



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, March 2, 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 the disincorporation of land within the City's Extraterritorial Jurisdiction (ETJ), pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Cheryl Remchuk (Hope Global Methodist Church)

VI. Proclamations / Awards / Recognitions

1. Theater in our Schools 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 February 17, 2026 city council meeting, and take any action necessary.
2. **Z2026-001** - Consider the approval of an **ordinance** for Text Amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary **(2nd Reading)**.
3. Consider authorizing the City Manager to execute a Joint Elections Agreement & Contract for Election Services with the Rockwall County Elections Administrator for conducting the May 2, 2026 General Election (for city councilmembers) and Special Election (for Charter Amendments), and take any action necessary.
4. Consider authorizing the City Manager to execute purchase orders and/or contracts for Chandler Park soccer field renovation project awarded to United Turf and Track for an amount not to exceed \$175,000 and take any action necessary.
5. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of \$168,858 to be funded by the Parks Operations Budget, and take any action necessary.
6. **P2026-006** - Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, 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. **Z2026-002** - Hold a public hearing to discuss and consider a request by Alex Flores for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary **(1st Reading)**.

XII. Action Items

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

1. **MIS2026-003** - Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Special Request to reduce the front yard building setback on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

2. Discuss and consider a project proposal presented by the Chair of the City's ART Commission related to the "Farm to Market Tractor" project, and take any action necessary.
3. Discuss and consider a request from John Rose representing HEB seeking approval of a variance to the city's sign height and size requirements for a property located at 1600 East Interstate 30, and take any action necessary.
4. Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

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

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

XIV. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of February, 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, the International Thespian Society is an affiliate of the Educational Theatre Association and is a high school honor society that recognizes students in theatre and advocates for equitable access to the arts for every student; and

Whereas, theatre education is a vital component of a well-rounded, competitive education, providing students with essential "21st Century Skills" such as creativity, collaboration, communication, and critical thinking; and

Whereas, theater education has many benefits, including providing a safe, inclusive environment for students to develop social-emotional intelligence and empathy while fostering a sense of belonging that reduces chronic absenteeism and improves the overall school climate; and

Whereas, participation in school theatre programs is linked to increased student engagement and academic success, with data from the College Board often showing that students involved in drama performances score an average of 65 points higher on the SAT verbal section and 34 points higher on the math section than their non-arts peers; and

Whereas, Texas Thespians, a state chapter of the Educational Theatre Association and one of the largest chapters in the nation, provides vital leadership, professional development, and advocacy resources that empower Texas students and educators to achieve excellence both on and off the stage.

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

Theatre in Our Schools Month

in the City of Rockwall and encourage all citizens to show enthusiastic support for local thespians and for all arts-related programming within our school district.

In Witness Whereof, I hereunto set my hand and official seal on this 2nd day of March, 2026.



Tim McCallum, Mayor



MINUTES

ROCKWALL CITY COUNCIL MEETING

Tuesday, February 17, 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 public meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Mayor McCallum then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

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

1. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Southside District and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding legal advice pertaining to upcoming municipal elections, pursuant to Section §551.071 (Consultation with Attorney)
4. Discussion regarding legal advice pertaining to Order No. BOA2025-3-V pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding Donald Palmer v. City of Rockwall, Cause No. 1-26-0003, pursuant to Section 551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:44 p.m.

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

Council reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Mayor Tim McCallum

Mayor McCallum delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Black History Month Proclamation

Mayor McCallum invited Councilmember Thomas and family members of the late Sam Buffington to come forth. He then read the proclamation declaring the month of February as “Black History Month.” A family member of former city councilmember, Sam Buffington, as well as Councilmember Sedric Thomas both briefly spoke thereafter, honoring those who’ve contributed so much throughout the generations to our community and our country.

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, came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight’s meeting agenda. Council took no action following her comments.

VIII. Open Forum

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

Adim Omar
2612 Mercers Colony
Rockwall, TX 75032

Mr. Omar came forth and provided the mayor with a copy of a petition expressing opposition to the roadway that is planned to run through his neighborhood from John King Boulevard over to FM-3549. He expressed he was not aware when purchasing his home that this roadway was planned, and he described the neighborhood as having ‘boutique’ type homes in an exclusive area. The biggest houses in the neighborhood are in this area. The road way will be loud and will compromise kids’ safety as well as making housing values go down. He asked Council to delay the date planned for the roadway and also consider alternatives, including changing the location of the planned roadway.

Dr. Dee Amanze
2613 Mercers Colony Avenue
Rockwall, TX 75032

Dr. Amanze came forth and expressed that he just moved to Texas and bought a retirement home, hoping to live a quiet life during what he described as his “old age,” which he said is 72 years old. He had no soon finished unpacking before he became aware of the planned roadway mentioned by the prior speaker this evening, a roadway he says will come about 20’ from his front gate. This has given him a bad taste in his mouth just a few months after he has arrived in Texas. No one informed him of this planned roadway before buying his retirement home. He has concerns about the noise, safety, and destroying of the character of a place he had hoped to relax and retire in. He urged Council to give further consideration regarding this planned roadway, including finding a new solution to alleviate the problems. He expressed that this major roadway, which will be located just 20’ from his front door, is not reasonable or considerate.

Ryan Joyce

767 Justin Road
Rockwall, TX 75087

Mr. Joyce came forth and shared that the Fort Worth Stock Show and Rodeo recently concluded, and someone paid \$556,000 for the prized steer. He went on to express support and adoration for the local Future Farmers of America (FFA) program. Soon, the Rockwall Youth Fair and Livestock Show will be held at Tate Farms, and this will be a great event. He generally encouraged Council to come attend the event, especially to see and recognize the hard work of local kids who go to great lengths to care for and show their animals. The kids work hard, and they deserve recognition, and they deserve to receive bids at the upcoming event.

Guy Holman
2636 Lindberg Street
Rockwall, TX 75032

Mr. Holman came forth indicating he lives in the Somerset subdivision. He wanted to echo concerns expressed by two of the nearby neighbors who spoke regarding a planned feeder road that will soon come through. He shared that the residents were not made aware of the planned roadway, including the developer not having informed homeowners either. He believes even at this late stage, perhaps there could be some sort of mitigations put in place such as berms or slip streets or in some way limiting access. He is an attorney and believes that the developer may have opened himself up for a lawsuit of some sort. Given the nature of the very sizeable homes along Mercers Colony, it really could adversely impact the subdivision and the nearby homes.

Darryl Conley
3704 Stableglen Drive
Rockwall, TX 75032

Mr. Conley came forth and shared that he's been a resident of Rockwall since 1993, and he is a retired Air Force veteran. He and his family built their fourth house in Rockwall not long ago. He did his homework prior to building the home, and he came to the City and took photos of the subdivision plans because copies were not able to be provided to him. He explained that on those plans he took photos of at the time, this road that is now poised to happen was not shown on those plans. He went on to provide more detailed comments pertaining to the planned roadway, traffic in and through the neighborhood, as well as concerns about the homes in the subdivision and the adverse impact the planned roadway will have. He discouraged this planned roadway, as making it a cut through roadway will inevitably become a true cut through street. He believes this is not right, and something should be done about it. He believes this cut through will interfere with families, homeowners and their children, and he does not believe this makes perfect sense. He generally spoke in opposition of this planned roadway.

Rick Higdon
4113 Stableglen Drive
Rockwall, TX

Mr. Higdon thanked Council Members for their service. He knew that the road way was planned; however, he did not realize it was going to be a 'collector roadway.' He went on to suggest perhaps a 'slip road' in order to eliminate traffic, and this may help out those living on Mercers Colony. He urged Council to consider alternatives, and he generally spoke in opposition of this roadway as currently planned.

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

He then reordered the agenda to address Action Item #1 next.

IX. Take Any Action as a Result of Executive Session.

No action was taken as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the February 2, 2026, city council meeting, and take any action necessary.
2. Consider an **ordinance** amending the Code of Ordinances in Chapter 44 Utilities, Article IV Sewers and Sewage Disposal, Division 4 Grease Traps, regarding procedures for grease trap maintenance and reporting, and take any action necessary. **(2nd reading)**
3. **Z2025-075** - Consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of an **ordinance** for a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive, and take any action necessary **(2nd Reading)**.
4. **P2025-045** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.
5. Consider approval of the Rockwall Police Department's 2025 Racial Profiling Report, and take any action necessary.
6. Consider approval of a resolution regarding a recommendation from the City Council's Naming Subcommittee to rename Sam Houston Street to Sam Buffington Street, and take any action necessary.
7. Consider authorizing the City Manager to execute purchase orders in the amount of \$269,981 pertaining to "not at fault" vehicular accidents for the purchase of four Police Department replacement vehicles and associated loose equipment to outfit said vehicles (three 2026 Ford Explorers and one 2026 Harley-Davidson motorcycle) utilizing vendors under existing cooperative purchasing contracts, while also authorizing the use of \$162,794 of General Fund Reserves for replacement costs not covered by insurance proceeds with the understanding that the insurance claims are still in subrogation, with \$107,187 so far being received from TX Municipal League insurance settlement funds and additional recoveries possibly forthcoming, and take any action necessary.

