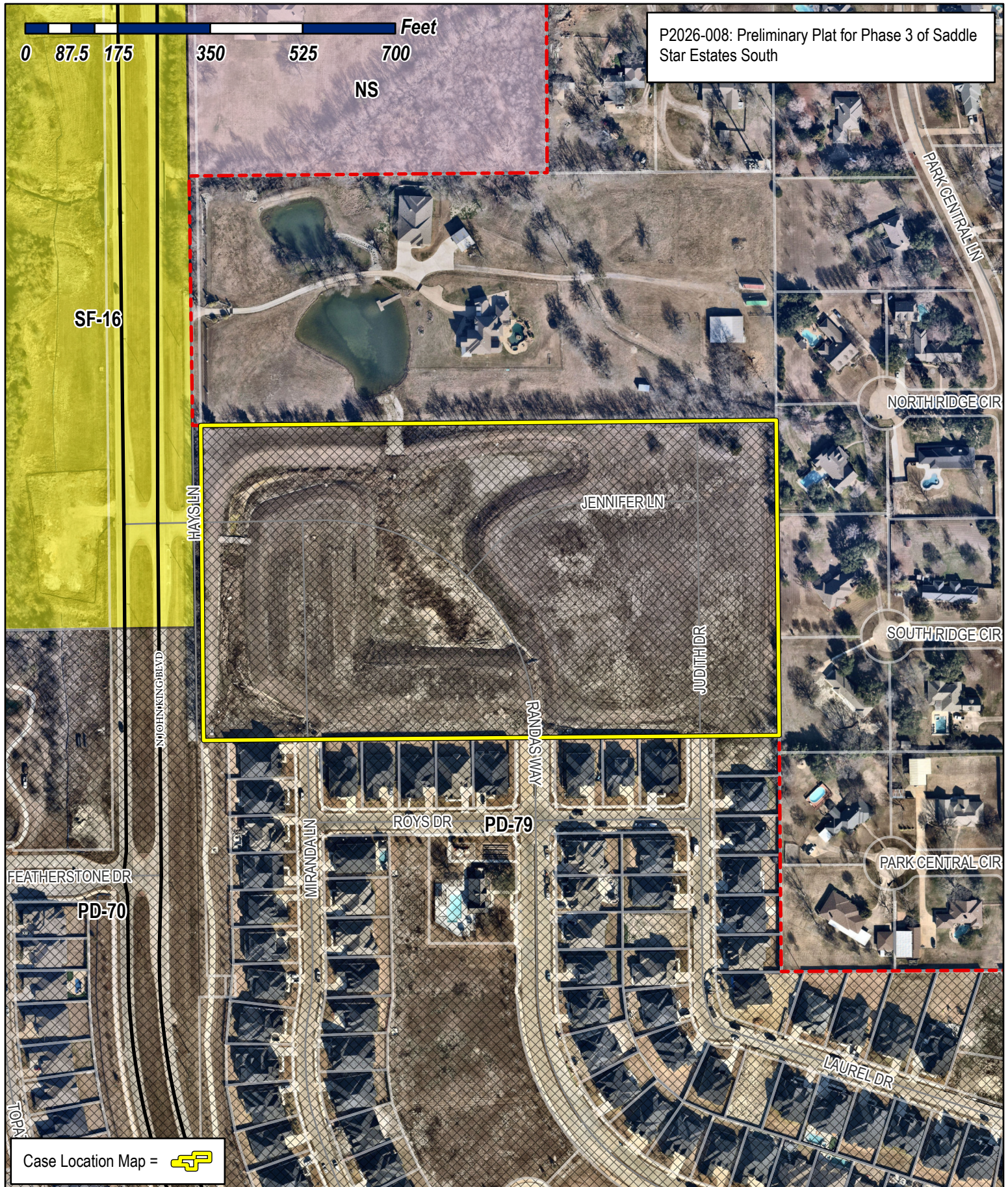
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 425 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF March, 2026 BY SIGNING THIS APPLICATION, 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 12 DAY OF March, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-008: Preliminary Plat for Phase 3 of Saddle Star Estates South

0 87.5 175 350 525 700 Feet

NS

SF-16

HAYS LN

JENNIFER LN

JUDITH DR

RANDAS WAY

ROYS DR

PD-79

MIRANDALN

PARK CENTRAL CIR

FEATHERSTONE DR

PD-70

LAUREL DR

TORAN

Case Location Map =

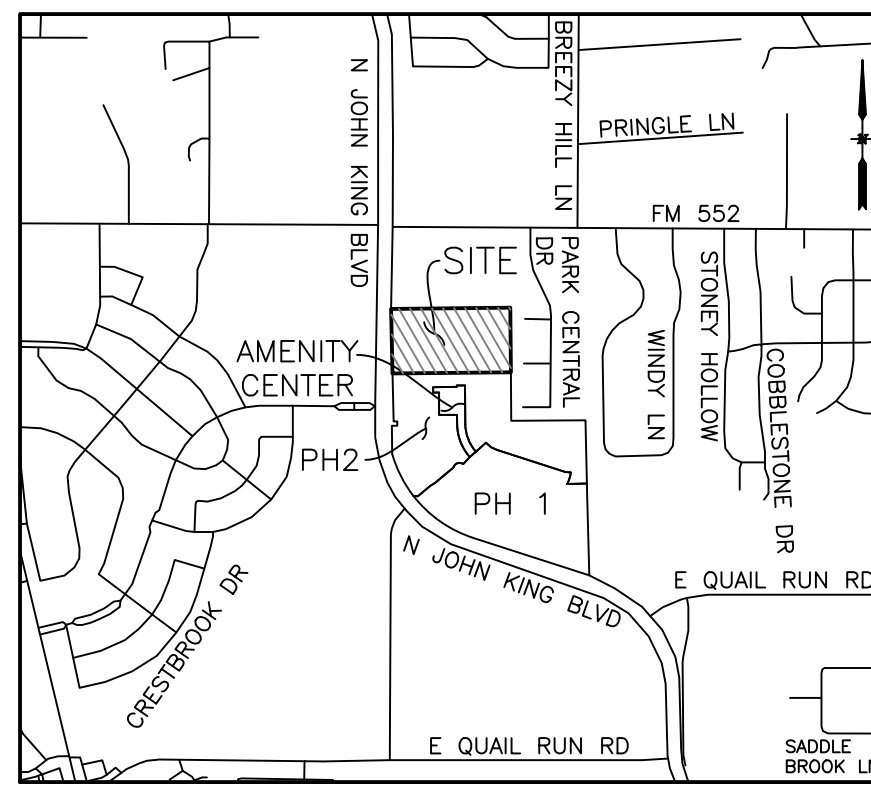


City of Rockwall

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.





VICINITY MAP
N.T.S.

LEGEND

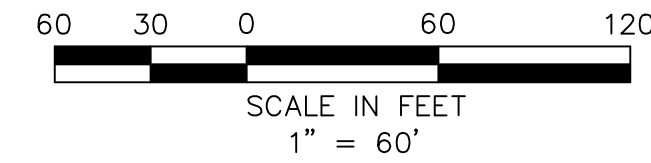
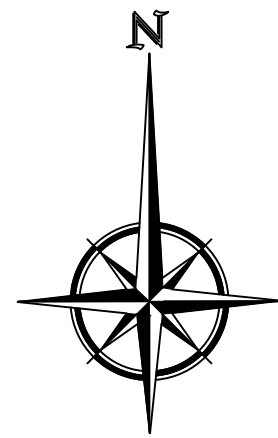
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- WSE WATER SURFACE ELEVATION
- W.L.E. WATER LINE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'
C3	89°45'42"	67.50'	67.22'	105.75'	N 84°31'31" W	95.26'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'



Notes:

- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
- Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
- By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source, on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- All light poles and appurtenances, non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under Ordinance 83-54.
- On-site and off-site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
- The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

**P. BRUCE HARRISON SURVEY
A-97**

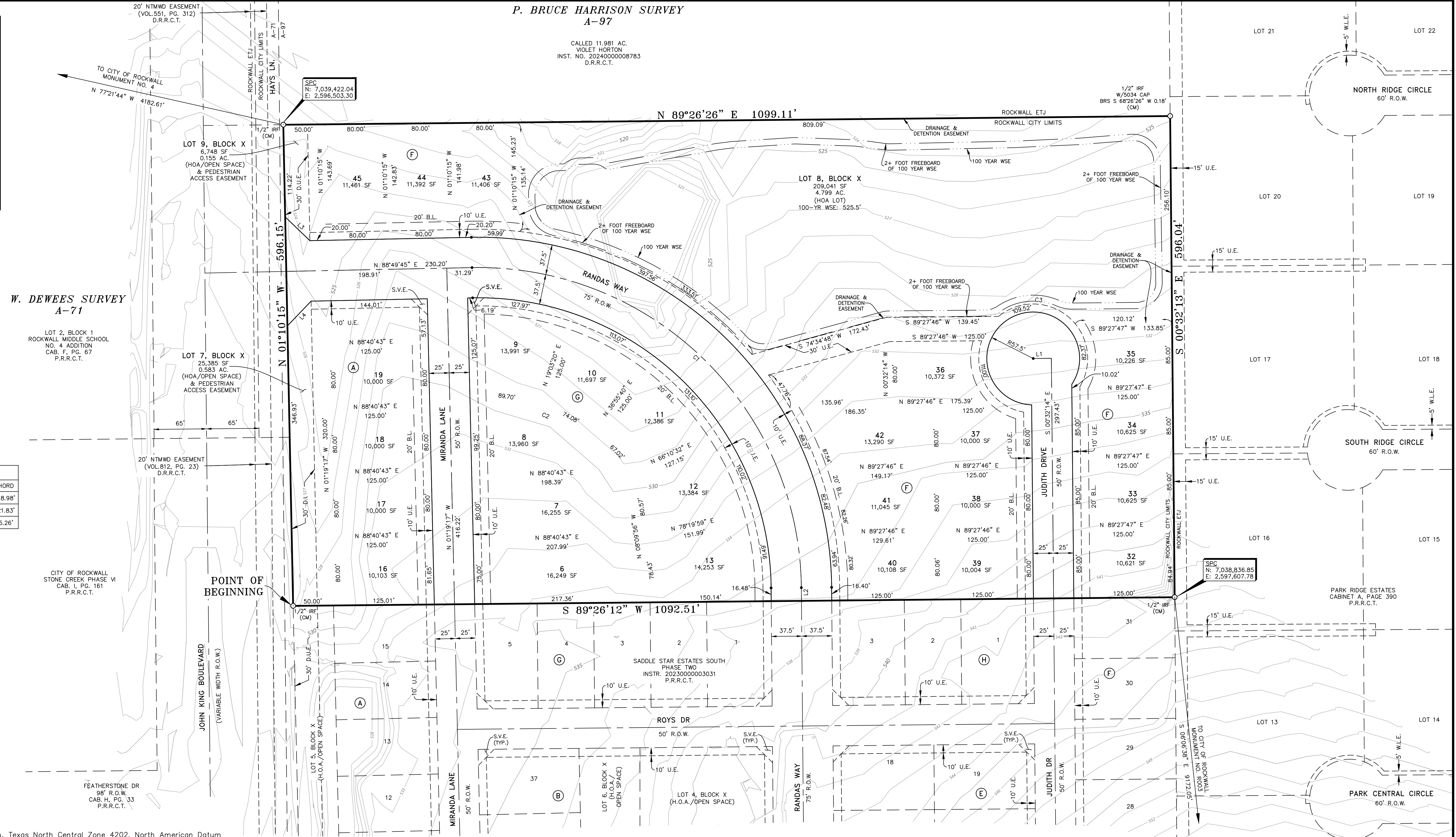
CALLED 11.981 AC.
VIOLET HORTON
INST. NO. 2024000008783
D.R.R.C.T.

**W. DEWEES SURVEY
A-71**

LOT 2, BLOCK 1
ROCKWALL MIDDLE SCHOOL
NO. 4 ADDITION
CAB. F, PG. 67
P.R.R.C.T.

CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR
98' R.O.W.
CAB. H, PG. 33
P.R.R.C.T.



**PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH
PHASE THREE**

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
BLOCK A, LOTS 16-19
BLOCK F, LOTS 32-45
BLOCK G, LOTS 6-13
BLOCK X, LOTS 7-9

14.995 ACRES, 653,191 SQUARE FEET
SITUATED IN THE

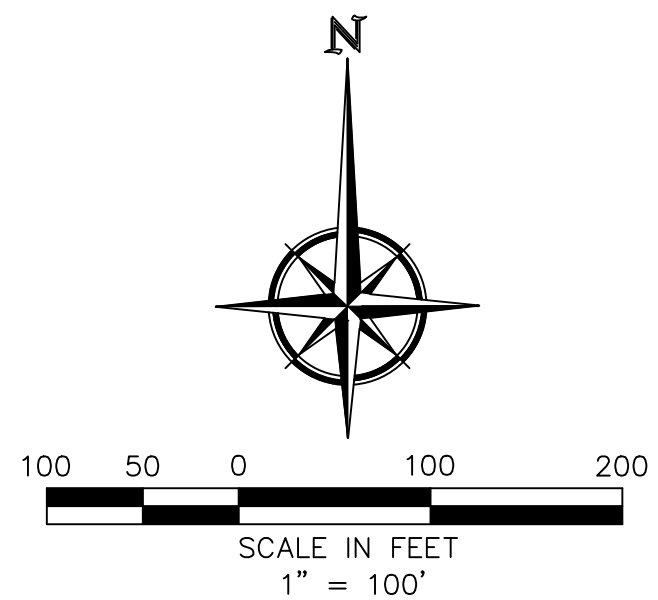
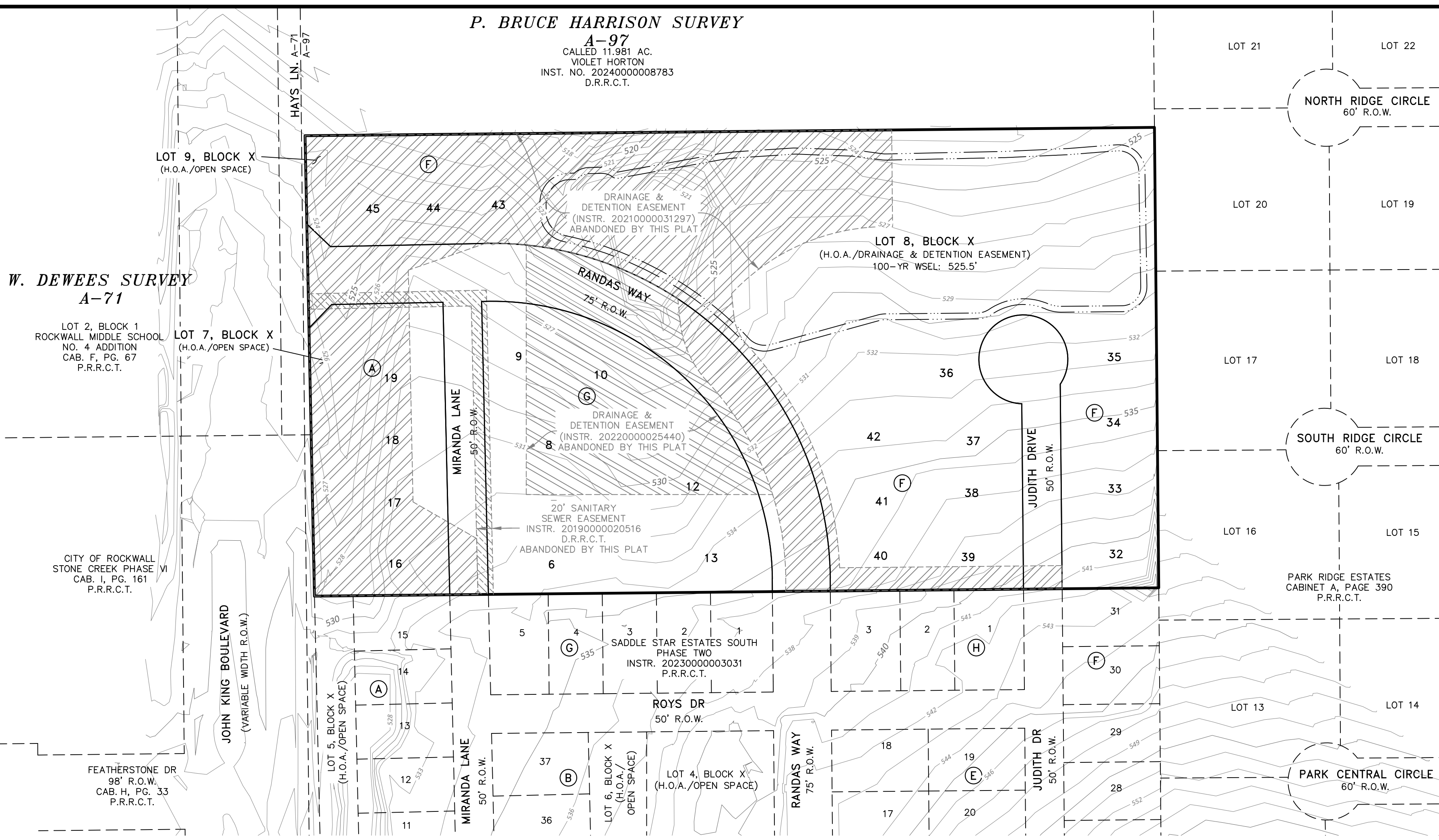
**P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBP&S FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #0194792
1600 N COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100
WYLIE, TX 75098
(972) 941-8400

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX: (972) 412-4975
EMAIL: rcmysurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355



EASEMENT LEGEND	
	SANITARY SEWER EASEMENT ABANDONED BY THIS PLAT
	DRAINAGE & DETENTION EASEMENT ABANDONED BY THIS PLAT

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Robert C. Myers, 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.
 GIVEN UNDER MY HAND AND SEAL THIS DAY OF _____, 2026.

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.

ROBERT C. MYERS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF A 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CD T Rockwall/2017, LLC, recorded in Instrument 2018000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 2023000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 2024000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL We the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH PHASE THREE a subdivision to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH PHASE THREE subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

PROPERTY OWNERS SIGNATURE _____

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST _____

STATE OF TEXAS
 COUNTY OF _____

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

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

Notary Public in and for the State of Texas
 My Commission Expires: _____

**PRELIMINARY PLAT
 SADDLE STAR ESTATES SOUTH
 PHASE THREE**

26 SINGLE FAMILY LOTS
 3 COMMON AREA LOTS
 BLOCK A, LOTS 16-19
 BLOCK F, LOTS 32-45
 BLOCK G, LOTS 6-13
 BLOCK X, LOTS 7-9

14.995 ACRES, 653,191 SQUARE FEET
 SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

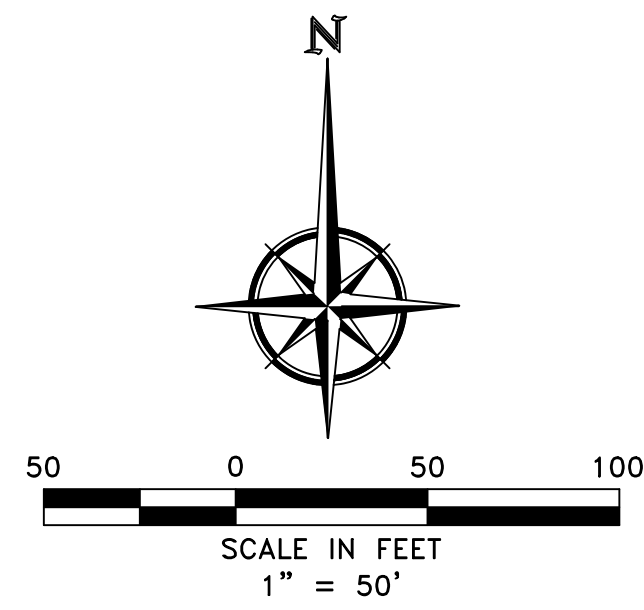
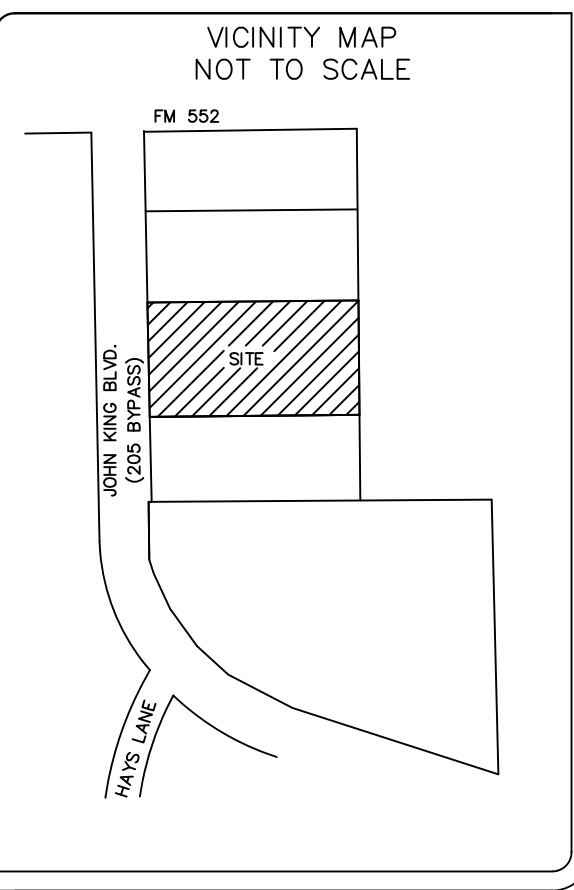
PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
 TPBELS FIRM REGISTRATION
 ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
 1600 N COLLINS BLVD. 201 WINDCO CIR.
 STE. 3300 SUITE 100
 RICHARDSON, TX 75080 WYLIE, TX 75098
 (972) 941-8400

ZONING DISTRICT: PD-79
 OPEN SPACE = 5.537 AC.
 26 DWELLING UNITS
 1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
 614 SUMMER OAKS DR.
 ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 488 ARROYO COURT
 SUNNYVALE, TX 75182
 (214) 532-0636
 FAX (972) 412-4875
 EMAIL: rcmsurveying@gmail.com
 FIRM NO. 10192300 JOB NO. 355



LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	COLUMN
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
-E-	OVERHEAD ELECTRIC LINE
-X-	WIRE OR BARBED WIRE FENCE
-□-	CHAIN LINK FENCE
-○-	METAL PIPE FENCE
⊗	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊕	WATER VALVE

LEGAL DESCRIPTION

BEING 14.995 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 14.995 acre tract of land described in a Special Warranty Deed to Rockwall King 15 LLC, recorded as Instrument Number 2025000015842 of the Official Public Records of Rockwall County Texas (OPRRCT), and being more particularly described as follows:

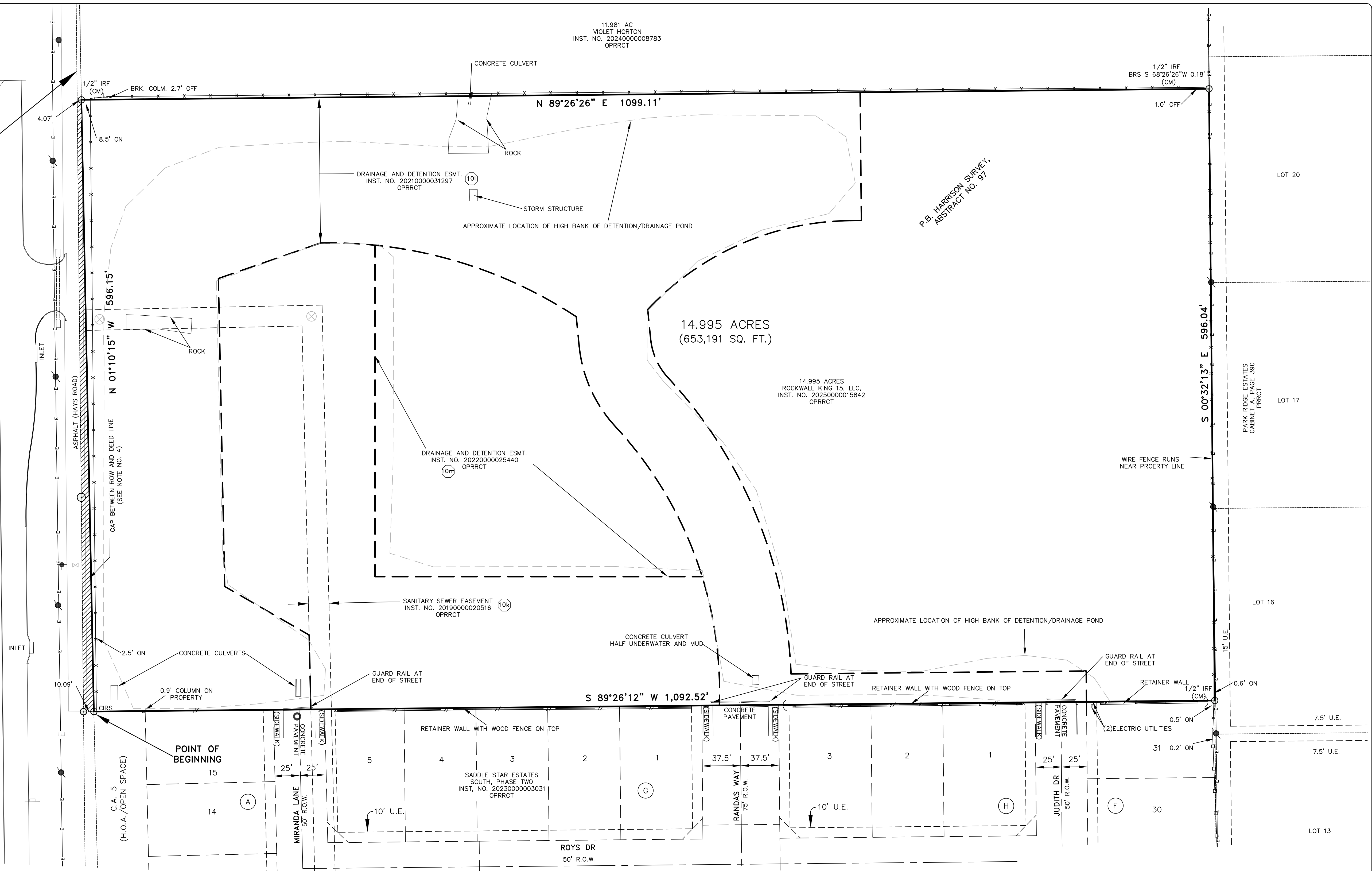
BEGINNING at a 5/8" iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the original Hays Road at the southwest corner of said 14.995 acre tract common to the northwest corner of Saddle Star Estates South Phase Two, an addition of the City of Rockwall according to the Plat recorded as Instrument Number 2023000003031 (OPRRCT);

THENCE North 01°10'15" West, along and within Hays Road and with the west line of said 14.995 acre tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 11.981 acre tract of land described in a deed to Violet Horton, recorded as Instrument Number 2024000008783 (OPRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod found for reference bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said 14.995 acre tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner of said 14.995 acre tract, common to the northeast corner of Lot 31, Block F of said Saddle Star Estates South Phase 2;

THENCE South 89°26'12" West, along the south line of said 14.995 acre tract and the north line of said Saddle Star Estates South Phase 2, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.