Mayor McCallum pulled items #4 and #6. Mayor McCallum moved to approve the Consent Agenda, minus numbers 4 and 6. Mayor Pro Tem Moeller seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-04**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN SECTION 44-221 & 44-222 OF ARTICLE IV, *SEWERS AND SEWAGE DISPOSAL*, OF CHAPTER 44, *UTILITIES*; PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS OPEN TO THE PUBLIC; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 26-05**

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 A SINGLE-FAMILY 7 (SF-7) DISTRICT, SINGLE-FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 107 (PD-107) FOR GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 11.155-ACRE TRACT OF LAND IDENTIFIED AS BLOCK A & 129 OF THE B. F. BOYDSTON ADDITION AND LOT 1, BLOCK A, FIRST BAPTIST CHURCH ADDITION, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor McCallum then spoke about Consent Agenda item #6. He shared that Sam Buffington served on City Council from 1995 through 2001. He was the first African American elected to office with the City of Rockwall, and he paved the way for other members of color to be elected. Mayor McCallum went on to share that Sam was passionate, and he was an advocate – not only for the Southside neighborhood community – but also for the city as a whole. He indicated that Sam’s sisters as well as his son and daughter are in attendance at tonight’s meeting. He believes it is fitting to rename a major stretch of roadway that runs through the Southside community in honor of the late Sam Buffington. Mayor Pro Tem Moeller then shared brief comments, generally expressing kind words regarding the late Sam Buffington, describing him as a titan in our community and a great man. Councilmember Jeffus also provided brief comments, sharing that not long after she moved here in 2004, she was at a city council meeting to fight an issue. She remembers Sam encouraging her, “don’t you give up” on fighting the issue she was facing at the time. Councilmember Thomas briefly provided kind commentary regarding his fellow city councilmembers, city staff, and the late Sam Buffington and others who were titans in our community. He expressed that Mr. Buffington and others had vision and put in a lot of hard work on behalf of our city. They are the ones who have paved the way to making our lives a lot easier through their vision and by putting good plans in place.

This is a great honor to rename this street, for both the late Sam Buffington and for the city.

Following additional, brief words, Mayor McCallum then moved to approve Consent Agenda item #6. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding Consent Agenda Item #4, Mayor McCallum shared that several residents came forth about this item tonight and spoke during Open Forum. He pulled this item, not because of the residents who spoke tonight, but – rather – because he has not ever been in support of this development from the beginning. It represents what he considers to be “high density,” and he has not supported this development from the beginning. He shared that he is a neighbor to others who spoke this evening during Open Forum, as he lives across the street from them. He went on to explain that he will not be voting for this. Councilmember Henson also briefly spoke, sharing that he is a neighbor to this subdivision as well and he also is not in favor of this project / this subdivision. Councilmember Jeffus also spoke, sharing that she has never been in favor of this development, and she is still not in favor of it tonight. She has heard the pain expressed by residents, and is also not in favor of this subdivision. She has heard residents’ concerns, and she believes there are some legitimate concerns about this development. She expressed that she will support the residents and be on their side. City Attorney Frank Garza spoke, reminding Council this is a plat, and state law has taken away a lot of authority from city councils with regards to the plat approval process. The plat has been completed, and it meets current city ordinances. So, if Council denies the plat, it has to be stated on record the reasons for denial, with said reasons stating how it does not meet city codes. If the Council does not take action tonight, the plat will become effective by operation of law. Mr. Garza further explained that state law basically gives cities thirty days to approve or disapprove a plat, but – again – disapproval reasons must be identified in the motion as “not meeting code” and be captured on record. The city council does not have as much discretion as it did in the past. The Mayor replied that “they can take away my discretion, but they can’t take away my right to vote “no.”

Councilmember Campbell then sought and received clarification from Planning Director, Ryan Miller, concerning this plat, specifically clarifying that this is a technical approval rather than a discretionary approval. Mr. Miller generally explained that this is a technical approval and that the proposed subdivision plan does meet the city’s plans and standards (its ordinances).

Councilmembers Campbell and Jeffus indicated a desire to have clarification regarding the proposed roadway that some residents spoke about this evening during Open Forum. Mr. Miller went on to explain that the roadway is a ‘minor collector,’ which is used to collect residential traffic and funnel it out of a neighborhood. A typical residential street is twenty-eight feet (two fourteen foot travel lanes); whereas a minor collector differs slightly in that it has two travel lanes that are eleven feet narrower while also having two nine foot rows of parking on either side of it. A ‘minor collector’ is a type of residential street classification. There is already a minor collector roadway that runs through the Somerset Park subdivision – the roadway named Stableglen Drive. Mr. Miller then went on to explain how the roadways will interconnect, over time, especially when the school is eventually built.

Councilmember Lewis asked for clarification regarding if the Council does not approve this plat, is it in violation of state law. Mr. Garza clarified that if the Council votes “no” and does not state the reasons why the plan would need to be changed in order to meet city code, then the plan will – by operation of law – go into effect.

Councilmember Campbell thanked Mr. Miller for his explanations. She went on to suggest that perhaps staff

could hold a neighborhood meeting to help better explain to residents in the Somerset subdivision what this plat is regarding and additional details about the roadway that may need to be clarified for the homeowners. Mr. Miller explained that this is a subdivision plat that would dedicate the right-of-way; however, the timeline associated with this case is important to understand. This particular roadway has been in existence on the city's Master Thoroughfare Plan since at least 2011, which means it existed prior to the Somerset Park subdivision zoning. When Somerset Park was zoned, it was classified as a minor collector roadway, even in the subdivisions concept plan. When the developer of Somerset Park built their portion of the minor collector roadway, twenty-nine feet of that roadway was constructed at the time with the Juniper subdivision then being required to build the remainder of the right-of-way depth, but it would not change the existing homes today. It would not take any property away from them.

Mayor McCallum shared that this matter is not personal for him or new to him either, and even though the State tells him he can't, he refuses to comply, and he has been consistent in voting "no," even against plats. The mayor then asked the developer, Mr. Joyce to come forth and answer questions about if there could possibly be any alternatives to the planned roadway. Mr. Joyce indicated that the connections and tie-ins to Mercer's Colony are very limited. He does not know that a slip street is going to eliminate any traffic, and there is already a street that runs just North of Mercer's Colony. He generally explained that the options are very limited. He shared that they are 95% complete on their engineering designs and 100% complete on the flood study designs, as well as about 92-95% complete with the traffic impact analysis designs. They have spent upwards of \$700-800,000 on the engineering process for this development, and he just does not see how a slip street would do anything to change traffic patterns. Mayor McCallum provided feedback stating – the short answer is, there is not anything you are going to do at this point – is that correct? Mr. Joyce indicated that he has conformed with the zoning ordinances in all aspects and has an approved zoning ordinance. We have a preliminary plat that conforms, so that is the way he would like to proceed at this time.

Councilmember Thomas thanked council for their comments and for the thoughtfulness that goes into decisions such as these, especially when making decisions on behalf of residents. He encouraged any citizen that, if they have questions about the history of this topic (the roadway) or any other issue within the city, to please reach out to city staff, as they are helpful and very knowledgeable. Councilmember Thomas explained that it is very important that the Council follows Texas law, pointing out that he personally is a big proponent of maintaining local control here within Rockwall as far as our designs and sticking to our plans and our rules and laws to show the state that we have the ability to govern ourselves; however, he recognizes those rights continue to be stripped away from cities. He believes it's important to fight the good fight while also making sure that rules and laws that are in place are followed. That doesn't mean we can't try to make changes to those laws and rules in the future, but Texas law currently requires that we execute a decision based on how laws read at this time. He went on to indicate a desire to avoid any type of legal consequences for anything that happens here with the Council.

Councilmember Thomas then went on to provide a motion to approve P2025-045 (Consent Agenda item #4). Councilmember Campbell seconded the motion.

Councilmember Lewis shared that the council is in a precarious position, sharing that the residents are going to get this roadway no matter what the city council does. So there is, unfortunately, not a lot the city can do; however, he pointed out that State legislators are taking away more and more rights of municipalities in Texas, and both our Governor and State representatives are a part of it. He urged residents to reach out to state officials to fight in favor of cities maintaining rights at the local level. Councilmember Campbell encouraged residents, as Councilmember Thomas did, to reach out to staff and ask questions and get

clarification and information. Councilmember Moeller echoed the concerns expressed about municipalities losing more and more local control, indicating he believes it's only going to get worse. Although he 'feels' the residents' concerns, he explained that state law currently ties the Council's hands. The Mayor encouraged residents to 'follow the money' and to look at where law makers are getting their money from, which is from developers, and they call it 'property rights,' but what it really means is control over your local government so that local governments cannot control what is built.

Following the comments, the motion to approve the plat passed by a vote of 4 ayes to 3 nays (Jeffus, Henson and McCallum).

XI. Public Hearing Items

1. **Z2026-001** - Hold a public hearing to discuss and consider the approval of an ordinance for Text Amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided brief background information on this agenda item. He explained that staff followed previous direction given by the city council regarding this topic, and that is why this ordinance is now being brought forth before Council for consideration. Staff is seeing more commercial uses locate in industrial buildings that are having trouble to fill with tenants, and the SUP aspect will allow Council to make discretionary decisions concerning these types of cases. This particular case did go before the Planning & Zoning Commission, which voted 7 – 0 to recommend its approval.

The mayor opened the public hearing. There being no one wishing to come forth and speak, he then closed the Public Hearing.

Mayor McCallum then moved to approve Z2026-001. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

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

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

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

2. **Z2026-002** - Hold a public hearing to discuss and consider a request by Alex Flores for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. He shared that after the Planning and Zoning Commission vote last Tuesday night, the applicant resubmitted new elevations to the city in which a two car garage, depicted. This was the primary reason for denial by the Planning and Zoning Commission. Therefore, since there is new evidence being provided, in accordance with the Unified Development Code, it is recommended that this be remanded back to the Planning and Zoning Commission at this time.

Mayor McCallum moved to remand this item - Z2026-002 - back to the Planning & Zoning Commission. Councilmember Lewis seconded the motion. Following brief comments by Councilmember Lewis, the motion passed by a vote of 7 ayes to 0 nays.

XII. Action Items

1. Discuss and consider a request from Kenda Culpepper on behalf of Rockwall Noon Rotary regarding approval for placement of a 'peace pole' to be located on city-owned property in/around the historic downtown square, and take any action necessary.

Mrs. Culpepper came forth and addressed the Council concerning this agenda item. She introduced herself, sharing she is President of the organization this year. She also introduced several other Rotarians who were present during the meeting this evening. She explained that this organization is the oldest, chartered, civic service organization in Rockwall, having been established in 1939. There are about 70 Rotary Clubs in the North TX area, which is the area in which Rockwall's club falls. She expressed a desire for Rockwall's Rotary Club to be the second one in this district to install a "peace pole" (with a club in Frisco having been the first in the region), which is aligned with one of Rotary's missions, which is to promote world peace. She went on to share that some previous work has been done with herself and city staff on identifying a suitable space in San Jacinto Plaza (a bricked area with a tree in it) on the downtown historic square. The pole has languages on it that have been well thought out and considered. She explained that the pole was designed and has already been purchased, and a plaque has been created to explain the peace pole. She stressed that safety is of primary concern, and she went on to explain how the pole will not have any negative impacts on the existing infrastructure or those who visit the area. She shared that Rotary has already paid for the pole and all the expenses. She pointed out that the city attorney, Frank Garza, has indicated a desire for Rotary to enter into an agreement with the City to spell out some of the formalities, such as who will be responsible for maintaining the pole, which Mrs. Culpepper explained will be the responsibility of Rotary. She generally expressed that Rotary is willing to enter into such agreement.

Following Ms. Culpepper's additional comments, Mayor McCallum moved to authorize the city manager and city attorney to finalize and approve the agreement and to move forward with this project, as presented. Councilmember Thomas seconded the motion. Following brief comments, the motion passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor McCallum adjourned the meeting at 7:12 p.m.

CITY OF ROCKWALL

ORDINANCE NO. 26-06

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

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] to create allow the *Banquet Facility/Event Hall* land use in the Light Industrial (LI) District; and,

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

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

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

SECTION 2. AMENDMENT. That Article 04, *Permissible Uses*, 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 2ND DAY OF MARCH, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 17, 2026

2nd Reading: March 2, 2026

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

LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE	LAND USE REFERENCE	CONDITIONAL USE REFERENCE	MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS							OVERLAY DISTRICTS												
						Residential (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8 (SF-8) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District
LEGEND: Land Use NOT Permitted OR for Overlay/Districts Refer to Base Zoning District Land Use Permitted By-Right Land Use Permitted with Conditions Land Use Permitted Specific Use Permit (SUP) Land Use Prohibited by Overlay District Land Use Permitted as an Accessory Use		LAND USES	2.02(F)	2.03(F)																					
		RETAIL AND PERSONAL SERVICES LAND USES																							
		Alcoholic Beverage Package Sales	(1)	(1)																					
		Alcoholic Beverage Store	(2)	(2)																					
		Antique/Collectible Store	(3)	(3)																					
		Astrologer, Hypnotist, or Psychic	(4)	(4)																					
		Banquet Facility/Event Hall	(5)	(5)																					
		Portable Beverage Service Facility	(6)	(6)																					
		Brewpub	(7)	(7)																					
		Business School	(8)	(8)																					
		Catering Service	(9)	(9)																					
		Temporary Christmas Tree Sales Lot, and/or Similar Uses	(10)	(10)																					
		Copy Center	(11)	(11)																					
		Craft/Micro Brewery, Distillery and/or Winery	(12)	(12)																					
		Incidental Display	(13)	(13)																					
		Food Trucks/Trailers	(14)	(14)																					
		Garden Supply/Plant Nursery	(15)	(15)																					
		General Personal Service	(16)	(16)																					
		General Retail Store	(17)	(17)																					
		Hair Salon and/or Manicurist	(18)	(18)																					
		Laundromat with Dropoff/Pickup Services	(19)	(19)																					
		Self-Service Laundromat	(20)	(20)																					
		Massage Therapist	(21)	(21)																					
		Private Museum or Art Gallery	(22)	(22)																					
		Night Club, Discotheque, or Dance Hall	(23)	(23)																					

**THE STATE OF TEXAS
COUNTY OF ROCKWALL**

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS Joint Election Agreement and Contract for Election Services (“Contract”) is made by and between the Rockwall County Elections Administrator (“Elections Administrator”) and political subdivisions (“Participating Authority” or “Participating Authorities”) located entirely or partially inside the boundaries of Rockwall County. The complete list of Participating Authorities will be available after the filing deadline as prescribed by the Secretary of State’s election calendar and will be listed as **Attachment A**.

This Contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint election to be held on the Uniform Election date of May 2, 2026, and administered by Christopher J. Lynch, Rockwall County Elections Administrator. This Contract supersedes any and all prior contracts and agreements to conduct joint elections between a Participating Authority and the Rockwall County Elections Office.

RECITALS

WHEREAS, each Participating Authority listed above plans to hold an election on May 2, 2026;

WHEREAS, Rockwall County owns an electronic voting system, the Election System and Software (ES&S) EVS 6.0.2.0 voting system, which includes the DS200 precinct scanner, the DS450 central scanner and the ExpressVote ballot marking device and has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The Participating Authorities desire to use Rockwall County’s electronic voting system, to compensate Rockwall County for such use, and to share in certain other expenses connected with joint elections, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended, and

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED, as follows:

I. ADMINISTRATION

The Participating Authorities agree to hold a “Joint Election” with Rockwall County and each other in accordance with Chapter 271 of the Texas Election Code and this Contract. The Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Contract. Each Participating Authority agrees to pay the Elections Administrator for equipment, programming, election personnel, supplies, services, and administrative costs as provided in this Contract. The Elections Administrator shall serve as the Election Officer for the Joint Election; however, each Participating Authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each Participating Authority as necessary.

It is agreed that other political subdivisions and districts may wish to participate in the use of Rockwall County’s electronic voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes, on terms and conditions generally similar to those set forth in this Contract. In such cases, costs shall be pro-rated among the participants according to Section XII of this Contract.

II. LEGAL DOCUMENTS

Each Participating Authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the Participating Authority’s governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting equipment testing notices that are required by the Texas Election Code.

Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot language shall be the responsibility of each Participating Authority, including providing the text in English and Spanish. Each Participating Authority shall provide a copy of their respective election orders and notices to the Elections Administrator.

III. NONPERFORMANCE

The Elections Administrator will inform each Participating Authority of any problems or deficiencies in their respective performance of obligations under this contract, including but not limited to non-adherence to deadlines for requests for information of each Participating Authority by the Elections Administrator, and may set a reasonable period of time to cure or obtain adequate assurance that any such problems or deficiencies will be timely addressed and corrected. **The Participating Authority's failure to cure problems or deficiencies related to its obligations, duties, and responsibilities in accordance with all terms and conditions of this Agreement will be considered in any future contracts with Elections Administrator or Rockwall County, and any Participating Authority failing to perform will reimburse Elections Administrator for any additional costs and expenses to Rockwall County, including all costs associated with interference of conducting the election.**

IV. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Election Day voting locations. Voting locations shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed Election Day voting locations are listed in **Attachment B** of this Contract and may be amended. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in **Attachment B**.

If polling places for the May 2, 2026, Joint Election are different from the polling place(s) used by a Participating Authority in its most recent election, the Participating Authority agrees to post a notice no later than May 2, 2026, at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and listing the Participating Authority's polling place names and addresses in effect for the May 2, 2026, election. This notice shall be written in both the English and Spanish languages.

V. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The Elections Administrator will recruit all election workers.

The Elections Administrator will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve and meet the eligibility requirements in Subchapter C of Chapter 32 of the Texas Election Code and meet any requirements to serve as an Election Worker set forth by the Rockwall County Commissioners Court.

The Elections Administrator shall arrange for the training and compensation of all election judges, clerks, and election personnel. The Elections Administrator shall arrange for the date, time, and place for the presiding election judges to pick up their election supplies. As set forth in Sec. 32.009 of the Texas Election Code, each presiding election judge and alternate presiding judge shall be given written notice of their appointment. The notice from the Elections Administrator will include the polling location and the number of election clerks the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Rockwall County pursuant to Texas Election Code Section 32.091. The election judge, or his/her designee, will receive an additional sum of \$25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

The compensation rates established by Rockwall County are:

Early Voting – Deputy Early Voting Clerk Supervisor (\$16 an hour), Bilingual Deputy Early Voting Clerk (\$16), Deputy Early Voting Clerk (\$14 an hour)

Election Day – Presiding Judge (\$16 an hour), Bilingual Clerk (\$16 an hour), Alternate Judge (\$14 an hour), Clerk (\$14 an hour)

Election judges and clerks who attend voting equipment and procedures training shall be compensated at the hourly rates listed above.

The Elections Administrator may employ other personnel as necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during Early Voting and on Election Day, for the efficient tabulation of ballots at the central counting station, and for the post-election processes conducted by warehouse personnel. Part-time personnel working in support of the Early Voting Ballot Board and/or central counting station on Election Night will be compensated at the hourly rate set by Rockwall County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

In accordance with Sec. 31.098 of the Texas Election Code, the Elections Administrator is authorized to contract with third persons for election services and supplies. The actual cost of such third-person services and supplies will be paid by the Elections Administrator and reimbursed by the Participating Authorities.

VI. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator, subject to approval of the Rockwall County Election Board, shall arrange for all election supplies and voting equipment including, but not limited to, Rockwall County's electronic voting system and equipment, official ballots, sample ballots, voter registration lists, ballot boxes and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have a sufficient number of tables and/or chairs. The Elections Administrator shall be responsible for conducting all required testing of the electronic equipment, as required by Chapters 127 and 129 of the Texas Election Code.