Old Republic National Title Insurance Company
 Title Commitment Schedule B:
 GF No. 7721000695INC
 Effective Date: 01-22-2026
 EXCEPTIONS FROM COVERAGE:

- (10h) Right of Way Easement as set forth in instrument recorded in Volume 43, Page 128, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**
- (10i) Right of Way Easement as set forth in instrument recorded in Volume 82, Page 388, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**
- (10j) Right of Way Easement as set forth in instrument recorded in Volume 82, Page 392, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**
- (10k) Sanitary Sewer Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20190000020516. **AS SHOWN.**
- (10l) Drainage and Detention Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20210000031297. **AS SHOWN.**
- (10m) Drainage Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20220000025440. **AS SHOWN.**
- (10n) Terms and provisions contained in Infrastructure Improvement Cost Reimbursement Agreement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20200000022784. **SUBJECT TO.**

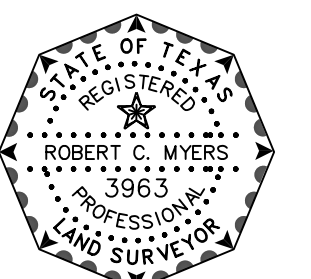
NOTES:

1. Bearings are based on Texas State Plane Coordinates, Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. This survey was prepared with the benefit of Title Commitment GF No. 7721000695INC, effective date of January 22, 2026, issued on February 2, 2026. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. Apparent gap exists between the west line of this property and the east line of the John King ROW as defined by parcel # 17 in a deed to the City of Rockwall recorded as instrument no. 2007-00384711 and per City of Rockwall plan and profile sheets 5-7. This gap appears to lie within the original Hayes Road prescriptive ROW as used.

TO: TEXAS BANK AND TRUST COMPANY

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during month of February, 2026 and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. FIELD WORK COMPLETED ON 02/09/26

Robert C. Myers
 ROBERT C. MYERS R.P.L.S. NO. 3963



R.C. MYERS SURVEYING, LLC
 "Registered Professional Land Surveyors"
 488 ARROYO COURT (214) 532-0636 Voice
 SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax
 Robert "Calvin" Myers, RPLS 3963
 rmsurveying@gmail.com Firm No. 10192300

Client: Rockwall King 15, LLC
 Job No.: 355 Drawn by: RCM Date: 02/10/26 Revised: 2/12/2026

LAND TITLE SURVEY
 OF
14.995 ACRES
 SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



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 20, 2026
APPLICANT: Cristian Federciuc
CASE NUMBER: P2026-011; *Replat for Lots 7 & 8 of the Davenport Acres Addition*

SUMMARY

Consider a request by Cristian Federciuc for the approval of a Replat for Lots 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 6.00-acre parcel of land [i.e. Lot 3 of the Davenport Acres Addition] for the purpose of subdividing one (1) lot into two (2) lots [i.e. Lots 7 & 8 of the Davenport Acres Addition]. In accordance with the *Interim Interlocal Agreement by and Between the City of Rockwall and Rockwall County*, staff provided the applicant's plat to Rockwall County for review. Rockwall County determined that the submitted plat meets the requirements of the *Interim Interlocal Agreement by and Between the City of Rockwall and Rockwall County*.
- Conformance to the Interlocal Agreement. 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 Interim Interlocal Agreement by and Between the City of Rockwall and Rockwall County* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- 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.
- Conformance of the Subdivision Plat. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Replat for Lots 7 & 8 of the Davenport Acres 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.

- (3) Staff has communicated with the applicant, who indicated that he will revise the driveway location to ensure it does not encroach upon the property line.

PLANNING AND ZONING COMMISSION

On April 14, 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 211 HOWELL RD, ROYSE CITY, TX 75189

SUBDIVISION DAVENPORT ACRES LOT 3 BLOCK _____

GENERAL LOCATION 211 HOWELL RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>—</u>	CURRENT USE	<u>RESIDENTIAL</u>
PROPOSED ZONING	<u>—</u>	PROPOSED USE	<u>RESIDENTIAL</u>
ACREAGE	<u>6.00</u>	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]

<input type="checkbox"/> OWNER <u>CRISTIAN FEDERICU</u>	<input type="checkbox"/> APPLICANT _____
CONTACT PERSON _____	CONTACT PERSON _____
ADDRESS _____	ADDRESS _____
CITY, STATE & ZIP _____	CITY, STATE & ZIP _____
PHONE _____	PHONE _____
E-MAIL _____	E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

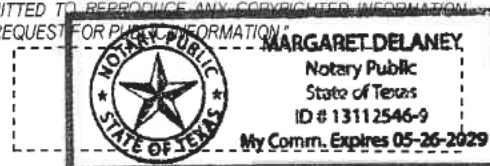
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTIAN FEDERICU [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

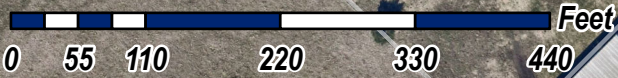
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF March, 2020

OWNER'S SIGNATURE Federicu Cristian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Margaret Delaney




MY COMMISSION EXPIRES _____



P2026-011: Replat for Lots 7 & 8 of Davenport Acres Addition



Case Location Map = 

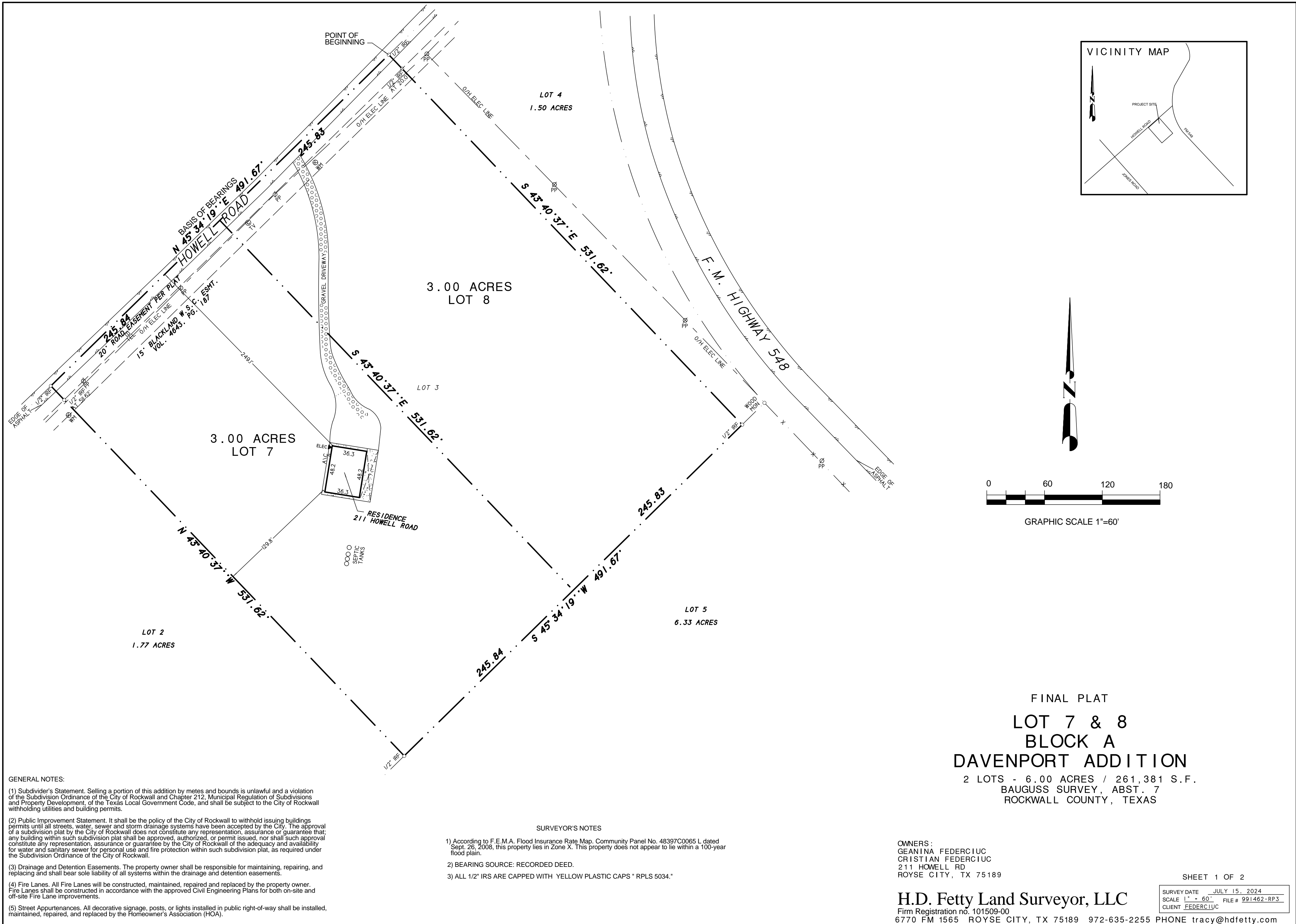


City of Rockwall

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.





GENERAL NOTES:

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

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

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

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

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

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED.

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

OWNERS:
 GEANINA FEDERCIUC
 CRISTIAN FEDERCIUC
 211 HOWELL RD
 ROYSE CITY, TX 75189

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

SURVEY DATE JULY 15, 2024
 SCALE 1" = 60' FILE # 991462-RP3
 CLIENT FEDERCIUC

SHEET 1 OF 2

CITY CASE NO. P2026-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Geanina Federciuc and Cristian Federciuc, BEING THE OWNERS OF A TRACT OF land in the BAUGUSS SURVEY, ABSTRACT NO. 7, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the BAUGUSS SURVEY, ABSTRACT NO. 7, Rockwall County, Texas, and being Lot 3, of DAVENPORT ACRES, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 269, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the north corner of Lot 3 and the west corner of Lot 4, and being in the center of Howell Road, a 40 foot right-of-way;

THENCE N. 43 deg. 40 min. 37 sec. E. along the common line between said lots, a distance of 531.62 feet to a 1/2" iron rod found for corner at the east corner of Lot 3 and in the northwest boundary of Lot 5;

THENCE S. 45 deg. 34 min. 19 sec. E., a distance of 491.67 feet to a 1/2" iron rod found for corner at the south corner of Lot 3 and east corner of Lot 2;

THENCE N. 43 deg. 40 min. 37 sec. W. a distance of 531.62 feet to a 1/2" iron rod found for corner in Howell Road;

THENCE N. 45 deg. 34 min. 19 sec. E. along said center of Howell Road, a distance of 491.67 feet to the POINT OF BEGINNING and containing 261,381 square feet or 6.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 7 & 8, BLOCK A, DAVENPORT ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOTS 7 & 8, BLOCK A, DAVENPORT ADDITION, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

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

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

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

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

Geanina Federciuc

Cristian Federciuc

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Geanina Federciuc, 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 _____, _____.

Notary Public

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Cristian Federciuc, 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 _____, _____.

Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing plat of an Addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Exteraterritorial Jurisdiction (ETJ) of the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall entered into by the City of Rockwall and Rockwall County.

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 days from said date of that approval.

WITNESS OUR HANDS, this the _____ day of _____, _____.

Mayor of City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

FINAL PLAT
LOT 7 & 8
BLOCK A
DAVENPORT ADDITION
2 LOTS - 6.00 ACRES / 261,381 S.F.
BAUGUSS SURVEY, ABST. 7
ROCKWALL COUNTY, TEXAS

OWNERS:
GEANINA FEDERCIUC
CRISTIAN FEDERCIUC
211 HOWELL RD
ROYSE CITY, TX 75189

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JULY 15, 2024
SCALE 1" = 60' FILE # 991462-RP3
CLIENT FEDERCIUC



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 20, 2026
APPLICANT: Chase Finch; Corwin Engineering, Inc.
CASE NUMBER: P2026-012; *Final Plat for the Erwin Farms Subdivision*

SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant’s request is to Final Plat a 98.198-acre parcel of land (*i.e. Tract 4 of the J. M. Gass Survey, Abstract No. 88*) to show the future establishment of 122 single-family residential lots and six (6) open space lots. The proposed Final Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Final Plat, the applicant has also submitted a Site Plan [Case No. SP2026-008] for the Erwin Farms Subdivision.
- ☑ Background. The subject property was annexed on August 30, 1999 by Ordinance No. 99-33 [Case No. A1999-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [Case No. Z2025-005] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single-Family 10 (SF-10) District land uses. On June 16, 2025, the City Council approved a Master Plat [Case No. P2025-018] and Preliminary Plat [Case No. P2025-016] for the Erwin Farms Subdivision. Under the approved Planned Development District ordinance, the subject property was permitted to be developed with a total of 123 single-family residential lots (*or a density of 1.25 dwelling units per acre*) and a minimum of 33.19-acres of open space (*i.e. 25.60% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 104 (PD-104):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
<i>Maximum Permitted Units:</i>			123	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►		
	A	B	C
MINIMUM LOT WIDTH ⁽¹⁾	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5) & (6)}	25'	30'	30'

MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET (2), (5), & (6)	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT (3)	36'	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) (7)	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

GENERAL NOTES:

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT YARD BUILDING SETBACK. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN TABLE 1.
- 2: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE EAVE OR TOP PLATE (WHICHEVER IS GREATER) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE FRONT YARD BUILDING SETBACK BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON SIDE YARD SETBACKS. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (I.E. A KEYSTONE LOT), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.
- 7: AIR-CONDITIONED SPACE.

Parks Board. On April 7, 2026, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

- The property owner shall pay pro-rata equipment fees of \$183,909.60 (i.e. \$1,495.20 x 123 Lots).
- The property owner shall pay cash-in-lieu of land fees of \$223,577.10 (i.e. \$1,817.70 x 123 Lots).

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 *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the *Final Plat* for the Erwin Farms Subdivision, 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 *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2026, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

Erwin Farms

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

98.198

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

123

- 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

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

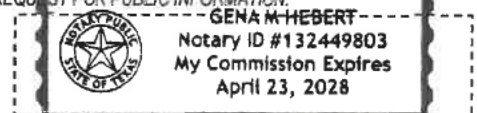
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 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."

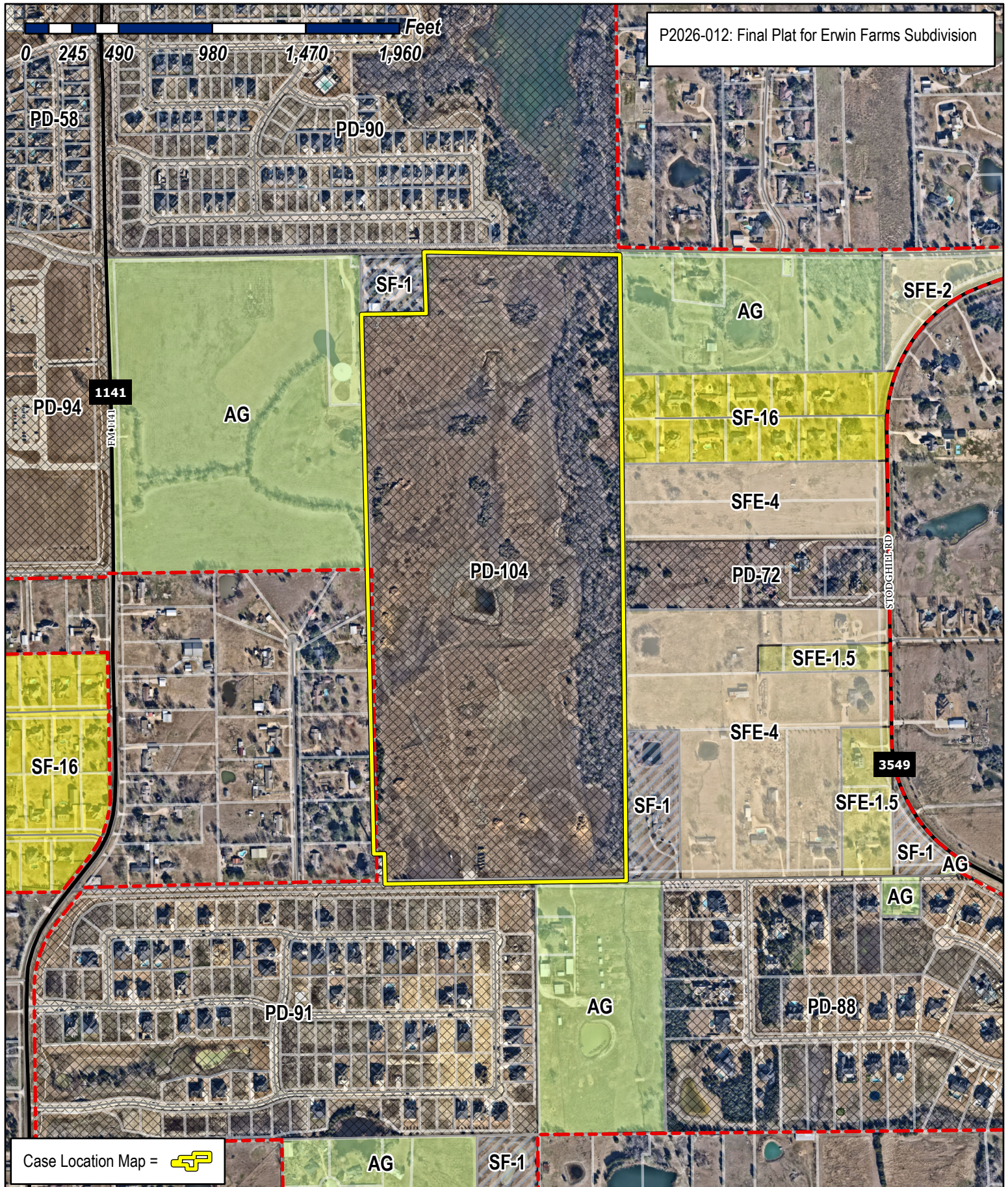
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2026.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 4/23/2028



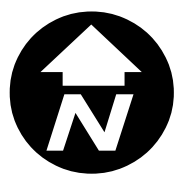
Case Location Map = 

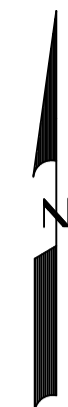


City of Rockwall

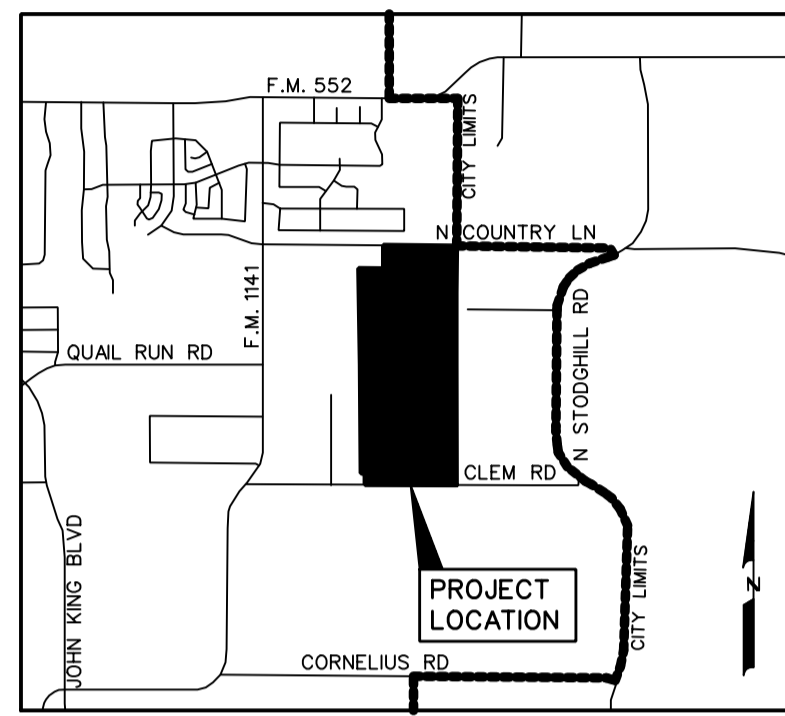
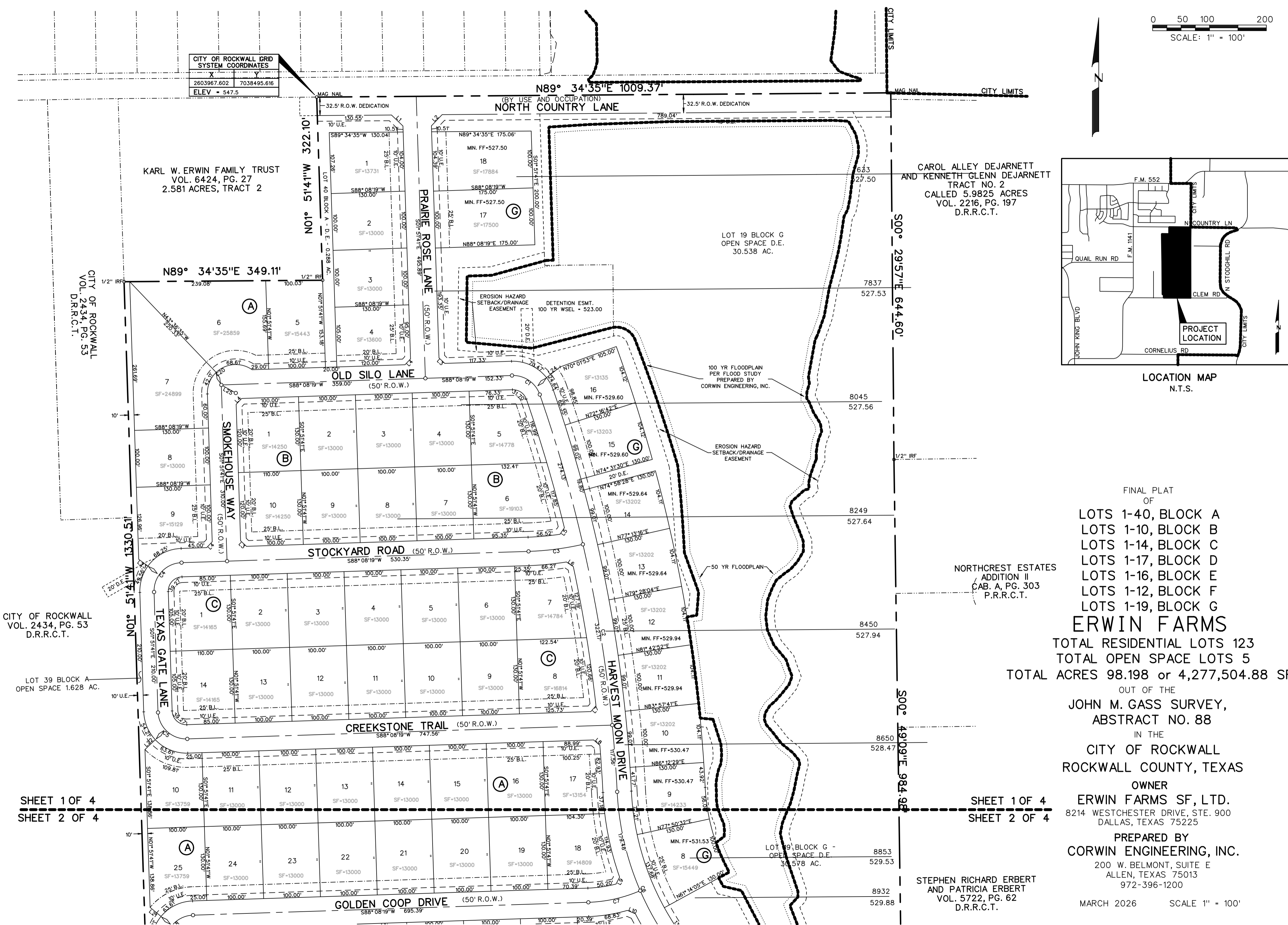
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603967.602	7038495.616
ELEV = 547.5	



LOCATION MAP
N.T.S.

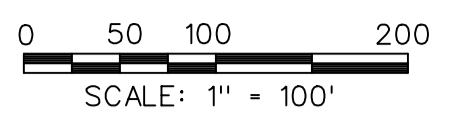
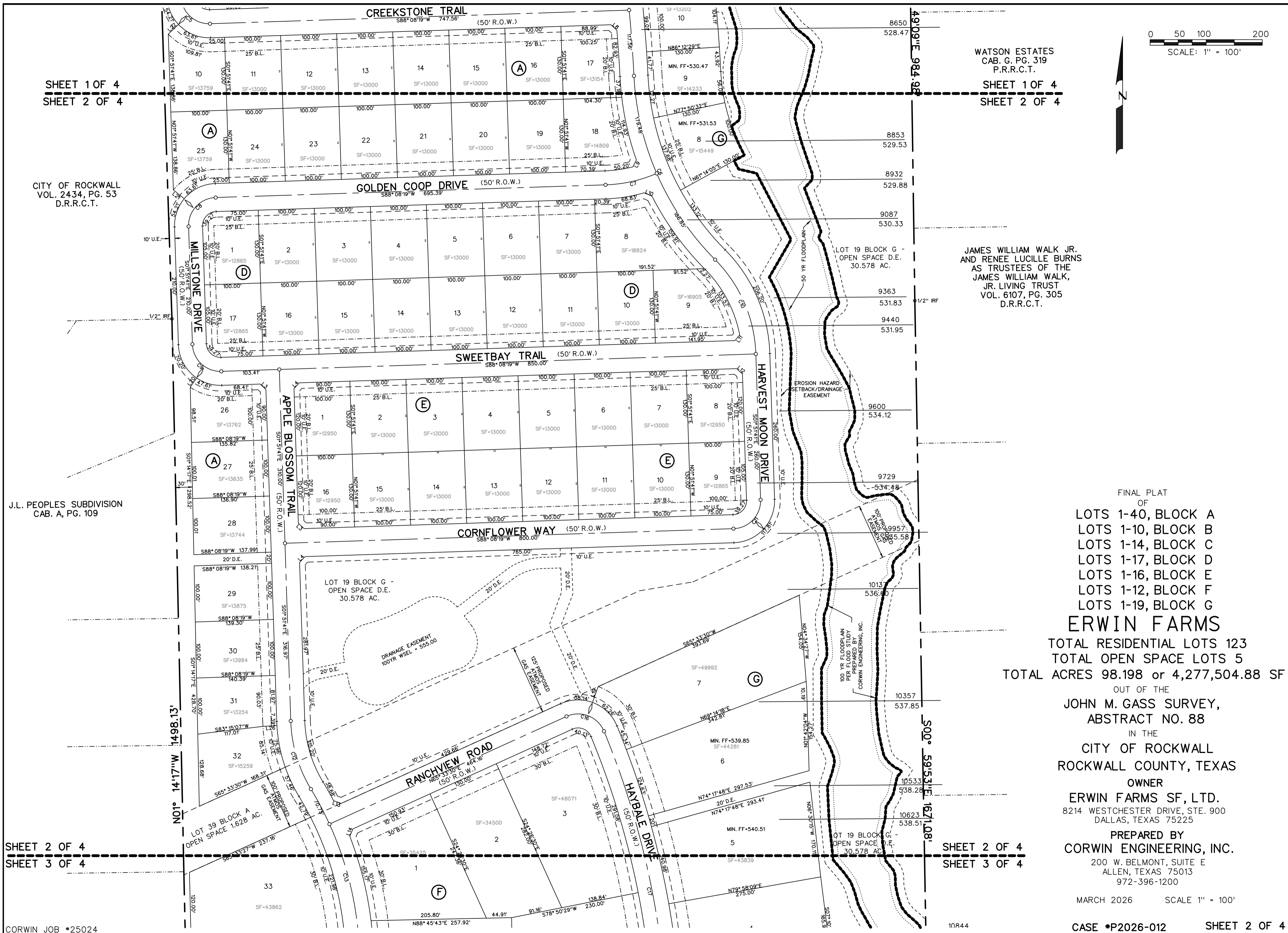
FINAL PLAT
OF
 LOTS 1-40, BLOCK A
 LOTS 1-10, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-17, BLOCK D
 LOTS 1-16, BLOCK E
 LOTS 1-12, BLOCK F
 LOTS 1-19, BLOCK G
ERWIN FARMS
 TOTAL RESIDENTIAL LOTS 123
 TOTAL OPEN SPACE LOTS 5
 TOTAL ACRES 98.198 or 4,277,504.88 SF
 OUT OF THE
 JOHN M. GASS SURVEY,
 ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
ERWIN FARMS SF, LTD.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 MARCH 2026 SCALE 1" = 100'

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 1 OF 4
SHEET 2 OF 4

STEPHEN RICHARD ERBERT
AND PATRICIA ERBERT
VOL. 5722, PG. 62
D.R.R.C.T.



SHEET 1 OF 4
SHEET 2 OF 4

WATSON ESTATES
CAB. G. PG. 319
P.R.R.C.T.
SHEET 1 OF 4
SHEET 2 OF 4

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

FINAL PLAT

OF
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

ERWIN FARMS

TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

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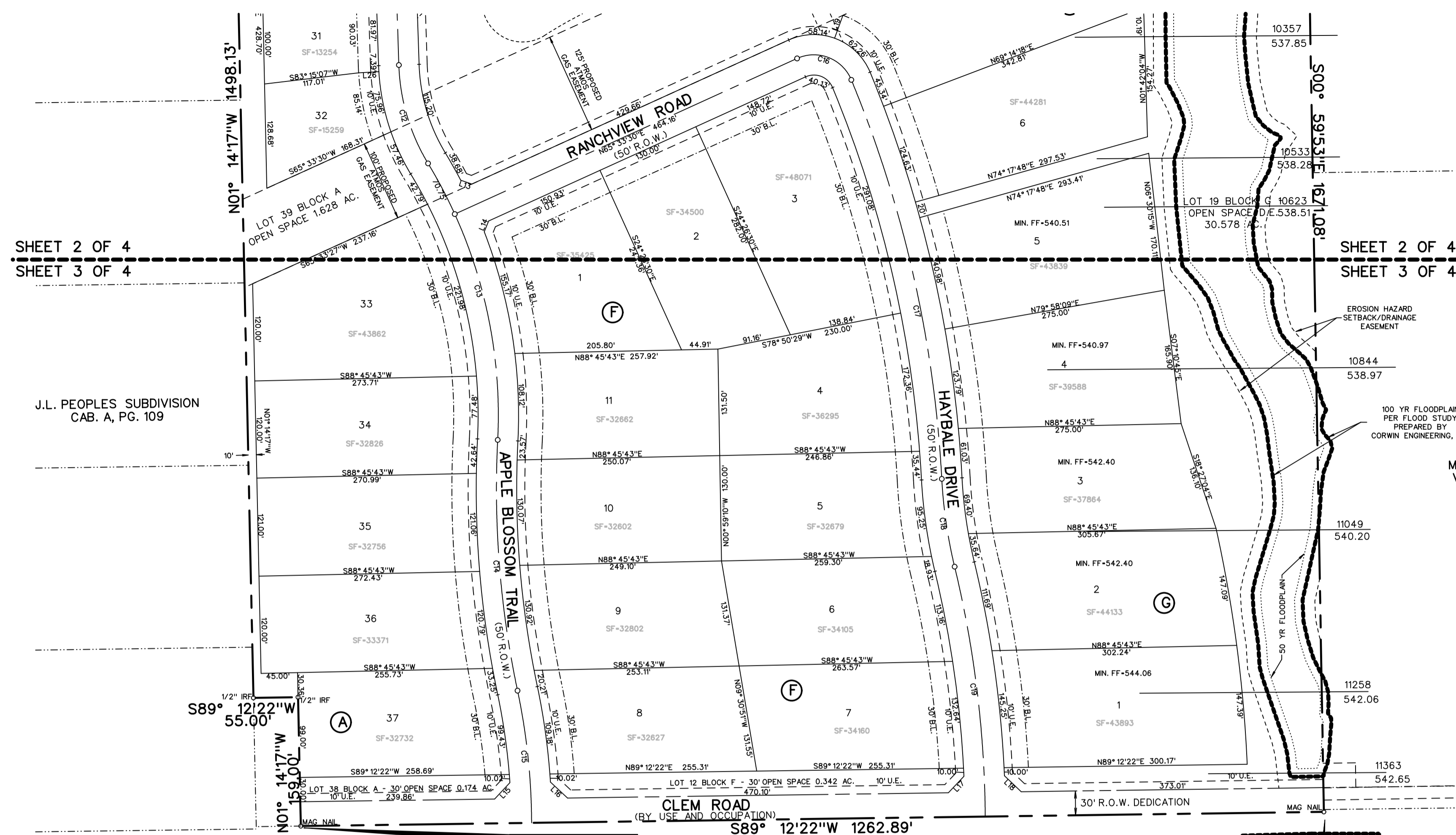
OWNER
ERWIN FARMS SF, LTD.
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DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4



SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

EROSION HAZARD
SETBACK/DRAINAGE
EASEMENT

100 YR FLOODPLAIN
PER FLOOD STUDY
PREPARED BY
CORWIN ENGINEERING, INC.

MUSTANG ACRES
VOL. P, PG. 377

FINAL PLAT
OF
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

ERWIN FARMS

TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND
B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
D.E. - Drainage Easement
--- - City Limits Line
◇ - Street Name Change
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- Refer to Sheet 1 of Civil Engineering plans for NTMWD notes.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

POINT OF BEGINNING

APPROVED

I hereby certify that the above and foregoing ERWIN FARMS was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the John M Gass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 98.198 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the southeast corner of said 98.198 acre tract and being in Clem Road (Variable R.O.W.):

THENCE, South 89° 12' 22" West, along the south line of said 98.198 acre tract and along Clem Road, for a distance of 1262.89 feet, to a mag nail found at the most southerly southwest corner of said 98.198 acre tract:

THENCE, North 01° 14' 17" West, departing Clem Road and along the west line of said 98.198 acre tract, for a distance of 159.00 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 12' 22" West, continuing along said west line, for a distance of 55.00 feet, to a 1/2 inch iron rod found:

THENCE, North 01° 14' 17" West, continuing along said west line, for a distance of 1498.13 feet, to a 1/2 inch iron rod found:

THENCE, North 01° 51' 41" West, continuing along said west line, for a distance of 1330.51 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 98.198 acre tract:

THENCE, North 89° 34' 35" East, along a north line of said 98.198 acre tract, for a distance of 349.11 feet, to a 1/2 inch iron rod found at an interior ell corner of said 98.198 acre tract:

THENCE, North 01° 51' 41" West, along the west line of said 98.198 acre tract, for a distance of 322.10 feet, to a mag nail found at the most northerly northwest corner of said 98.198 acre tract and being in North Country Lane (Variable R.O.W.):

THENCE, North 89° 34' 35" East, along the north line of said 98.198 acre tract and with said North Country Lane, for a distance of 1009.37 feet, to a mag nail found and the northeast corner of said 98.198 acre tract:

THENCE, South 00° 29' 57" East, departing said North Country Lane and along the east line of said 98.198 acre tract, for a distance of 644.60 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 49' 09" East, continuing along said east line, for a distance of 984.98 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 59' 53" East, continuing along said east line, for a distance of 1671.08 feet, to the POINT OF BEGINNING and containing 98.198 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS 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 (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ERWIN FARMS SF, LTD.

John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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

FINAL PLAT
OF

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

ERWIN FARMS

TOTAL RESIDENTIAL LOTS 123

TOTAL OPEN SPACE LOTS 5

TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE

JOHN M. GASS SURVEY,
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IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

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8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026

LINE TABLE

CURVE TABLE

LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	S 46° 08' 33" E	27.92'	1.	72° 39' 25"	50.00'	63.41'	37.14'	N55° 31' 59"W
2.	N 43° 51' 27" E	27.23'	2.	16° 21' 37"	2500.00'	713.85'	711.43'	N11° 01' 28"W
3.	S 46° 51' 41" E	14.14'	3.	11° 03' 38"	500.00'	96.52'	96.37'	N82° 36' 30"E
4.	S 43° 08' 19" W	14.14'	4.	90° 00' 01"	50.00'	78.54'	70.71'	N43° 08' 19"E
5.	S 33° 33' 33" W	13.63'	5.	90° 00' 03"	50.00'	78.54'	70.71'	S46° 51' 43"E
6.	N 55° 57' 03" W	14.47'	6.	41° 58' 42"	500.00'	366.33'	358.19'	S23° 50' 00"E
7.	S 40° 55' 44" W	13.63'	7.	21° 32' 58"	250.00'	94.03'	93.47'	N77° 21' 49"E
8.	N 48° 22' 26" W	14.53'	8.	89° 59' 58"	50.00'	78.54'	70.71'	N43° 08' 18"E
9.	N 27° 06' 09" E	13.66'	9.	90° 00' 00"	50.00'	78.54'	70.71'	S46° 51' 41"E
10.	S 66° 56' 58" E	15.41'	10.	42° 57' 40"	250.00'	187.45'	183.09'	N23° 20' 32"W
11.	S 39° 13' 32" W	13.27'	11.	90° 00' 00"	50.00'	78.54'	70.71'	N43° 08' 19"E
12.	S 46° 51' 41" E	14.14'	12.	29° 20' 11"	250.00'	128.00'	126.61'	S16° 31' 47"E
13.	N 70° 48' 26" W	14.49'	13.	34° 06' 14"	600.00'	357.13'	351.89'	S14° 08' 45"E
14.	N 21° 55' 27" E	14.49'	14.	14° 51' 40"	1200.00'	311.25'	310.38'	S04° 31' 29"E
15.	S 43° 01' 42" W	27.72'	15.	11° 46' 13"	800.00'	164.34'	164.05'	S06° 04' 13"E
16.	S 46° 52' 37" E	28.83'	16.	91° 58' 34"	50.00'	80.26'	71.92'	N68° 27' 13"W
17.	S 43° 31' 33" W	27.95'	17.	19° 22' 42"	1500.00'	507.32'	504.91'	N12° 46' 34"W
18.	S 46° 26' 30" E	28.61'	18.	10° 28' 01"	600.00'	109.61'	109.46'	N08° 19' 14"W
19.	N 19° 58' 26" E	30.00'	19.	13° 07' 06"	1360.00'	311.38'	310.70'	N06° 59' 42"W
20.	N 34° 30' 34" E	20.00'						
21.	N 50° 27' 07" W	25.00'						
22.	S 46° 43' 44" W	25.00'						
23.	S 53° 59' 52" E	20.00'						
24.	N 51° 58' 28" E	30.41'						
25.	N 60° 53' 52" W	29.15'						
26.	S 86° 36' 00" W	25.00'						

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2026.

WARREN L. CORWIN
R.P.L.S. No. 4621



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 20, 2026

SUBJECT: Municipal Code Update: Section 30 Parks and Recreation

The Parks and Recreation Department is requesting a change to the Municipal code due to (e) being outdated and not accurate any longer and adding an (f & g) for sports field complexes and athletic fields. The existing Section 30-2 (e) is below.

Sec. 30-2. - Regulated activities in parks

(e)Hours of operation. Neighborhood parks shall be open to the public from 5:00 a.m. until 10:00 p.m. Myers Park and Tuttle Park shall be open to the public from 5:00 a.m. until 11:00 p.m. All parks other than Myers Park and Tuttle Park are deemed neighborhood parks for purposes of this provision. Each city park shall have the hours in which it is open and closed to the public posted at the entrance to the park. It shall be unlawful for any person to be in a city park at any time except during the hours designated in this provision except by special permission of the city manager.

(Code 1982, § 19-3; Ord. No. 81-12, §§ 1—4, 5-4-1981; Ord. No. 85-10, §§ 1, 2, 3-4-1985; Ord. No. 00-11, § 1, 5-1-2000; Ord. No. 14-19, § 1, 5-5-2014)

The requested changes are below:

Sec. 30-2. - Regulated activities in parks, sports complexes and athletic fields

(e)Hours of operation. Neighborhood parks shall be open to the public from 5:00 a.m. until 10:00 p.m. Harry Myers Park (excluding Harry Myers 1-2 sports fields, see g) shall be open to the public from 5:00 a.m. until 11:00 p.m. All parks other than Harry Myers Park are deemed neighborhood parks for purposes of this provision. Each city park shall have the hours in which it is open and closed to the public posted at the entrance to the park. It shall be unlawful for any

person to be in a city park at any time except during the hours designated in this provision except by special permission of the city manager.

(f) Sports complex: Leon Tuttle Sports Complex is an athletic complex that is closed to the public Monday – Sunday, so that sports field maintenance and field preparation for games can take place by Parks and Recreation staff. The facility is a reservation / rental / tournament facility only. Primary use of this facility is Rockwall Baseball and Softball Association league games, RBSL practices and tournaments. Reservations are available Monday through Friday from 6:00pm to 10:00pm, Saturday 8:00am to 10:00pm and Sunday 12:00pm to 10:00pm. Tournament hours on Saturday and Sunday with a Parks and Recreation concession agreement are 6:00am to 11:59 pm. The facility is open to the public during these reservation hours only to participate as a player or spectator.

(g) Yellow Jacket (1-3) and Harry Myers (1-2) athletic fields. Yellow Jacket and Harry Myers athletic fields are open to the public Monday – Sunday from 5:00am to 10:00pm as a first come first serve facility, unless a participant has a reservation through the Rockwall Parks and Recreation Department. Reservations are available Monday through Friday from 3:30pm to dark, Saturday 8:00am to dark and Sunday 12:00pm to dark, as these facilities do not have sports field lighting. Primary use of these athletic fields is Rockwall Baseball and Softball Association League game overflow, Angel League games and RBSL practices which take priority over first come first come serve practices or when a league game is scheduled the fields are closed to the public and locked after fields are marked for games.

Staff asks City Council to consider this ordinance change and authorize the City Manager to move forward with the change.

CITY OF ROCKWALL
ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE MUNICIPAL CODE OF ORDINANCES IN CHAPTER 30 PARKS AND RECREATION; ARTICLES I. IN GENERAL, SECTION 30-2. REGULATED ACTIVITIES IN PARKS TO CLARIFY PARK, SPORTS COMPLEX AND ATHLETIC FIELDS HOURS; PROVIDING FOR A SEVERABILITY CLAUSE AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas (“City”) desires to amend Chapter 30 of the Municipal code due to park hours being outdated and not accurate reflecting the hours for sports field complexes and athletic fields; and,

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

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

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

Section 2. Amendments.

- A. The municipal code of ordinances shall hereafter be amended at Chapter 30 “Parks and Recreation”, Article I, In General, Section 30-2, which shall amend Section (e) through (h) to read as follows:

Sec. 30-2. - Regulated activities in parks, sports complexes and athletic fields

(e) Hours of operation. Neighborhood parks shall be open to the public from 5:00 a.m. until 10:00 p.m. Harry Myers Park (excluding Harry Myers 1-2 sports fields, see section (g)) shall be open to the public from 5:00 a.m. until 11:00 p.m. All parks other than Harry Myers Park are deemed neighborhood parks for purposes of this provision. Each city park shall have the hours in which it is open and closed to the public posted at the entrance to the park. It shall be unlawful for any person to be in a city park at any time except during the hours designated in this provision except for the special permission of the City Manager or designee.

(f) Sports complex hours: Leon Tuttle Sports Complex is an athletic complex that is closed to the public Monday – Sunday, so that sports field maintenance and field preparation for games can take place by Parks and Recreation staff. The facility is a reservation / rental/tournament facility only. Primary use of this facility is Rockwall Baseball and Softball Association league games, RBSL practices and tournaments. Reservations are available Monday through Friday from 6:00pm to 10:00pm, Saturday 8:00am to 10:00pm and Sunday 12:00pm to 10:00pm. Tournament hours on Saturday and Sunday with a Parks

and Recreation concession agreement are 6:00am to 11:59 pm. The facility is open to the public during these reservation hours only to participate as a player or spectator.

(g) Yellow Jacket (1-3) and Harry Myers (1-2) athletic fields hours. Yellow Jacket and Harry Myers athletic fields are open to the public Monday – Sunday from 5:00am to 10:00pm as a first come first serve facility, unless a participant has a reservation through the Rockwall Parks and Recreation Department. Reservations are available Monday through Friday from 3:30pm to dark, Saturday 8:00am to dark and Sunday 12:00pm to dark, as these facilities do not have sports field lighting. Primary use of these athletic fields is Rockwall Baseball and Softball Association League game overflow, Angel League games and RBSL practices which take priority over first come first come serve practices or when a league game is scheduled the fields are closed to the public and locked after fields are marked for games.

(h) Possession and consumption of alcohol. Possession and consumption of alcohol is prohibited at any city park except for Harry Myers Park as designated by the city council for city-sponsored events in designated areas.