Joint participants shall share voting equipment and supplies to the extent possible. A single ballot containing all the offices or propositions stating measures to be voted on at a particular polling place may be used in a joint election. A voter may not be permitted to select a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each Participating Authority shall furnish the Elections Administrator with a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles of offices and text in both English and Spanish languages). The Participating Authorities are required to submit information in a format or template requested by the Elections Administrator. Each Participating Authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions. Each Participating Authority shall also be responsible for proofing and approving the ballot insofar as it pertains to that authority's candidates and/or propositions.

In the event a Participating Authority identifies an error after approval of their respective ballot proof(s), and any programming and/or audio files require changes, the Participating Authority approving the original ballot and audio proof will be responsible for the full cost of reprogramming, if required. This will include the cost of reprogramming ballot language and/or audio files for other Participating Authorities as necessary due to software limitations.

Early Voting by Personal Appearance and/or the use of Vote Centers, Texas Election Code Section 43.007, on Election Day shall be conducted exclusively on Rockwall County's EVS 6.0.2.0 electronic voting system.

The Elections Administrator shall be responsible for the programming, preparation, testing, and delivery of the voting system equipment for the election as required by the Election Code.

The Elections Administrator shall conduct criminal background checks for relevant election officials, staff, and temporary workers upon hiring as required by Election Code 129.051(g).

VII. EARLY VOTING

The Participating Authorities agree to conduct joint Early Voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 , Texas Election Code. Each Participating Authority agrees that the Elections Administrator will appoint all Deputy Early Voting clerks. The Participating Authorities further agree that the Elections Administrator may appoint other Deputy Early Voting clerks to assist in the conduct of Early Voting as necessary, and that these additional Deputy Early Voting clerks shall be compensated at an hourly rate set by Rockwall County pursuant to Section 83.052 of the Texas Election Code. Deputy Early Voting clerks who are permanent employees of the Rockwall County Elections Administrator may be paid from the election services contract fund for contractual duties performed outside of normal business hours (Sec. 31.100(e), Texas Election Code).

Early Voting by personal appearance will be held at the locations, dates, and times listed in **Attachment C** of this document and may be amended. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in **Attachment C**. Any Rockwall County qualified voter of the Joint Election may vote early by personal appearance at any one of the joint Early Voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for Early Voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for Early Voting ballots to be voted by mail received by the Participating Authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. If faxed, the original applications must be received by the election office within four days of receipt. The address of the Early Voting Clerk is as follows:

Mailing Address
Early Voting Clerk
Rockwall County Elections Office
1101 E. Yellowjacket Ln., Suite 150
Rockwall, TX 75087

Physical Location
Rockwall County Elections Office
1101 E. Yellowjacket Ln., Suite 150
Rockwall, TX 75087

After the first day of Early Voting, the Elections Administrator shall post on the Rockwall County Elections Office webpage, a link for the Daily Early Voting Turnout Rosters. A cumulative final Early Voting turnout report will be available upon request on the business day following the close of Early Voting.

VIII. EARLY VOTING BALLOT BOARD

The Rockwall County Election Administrator shall appoint members to an Early Voting Ballot Board (EVBB) to process Early Voting results from the Joint Election. The Elections Administrator, as chair of the Election Board, shall determine the number of EVBB members required to efficiently process the Early Voting ballots.

IX. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator will take the necessary steps for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this Contract.

The Counting Station Manager or an approved representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated. The Counting Station shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of electronic copies at the central counting station and by posting to the Rockwall County Elections Office webpage. To ensure the accuracy of reported election returns, results printed on the tapes produced by Rockwall County's voting equipment will not be released to the Participating Authorities at any individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Election Code Section 67.004, after votes have been counted from all locations and will deliver a copy of the unofficial canvass to each Participating Authority as soon as possible after all returns have been tabulated. Each Participating Authority shall be responsible for the official canvass of its respective election(s). The official canvass of election shall not take place before May 5, 2026, and no later than May 13, 2026, as per the Texas election Code.

The Elections Administrator will prepare the electronic precinct-by-precinct results reports for uploading to the Secretary of State as required by Section 67.017 of the Election Code. Each Participating Authority agrees to upload these reports.

The Elections Administrator shall be responsible for conducting the post-election partial manual count required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each Participating Authority and the Secretary of State's Office upon request.

X. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE ROCKWALL COUNTY

Rockwall County Elections will consider conducting elections in territories outside of Rockwall County on a case-by-case basis.

XI. RUNOFF ELECTIONS

Each Participating Authority shall have the option of extending the terms of this Contract through its runoff election, if applicable. In the event of such runoff election, the terms of this Contract shall automatically extend unless the Participating Authority notifies the Elections Administrator in writing within 3 business days of the original election.

Each Participating Authority shall reserve the right to reduce the number of Early Voting locations and/or Election Day voting locations in a runoff election.

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 2, 2026 election and to conduct its drawing for ballot positions at or immediately following such meeting in order to expedite preparations for its runoff election.

Each Participating Authority eligible to hold runoff elections after the May 2, 2026 Uniform Election Date agrees that the date of a necessary runoff election shall be held in accordance with the Election Code.

XII. ELECTION EXPENSES AND ALLOCATION OF COSTS

Charges. In consideration for the joint election services provided hereunder by the Elections Administrator, the Participating Authorities will be charged a share of election costs, for election workers, an administrative fee, and for the lease of voting equipment.

1. Share of Election Costs. Each Participating Authority's share of election costs will be:
 - a. One half of the cost of expenses will be split equally among all entities.
 - b. The other half of the expenses will be split on a weighted basis.
 - i. Each Participating Authority's share of the remaining (allocated) costs will be determined as follows: The number of registered voters in each individual Participating Authority will be divided by the number of all registered voters of all Participating Authorities to determine each entity's pro rata share expressed as a percentage, which will then be multiplied against each of the allocated costs as itemized on the final Total Cost report/invoice submitted to each Participating Authority after the election.
2. The end result will be a charge to the Participating Authority of an equal division of participating authorities for half of the cost plus a pro rata share of the total of half the costs incurred by the Elections

Administrator in connection with the administration of elections of other entities held at the same time as the election.

3. Lease of Voting Equipment. Per Texas Election Code Section 123.032(d), the Rockwall County Commissioners Court has established the following prices for leasing county-owned voting equipment:
 - \$33.25 per ExpressVote Ballot Marking Device
 - \$57.50 per DS200 Precinct Scanner

The Participating Authority's share of voting equipment costs will be determined on a pro rata basis. Leasing cost will be calculated once for the Early Voting period and once for Election Day. If the County acquires additional equipment, different voting equipment, or upgrades existing equipment during the term of this Contract, the charge for the use of the equipment may be reset by the Rockwall County Commissioners Court.

4. Administrative Fee. Each Participating Authority agrees to pay the Rockwall County Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs, in accordance with Section 31.100(d) of the Texas Election Code.

The Elections Administrator shall deposit all funds payable under this Contract into the appropriate fund(s) within the Rockwall County treasury in accordance with Election Code Section 31.100.

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any Participating Authority may withdraw from this Contract and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code.

XIV. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each Participating Authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of County records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Participating Authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the Participating Authority.

XV. RECOUNTS OR CONTESTED ELECTION

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting Participating Authority agrees that any recount shall take place at the offices of the Elections Administrator or at a location of the Elections Administrator's choosing, and that the Elections Administrator shall serve as Recount Supervisor and the Participating Authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

In the event of a contested election, the expenses of a new election ordered by a court of competent jurisdiction or Participating Authority will be paid for and by the Participating Authority in accordance with Texas Election Code 221.014

The Elections Administrator agrees to provide advisory services to each Participating Authority as necessary to conduct a proper recount.

XVI. MISCELLANEOUS PROVISIONS

1. The Elections Administrator shall file copies of this document with the Rockwall County Treasurer and the Rockwall County Auditor in accordance with Section 31.099 of the Texas Election Code.
2. Nothing in this Contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this Contract or a violation of the Texas Election Code.
3. This Contract shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Rockwall County, Texas.
4. In the event that one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
5. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
6. The waiver by any party of a breach of any provision of this Contract shall not operate as or be construed as a waiver of any subsequent breach.
7. Any amendments of this Contract shall be of no effect unless in writing and signed by all parties hereto.
8. Participating Authority agrees to act in good faith in the performance of this agreement, and shall immediately contact and notify the Elections Administrator of any potential problems or issues relevant to the subject matter of this contract.

XVII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total *estimated* cost for the May 2, 2026 election is \$106,000 and is based partly on the costs of similar and recent elections. After the final determination has been made of whom the Participating Authorities will be and the Contracts are fully executed, the Elections Administrator shall provide each Participating Authority with an official cost estimate. Each Participating Authority's percent share of the estimated total cost is based on the number of registered voters and further described in Section XII.1. of this Contract. If requested, each Participating Authority agrees to pay the Rockwall County Elections Administrator a deposit of 50% of the *estimated obligation* no later than 30 days after receiving the official cost estimate. As soon as reasonably possible after the election, the Elections Administrator will submit an itemized invoice to each Participating Authority based on the actual expenses (supported by documentation such as time sheets, compensation forms, and invoices) directly attributable to the services provided by the Elections Administrator. The exact amount of each Participating Authority's obligation under the terms of this Contract shall be calculated after the election (or runoff election, if applicable); and, if the amount of an Authority's total obligation exceeds the amount deposited, the authority shall pay to the Elections Administrator the balance due within 30 days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the authority the excess amount paid within 30 days after the final costs are calculated.

XVIII. SIGNATURE PAGE

WITNESS BY MY HAND THIS THE _____ DAY OF _____, 2026.

ELECTIONS ADMINISTRATOR:

Christopher J. Lynch, Elections Administrator
Rockwall County, Texas

WITNESS BY MY HAND THIS THE _____ DAY OF _____, 2026.