Section 3. Remaining Provisions Unchanged. The remainder of the existing Chapter 30 “Parks and Recreation”, Article I, Section 30-2, remains unchanged and shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4. Effective Date. 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 4th DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 04/20/2026

2nd Reading: 05/04/2026



City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members
FROM: Misty Farris, Purchasing Agent
DATE: April 20, 2026
SUBJECT: Proposal Award for annual Sewer Odor Control Contract

The City's wastewater collection and treatment system requires effective odor control to maintain regulatory compliance, protect public health, and minimize nuisance conditions for residents and businesses.

This RFP was issued in response to operational changes resulting from the demolition of the Squabble Creek Treatment Plant. Historically, the North Texas Municipal Water District (NTMWD) provided and funded a significant portion of sewer treatment services, including odor control. With the decommissioning of that facility, the City has assumed full responsibility for these services.

In accordance with the City's procurement policies and state purchasing requirements, a formal competitive Request for Proposals (RFP) process was required and subsequently conducted. The RFP was publicly advertised and proposals were received from 2 qualified vendors. Staff evaluated the submissions based on published criteria, including extent City needs were met, references, cost, and best overall value to the City.

After evaluation, Pencco Inc. was determined to provide the best value to the City for sewer odor control services.

The proposed contract includes a performance-based odor control program, ongoing monitoring and reporting, and technical support and optimization. With an initial term of three (3) years with two (2) additional one-year renewal options, subject to mutual agreement. The recommended contract includes a not-to-exceed (NTE) amount of \$350,000 annually. Pricing for key treatment chemicals under the contract is as follows:

- SULFeND RT: \$3.45 per gallon
- Calcium Nitrate: \$3.96 per gallon
- Magnesium Hydroxide: \$3.85 per gallon

Funding for this contract was approved in the Sewer Operations budget. The total annual not-to-exceed amount of \$350,000 reflects the City's full assumption of odor control services previously subsidized by NTMWD.

For Council consideration is the award of the annual Sewer Odor Control Contract, by unit price, to Pencco Inc. Staff further requests authorization for the City Manager to execute the

contract, any subsequent renewals for these services, and purchase orders not-to-exceed the annual fiscal year budgeted amount.

ATTACHMENTS:

None



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

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

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

DATE: April 20, 2026

CASE NUMBER: Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On April 14, 2026, the Planning and Zoning Commission approved a motion tabling *Case No. Z2026-011* to the April 28, 2026 Planning and Zoning Commission meeting by a vote of 7-0. The purpose of tabling this case, was to allow the applicant additional time to work with staff concerning the proposed operational conditions contained within the draft ordinance. According to Subsection 02.03(C), *Postponement, Recess, and Continuation of a Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required.” Since the Planning and Zoning Commission tabled the case to the April 28, 2026 Planning and Zoning Commission meeting, the City Council will need to announce a new public hearing date of May 4, 2026 at their meeting on April 20, 2026. No additional action on this case is required. Should the City Council have any questions, staff will be available at the April 20, 2026 meeting.



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 20, 2026
APPLICANT: Keaton Creekmore; *Sumeer Homes*
SUBJECT: Z2026-013; *Amendment to Planned Development District 76 (PD-76)*

The applicant -- *Keaton Creekmore of Sumeer Homes* -- is requesting to amend Planned Development District 76 (PD-76) for the purpose of allowing side entry garages and other minor changes to the Planned Development District ordinance. Planned Development District 76 (PD-76) -- *also known as the Emerson Farms Subdivision* -- was originally established by the City Council on November 17, 2014 by *Ordinance No. 14-50*. At the time of approval, this Planned Development District allowed 107, one (1) acre single-family residential lots on a 138.79-acre tract of land. Under the current request, the applicant is requesting to make alterations to [1] the garage orientation requirements, [2] the anti-monotony standards, [3] the fencing requirements, and [4] the requirements relating to interior finishes inside the homes. Based on the current Planned Development District 76 (PD-76) (*i.e. Ordinance No. 14-50*), the below language outlines the requirements for these items. Staff has also included applicant's proposed changes and additional changes being proposed by staff.

Requested Ordinance Revision: Garage Orientation; Exhibit 'C', Development Standards, Subsection (3)(c)

(Existing Language) Garage Orientation. Traditional Swing, or J-Swing garages. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a J-Swing or Traditional Swing configuration.

Based on this language, the lots within the Planned Development District were permitted garage orientations in *J-Swing* or *Traditional Swing* configuration. This was not interpreted to incorporate *Side Entry* garage configurations at the time the ordinance was approved. Recently, the City of Rockwall adopted *Ordinance No. 25-55*, which amended the Unified Development Code (UDC) to define various types of garage orientations. With this language adopted, the applicant has approached staff requesting to amend the Planned Development District to incorporate the *Side Entry* garage configurations. In requesting this change, the applicant has stated that this would provide greater variation in the façades of the homes in the subdivision. Based on this the applicant is proposing the following changes to the Planned Development District ordinance (*with the applicant's proposed changes shown in RED and staff's proposed changes shown in BLUE*):

(Proposed Language) Garage Orientation. Side Entry, Traditional Swing, or J-Swing garages. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a J-Swing or Traditional Swing configuration. All driveways for Side Entry garages shall be located five (5) feet from the side property line.

Staff included the language requiring the driveway setback requirement for *Side Entry* garages to be five (5) feet from the side property line in order to provide an overhang for vehicles when backing out of the garages. This allows vehicles to backout without crossing onto the adjacent property. In addition, this maintains the drainage swales, which typically run parallel to the side property lines in this area.

Requested Ordinance Revision: Anti-Monotony Standards; Exhibit 'C', Development Standards, Subsection (4)

(Existing Language) Anti-Monotony Restrictions.

- (2) *Identical brick blends or paint colors may not occur on adjacent (side -by -side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.*

- (3) *Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least two (2) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate: a) Number of Stories, b) Garage Location, c) Roof Type and Layout, d) Articulation of the Front Façade.*

The applicant has indicated that they are willing to increase the anti-monotony standards to the current requirements of the Unified Development Code (UDC), outlined in Subsection 03.01(D), *General Residential District Standards*, of Article 05, *District Development Standards*. This change reduced the number of repeating front elevations and material blends on each side of the street adjacent to a home. In addition, it increases the number of required elements that must deviate between the homes. Based on this the applicant is proposing the following changes to the Planned Development District ordinance (with the applicant's proposed changes shown in **RED** and staff's proposed changes shown in **BLUE**):

(Proposed Language) Anti-Monotony Restrictions.

- (2) *Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least **five (5) intervening homes** of differing materials on the same side of the street beginning with the adjacent property and **six (6) intervening homes** of differing materials on the opposite side of the street.*
- (3) *Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and **six (6) intervening homes** of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least **five (5) intervening homes** of differing appearance. Homes are considered to have a differing appearance if any of the following **three (3) items** deviate: (a) Number of Stories, (b) Garage Location, (c) Roof Type and Layout, (d) Articulation of the Front Façade.*

Requested Ordinance Revision: Fencing Standards; Exhibit 'C', Development Standards, Subsection (5)

(Existing Language) Fence Orientation.

- (a) *Solid Residential Fencing.* *All solid residential fencing shall be cedar standard fencing material (minimum 1/2" thickness) or better (spruce fencing is not allowed). All cedar pickets shall be placed on the public side facing the street or neighboring property.*
- (b) *Wrought-Iron/Tubular Steel Fencing.* *Lots located along perimeter roadways (i.e. Dowell Road and Streets 'E' & 'A') and abutting open spaces, greenbelts and /or parks shall be required to install tubular steel fencing.*
- (c) *Common Area Fencing.* *All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the Subdivision Regulations contained in Chapter 38 of the City's Municipal Code of Ordinances. Common area fencing shall be constructed of tubular steel and not exceed four (4) feet in height.*

In order to create a consistent design within Planned Development District 76 (PD-76), the applicant is requesting to have *Wrought-Iron/Tubular Steel Fencing* be the only permitted fencing type within the subdivision. Based on this the applicant is proposing the following changes to the Planned Development District ordinance (with the applicant's changes shown in **RED** and staff's proposed changes shown in **BLUE**):

(Proposed Language) Fence Orientation.

- (a) *Wrought-Iron/Tubular Steel Fencing.* *All fencing shall be **six (6) foot wrought iron/tubular steel fencing**. All residential lots shall be required to install **six (6) foot wrought iron/tubular steel fencing** at the time of construction.*
- (b) *Common Area Fencing.* *All common areas and perimeter fencing shall be maintained by a Homeowner's Association (HOA) as specified by the Subdivision Regulations contained in Chapter 38 of the City's Municipal Code of Ordinances. Common area fencing shall be constructed of wrought iron/tubular steel and shall be **six (6) feet** in height.*

(Existing Language) Crown Molding.

- (4) *Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica countertops may be installed in kitchens and /or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.*

Based on this language all living rooms and/or family rooms are required to have crown molding, with the exception of vaulted or pop-up ceilings. In addition, this prohibits the use of Formica countertops, vinyl flooring, or blown acoustic ceilings. The applicant has indicated that the market has changed since the original adoption of the Planned Development District Ordinance, and these are considered outdated design elements for new single-family homes. Given this the applicant is proposing to remove this language from the ordinance. In addition to the changes the applicant has proposed, staff has included two (2) additional changes to the draft ordinance. The existing Planned Development District has a *Minimum Area/Dwelling Unit (SF)* of 2,600 SF. Staff has proposed increasing this by 400 SF to 3,000 SF. Also, the existing ordinance requires two (2) off-street parking standards.

The proposed draft ordinance includes the proposed changes by the applicant -- *in addition to the recommendations by staff* -- , which brings the proposed draft ordinance closer into conformance with the current requirements of the Unified Development Code (UDC). In addition, the proposed changes are more consistent with other recently approved Planned Development Districts. Since this is a request to amend the zoning for Planned Development District 76 (PD-76), this is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On April 20, 2026, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 6-1, with Commissioner Hagaman dissenting. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within Planned Development District 76 (PD-76) and within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included 104 notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the City Council has any questions concerning this case, staff and the applicant will be available at the meeting on April 20, 2026.



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

Emerson Farms Community

LOT

ALL

BLOCK

ALL

GENERAL LOCATION

Single Family Community on East Side of Dawell Rd. South of 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

(SF-1) - PD-76

CURRENT USE

Single Family Residential (SF-1)

PROPOSED ZONING

PROPOSED USE

Single Family Residential

ACREAGE

145.102

LOTS [CURRENT]

108

LOTS [PROPOSED]

108

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

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

OWNER

APPLICANT

CONTACT PERSON

Suresh Sridharani

CONTACT PERSON

Kenton Creekmore

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, *Suresh Sridharani* [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

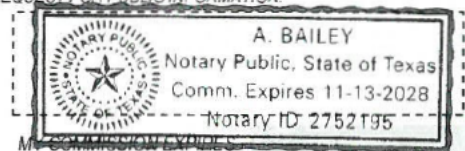
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ *2376.53* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *13th* DAY OF *March*, 20*26* BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

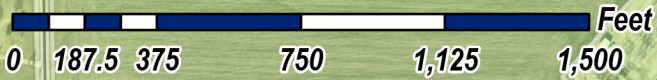
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE *13th* DAY OF *March*, 20*26*

OWNER'S SIGNATURE

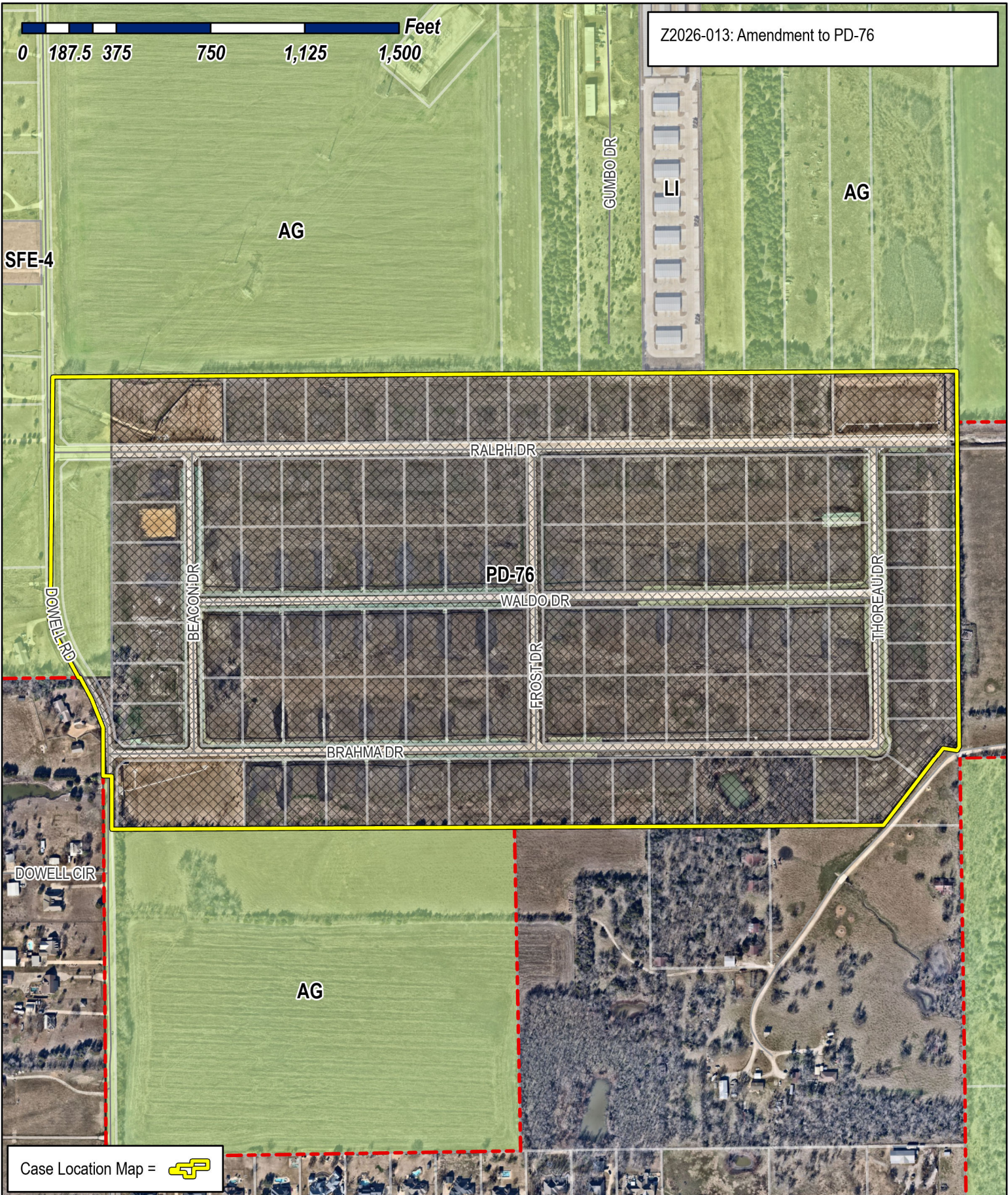
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-013: Amendment to PD-76



Case Location Map =



City of Rockwall

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

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

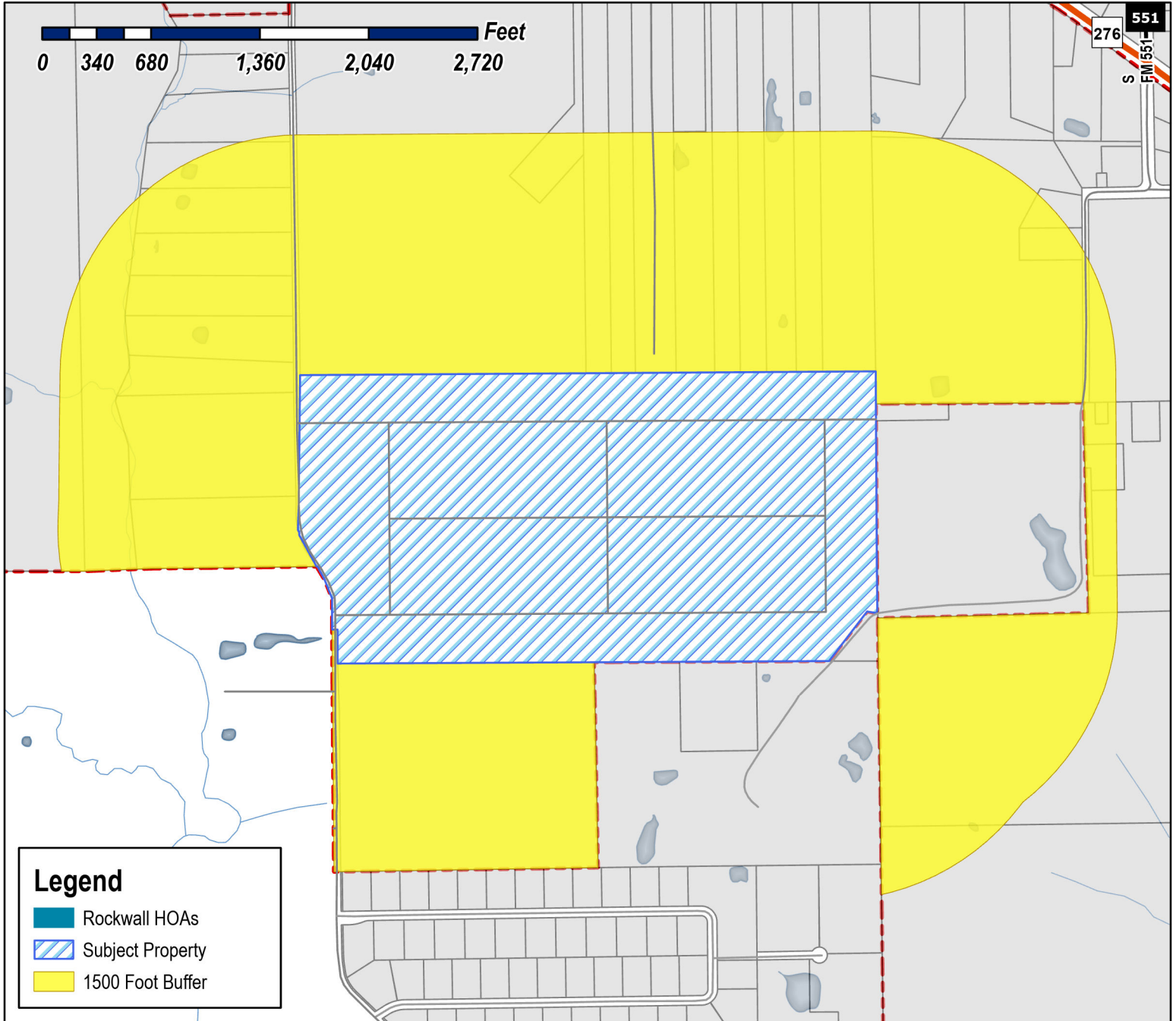




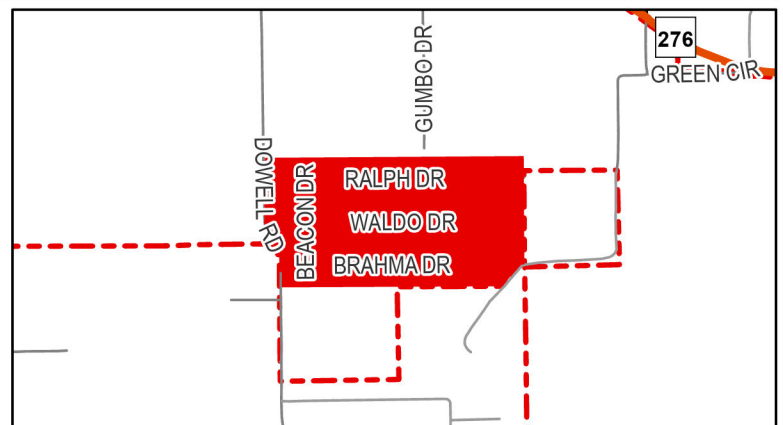
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2026-013
Case Name: Amendment to PD-76
Case Type: Zoning
Zoning: Planned Development District 76 (PD-76)
Case Address: Dowell Rd



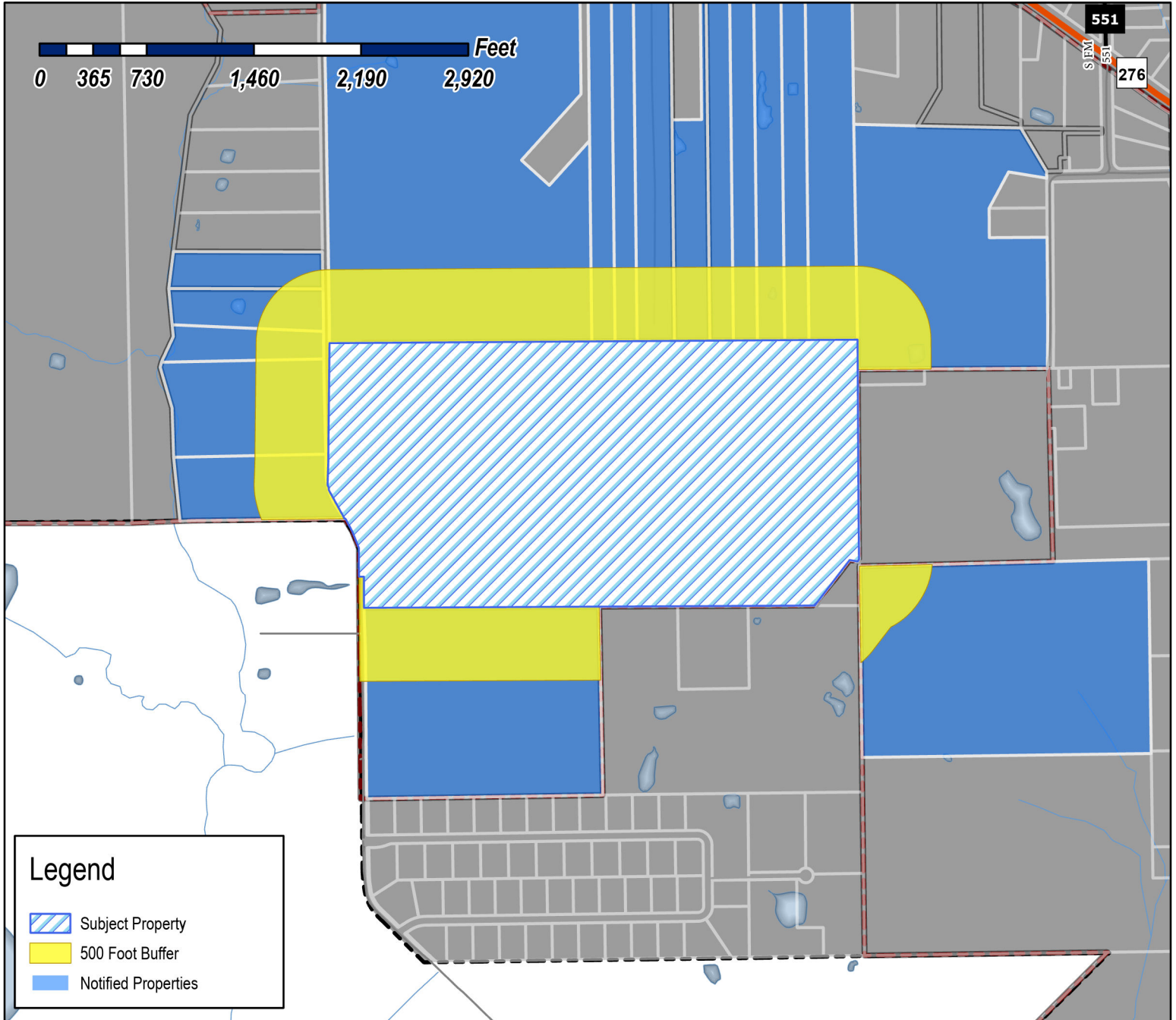
Date Saved: 3/13/2026
 For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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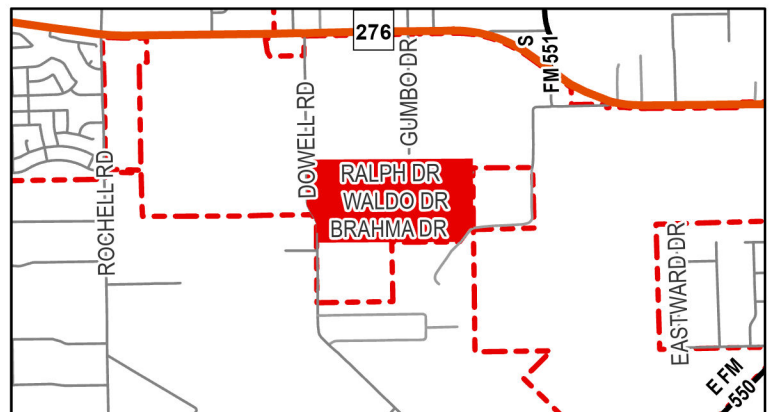
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Case Number: Z2026-013
Case Name: Amendment to PD-76
Case Type: Zoning
Zoning: Planned Development District 76 (PD-76)
Case Address: Dowell Rd

Date Saved: 3/13/2026

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



LAZO 2024 REVOCABLE TRUST
AUGUSTIN SANTOYO - TRUSTEE
101 E PARK BLVD STE 413
PLANO, TX 75074

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

RESIDENT
114 GUMBO
ROCKWALL, TX 75087

ZOLLNER BROOKS FAMILY LP
1287 ZOLLNER RD
ROYSE CITY, TX 75189

ZOLLNER BROOKS FAMILY LP
1287 ZOLLNER RD
ROYSE CITY, TX 75189

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste A1
Rockwall, TX 75032

JOHNSON JAY LYNN
2018 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
2300 DOWELL RD
ROCKWALL, TX 75087

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

MCAULEY CHRISTOPHER
254 ZOLLNER RD
ROYSE CITY, TX 75189

TOMAINO PROPERTIES LP
2626 Cole Ave Ste 606
Dallas, TX 75204

RESIDENT
3000 BEACON DR
ROCKWALL, TX 75087

RESIDENT
3001 THOREAU DR
ROCKWALL, TX 75087

RESIDENT
3012 BEACON DR
ROCKWALL, TX 75087

RESIDENT
3013 THOREAU DR
ROCKWALL, TX 75087

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3024 BEACON DR
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3126 BEACON DR
ROCKWALL, TX 75087

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3127 THOREAU DR
ROCKWALL, TX 75087

RESIDENT
3139 THOREAU DR
ROCKWALL, TX 75087

RESIDENT
3290 HWY276
ROCKWALL, TX 75087

RESIDENT
4351 BRAHMA DR
ROCKWALL, TX 75087

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4380 RALPH DR
ROCKWALL, TX 75087

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4400 BRAHMA DR
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4502 BRAHMA DR
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ROCKWALL, TX 75087

RESIDENT
4517 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75087

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

RESIDENT
4525 BRAHMA DR
ROCKWALL, TX 75087

RESIDENT
4526 BRAHMA DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT
4565 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4566 RALPH DR
ROCKWALL, TX 75087

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

RESIDENT
4574 BRAHMA DR
ROCKWALL, TX 75087

RESIDENT
4575 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4576 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4577 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4578 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4585 BRAHMA DR
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4589 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4597 BRAHMA DR
ROCKWALL, TX 75087

RESIDENT
4610 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

SHERRY ZACHARY REVOCABLE LIVING TRUST
SHERRY ZACHARY- TRUSTEE
4783 STATE HIGHWAY 276
ROYSE CITY, TX 75189

GSS HOTELS LLC
4827 STATE HWY 276
ROCKWALL, TX 75189

GARDNER PETER AND JANYCE
548 DOWELL RD
ROCKWALL, TX 75032

QUINONEZ OSCAR
598 DOWELL RD
ROCKWALL, TX 75032

TRENTACOSTA AARON L & NIKOLE L
648 DOWELL ROAD
ROCKWALL, TX 75032

OVALLE JUAN FRANCISCO
842 DOWELL RD
EMORY, TX 75440

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

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:

Z2026-013: Amendment to PD-76

Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of a Zoning Change amending the Development Standards contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, 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, April 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 20, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-013: Amendment to PD-76

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.

[Redacted area]

Name: [Redacted]
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

Sumeer Homes Inc.
2404 Texas Dr.
Suite 103
Irving, Texas
75062



Emerson Farms – Rockwall – Letter of Explanation

To whom it may concern, Sumeer Homes is requesting Re-zoning of the Emerson Farms Community, located off of Dowell Road, South of HWY 276. Please find below a short list of requests for rezoning.

- Side Entry Garages – Sumeer Homes is requesting that side entry garages be permitted. The current PD allows only “J-Swing or Swing Type Garages or Traditional Swing configuration.” We believe side entry garages would be the most appropriate option for this community. J-Swing or traditional swing garages are typically utilized on smaller lots, rather than on lots with a one-acre minimum. Allowing side entry garages would help maximize the usable size of each lot and provide greater flexibility in plan selection, while also helping reduce the chances of the community feeling repetitive or monotonous.
- Crown Molding – Per PD 76 (approved in 2014), crown molding is required in all living and family rooms. In our opinion, this requirement is somewhat dated. Many modern homebuyers prefer a cleaner, more contemporary look and often choose to omit crown molding in favor of simpler trim details.
- Fences – Under the current PD 76, a mix of fence types is permitted throughout the community, but fences are not required on individual lots and can be left without fencing. As a measure of good faith, we would willfully make wrought iron the only permitted fence type in the community and require that it be installed on every lot during construction.
- Anti-Monotony – Under the current PD 76, the anti-monotony provisions require at least four intervening homes with differing materials on the same side of the street and two intervening homes with differing materials on the opposite side of the street. As a measure of good faith, we would willfully update this provision to align with the current standard outlined in the 2020–2026 Unified Development Code, which requires five intervening homes with differing materials on the same side of the street and six intervening homes with differing materials on the opposite side of the street.

Thank you for your consideration. We look forward to the opportunity to build another beautiful community in the City of Rockwall. Sumeer Homes values the strong relationship we have built with the City over the years, and we appreciate the continued partnership as we work together to create quality communities that enhance the character and long-term success of Rockwall.

Sumeer Homes Inc.
2404 Texas Dr.
Suite 103
Irving, Texas
75062



Emerson Farms – Rockwall

To whom it may concern, find below the legal description of the 145.102 Acre Tract deeded as the 108 lot Single Family (SF-1) community at Dowell Road.

LEGAL DESCRIPTION

WHEREAS, SUMEER HOMES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, and being all of a 6.3456 acre tract, as described in 20160000021096 in said Deed Records being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract:

THENCE, South 00°19'24" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

CONTINUED ON PAGE 2

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.99 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said 138.79 acre tract, and being in the south line of said 6.3456 acre tract;

THENCE, North 88°25'03" West, along the south line of said 6.3456 acre tract, for a distance of 94.79 feet, to a 1/2 inch iron rod found at the southwest corner of said 6.3456 acre tract;

THENCE, North 00°32'55" West, along the west line of said 6.3456 acre tract, for a distance of 1192.27 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.3456 acre tract;

THENCE, North 89°38'13" East, along the north line of said 6.3456 acre tract, for a distance of 236.55 feet, to a 1/2 inch iron rod found at the northeast corner of said 6.3456 acre tract and being the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 145.102 acres of land.

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

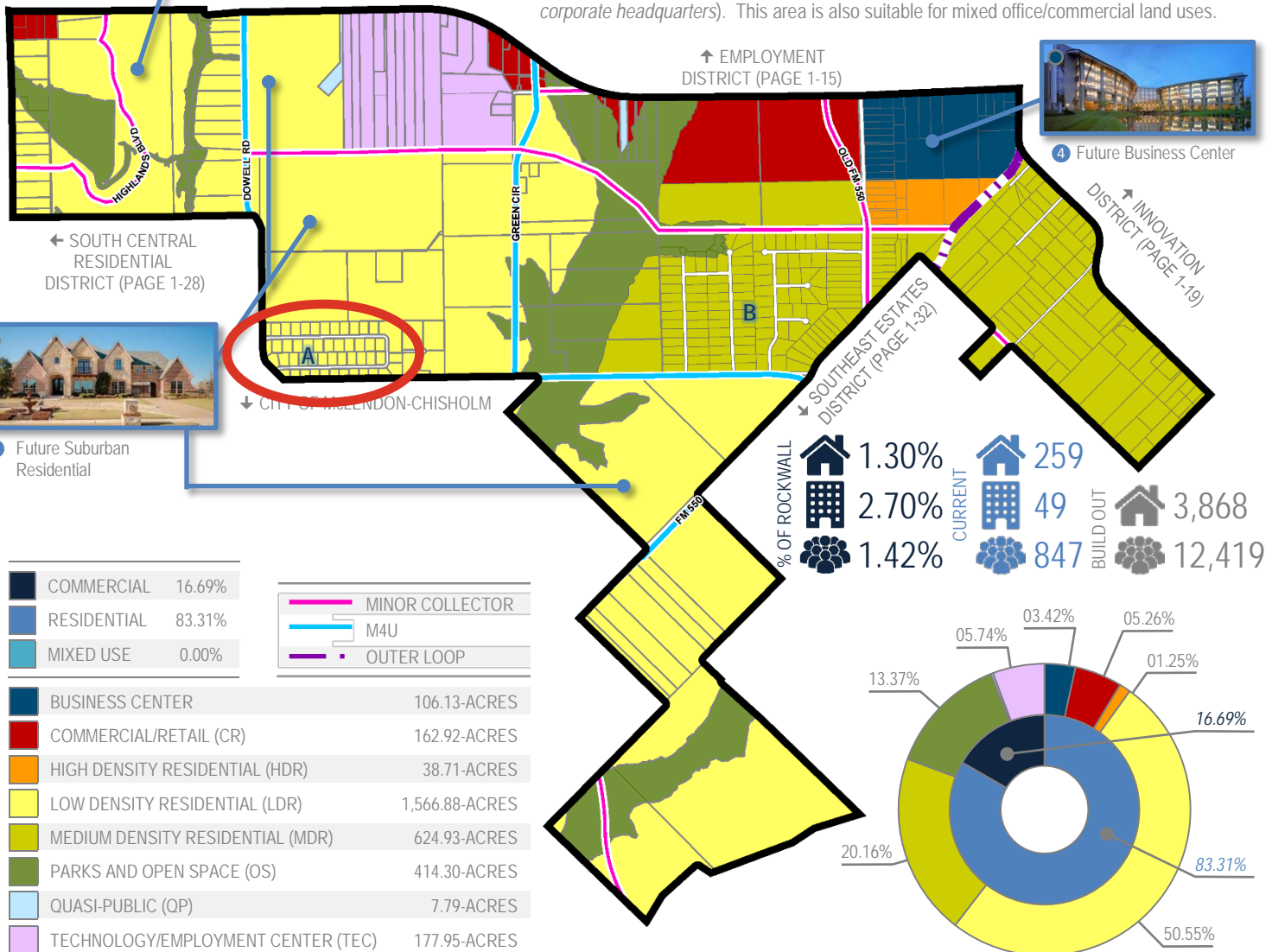
LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

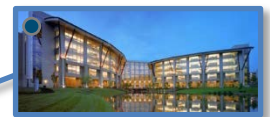
↑ TECHNOLOGY DISTRICT (PAGE 1-31)



DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



4 Future Business Center

↑ INNOVATION DISTRICT (PAGE 1-19)

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)



2 Future Suburban Residential

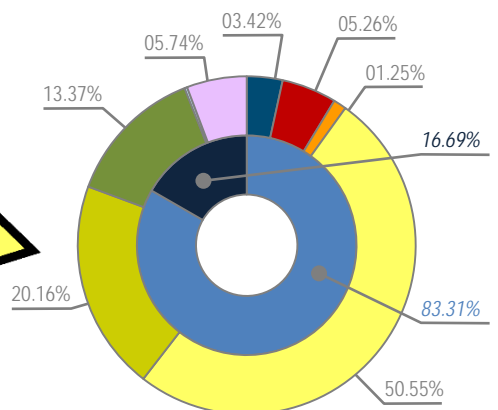
↓ CITY OF MILLENDON-CHISHOLM

COMMERCIAL	16.69%
RESIDENTIAL	83.31%
MIXED USE	0.00%

	MINOR COLLECTOR
	M4U
	OUTER LOOP

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	414.30-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

% OF ROCKWALL		1.30%	CURRENT		259	BUILD OUT		3,868
		2.70%			49			12,419
		1.42%			847			



CITY OF ROCKWALL

ORDINANCE NO. ~~26-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [ORDINANCE NO. 14-50] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an amendment to Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the purpose of changing development standards for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas 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 Planned Development District 76 (PD-76) [Ordinance No. 14-50] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

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

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(c) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*).
 - (1) PD Site Plan
 - (2) Preliminary Plat
 - (3) Final Plat
- (c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the *City* concurrently with a *Preliminary Plat Application* for the development.
- (d) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the *City* concurrently with a *PD Site Plan Application* for the development.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

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

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

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

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

publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF MAY, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A':
Legal Description

Legal Description of 138.79-Acre Tract

Located in the John Lockhart Survey, Abstract 137, and the Newell Survey, Abstract No. 167, Rockwall, Texas

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 137 and H. K. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being all of that 138.781 acres tract of land as described in a Warranty deed from Farm Credit Bank of Texas to Allen Anderson and wife, Loretta Anderson, dated November 27, 1991 and being recorded in Volume 657, Page 303 of the Real Property Records of Rockwall County, Texas, and the same tract as conveyed to L2 Properties, LLC by Deed recorded in Volume 4096, Page 237 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 112" iron rod found for corner at the base of a fence corner post at the Northeast corner of the above cited tract of land;

THENCE S. 00 deg. 19 min. sec. E. along the fenced East line of said tract, a distance of 1207.96 feet to a 112" iron rod found for corner;

THENCE S. 00 deg. 37 min. 17 sec. E. along the fenced East line of said tract, a distance of 286.47 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 31 deg. 44 min. 42 sec. W. along the fenced East line of said tract, a distance of 16.52 feet to a 112" iron rod found for corner at the base of a fence corner post;

THENCE N. 80 deg. 40 min. 29 sec. W. along the fenced boundary line of said tract, a distance of 55.86 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 37 deg. 34 min. 16 sec. W. along the fenced boundary line of said tract, a distance of 390.25 feet to a 112" iron rod found for corner at the base of a fence corner post at the Southeast corner of said tract and being at the Southwest corner of a 1.275 acres tract as described in a Deed to Paul Liechty, et al as recorded in Volume 240, Page 546 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 42 min. 38 sec. W. (Controlling bearing line) along the South line of said 138.781 acres tract, a distance of 3070.62 feet to a 112" iron rod found for corner in the East edge of Dowell Road;

THENCE N. 00 deg. 03 min. 28 sec. W. along the East edge of Dowell Road, a distance of 211.73 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 29 min. 31 sec. W. crossing said Dowell Road, a distance of 34.26 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West margin of said road;

THENCE N. 00 deg. 04 min. 32 sec. W. along the West margin of said road, a distance of 194.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 21 deg. 45 min. 35 sec. W. along the West margin of said road, a distance of 123.31 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

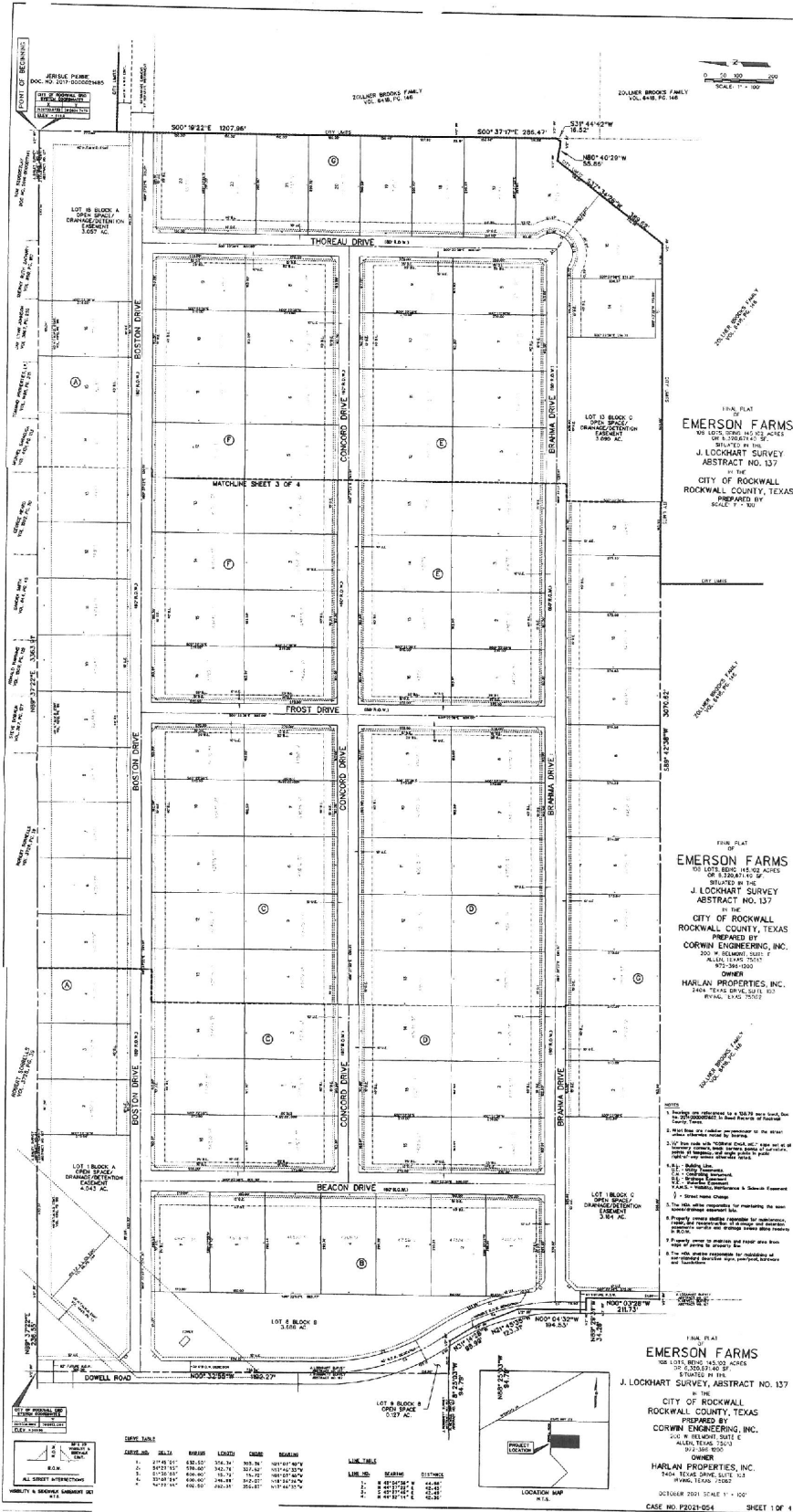
THENCE N. 31 deg. 14 min. 48 sec. W. along the West margin of said road, a distance of 98.94 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 44 min. 09 sec. E. crossing said Dowell Road, a distance of 131.11 feet to a 112" iron rod found for corner;

THENCE N. 00 deg. 03 min. 43 sec. W. a distance of 1195.77 feet to a 112" iron rod found for corner at the Northwest corner of said 138.781 acres tract;

THENCE N. 89 deg. 37 min. 22 sec. E. along the North line of said tract, a distance of 3364.45 feet to the POINT OF BEGINNING and containing 138.79 acres of land.

Exhibit 'B': Concept Plan



**Exhibit 'C':
Development Standards**

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 107 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	2,600 SF 3,000 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces ⁽⁶⁾	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: The minimum area/dwelling unit only includes air-conditioned square space.
- 6: A two (2) car garage is required.

Table 2: Lot Exceptions

<i>Lot/Block Number</i>	<i>Width</i>	<i>Depth</i>	<i>Lot Area</i>
<i>Lot 1, Block B</i>	149.47'	291'	43,560 SF
<i>Lot 2, Block B</i>	149.04'	291.85'	43,560 SF
<i>Lot 3, Block B</i>	148.61'	292.70'	43,560 SF
<i>Lot 16, Block C</i>	142.70'	250'	43,560 SF
<i>Lot 7, Block F</i>	149.92'	290.23'	43,560 SF
<i>Lot 9, Block E</i>	143.01'	250'	43,926 SF

Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.

3. *Building Standards.* All development shall adhere to the following building standards:
 - (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement

Exhibit 'C':
Development Standards

shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*), and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff). Cementaceous products (e.g. *HardiBoard*, *Hardy Plank*, *Stucco*, etcetera) shall be limited to 50% of the masonry requirement.

- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
 - (c) *Garage Orientation*. *Side Entry*, *Traditional Swing*, or *J-Swing garages*. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a *J-Swing* or *Traditional Swing* configuration. *All driveways for Side Entry garages shall be located five (5) feet from the side property line.*
4. *Anti-Monotony Restrictions*. The development shall adhere to the following *Anti-Monotony* restrictions (for spacing requirements see the illustration below):
- (1) Exterior wall materials must comply with the *Masonry Requirements* listed in *Section 3.(a)*. Additionally, all chimneys are required to utilize masonry materials.
 - (2) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least **five (5) intervening homes** of differing materials on the same side of the street beginning with the adjacent property and **six (6) intervening homes** of differing materials on the opposite side of the street.
 - (3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and **six (6) intervening homes** of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least **five (5) intervening homes** of differing appearance. Homes are considered to have a differing appearance if any of the following **three (3)** items deviate:
 - (a) Number of Stories
 - (b) Garage Location
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
 - ~~(4) Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica countertops maybe installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.~~
 - (5) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

**Exhibit 'C':
Development Standards**

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



5. **Fencing Standards.** Fences are not mandatory for any lot within this subdivision; however, if a property owner chooses to construct a fence it will need to adhere to the following standards:
 - (a) ~~Solid Residential Fencing.~~ All solid residential fencing shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing is not allowed). All cedar pickets shall be placed on the public side facing the street or neighboring property.
 - (b) ~~Wrought-Iron/Tubular Steel Fencing.~~ All fencing shall be five (5) foot wrought iron/tubular steel fencing. All residential lots shall be required to install five (5) foot wrought iron/tubular steel fencing at the time of construction.
 - (c) ~~Common Area Fencing.~~ All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City’s *Municipal Code of Ordinances*. Common area fencing shall be constructed of tubular steel and not exceed ~~four (4)~~ five (5) feet in height.

6. **Landscaping.** At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:
 - (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.

Exhibit 'C':
Development Standards

- (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (20 additional trees shall be planted in the side yard facing the street.