PARTICIPATING AUTHORITY:

Name of Participating Authority: _____

By: _____

Printed Name: _____

Official Capacity: _____

This page may be updated by the Participating Authority to reflect the names, titles and signatures of additional signees.

ATTACHMENT A

List of Participating Authorities

**(To be provided after the final day to cancel an election as prescribed
by the Texas Secretary of State's Election Law Calendar)**

List of Possible Participating Authorities

Rockwall County

Cities

City of Fate
City of Heath
City of McLendon-Chisholm
City of Mobile City
City of Rockwall
City of Rowlett
City of Royse City
City of Wylie

Independent School Districts (ISD's)

Rockwall Independent School District
Royse City Independent School District

Municipal Utility Districts (MUD's)

RCC Municipal Utility District 1 (Woodcreek)
Camden Parc Municipal Utility District
Municipal Utility District 6
Municipal Utility District 7
Municipal Utility District 8
Municipal Utility District 9
Parker Creek Municipal Utility District
Poetry Road Municipal Utility District of Rockwall County
River Rock Trail Municipal Utility District No. 1
River Rock Trail Municipal Utility District No. 2
Rockwall County Municipal Utility District No. 10
RWC Municipal Utility District 7 (Woodcreek)
Triple Creek Municipal Management District
North Ridge Municipal Utility District No. 1

Special Utility Districts (SUD's)

Bear Creek Special Utility District
East Ford Special Utility District Wylie
High Point Special Utility District

Public Improvement Districts (PIDs)

Sonoma Public Improvement District
Williamsburg Public Improvement District 1

Williamsburg Public Improvement District 2
Williamsburg Public Improvement District 11B

CLUB MUNPAL MGMT DIST 1

Heath Golf and Yacht Club Municipal Management District No. 1

ATTACHMENT B

Election Day Schedule provided separately

TBD

Possible Locations

Fate: Chamberlain Crossing Amenity Center, 160 Chamberlain Dr, Fate 75189

Fate: Fate City Hall, Council Chambers, 1900 CD Boren Pkwy, Fate 75087

Heath: Heath City Hall, Community Room, 200 Laurence Dr, Heath 75032

McLendon-Chisholm: McLendon-Chisholm City Hall, Council Chambers, 1371 W FM 550, McLendon-Chisholm, 75032

Rockwall: The Center at Rockwall City Place, Lone Star Room, 108 E Washington St, Rockwall, 75087

Rockwall: Gene Burton College and Career Academy, Lecture Hall, 2301 John King Blvd, Rockwall, 75087

Rockwall: Our Savior Lutheran Church, Fellowship Hall, 3003 Horizon Rd, Rockwall, 75087

Rockwall: Ridgeview Church, Fellowship Hall, 1362 E FM 552, Rockwall, 75087

Rockwall: Rockwall Area Chamber of Commerce, Innovation Room, 697 E Interstate 30, Rockwall, 75087

Rockwall: Rockwall County Courthouse Annex, Multi-purpose Room, Suite 160, 1101 E Yellowjacket Ln, Rockwall, 75087

Rockwall: RISD Administration Building, Gym, 1050 Williams St, Rockwall, 75087

Rockwall: Rockwall Golf & Athletic Club (RGAC), Amenity Center-Crown Room, 2650 Champions Dr, Rockwall, 75087

Rowlett: Rowlett Utility Customer Service Center, 6602 Dalrock Rd, Rowlett, 75089

Royse City: Ernest Epps Education Center, Board Room, 810 E Old Greenville Rd, Royse City, 75189

ATTACHMENT C

Early Voting Schedule provided separately

TBD

Early Voting by personal appearance will be conducted beginning on Monday, April 20, 2026, and ending on Tuesday, April 28, 2026, at:

Main Location -

Rockwall: Rockwall County Courthouse Annex, Multi-purpose Room, Suite 160, 1101 E Yellowjacket Ln, Rockwall, 75087

TBD

Full-Time Branch Locations – *ubicaciones de sucursales tiempo completo*

Fate: Fate City Hall, Council Chambers, 1900 CD Boren Pkwy, Fate 75087

Heath: Heath City Hall, Community Room, 200 Laurence Dr, Heath 75032

McLendon-Chisholm: McLendon-Chisholm City Hall, Council Chambers, 1371 W FM 550, McLendon-Chisholm, 75032

Rowlett: Rowlett Utility Customer Service Center, Conference Room, 6602 Dalrock Rd, Rowlett, 75088

Royse City:



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mary Smith, City Manager
Joey Boyd, Assistant City Manager
Misty Farris, Purchasing Agent

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

DATE: March 2, 2026

SUBJECT: Chandlers Park Soccer Fields – Contract Award

This project is for the laser leveling fields, adding soil amendments, installing new rainbird irrigation heads and new soccer nets on goals. This will improve drainage, produce smooth playing surface and improve fields for player safety. The total budget for this project is \$175,000.00 to be funded out of the Recreation Development Fund. This is an approved 2025-2026 budget request.

Sealed proposals were publicly opened on February 6, 2026, at 2:00 p.m. The City has met all formal procurement requirements pertaining to this turf renovation project. The City received two (2) responsive proposals and three (3) non-responsive proposals.

Following evaluation, the successful best value respondent was United Turf and Track in the amount of \$139,980.00. Parks and Recreation staff will reduce clay quantities to keep us within budget.

For Council consideration is the Chandlers Park Soccer Field Renovation Project award to United Turf and Track in an amount not to exceed \$175,000.00, and authorize the City Manager to execute the necessary purchase orders and/or contracts for this project.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mary Smith, City Manager

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

DATE: March 2, 2026

SUBJECT: Grounds Maintenance Services Contract Extension

The current small landscape maintenance services contract provides for mowing, weed eating, trimming and debris removal at City facilities, parks, street medians, ROW and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of some herbicides and insecticides. These contracts provide for an annual extension at end of the initial contract period for up to three consecutive years should the scope of work and contracted bid conditions remain the same; and both parties agree to the extension. Staff has determined that it is in the best interest of the City to renew these contracts this year as the Contractors have performed satisfactorily over the last 12 months.

Small Contract

The small service contract was awarded by city council in March 2025 and awarded to Yellowstone Landscaping in the amount of \$145,700.02. Yellowstone Landscape requested to terminate their contract in July 2025, as they had underbid and were losing money. Southlake Landscaping and Maintenance (SLM) was the second low bid at \$161,060.00 and was awarded the contract in July 2025 to complete year one. The current contract amount is \$161,060.00.

SLM has agreed to the contract renewal and asked for a 3.0% price increase in relation to their increase in salaries to retain experienced employees and rising fuel cost. . This price increase request is afforded by contract and compared to the Municipal Cost Index (MCI) average percent change for 2025 Dallas/Fort Worth area of +2.89%. Using this index helps staff determine whether a price increase may be warranted. This 3.0% request equates to an annual contract increase of \$7,798.20 based on the 2025 contract amount and some additional site added to the contract in 2025 and this increase will be absorbed in the current Parks and Harbor grounds maintenance budgets and amended budget. The 2026 contract renewal total including the 3.0% increase would be \$168,858.20. A 5% increase was already in the 2025-2026 budget to be prepared for an increase request in the 2026 renewal cycle.

Staff asks City Council to consider authorizing the City Manager to execute this contract extension for a period of one-year for the new 2026-projected cost.



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: March 2, 2026
APPLICANT: Jared Earney; Kimley-Horn
CASE NUMBER: P2026-006; *Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*

SUMMARY

Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 39.894-acre tract of land [i.e. Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20] for the purpose of adjusting lot lines and dedicating the easements required to develop a portion of the subject property [i.e. Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition] with a *Retail Store with Gasoline Sales and Carwash* [i.e. Fuel City].
- ☑ Background. A portion of the subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09* [Case No. A1971-001]. The remainder of the subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30* [Case No. A1986-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [Case No. Z2012-007] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On September 18, 2017, the Planning and Zoning Commission approved a site plan [Case No. SP2017-025] to allow the construction of a *Church/House of Worship* on the subject property. On June 2, 2025, the City Council approved a zoning change [Case No. Z2025-021] from Agricultural (AG) District to Commercial (C) District for an additional portion of the subject property. On July 15, 2025, the Planning and Zoning Commission approved a site plan [Case No. SP2025-021] to allow the construction of a *Retail Store with Gasoline Sales and a Carwash* [i.e. Fuel City].
- ☑ 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 the Final Plat for Lots 1-3, Block A and Lot 1, Block B, *Squabble Creek Estates 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 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 February 24, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NWC OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL DISTRICT C

CURRENT USE CHURCH

PROPOSED ZONING N/A

PROPOSED USE N/A

ACREAGE 39.894

LOTS [CURRENT] 1 and 4 tracts

LOTS [PROPOSED] 4

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 CORNERSTONE COMMUNITY CHURCH OF ROCKWALL

APPLICANT KIMLEY-HORN

CONTACT PERSON Rance Rushing
ADDRESS 1565 Airport Rd

CONTACT PERSON JARED EARNEY

ADDRESS 801 CHERRY STREET
SUITE 1300

CITY, STATE & ZIP Rockwall Tx 75087

CITY, STATE & ZIP FORT WORTH, TX 76102

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

NOTARY VERIFICATION [REQUIRED]

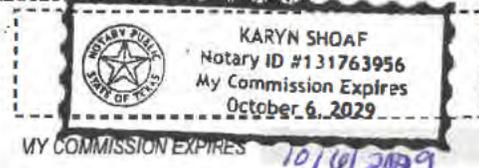
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rance Rushing [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

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

OWNER'S SIGNATURE Rance Rushing

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

LOT

BLOCK

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **GAS STATION / CAR WASH**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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 **FUEL CITY ROCKWALL, LLC.**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JOSEPH BICKHAM**

CONTACT PERSON **JARED EARNEY**

ADDRESS **801 S RIVERFRONT BLVD**

ADDRESS **801 CHERRY STREET**

SUITE 1300

CITY, STATE & ZIP **DALLAS, TX 75207**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

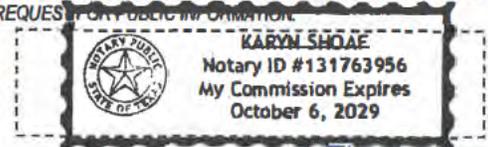
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR CITY PUBLIC INFORMATION.

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/6/2029



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
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- 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)

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NWC of John King Blvd and Airport Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING **Agricultural District AG**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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 **BYJ Holdings, LLC**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Aaron Albright**

CONTACT PERSON **JARED EARNEY**

ADDRESS **100 N Central Expressway
Suite 400**

ADDRESS **801 CHERRY ST
SUITE 1300**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **FORT WORTH TX 76102**

PHONE

PHONE

[REDACTED]

[REDACTED]

E-MAIL

[REDACTED]

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marshall Funk [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 \$ 1092.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF February 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 AND TRANSMIT INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

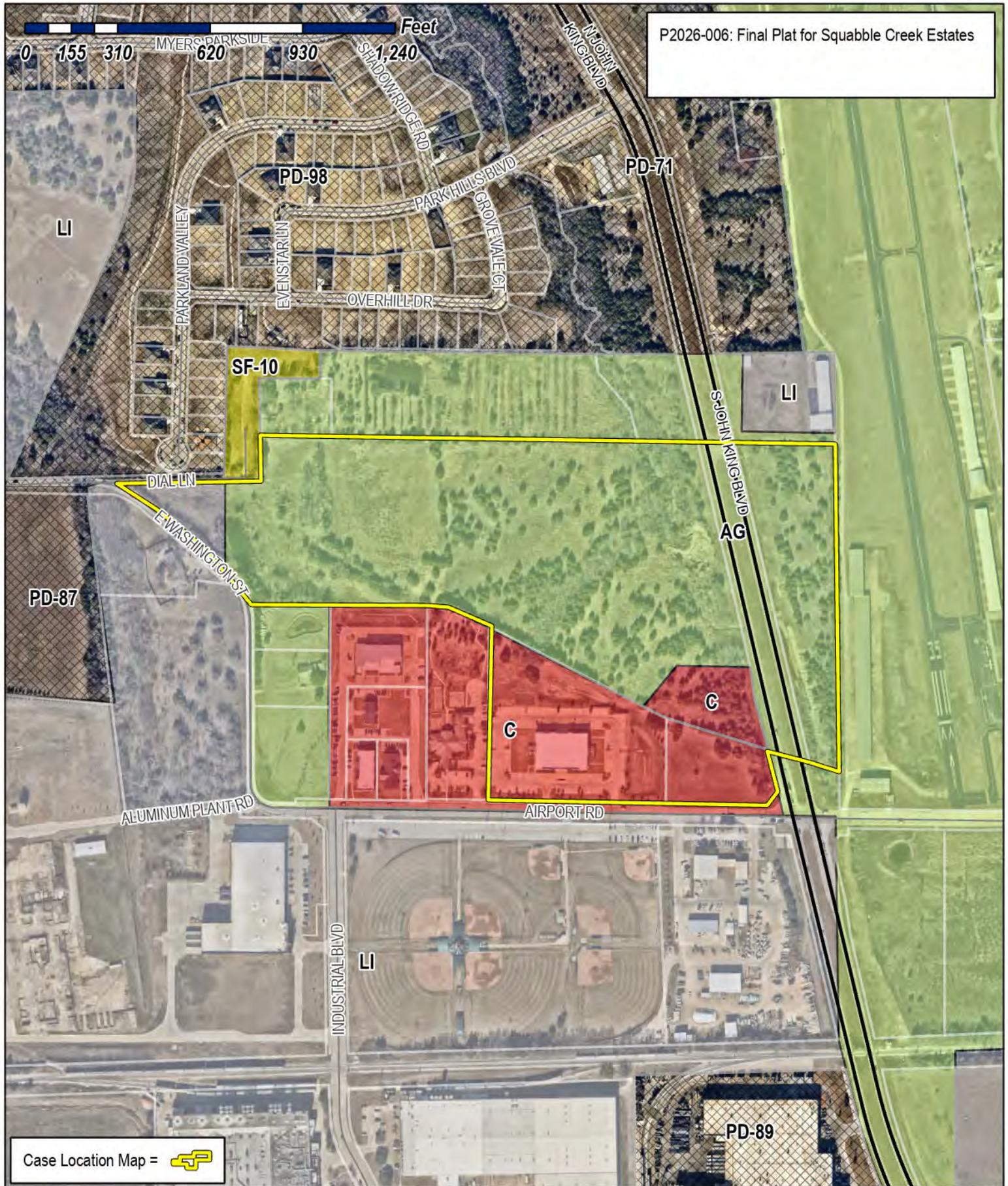
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF February 20 26

OWNER'S SIGNATURE

Marshall Funk

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



CERTIFICATION OF DEDICATION BY OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 34.709 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, and part of the Rueben Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county, all of a called 0.8351 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000013774 of said Official Public Records, all of the remainder of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records, and all of Lot 1, Block A of Cornerstone Community Church Addition, recorded in Cabinet J, Slide 385 of said Official Public Records, all of a called 1.91 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000008538 of said Official Public Records, and all of a called 1.650 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000017269 of said Official Public Records. Said 34.709 acres being described more particularly, by metes and bounds, as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "CBG" found for the southwest corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northwest corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the west line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

THENCE South 13° 18' 55" East, with the west line of said North John King Boulevard, a distance of 747.39 feet, to a 1/2-inch iron rod found stamped "KHA" for corner;

THENCE South 08° 22' 30" East, continuing with said west line, passing at a distance of 28.11 feet, a 1/2-inch iron rod stamped "6484" found for the northeast corner of said called 1.650 acre tract, continuing for a total distance of 126.92 feet, to a 1/2-inch found iron rod stamped "KHA" found for corner;

THENCE South 13° 17' 32" East, continuing with said west line, passing at a distance of 173.68 feet, a 1/2-inch iron rod found for the common east corner between said 1.650 tract and said 1.91 acre tract, same being the northwest corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records, continuing in all a total distance of 318.00 feet to a 1/2 inch iron rod found;

THENCE South 37°27'34" West, with the common line of said 1.91 acre tract and said 0.815 acre tract, a distance of 57.90 feet to a 1/2 inch iron rod with cap stamped RPLS 5034" found for the southeast corner of said 1.91 acre tract and the southwest corner of said 0.815 acre tract, being in the north line of Airport Road, a variable width public right-of-way;

THENCE South 88°54'31" East, with the south line of said 1.91 acre tract, the south line of said 0.8351 acre tract, the south line of the remainder of said 6.00 acre tract, the south line of said Lot 1, Block A of Cornerstone Community Church Addition, and the north line of said Airport Road, a distance of 934.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A, same being the southwest corner of the remainder of said 6.00 acre tract and the southeast corner of Block A, Lot 4 of Lake Regional MHMR Center, recorded in Cabinet H, Slide 329 of said Official Public Records;

THENCE North 00°21'02" East, with the common line of said Lot 1, Block A of Cornerstone Community Church Addition and said Block A, Lot 4 of Lake Regional MHMR Center, a distance of 587.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 4023" found for the northwest corner of the remainder of said 6.00 acre tract, same being the northwest corner of said Lot 1, Block A of Cornerstone Community Church Addition and the northeast corner of said Block A, Lot 4 of Lake Regional MHMR Center, and being in the south line of the remainder of said 34.4 acre tract;

THENCE North 62° 31' 16" West, with the common line of Block A, Lot 4, Lake Regional MHMR Center, and the remainder of said 34.4 acre tract, a distance of 147.95 feet to a 1/2-inch iron rod stamped "RPLS 5034" found for a north corner of said Block A, Lot 4;

THENCE North 89°11'35" West, with the common line between said 34.4 acre tract and said Block A, Lot 4, passing at a distance of 74.53 feet a 1/2-inch iron rod stamped "RPLS 4023" found for the common north corner between said Block A, Lot 4 and a called 4.88 acre tract of land described in a deed to Zaph & Ath Properties, LLC, recorded in Document Number 20160000009919, of said Official Public Records, continuing for another 324.65 feet, to a 1/2-inch iron rod found for the common north corner between said 4.88 acre tract and a called 0.88 tract of land described in a deed to Jacob M. Bays, recorded in Volume 6381, Page 106, of said Official Public Records, continuing for a total distance of 648.94 feet, to a 1/2-inch iron rod stamped "6484" set in the common line between said 34.4 acre tract and said 0.88 acre tract, for the southwest corner of said 34.4 acre tract;

THENCE North 15° 45' 26" West, over and across a called 46.5 acre tract of land described in a deed to Silas Allen Dial and Grace B. Dial, recorded in Volume 49, Page 38, of said Official Public Records, with a westerly line of said 34.4 acre tract, a distance of 68.71 feet, to a 1/2-inch iron rod stamped "6484" set for corner;

THENCE North 50° 24' 33" West, continuing over and across said 46.5 acre tract, with a westerly line of said 34.4 acre tract, a distance of 501.87 feet, to a 8-inch wood fence post found for the most westerly northwest corner of said 34.4 acre tract;

THENCE North 87° 39' 55" East, continuing over and across said 46.5 acre tract, with a northerly line of said 34.4 acre tract, a distance of 435.21 feet, to a 8-inch wood fence post found for a northwest corner of said 34.4 acre tract;

THENCE North 01° 30' 44" West, continuing over and across said 46.5 acre tract, with a west line of said 34.4 acre tract, a distance of 144.59 feet, to a 1/2-inch iron rod found in the south line of a called 8.133 acre tract of land described in a deed to F & F Holdings I, LTD., recorded in Document Number 20200000031089, of said Official Public Records, for the most northerly northwest corner of said 34.4 acre tract, from which a 3/4-inch iron pipe found for the southeast corner of said 8.133 acre tract bears North 89° 05' 33" West, a distance of 29.81 feet;

THENCE South 89° 05' 33" East, with the common line between said 8.133 acre tract and said 34.4 acre tract, a distance of 1,457.01 feet, to the **POINT OF BEGINNING**, containing 34.709 acres or 1,511,934 square feet, more or less.