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).
9. *Sidewalks.* Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.
10. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
- (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
- (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.
12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.
13. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
14. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [ORDINANCE NO. 14-50] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an amendment to Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the purpose of changing development standards for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas 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 Planned Development District 76 (PD-76) [Ordinance No. 14-50] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

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

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(c) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*).
 - (1) PD Site Plan
 - (2) Preliminary Plat
 - (3) Final Plat
- (c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (d) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

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

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

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

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

publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF MAY, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A':
Legal Description

Legal Description of 138.79-Acre Tract

Located in the John Lockhart Survey, Abstract 137, and the Newell Survey, Abstract No. 167, Rockwall, Texas

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 137 and H. K. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being all of that 138.781 acres tract of land as described in a Warranty deed from Farm Credit Bank of Texas to Allen Anderson and wife, Loretta Anderson, dated November 27, 1991 and being recorded in Volume 657, Page 303 of the Real Property Records of Rockwall County, Texas, and the same tract as conveyed to L2 Properties, LLC by Deed recorded in Volume 4096, Page 237 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 112" iron rod found for corner at the base of a fence corner post at the Northeast corner of the above cited tract of land;

THENCE S. 00 deg. 19 min. sec. E. along the fenced East line of said tract, a distance of 1207.96 feet to a 112" iron rod found for corner;

THENCE S. 00 deg. 37 min. 17 sec. E. along the fenced East line of said tract, a distance of 286.47 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 31 deg. 44 min. 42 sec. W. along the fenced East line of said tract, a distance of 16.52 feet to a 112" iron rod found for corner at the base of a fence corner post;

THENCE N. 80 deg. 40 min. 29 sec. W. along the fenced boundary line of said tract, a distance of 55.86 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 37 deg. 34 min. 16 sec. W. along the fenced boundary line of said tract, a distance of 390.25 feet to a 112" iron rod found for corner at the base of a fence corner post at the Southeast corner of said tract and being at the Southwest corner of a 1.275 acres tract as described in a Deed to Paul Liechty, et al as recorded in Volume 240, Page 546 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 42 min. 38 sec. W. (Controlling bearing line) along the South line of said 138.781 acres tract, a distance of 3070.62 feet to a 112" iron rod found for corner in the East edge of Dowell Road;

THENCE N. 00 deg. 03 min. 28 sec. W. along the East edge of Dowell Road, a distance of 211.73 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 29 min. 31 sec. W. crossing said Dowell Road, a distance of 34.26 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West margin of said road;

THENCE N. 00 deg. 04 min. 32 sec. W. along the West margin of said road, a distance of 194.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 21 deg. 45 min. 35 sec. W. along the West margin of said road, a distance of 123.31 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 31 deg. 14 min. 48 sec. W. along the West margin of said road, a distance of 98.94 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 44 min. 09 sec. E. crossing said Dowell Road, a distance of 131.11 feet to a 112" iron rod found for corner;

THENCE N. 00 deg. 03 min. 43 sec. W. a distance of 1195.77 feet to a 112" iron rod found for corner at the Northwest corner of said 138.781 acres tract;

THENCE N. 89 deg. 37 min. 22 sec. E. along the North line of said tract, a distance of 3364.45 feet to the POINT OF BEGINNING and containing 138.79 acres of land.

**Exhibit 'C':
Development Standards**

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 107 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	3,000 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces ⁽⁶⁾	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4. As measured from the rear yard property line.
5. The minimum area/dwelling unit only includes air-conditioned square space.
6. A two (2) car garage is required.

Table 2: Lot Exceptions

Lot/Block Number	Width	Depth	Lot Area
Lot 1, Block B	149.47'	291'	43,560 SF
Lot 2, Block B	149.04'	291.85'	43,560 SF
Lot 3, Block B	148.61'	292.70'	43,560 SF
Lot 16, Block C	142.70'	250'	43,560 SF
Lot 7, Block F	149.92'	290.23'	43,560 SF
Lot 9, Block E	143.01'	250'	43,926 SF

Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.

3. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement

Exhibit 'C':
Development Standards

shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*), and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff). Cementaceous products (e.g. *HardiBoard*, *Hardy Plank*, *Stucco*, etcetera) shall be limited to 50% of the masonry requirement.

- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
 - (c) *Garage Orientation. Side Entry, Traditional Swing, or J-Swing garages*. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a *J-Swing* or *Traditional Swing* configuration. All driveways for *Side Entry* garages shall be located a minimum of five (5) feet from the side property line.
4. *Anti-Monotony Restrictions*. The development shall adhere to the following *Anti-Monotony* restrictions (for spacing requirements see the illustration below):
- (1) Exterior wall materials must comply with the *Masonry Requirements* listed in *Section 3.(a)*. Additionally, all chimneys are required to utilize masonry materials.
 - (2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
 - (3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
 - (a) Number of Stories
 - (b) Garage Location
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
 - (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

Exhibit 'C':
Development Standards

FIGURE 1: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 2: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



5. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) **Wrought-Iron/Tubular Steel Fencing.** All fencing shall be five (5) foot wrought iron/tubular steel fencing. All residential lots shall be required to install five (5) foot wrought iron/tubular steel fencing at the time of construction.
 - (b) **Common Area Fencing.** All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City's *Municipal Code of Ordinances*. Common area fencing shall be constructed of wrought iron/tubular steel and shall be five (5) feet in height.
6. **Landscaping.** At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:
 - (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.
 - (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (20 additional trees shall be planted in the side yard facing the street.

Exhibit 'C':
Development Standards

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).
9. *Sidewalks.* Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.
10. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
 - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
 - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.
12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.
13. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
14. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 14, 2026
APPLICANT: Kris Sharp; 5 Sharp Real Estate, LLC
CASE NUMBER: Z2026-014; Amendment to Planned Development District 46 (PD-46)

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use *by-right* on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

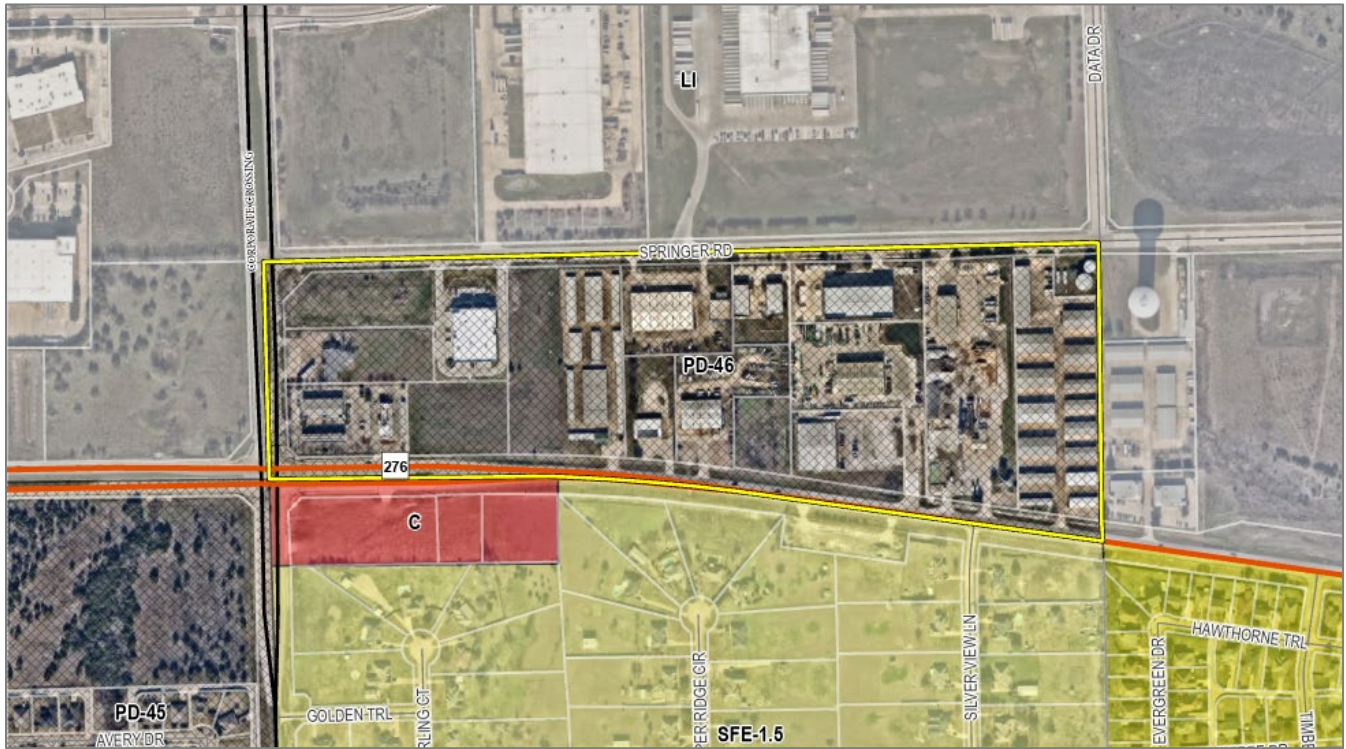
North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, which is identified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186*) developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, which is identified 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.

Continued on next page...



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter “...requesting Outside Storage as a permitted land use on the property.”

CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant's request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method...” such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [1] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [2] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required; however, the applicant again failed to attend the Planning and Zoning Commission meeting on April 14, 2026 or to provide staff with any of the requested changes.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [Case No. SP2021-015]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.



FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [and] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does *not* appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's

Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2026, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



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 3301 SPRINGER RD

SUBDIVISION _____

LOT 8

BLOCK A

GENERAL LOCATION SPRINGER / 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE WAREHOUSE

PROPOSED ZONING A110 OUTSIDE STORAGE

PROPOSED USE WAREHOUSE / OUTSIDE STORAGE

ACREAGE 1.19

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 KRIS SHARP

APPLICANT _____

CONTACT PERSON AMIE WALLACE

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

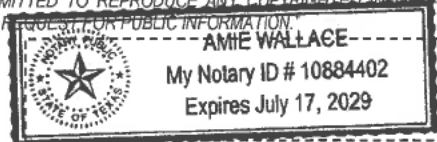
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 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 10 DAY OF March, 2026

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 7-17-29



Z2026-014: Amendment to PD-46

CORPORATE CROSSING

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SFM 549

AG

PD-82

549

PD-95

AG

SFE-4

AG

Case Location Map =



City of Rockwall

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

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

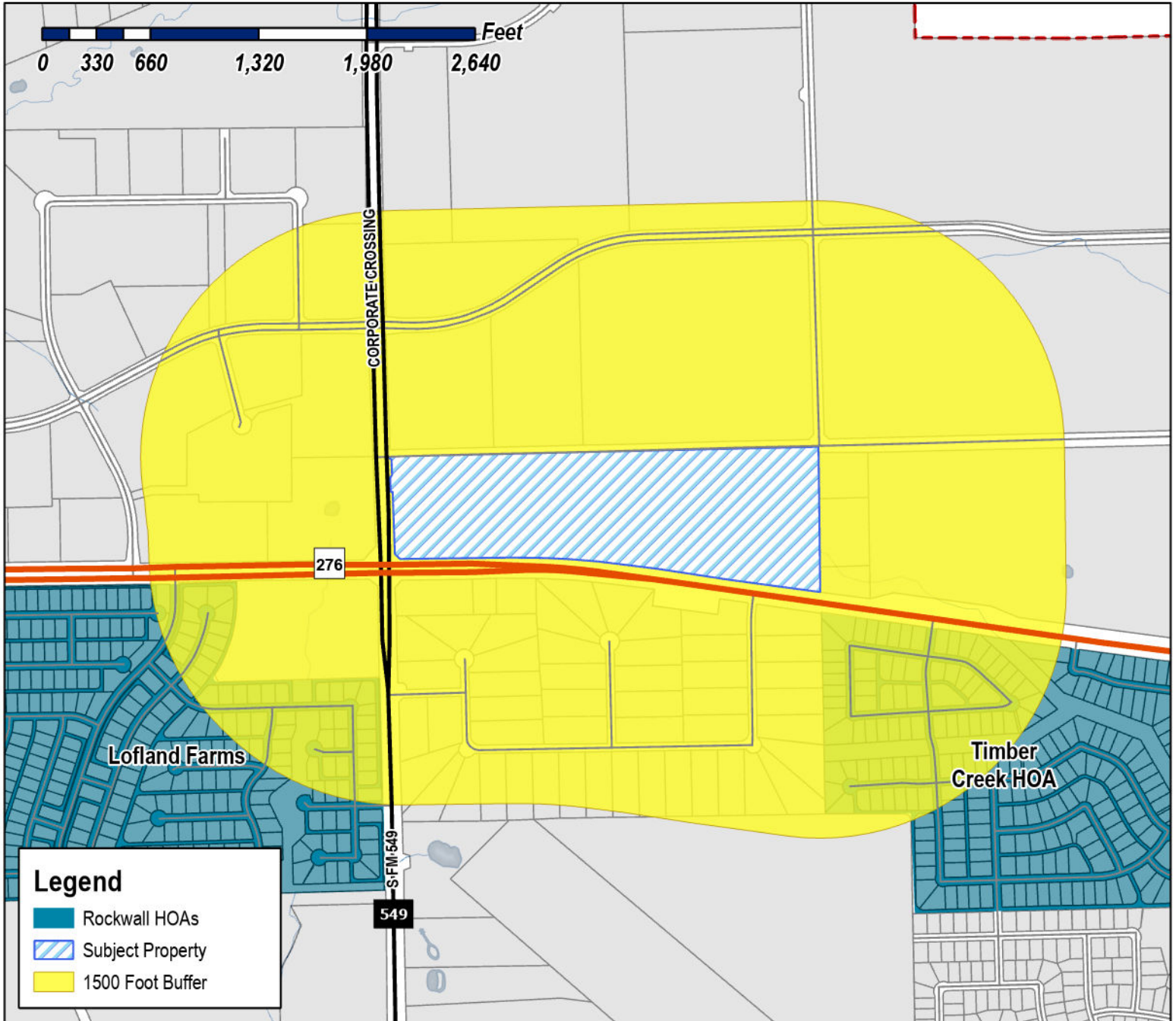




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Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



Date Saved: 3/16/2026
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2026-014]
Date: Tuesday, March 17, 2026 8:53:43 AM
Attachments: [Public Notice \(03.16.2026\).pdf](#)
[HOA Map \(03.16.2026\).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, March 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 14, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 20, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a [Zoning Change](#) to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

Melanie Zavala

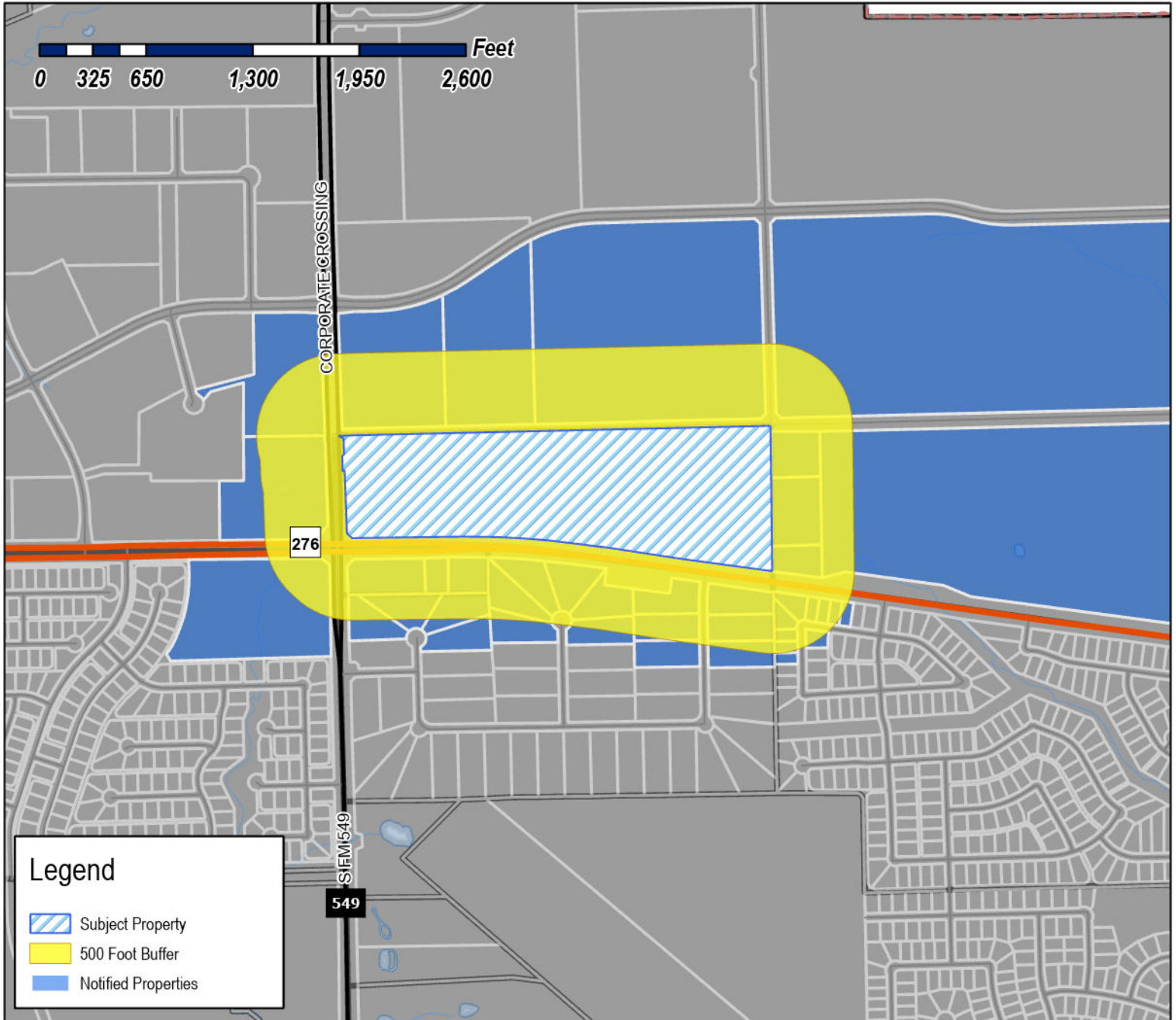
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

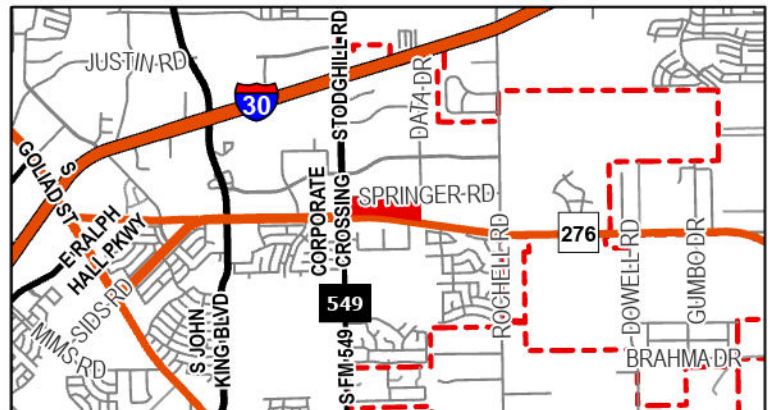
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Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

Date Saved: 3/16/2026

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



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

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

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2026-014: Amendment to PD-46

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 the response.

Name: [text box]
Address: [text box]

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



March 10, 2026

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

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

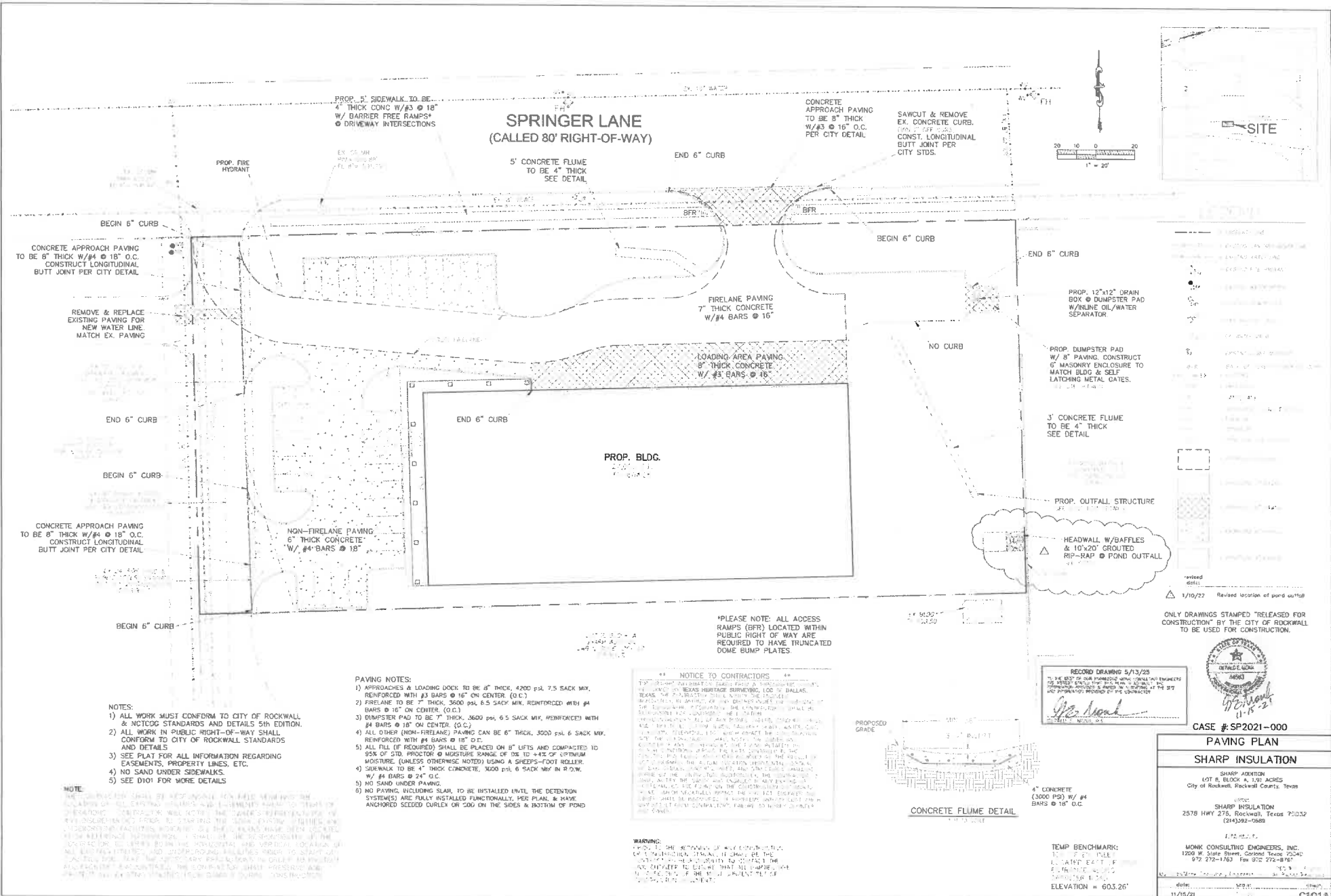
Regards,

A handwritten signature in black ink, appearing to read "Amie Wallace", written in a cursive style.

Amie Wallace
Chief Admin Officer
Sharp Insulation

SHARP INSULATION CO., LLC

Office 972.772.7411
3021 Ridge Road #160 | Rockwall, TX 75032



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) NO SAND UNDER SIDEWALKS.
 - 5) SEE D101 FOR MORE DETAILS.

- PAVING NOTES:**
- 1) APPROACHES & LOADING DOCK TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER, (O.C.)
 - 2) FIRELANE TO BE 7" THICK, 3500 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER, (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3500 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER, (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3500 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 6" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3500 psi, 6 SACK MIX IN 2" DIA. W/ #4 BARS @ 24" O.C.
 - 7) NO SAND UNDER PAVING.
 - 8) NO PAVING, INCLUDING SLUR, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY. PER PLAN & HAVE ANCHORED SECEDED CURB OR 200 ON THE SIDES & BOTTOM OF POND

NOTICE TO CONTRACTORS

THIS DRAWING IS THE PROPERTY OF MONK CONSULTING ENGINEERS, INC. (MCE) AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MCE IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MCE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES IT GUARANTEE THE RESULTS OF ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. MCE SHALL NOT BE HELD LIABLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. CONTACT MCE AT 972-272-4763 FOR MORE INFORMATION.

WARNING:

CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STANDARDS AND DETAILS 5TH EDITION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MCE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES IT GUARANTEE THE RESULTS OF ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. MCE SHALL NOT BE HELD LIABLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. CONTACT MCE AT 972-272-4763 FOR MORE INFORMATION.