We, BYJ Holdings, LLC, are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 5.185 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county. Said 5.185 acres being described more particularly, by metes and bounds, as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "CBG" found for the southeast corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northeast corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the east line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

THENCE South 0° 32' 45" East, with the common line between said Lot 1 and said 34.4 acre tract, a distance of 1,075.95 feet, to a 1/2-inch iron pipe found for the northeast corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records;

THENCE North 75° 32' 51" West, with the north line of said 0.815 acre tract, a distance of 96.67 feet, to a 1/2-inch iron rod stamped "6484" set in the east line of said John King Boulevard, for the southeast corner of said 3.007 acre tract;

THENCE North 13° 18' 55" West, with the said east line, a distance of 1,086.25 feet, to the **POINT OF BEGINNING**, containing 5.185 acres or 225,857 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC, the undersigned owner(s) of the land shown on this plat, and designated herein as the SQUABBLE CREEK ESTATES, a subdivision to the city of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SQUABBLE CREEK ESTATES 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:

- 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.

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 may have as a result of the dedication of exactions made herein.

BYJ HOLDINGS, LLC REPRESENTATIVE FUEL CITY ROCKWALL, LLC

CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC.

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 UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for _____ County
My Commission Expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROPERTY OWNER SIGNATURE

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 UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for _____ County
My Commission Expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROPERTY OWNER SIGNATURE

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 UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for _____ County
My Commission Expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROPERTY OWNER SIGNATURE

GENERAL NOTES

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.

IT SHALL BE THE POLICY OF THE CITY 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 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 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.

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 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.

THE PURPOSE OF THIS PLAT IS TO CONVEY/CREATE 3 OFFICIAL LOTS OF RECORD AND TO DEDICATE/CONVEY EASEMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

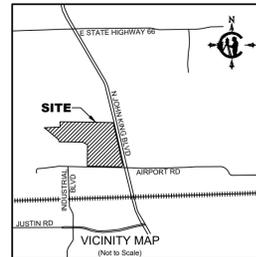
THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

APPROVED

I hereby certify that the above and forgoing subdivision plat — being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the _____ day of _____, 20____.

MAYOR OF THE CITY OF ROCKWALL PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY CITY ENGINEER



CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Rockwall County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

ANTHONY RAY CROWLEY, R.P.L.S. 6484 DATE



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

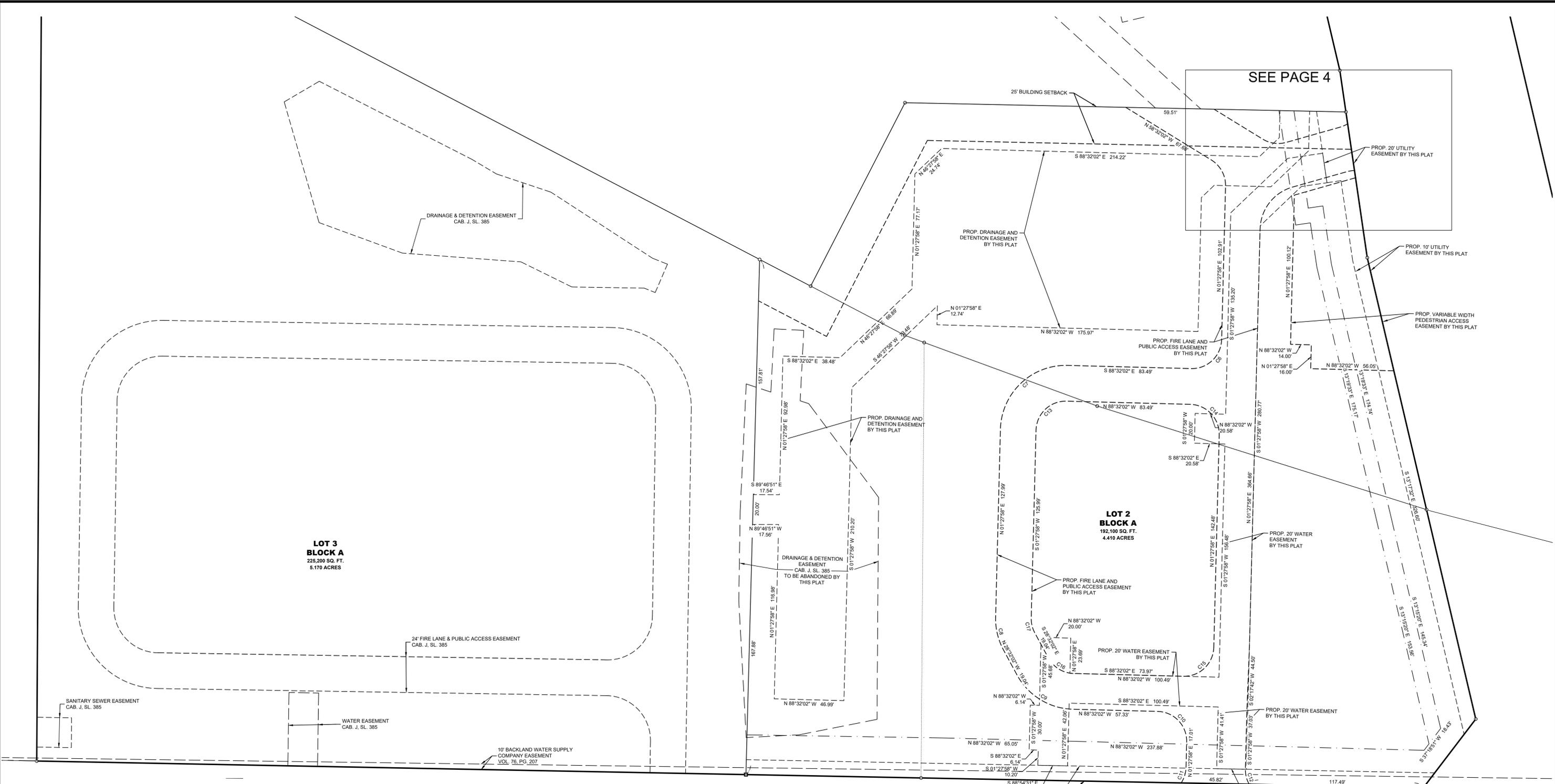
NOTARY PUBLIC, Denton County, Texas

FINAL PLAT
SQUABBLE CREEK ESTATES
39.894 ACRES
NATHAN BUTLER SURVEY, ABSTRACT NO. 20
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 4
Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 awm@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD, DALLAS, TX 75207 fcl@fuelcity.com (469) 203-9159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-9911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jacksonboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



CASE #



SEE PAGE 4

**LOT 3
BLOCK A**
225,200 SQ. FT.
5.170 ACRES

**LOT 2
BLOCK A**
192,100 SQ. FT.
4.410 ACRES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S68°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

FINAL PLAT
SQUABBLE CREEK ESTATES
39.894 ACRES
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=30'	Sheet: 3 of 4
Owner: BY HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 sars@byholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jbrkang@fuelcity.com (469) 203-3159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarcns@cornerstonerockwall.com (972) 946-2911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



PROP. 20' UTILITY
EASEMENT BY THIS PLAT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S58°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

FINAL PLAT
SQUABBLE CREEK ESTATES
39.894 ACRES
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=5'	Sheet: 4 of 4
<small>Owner:</small> 874 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 8am@highland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 j@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarc@cornerstonerockwall.com (972) 946-2811	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



CITY OF ROCKWALL
CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: March 2, 2026
APPLICANT: Alex Flores
CASE NUMBER: Z2026-002; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 214 Blanche Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 846A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. According to Rockwall Central Appraisal District (RCAD), there is currently an 804 SF manufactured home on the subject property that was constructed in 1993. This structure will be removed upon City Council approval of this Specific Use Permit (SUP).