CASE #SP2021-000

PAVING PLAN

SHARP INSULATION

SHARP ADDITION
LOT 4, BLOCK 4, 1.08 ACRES
City of Rockwall, Rockwall County, Texas

SHARP INSULATION
2578 HWY 275, ROCKWALL, TEXAS 75087
(214) 982-9688

MONK CONSULTING ENGINEERS, INC.
1200 W. Sibley Street, Carrollton, Texas 75006
972-272-4763 Fax 972-272-8767

DATE: 11/15/21

C101A

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

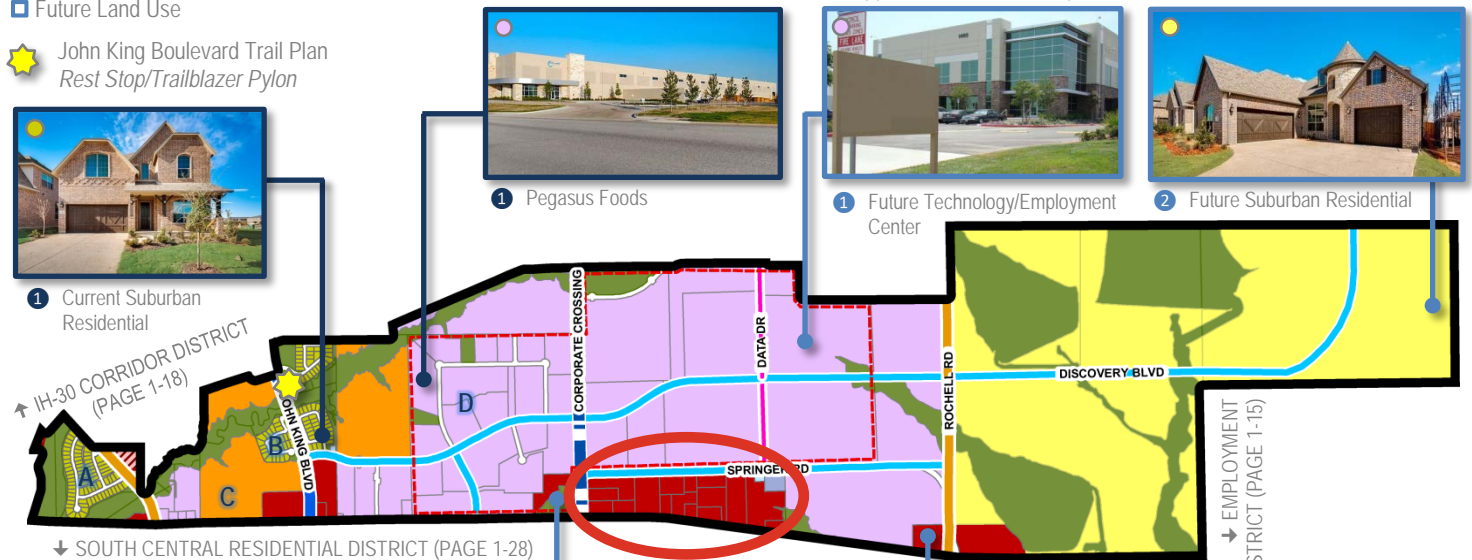
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

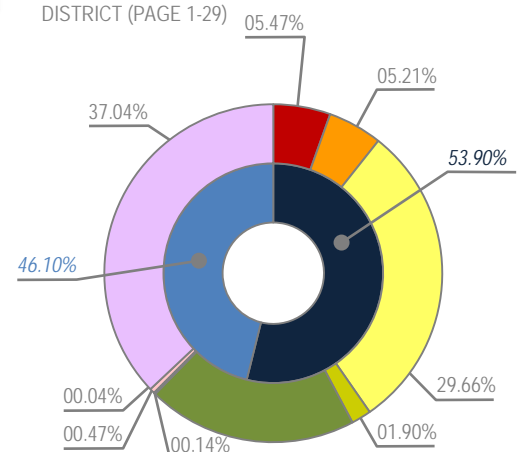
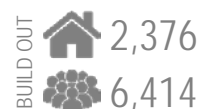
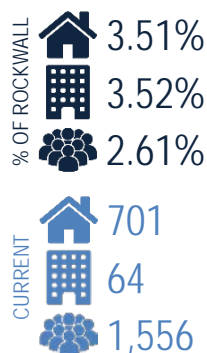


■ COMMERCIAL	53.90%	— MINOR COLLECTOR
■ RESIDENTIAL	46.10%	— M4D
■ MIXED USE	0.00%	— M4U
		— P6D
		— TXDOT 4D

■ COMMERCIAL/RETAIL (CR)	78.42-ACRES
■ HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
■ MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
■ PARKS AND OPEN SPACE (OS)	287.78-ACRES
■ PUBLIC (P)	1.95-ACRES
■ QUASI-PUBLIC (QP)	0.61-ACRES
■ SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES



3 Future Neighborhood/Convenience Centers



DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

- 1 **Technology/Employment Center.** Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
- 2 **Suburban Residential.** The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
- 3 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
- 4 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

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

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

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

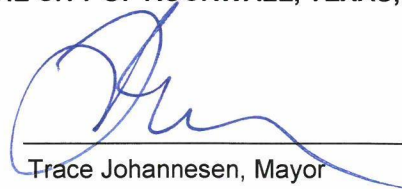
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

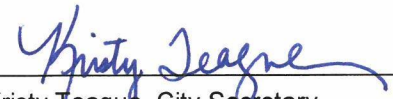
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.

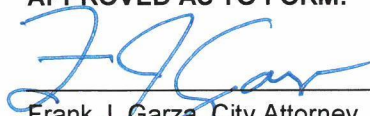

Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

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

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

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

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

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

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

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

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

EXHIBIT 'A':
Legal Description and Survey

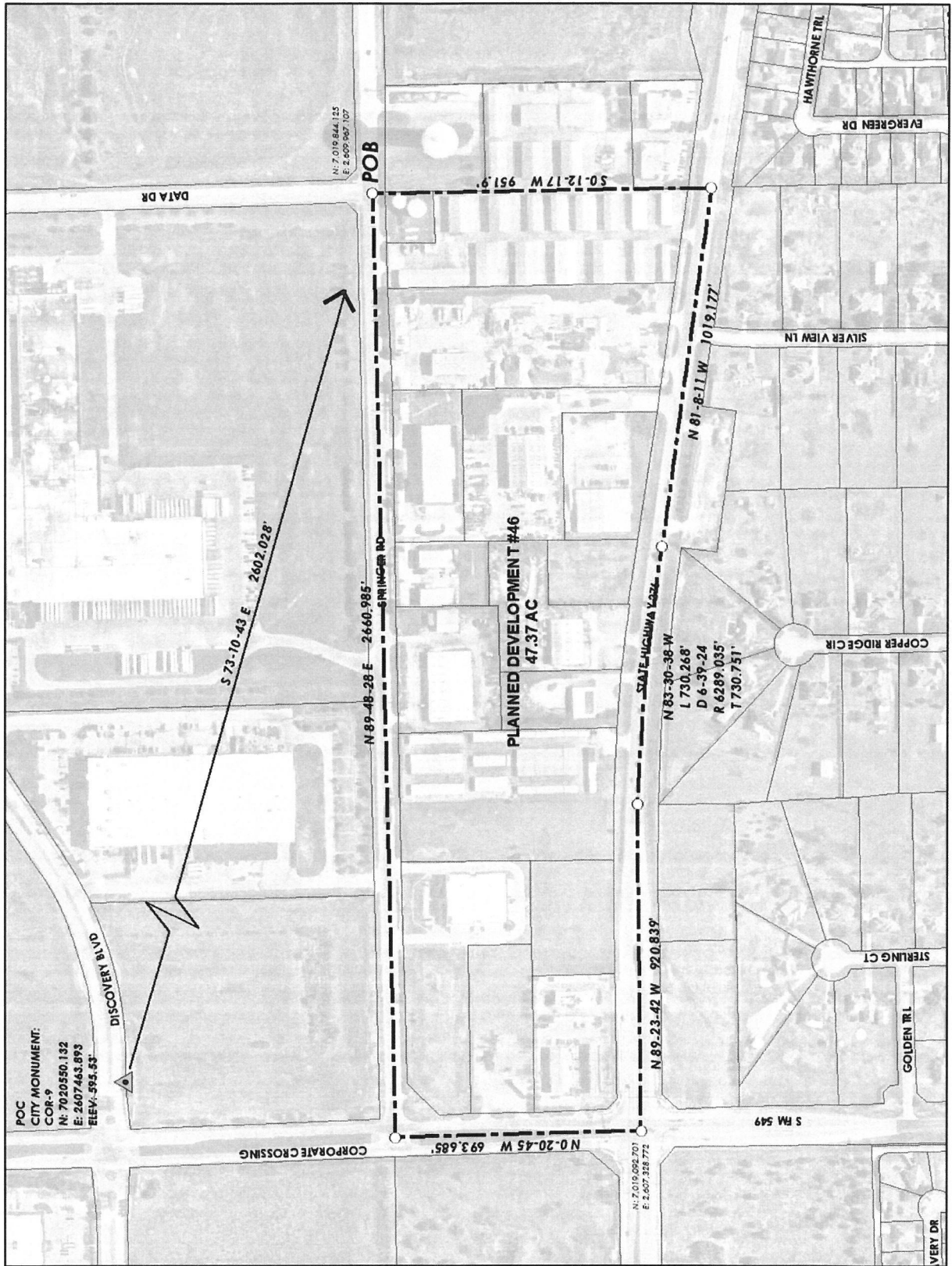


EXHIBIT 'B':
Concept Plan

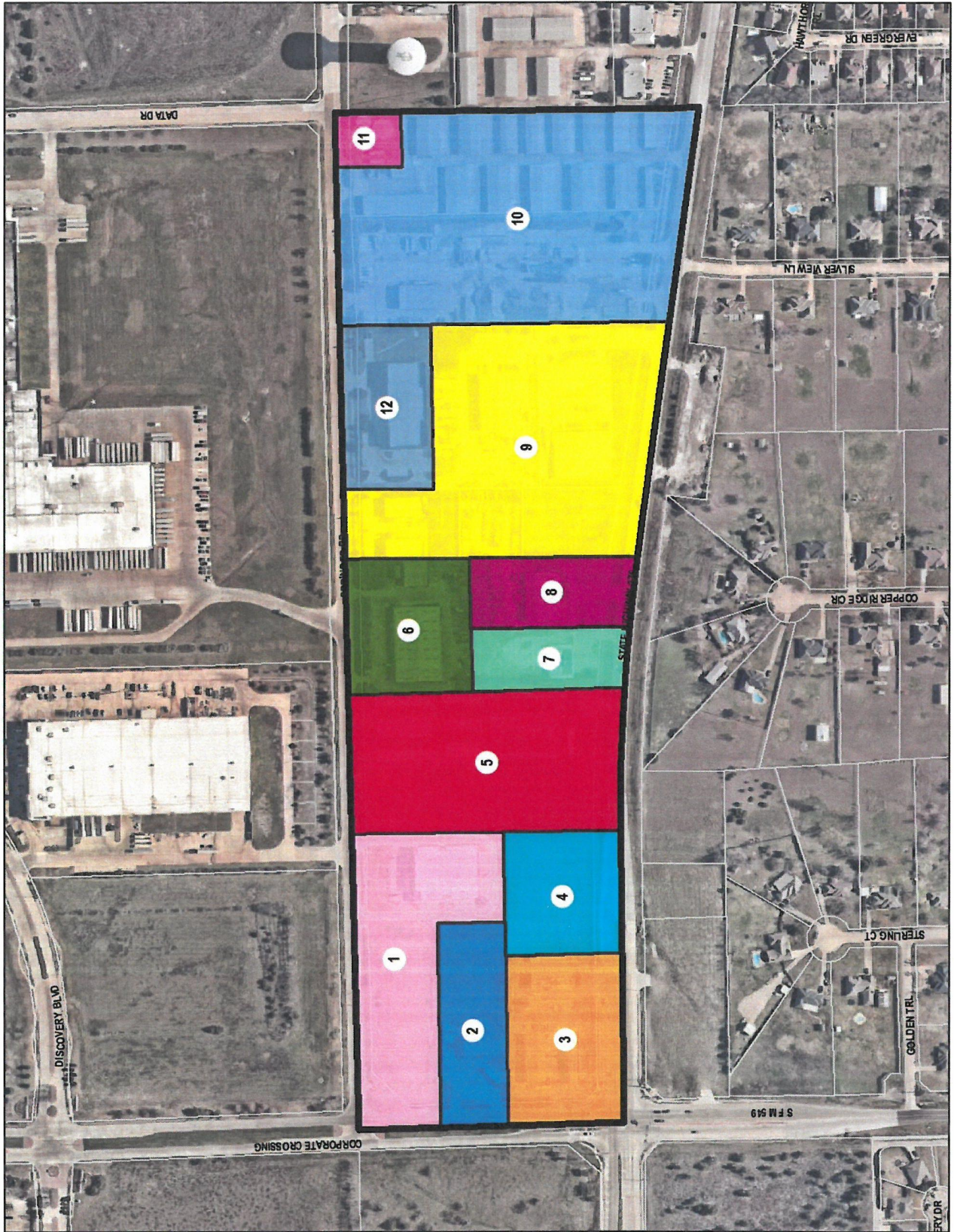


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

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

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

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



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

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

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

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

- Trucking Company

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

- Concrete Batch Plant
- Mini-Warehouse

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

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 25-12] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

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

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

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

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

EXHIBIT 'A':
Legal Description and Survey

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

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

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

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

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

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

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

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

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

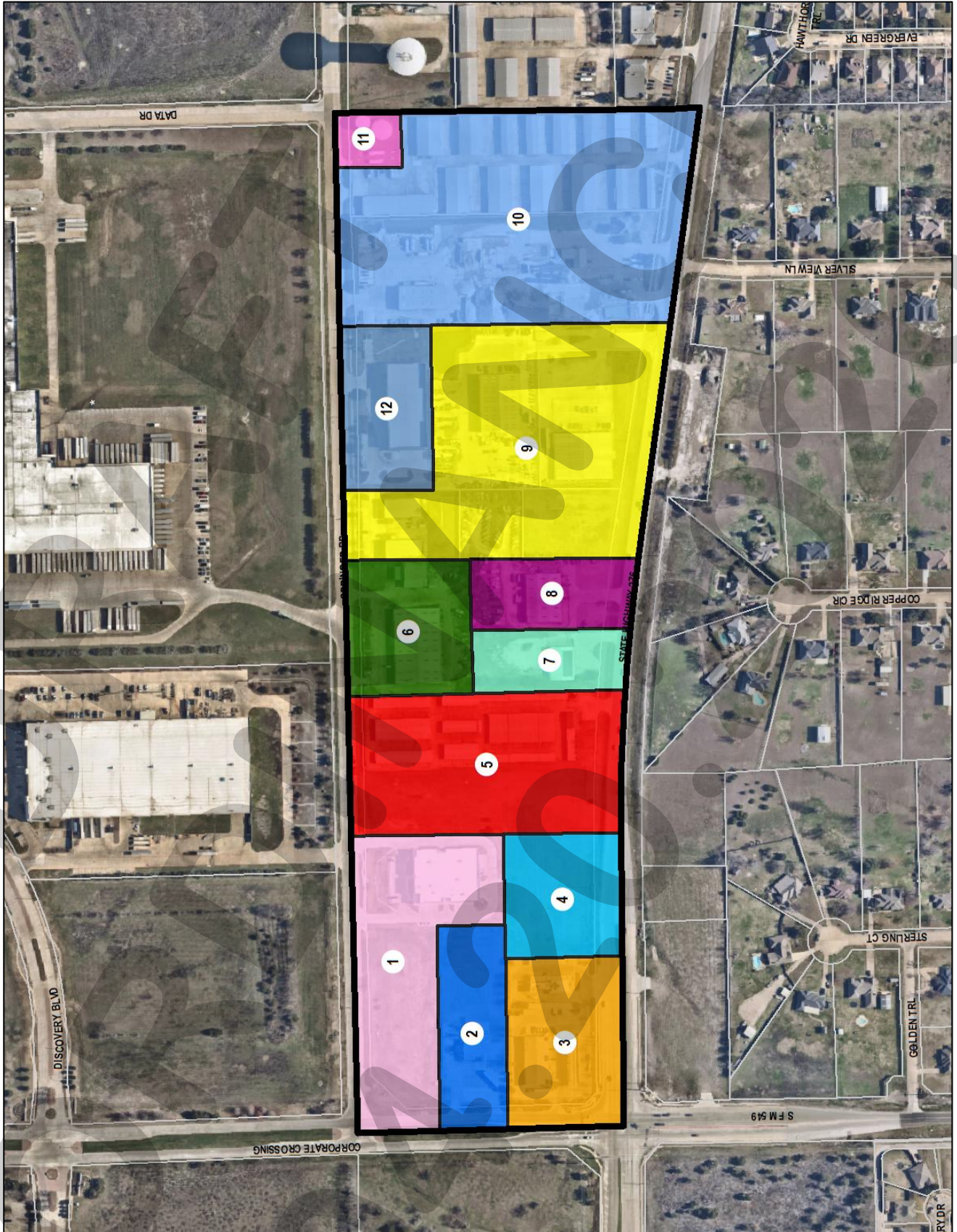


EXHIBIT 'C':
PD Development Standards

- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage ⁽¹⁾

NOTES

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

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

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



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

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

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

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

- Trucking Company

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

- Concrete Batch Plant
- Mini-Warehouse

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

- Warehouse
- Outside Storage ⁽¹⁾

NOTES

¹: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
- (2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: April 20, 2026
SUBJECT: Z2026-012; *Text Amendment to Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) to Update the Fee Schedule*

The current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from \$0.37 in 2005 to \$0.78 in 2025 (*i.e. an increase of 110.81%*). In addition, staff estimates the average cost per caption for a newspaper notice -- *which is required by State Law for all zoning related cases* -- to be between \$85.34 – \$194.18 (*or an average per caption price of \$109.84*) [*estimated over the last six (6) newspaper notices*].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align with current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (*including a base fee and acreage-based calculation*), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Staff should note, that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

During the *Work Session Meeting* on March 31, 2026, the Planning and Zoning Commission recommended to staff that [1] the fee for variances for residential properties be lowered from \$200.00 to \$100.00, and [2] that a notification fee be established in addition to the base fee for all cases that require public notification. Based on this, staff has logged all notification fees associated with development cases over the past year and determined that the average fee for notification (*i.e. newspaper and property owner notifications*) was \$149.78. Based on this, staff is proposing a notification fee of \$150.00 that will be assessed in addition to the base application fee for all cases that require public notification. Staff also lowered the fees associated with variances for residential properties in accordance with the Planning and Zoning Commission's recommendation.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City

Council for consideration. In accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council, and on April 14, 2026 the Planning and Zoning Commission approved a motion to recommend approval of the fee changes by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on April 20, 2026.



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400 500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200 500.00 + \$4520.00/Acre
(c) Final Plat	\$300 500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300 500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150 500.00
(f) Plat Reinstatement Request	\$100 200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$250 1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400 500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$200 1,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ⁽¹⁾ Specific Use Permit (SUP)*	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$200 1,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1)±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75 200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
⁽¹⁾: SEE SECTION (D) BELOW.
⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

~~(D)~~(C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$1520.00/\text{Acre} = \$78.75105.00 + \$200800.00 [\text{Base Fee}] = \$278.75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

~~(E)~~(D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by ~~\$1,000~~2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$1520.00/\text{Acre} = \$78.75105.00 + \$200.00 [\text{Base Fee}] = \$278.75305.00 [\text{Typical Application Fee}] + \$1,0002,500.00 [\text{Forgiveness} - \text{FeeNon-Compliant Structure Fee}] = \$1,278.752,805.00 [\text{Fee Due}].$$



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

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(1) PLATTING	
(a) Master Plat	\$500.00 + \$20.00/Acre
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(c) Final Plat	\$500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$500.00
(f) Plat Reinstatement Request	\$200.00
(2) SITE PLAN	
(a) Site Plan ⁽¹⁾	\$1,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$1,000.00 + \$20.00/Acre
(b) Specific Use Permit (SUP) ⁽¹⁾	
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$1,500.00 + \$20.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ⁽¹⁾	
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00
(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(6) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:
⁽¹⁾: SEE SECTION (D) BELOW.
⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

- (C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acres} = \$105.00 + \$800.00 \text{ [Base Fee]} = \$905.00 \text{ [Fee Due]}$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

- (D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$2,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$20.00/\text{Acres} = \$105.00 + \$200.00 \text{ [Base Fee]} = \$305.00 \text{ [Typical Application Fee]} + \$2,500.00 \text{ [Non-Compliant Structure Fee]} = \$2,805.00 \text{ [Fee Due]}$$

NOTIFICATION COSTS (2025)

Case Number	Number of Notices	Mailing Cost	Newspaper Cost	Total Cost Per Case
Z2025-002	108	\$ 84.24	\$ 122.69	\$ 206.93
Z2025-003	78	\$ 60.84	\$ 122.69	\$ 183.53
Z2025-004	4	\$ 3.12	\$ 87.50	\$ 90.62
Z2025-005	125	\$ 97.50	\$ 87.50	\$ 185.00
Z2025-006	71	\$ 55.38	\$ 87.50	\$ 142.88
Z2025-007	109	\$ 85.02	\$ 87.50	\$ 172.52
Z2025-008	8	\$ 6.24	\$ 87.50	\$ 93.74
Z2025-009	137	\$ 106.86	\$ 87.50	\$ 194.36
Z2025-010	409	\$ 319.02	\$ 87.50	\$ 406.52
Z2025-011	47	\$ 36.66	\$ 87.50	\$ 124.16
Z2025-012	76	\$ 59.28	\$ 83.19	\$ 142.47
Z2025-013	82	\$ 63.96	\$ 83.19	\$ 147.15
Z2025-014	16	\$ 12.48	\$ 83.19	\$ 95.67
Z2025-015	84	\$ 65.52	\$ 83.19	\$ 148.71
Z2025-016	24	\$ 18.72	\$ 83.19	\$ 101.91
Z2025-017	35	\$ 27.30	\$ 81.32	\$ 108.62
Z2025-018	62	\$ 48.36	\$ 81.32	\$ 129.68
Z2025-019	173	\$ 134.94	\$ 81.32	\$ 216.26
Z2025-020	75	\$ 58.50	\$ 81.32	\$ 139.82
Z2025-021	8	\$ 6.24	\$ 81.32	\$ 87.56
Z2025-022	66	\$ 51.48	\$ 81.32	\$ 132.80
Z2025-023	68	\$ 53.04	\$ 80.96	\$ 134.00
Z2025-024	11	\$ 8.58	\$ 80.96	\$ 89.54
Z2025-025	34	\$ 26.52	\$ 80.96	\$ 107.48
Z2025-026	46	\$ 35.88	\$ 80.96	\$ 116.84
Z2025-027	33	\$ 25.74	\$ 80.96	\$ 106.70
Z2025-028	27	\$ 21.06	\$ 80.96	\$ 102.02
Z2025-029	86	\$ 67.08	\$ 78.22	\$ 145.30
Z2025-030	406	\$ 316.68	\$ 78.22	\$ 394.90
Z2025-031	25	\$ 19.50	\$ 78.22	\$ 97.72
Z2025-032	658	\$ 513.24	\$ 78.22	\$ 591.46
Z2025-033	142	\$ 110.76	\$ 78.22	\$ 188.98
Z2025-034	113	\$ 88.14	\$ 78.22	\$ 166.36
Z2025-035	140	\$ 109.20	\$ 78.22	\$ 187.42
Z2025-036	112	\$ 87.36	\$ 78.22	\$ 165.58
Z2025-037	107	\$ 83.46	\$ 78.22	\$ 161.68
Z2025-038	66	\$ 51.48	\$ 78.22	\$ 129.70
Z2025-039	79	\$ 61.62	\$ 78.22	\$ 139.84
Z2025-040	36	\$ 28.08	\$ 78.22	\$ 106.30

Z2025-041	85	\$	66.30	\$	78.22	\$	144.52
Z2025-042	50	\$	39.00	\$	78.22	\$	117.22
Z2025-043	5	\$	3.90	\$	78.22	\$	82.12
Z2025-044	132	\$	102.96	\$	83.44	\$	186.40
Z2025-045	92	\$	71.76	\$	83.44	\$	155.20
Z2025-046	49	\$	38.22	\$	83.44	\$	121.66
Z2025-047	69	\$	53.82	\$	83.44	\$	137.26
Z2025-048	10	\$	7.80	\$	83.44	\$	91.24
Z2025-049	25	\$	19.50	\$	103.75	\$	123.25
Z2025-053	62	\$	48.36	\$	70.33	\$	118.69
Z2025-054	37	\$	28.86	\$	70.33	\$	99.19
Z2025-055	42	\$	32.76	\$	70.33	\$	103.09
Z2025-056	92	\$	71.76	\$	70.33	\$	142.09
Z2025-057	9	\$	7.02	\$	70.33	\$	77.35
Z2025-058	52	\$	40.56	\$	70.33	\$	110.89
Z2025-059	9	\$	7.02	\$	70.33	\$	77.35
Z2025-060	75	\$	58.50	\$	70.33	\$	128.83
Z2025-061	164	\$	127.92	\$	70.33	\$	198.25
Z2025-062	78	\$	60.84	\$	102.19	\$	163.03
Z2025-063	72	\$	56.16	\$	102.19	\$	158.35
Z2025-064	58	\$	45.24	\$	102.19	\$	147.43
Z2025-065	16	\$	12.48	\$	102.19	\$	114.67
Z2025-066	57	\$	44.46	\$	85.34	\$	129.80
Z2025-067	69	\$	53.82	\$	85.34	\$	139.16
Z2025-068	134	\$	104.52	\$	85.34	\$	189.86
Z2025-069	89	\$	69.42	\$	85.34	\$	154.76
Z2025-070	28	\$	21.84	\$	85.34	\$	107.18
Z2025-071	60	\$	46.80	\$	85.34	\$	132.14
Z2025-072	35	\$	27.30	\$	85.34	\$	112.64
Z2025-073	41	\$	31.98	\$	85.34	\$	117.32
Z2025-074	91	\$	70.98	\$	100.94	\$	171.92
Z2025-075	222	\$	173.16	\$	100.94	\$	274.10
Z2025-076	20	\$	15.60	\$	100.94	\$	116.54
Z2025-077	20	\$	15.60	\$	100.94	\$	116.54
Z2025-078	81	\$	63.18	\$	100.94	\$	164.12
Z2025-079	33	\$	25.74	\$	100.94	\$	126.68
AVERAGE		\$	64.99	\$	84.79	\$	149.78

FEE SCHEDULE COMPARISON

PLATTING FEES

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT	MASTER PLAT
ROCKWALL PROPOSED	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00 + \$20.00/ACRE	\$500.00	\$500.00	\$500.00 + \$20.00/ACRE
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$300.00 + \$20.00/ACRE	\$300.00 + \$20.00/ACRE	\$150.00	\$150.00	\$100.00 + \$15.00/ACRE
FATE	\$400.00 + \$20.00/ACRE	\$400.00 + \$20.00/ACRE	\$750.00	\$750.00	\$750.00	N/A
ROYSE CITY	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00 + \$10.00/LOT	\$500.00	\$500.00	N/A
ROWLETT	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	N/A
GARLAND	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$1,000.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	\$500.00 + \$50.00/ACRE	N/A
WYLIE	\$300.00 + \$15.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	\$400.00 + \$25.00/ACRE	N/A
FRISCO	\$750.00 + \$20.00/LOT	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE CONVEYANCE: \$435.00	RESIDENTIAL: \$600.00 + \$20.00/LOT MULTI-FAMILY: \$300.00 + \$40.00/ACRE NON-RESIDENTIAL: \$300.00 + \$40.00/ACRE	RESIDENTIAL: \$500.00 + \$20.00/LOT MULTI-FAMILY: \$350.00 + \$50.00/ACRE NON-RESIDENTIAL: \$350.00 + \$50.00/ACRE AMENDING: \$270.00 + \$20.00/LOT	RESIDENTIAL: \$100.00 + \$20.00/LOT MULTI-FAMILY: \$100.00 + \$5.00/UNIT NON-RESIDENTIAL: \$100.00 + \$40.00/ACRE	N/A
MESQUITE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00 + \$25.00/ACRE	\$500.00	N/A
SUNNYVALE	\$800.00 + \$10.00/LOT	\$800.00 + \$15.00/LOT	\$800.00	\$500.00	\$500.00	N/A
TERRELL	RESIDENTIAL: \$265.00/LOT COMMERCIAL: \$400.00/ACRE	RESIDENTIAL: \$265/LOT MULTI-FAMILY: \$50.00/UNIT (\$400.00 MIN) COMMERCIAL: \$400.00/ACRE	\$300.00	\$300.00	\$300.00	N/A
GREENVILLE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	\$200.00 + \$5.00/LOT + \$5.00/PAGE	N/A

EXAMPLE : 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT
ROCKWALL PROPOSED	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROCKWALL CURRENT	\$ 350.00	\$ 500.00	\$ 500.00	\$ 150.00	\$ 150.00
FATE	\$ 600.00	\$ 600.00	\$ 750.00	\$ 750.00	\$ 750.00
ROYSE CITY	\$ 700.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00
ROWLETT	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
GARLAND	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
WYLIE	\$ 450.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
FRISCO	\$ 1,150.00	\$ 900.00	\$ 1,000.00	\$ 900.00	\$ 500.00
MESQUITE	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 500.00
SUNNYVALE	\$ 1,000.00	\$ 1,100.00	\$ 800.00	\$ 500.00	\$ 500.00
TERRELL	\$ 5,300.00	\$ 5,300.00	\$ 300.00	\$ 300.00	\$ 300.00
GREENVILLE	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00	\$ 305.00

ZONING FEES

CITY	ZONING	PLANNED DEVELOPMENT	SPECIFIC USE PERMIT	ZONING VERIFICATION
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$1,500.00 + \$20.00/ACRE	RESIDENTIAL: \$200.00 + \$20.00/ACRE COMMERCIAL: \$1,000.00 + \$20.00/ACRE	\$100.00
ROCKWALL CURRENT	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$200.00 + \$15.00/ACRE	\$25.00
FATE	\$500.00 + \$20.00/ACRE ** & ***	\$1,500.00 + \$100.00/ACRE **	\$1,000.00 **	\$75.00 *
ROYSE CITY	\$750.00	\$2,500.00/BASE ZONE REQUESTED	\$750.00	\$50.00
ROWLETT	\$1,250.00	\$3,800.00	\$1,300.00	\$100.00
GARLAND	\$2,000.00	\$4,600.00 + \$50.00/ACRE	COMMERCIAL OR RES. GREATER THAN 1- ACRE: \$2,000.00 RESIDENTIAL LESS THAN 1-ACRE: \$500.00	\$200.00
WYLIE	\$600.00 + \$15.00/ACRE	\$1,000.00 + \$25.00/ACRE	\$750.00 + \$20.00/ACRE	\$75.00
FRISCO	LESS THAN 49.9-ACRES: \$1,050.00 MORE THAN 49.9-ACRES: \$1,500.00	\$3,800.00 + \$10.00/ACRE	\$1,800.00 + \$10.00/ACRE	\$50.00
MESQUITE	\$1,250.00 + \$15.00/ACRE	\$1,500.00 + \$15.00/ACRE	\$1,250.00	\$75.00
SUNNYVALE	\$950.00 + \$25.00/ACRE	\$950.00 + \$25.00/ACRE	\$950.00 + \$10.00/ACRE	\$100.00
TERRELL	\$800.00	\$800.00	\$1,050.00	\$25.00
GREENVILLE	\$225.00	\$225.00	\$225.00	NO CHARGE

NOTES:

*: \$150.00 ZONING INTERPRETATION FEE

**: PLUS NOTIFICATION FEE OF \$150.00 + \$2.50/NOTICE

***: ZONING CHANGES REQUIRING A FUTURE LAND USE MAP AMENDMENT ADD \$500.00 + \$20.00/ACRE **

EXAMPLE: 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY: RED = HIGH; GREEN = LOW

CITY	ZONING	PLANNED DEVELOPMENT	DISTRICT
ROCKWALL PROPOSED	\$	1,200.00	\$ 1,700.00
ROCKWALL CURRENT	\$	350.00	\$ 350.00
FATE	\$	700.00	\$ 1,650.00
ROYSE CITY	\$	750.00	\$ 2,500.00
ROWLETT	\$	1,250.00	\$ 3,800.00
GARLAND	\$	2,000.00	\$ 5,100.00
WYLIE	\$	750.00	\$ 1,250.00
FRISCO	\$	1,050.00	\$ 3,900.00
MESQUITE	\$	1,400.00	\$ 1,650.00
SUNNYVALE	\$	1,200.00	\$ 1,200.00
TERRELL	\$	800.00	\$ 800.00
GREENVILLE	\$	225.00	\$ 225.00

SITE PLAN FEES

CITY	SITE PLAN	AMENDED SITE PLAN/ELEVATIONS/ LANDSCAPING PLAN	VARIANCE (NON-SITE PLAN)	NON-COMPLIANT STRUCTURE FEE
ROCKWALL PROPOSED	\$1,000.00 + \$20.00/ACRE	\$500.00	RESIDENTIAL: \$200.00 COMMERCIAL: \$1,000.00	\$2,500.00
ROCKWALL CURRENT	\$250.00 + \$20.00/ACRE	\$100.00	\$100.00	\$1,000.00
FATE	TYPE 1: \$1,000.00 + \$10.00/ACRE TYPE 2: \$1,500.00 + \$50.00/ACRE	\$200.00	\$450.00	N/A
ROYSE CITY	LESS THAN 5-ACRES: \$500.00 MORE THAN 5-ACRES: \$500.00 + \$25.00/ACRE	\$250.00		N/A
ROWLETT	\$2,250.00	\$300.00		N/A
GARLAND	\$2,200.00 to \$3,400.00	\$500.00	\$350.00	N/A
WYLIE	\$400.00 + \$10.00/ACRE	\$400.00 + \$10.00/ACRE		N/A
FRISCO	PRELIMINARY SITE PLAN: \$1,000.00 + \$50.00/ACRE SITE PLAN: \$750.00 + \$100.00/ACRE	\$200.00		N/A
MESQUITE	\$800.00	\$600.00		N/A
SUNNYVALE	\$1,300.00 + \$10.00/ACRE	\$1,300.00 + \$10.00/ACRE	\$720.00	N/A
TERRELL	\$250.00	\$250.00	\$500.00	N/A
GREENVILLE	10.00% of Building Permit Fee	10.00% of Building Permit Fee	\$55.00	N/A

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, FEE SCHEDULE, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] to update the City's development related application fees; and,

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

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

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

SECTION 2. AMENDMENT. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 4TH DAY OF MAY, 2026.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 20, 2026

2nd Reading: May 4, 2026

Exhibit 'A'
**Section 10, Fee Schedule, of Article 11, Development Applications
and Review Procedures, of the Unified Development Code (UDC)**



- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

- (A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.
- (B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$400500.00 + \$4520.00/Acre
(b) Preliminary Plat	\$200500.00 + \$4520.00/Acre
(c) Final Plat	\$300500.00 + \$20.00/Acre
(d) Replat ⁽²⁾	\$300500.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$450500.00
(f) Plat Reinstatement Request	\$400200.00
(2) SITE PLAN	
(a) Site Plan ^{(1) ±}	\$2501,000.00 + \$20.00/Acre
(b) Amended Site Plan	\$400500.00
(3) ZONING ⁽²⁾	
(a) Zoning Change	\$2001,000.00 + \$4520.00/Acre
(b)(b) Specific Use Permit (SUP) ^{(1) Specific Use Permit (SUP)*}	\$200.00 + \$15.00/Acre
Residential Property	\$200.00 + \$20.00/Acre
Commercial Property	\$1,000.00 + \$20.00/Acre
(c) Planned Development (PD)	\$2001,500.00 + \$4520.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception/Special Requests ^{(1) ±}	\$400.00
Residential Property	\$100.00
Commercial Property	\$1,000.00
(b) Treescape Plan/Tree Removal	\$75200.00
(c) Zoning Verification Letter	\$100.00
(d) Landscape Inspection Fee	
First and Second Inspections	\$0.00
Third and Subsequent Inspections	\$500.00/Inspection
(e) Other Miscellaneous Requests	\$0.00
(5) BOARD OF ADJUSTMENTS	
(a) Variance	\$200.00

(b) Appeal of an Administrative Decision	\$200.00
(c) Appeal of a Code Decision	\$200.00
(56) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

NOTES:

⁽¹⁾: SEE SECTION (D) BELOW.

⁽²⁾: AN ADDITIONAL \$150.00 FEE WILL BE REQUIRED FOR ALL CASES THAT REQUIRE PUBLIC NOTICE TO BE SENT OUT.

~~(D)~~(C) Calculation of Fees. Fees that have a scaled fee structure (i.e. that are based on the acreage of the property) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78,75105.00 + \$200800.00 [\text{Base Fee}] = \$278,75905.00 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

~~(E)~~(D) Non-Compliant Structure Fees. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$4,0002,500.00. For example, a 5.25-acre residential property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

$$5.25\text{-acres} \times \$4520.00/\text{Acre} = \$78,75105.00 + \$200.00 [\text{Base Fee}] = \$278,75305.00 [\text{Typical Application Fee}] + \$4,0002,500.00 [\text{Forgiveness} - \text{Fee Non-Compliant Structure Fee}] = \$4,278,752,805.00 [\text{Fee Due}].$$



City of Rockwall
The New Horizon
MEMORANDUM

TO: Rockwall City Council
FROM: Joey Boyd, Assistant City Manager
DATE: April 14, 2026
SUBJECT: Access Easement

The City of Rockwall needs an easement across private property for the purpose of constructing and facilitating a driveway access for police, fire, and EMS to private property from a public roadway in The Harbor District. Once TXDOT completes the reconstruction of Interstate 30, the current frontage road that provides two-way traffic heading east and west, will be eastbound only. This will require emergency vehicles to go across Lake Ray Hubbard to a turnaround at Dalrock Road in Rowlett back across the lake on the I-30 service road to access properties that currently has a medical office building and other private commercial businesses.

An access point has been identified; however, the land owner has rejected an informal offer from the City to purchase the easement. The parcel of land in question is 0.0083 acres (360 SF) and is appraised at \$8,300.

Attached for City Council consideration is a resolution authorizing the initiation of eminent domain proceedings for acquisition of the land.

Although informal offers have been made previously, Chapter 21 of the Texas Property Code requires strict compliance with the statutory bona fide offer process before a condemnation petition may be filed. Upon passage of the Resolution, the City will proceed with the formal acquisition process required by Chapter 21, including obtaining a certified survey establishing the precise property description by metes and bounds and preparing formal written offer letters in accordance with the statute.

Section 21.0113 of the Texas Property Code requires that, before filing a condemnation proceeding, the City must make a statutory “bona fide offer” to acquire the property voluntarily. This process requires two written offers. First, the City must send a written initial offer that includes (1) the Landowner’s Bill of Rights; (2) a proposed conveyance document (such as a Deed); (3) the name and telephone number of a City representative authorized to discuss the offer;

and (4) a bold, prominently displayed statement of the compensation being offered and whether that amount includes damages, if any to the remainder. Because this acquisition involves fee simple title to the entire property, remainder damages would not apply.

Although an appraisal is not required to accompany every initial offer, the City has obtained a certified appraisal prepared by Hurley Valuation Group dated March 12, 2026, of the subject property and will need to include it with the initial offer letter to ensure full transparency and statutory compliance.

No earlier than 30 days after the property owners receive the initial written offer, the City may issue a written final offer. The final offer must be in an amount equal to or greater than the appraised value and must include the appraisal, conveyance instrument, and the Landowner's Bill of Rights. The property owner must then be given at least 14 days to consider and respond to the final offer before any condemnation petition may be filed.

As a practical matter, and to ensure delivery, the letters should be transmitted by both Certified Mail Return Receipt Requested and by First Class Mail with delivery tracking. In practice, property owners occasionally decline or fail to claim Certified Mail, so sending the letters simultaneously by First Class Mail with tracking provides additional evidentiary support that the materials were delivered, which is important for establishing compliance with the notice and timing requirements of Chapter 21.

The city attorney and city staff will be available for questions at the meeting on Monday.

CITY OF ROCKWALL, TEXAS
RESOLUTION NO. 26-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FINDING PUBLIC USE, CONVENIENCE, AND NECESSITY AND DETERMINING THAT ACQUISITION OF ACCESS EASEMENT RIGHTS WITH ALL NECESSARY PROPERTY RIGHTS OVER, UNDER AND ACROSS APPROXIMATELY 0.0083 ACRES (360 SQUARE FEET) SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF LOT 10, BLOCK A, OF HARBOR-ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 2020000008944, OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS IS NECESSARY FOR THE PUBLIC USE AND CONVENIENCE OF CONSTRUCTING, OPERATING, AND MAINTAINING A HEALTH, FIRE, AND SAFETY ACCESS EASEMENT; AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN, IF NECESSARY, TO ACQUIRE SUCH PROPERTY INTEREST; AUTHORIZING CITY AGENTS, REPRESENTATIVES, EMPLOYEES, ATTORNEYS, AND CONSULTANTS TO TAKE ALL ACTIONS NECESSARY TO ACQUIRE THE REQUIRED PROPERTY INTEREST, INCLUDING PROSECUTION OF CONDEMNATION PROCEEDINGS AND NECESSARY ACTIONS AS TO THE OWNERS AND ANY LIENHOLDERS; RATIFYING PRIOR ACTS; PROVIDING FOR SEVERABILITY; MAKING FINDINGS REGARDING OPEN MEETINGS COMPLIANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas (“City”) has determined that acquisition of an access easement for health, fire, and safety access (the “Project”) is necessary to serve the present and future needs of the City; and

WHEREAS, the City has identified approximately 0.0083 acres (360 square feet), situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, of Harbor-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Instrument Number 2020000008944, of the Official Public Records of Rockwall County, Texas, and more particularly described by metes and bounds in Exhibit “A” attached hereto and incorporated herein for all purposes (the “Property”); and

WHEREAS, the City finds that public use, convenience, and necessity require the acquisition of access easement rights and all necessary property rights over, under, and across the Property for the Project; and

WHEREAS, it may be necessary to retain engineers, surveyors, appraisers, title companies, attorneys, architects, or other professional consultants to survey, specify, define, value, negotiate, and acquire an access easement and property rights necessary to effectuate the Project; and

WHEREAS, in order to acquire the necessary property rights, it will be or has been necessary for the City’s agents, representatives, or employees to seek entry upon, as permitted

by applicable law, the Property for the purpose of surveying and establishing said land titles and to determine adequate compensation for the access easement rights and property rights to be acquired, conducting tests, and negotiating with the owners of the Property for purchase of the necessary property rights; and

WHEREAS, the City intends to comply with all applicable requirements of Chapter 21 of the Texas Property Code, including the making of a bona fide offer to acquire the required property interests before filing any condemnation proceeding; and

WHEREAS, the City Council finds and determines that, if the Property cannot be acquired through negotiation, the acquisition of the access easement rights of the Property through the exercise of the power of eminent domain is necessary and convenient to serve the public use of the Project.

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

SECTION 1.

1. The facts and opinions in the preamble of this Resolution are true and correct and are incorporated herein for all purposes to this Resolution.

2. The City Council hereby finds and determines that public use, convenience, and necessity require the acquisition of access easement rights, together with all necessary property rights over, under, and across the Property for the public use of constructing, operating, and maintaining a health, fire, and safety access easement.

3. The City's agents, representatives, or employees are hereby authorized to:

- a. Lay out the exact location of the land area needed for the necessary property interests described herein;
- b. Retain engineers, surveyors, appraisers, title companies, attorneys, and other professional consultants as necessary;
- c. Enter upon the Property as permitted by law for surveying, environmental testing, appraisal, and other investigative purposes;
- d. Negotiate with the owners of the property for the purchase thereof; and
- e. Initiate eminent domain proceedings under Chapter 21 of the Texas Property Code to acquire fee simple title with all necessary rights against the owner(s) of the Property, in the event any such owner fails to accept a bona fide offer and negotiations fail; and
- f. Take all other lawful actions necessary or incidental to the acquisition of the Property for public use.

SECTION 2. All acts and proceedings heretofore done or initiated by City agents,

representatives, or employees for the establishment and construction of the Project in connection with the acquisition of the Property, including the negotiation for and/or acquisition of any necessary property rights for the access easement are hereby authorized, ratified, approved, confirmed, and validated.

SECTION 3. The City Council further finds that acquisition of the Property is not for the purpose of conferring a private benefit on a particular private party, nor is it primarily for economic development purposes, but is necessary and convenient for a public use to promote the public health, safety, and welfare of the citizens of the City.

SECTION 4. Severability: If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council in adopting this Resolution that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose

SECTION 5. All resolutions and agreements and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 6. It is hereby found and determined that the meeting at which this Resolution was adopted was open to the public and that notice of the time, place, and purpose of such meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

SECTION 7. This Resolution will be effective immediately upon the passage hereof, and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS ON THIS 20th DAY OF APRIL, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

EXHIBIT "A"

METES & BOUNDS

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, of Harbor-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Instrument Number 2020000008944 of the Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" on the southwest line of said Lot 10 same point being in the northeast line of Lot 3, Block A of Rockwall Harbor Phase One, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet C, Page 29, of the Plat Records, Rockwall County Texas (P.R.R.C.T.) from which a found 5/8 inch iron rod for the east common corner of Lots 3 and 4, Block A, of aforesaid Rockwall Harbor Phase One bears South 45 degrees 36 minutes 53 seconds East, a distance of 44.54 feet, and from which a 1/2 inch iron rod with blue plastic cap stamped "HINE THOMPSON" at the east most corner of said Lot 4, same point being an angle point in the southwest line of said Lot 10 bears South 45 degrees 36 minutes 53 seconds East, a distance of 152.40 feet;

THENCE, along the southwest line of said Lot 10, same being the northeast line of said Lot 3, North 45 degrees 36 minutes 53 seconds West, a distance of 60.00 feet to a set 1/2 inch iron rod with yellow plastic cap stamped "TRUSTAR" from which a 1/2 inch iron rod with blue plastic cap stamped "HINE THOMPSON" at the east common corner of Lots 1 and 2, Block A, of said Rockwall Harbor Phase One, bears North 45 degrees 36 minutes 53 seconds West, a distance of 70.73 feet;

THENCE, departing the southwest line of said Lot 10 North 44 degrees 23 minutes 07 seconds East, a distance of 6.00 feet to a set 'MAG' nail with aluminum washer stamped "TRUSTAR SURVEYING" on the southwest line of a 24 foot Fire Access, Public Access, Drainage and Utility Easement as shown and recorded with said Harbor-Rockwall Addition plat;

THENCE, with the southwest line of previously mentioned easement South 45 degrees 36 minutes 53 seconds East, a distance of 60.00 feet to a set 'MAG' nail with aluminum washer stamped "TRUSTAR SURVEYING";

THENCE, departing the southwest line of said easement South 44 degrees 23 minutes 07 seconds West, a distance of 6.00 feet to the **POINT OF BEGINNING** and **CONTAINING** having an area of 0.0083 of an Acre or 360 Square Feet of land, more or less.

SURVEYOR'S CERTIFICATION


The undersigned hereby certifies that this survey was made on the ground under my supervision. This survey substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

For Trustar Surveying:


 Marcos A. Madrid
 Registered Professional Land Surveyor
 Texas Registration No. 6740



Date of Survey: 03/09/2026
 Date of Certification: 03/10/2026

 4509 Rowlett Road Rowlett, Texas 75088 Ph: 214-607-0052 Texas Surveying Firm #10194913	PARCEL SURVEY 0.0083 ACRES (360 Sq.Ft.) being part of LOT 10, BLOCK A HARBOR-ROCKWALL ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	JOB NUMBER 26-1011
		DRAWN BY: RA CHECKED BY: MAM MARCH 10, 2026
		2 OF 2