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 214 Blanche Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcel of land [*i.e. 199 Diana Drive and 226 & 234 Blanche Drive*] developed with mobile/manufactured homes. Beyond this is Diana Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are three (3) parcels of land [*i.e. 194, 204, & 214 Diana Drive*] developed with one (1) mobile/manufactured home [*i.e. 194 Diana Drive*] and two (2) vacant lots [*i.e. 204 & 214 Diana Drive*]. All of these properties are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

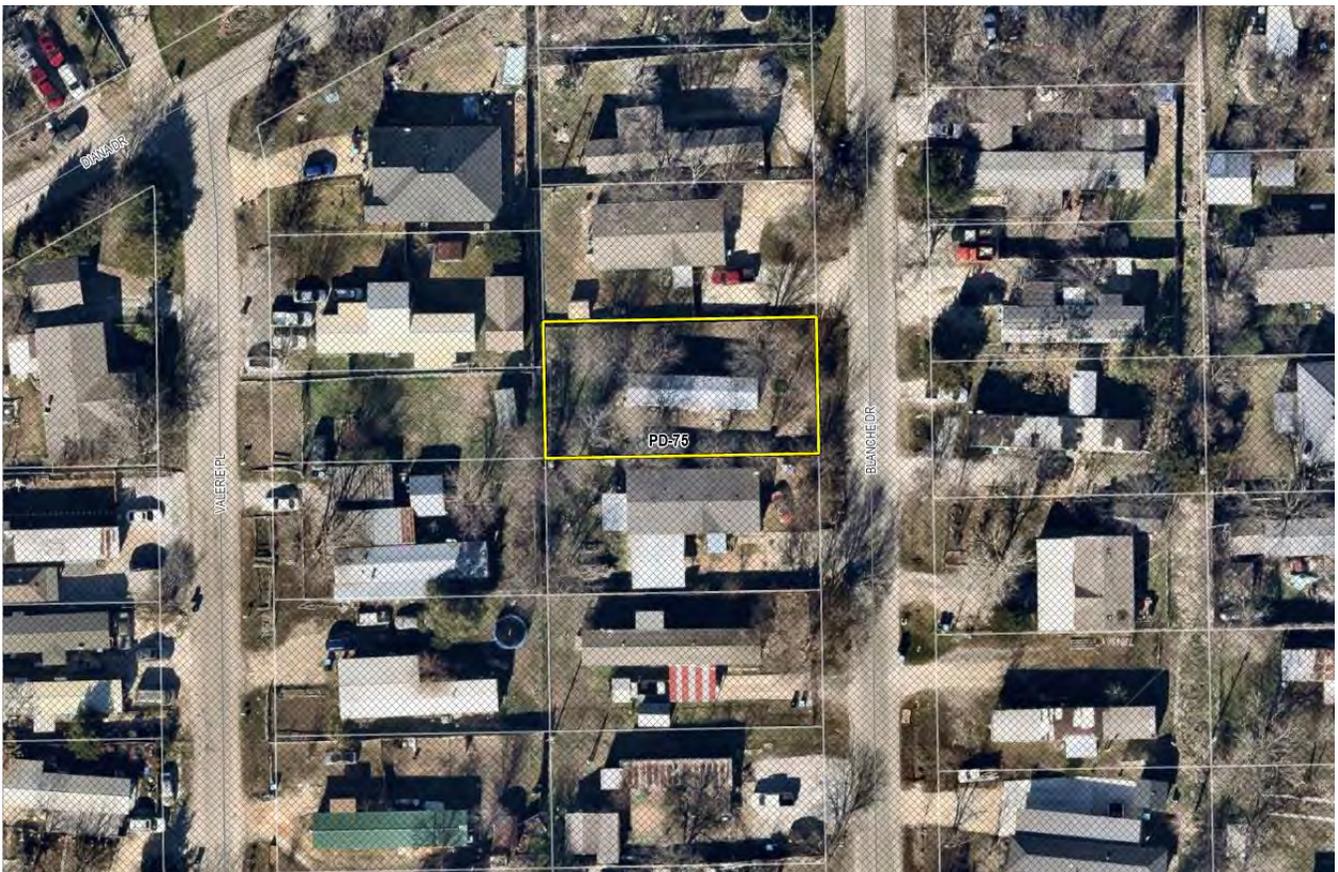
South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with two (2) of the lots being vacant. Beyond this is County Line Road, which is classified as a *Minor Collector* on the

Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 3.5449-acre tract of land [i.e. Tract 26-1 of the W.W. Ford Survey, Abstract No. A0080] that is developed with a health club [i.e. Big League Sports Academy, Inc.].

East: Directly east of the subject property is Blanche Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Lynne Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are two (2) parcels of land [i.e. 209 & 219 Valerie Place], which are developed with one (1) vacant lot [i.e. 209 Valerie Place] and one (1) mobile/manufactured home [i.e. 219 Valerie Place]. Beyond this is Valerie Place, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are multiple lots that are developed mostly with mobile/manufactured homes, with some of the lots being developed with single-family homes. All of these properties are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04,

Permissible Uses, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Evans Road, Wayne Drive & Russell Drive	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes face the towards Blanche and Diana Drive	The front elevation of the home will face onto Blanche Drive
Year Built	1960-2017	N/A
Building SF on Property	804 SF – 1,855 SF	1,539 SF
Building Architecture	Modular Homes	Brick Single-Family Home
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	X=5-Feet, X= 5-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	X>10-Feet
Building Materials	Metal, Modular Paneling	Brick
Paint and Color	Yellow, Gray, Blue, White, & Pink	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	Some Carports/Mostly No Garages	The garage will be a two (2) car, front entry garage with the driveway facing onto Blanche Drive.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), parking garages in single-family or duplex districts must be located a minimum of 20 feet behind the front façade for front-entry garages. In this case, the applicant proposes to locate the garage approximately thirteen (13) feet, 6½ inches in front of the front façade of the single-family home. Approval of this request would therefore require the Planning and Zoning Commission and City Council to waive this standard.

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

NOTIFICATIONS

On January 23, 2026, staff mailed 163 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding **the applicant’s request**.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On February 10, 2026, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Brock dissenting. 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.**"

On February 24, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

CITY COUNCIL

On February 17, 2026, the City Council approved a motion to remand the Specific Use Permit (SUP) back to Planning and Zoning Commission 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 214 BLANCHE DR.

SUBDIVISION _____ LOT 846a BLOCK _____

GENERAL LOCATION ROCKWALL LAKE ESTATES

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE NONE

PROPOSED ZONING _____ PROPOSED USE SINGLE FAMILY

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER ALEX FLORES APPLICANT _____

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS _____ ADDRESS _____

CITY, STATE & ZIP _____ CITY, STATE & ZIP _____

PHONE _____ PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

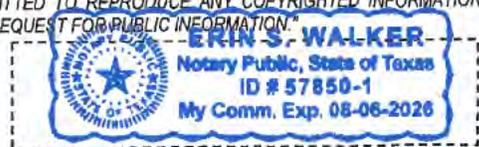
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX FLORES [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 219.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF January, 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 14th DAY OF January, 2026

OWNER'S SIGNATURE Alex Flores

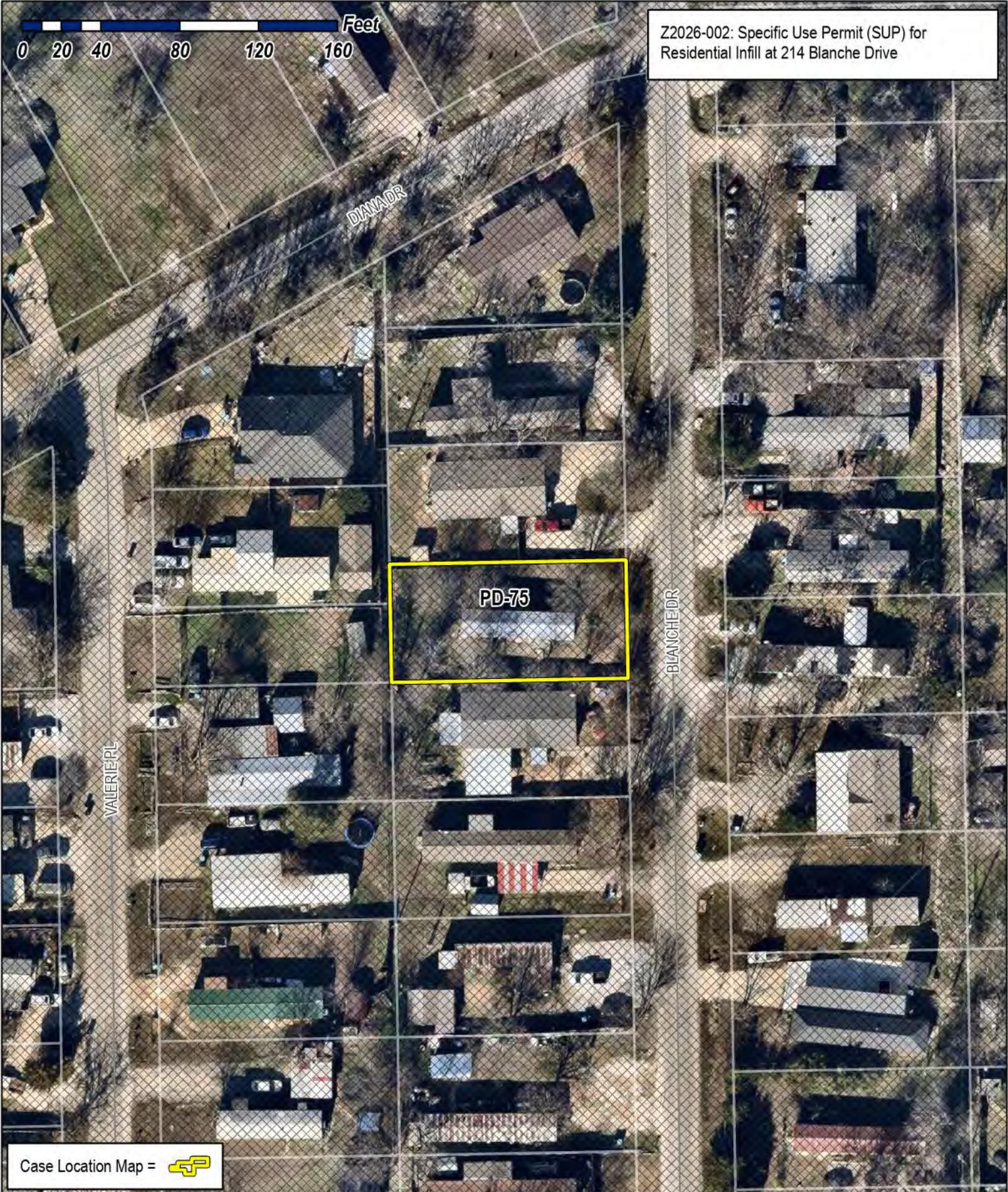
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erin S Walker



MY COMMISSION EXPIRES 08/06/2026



Z2026-002: Specific Use Permit (SUP) for Residential Infill at 214 Blanche Drive



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.

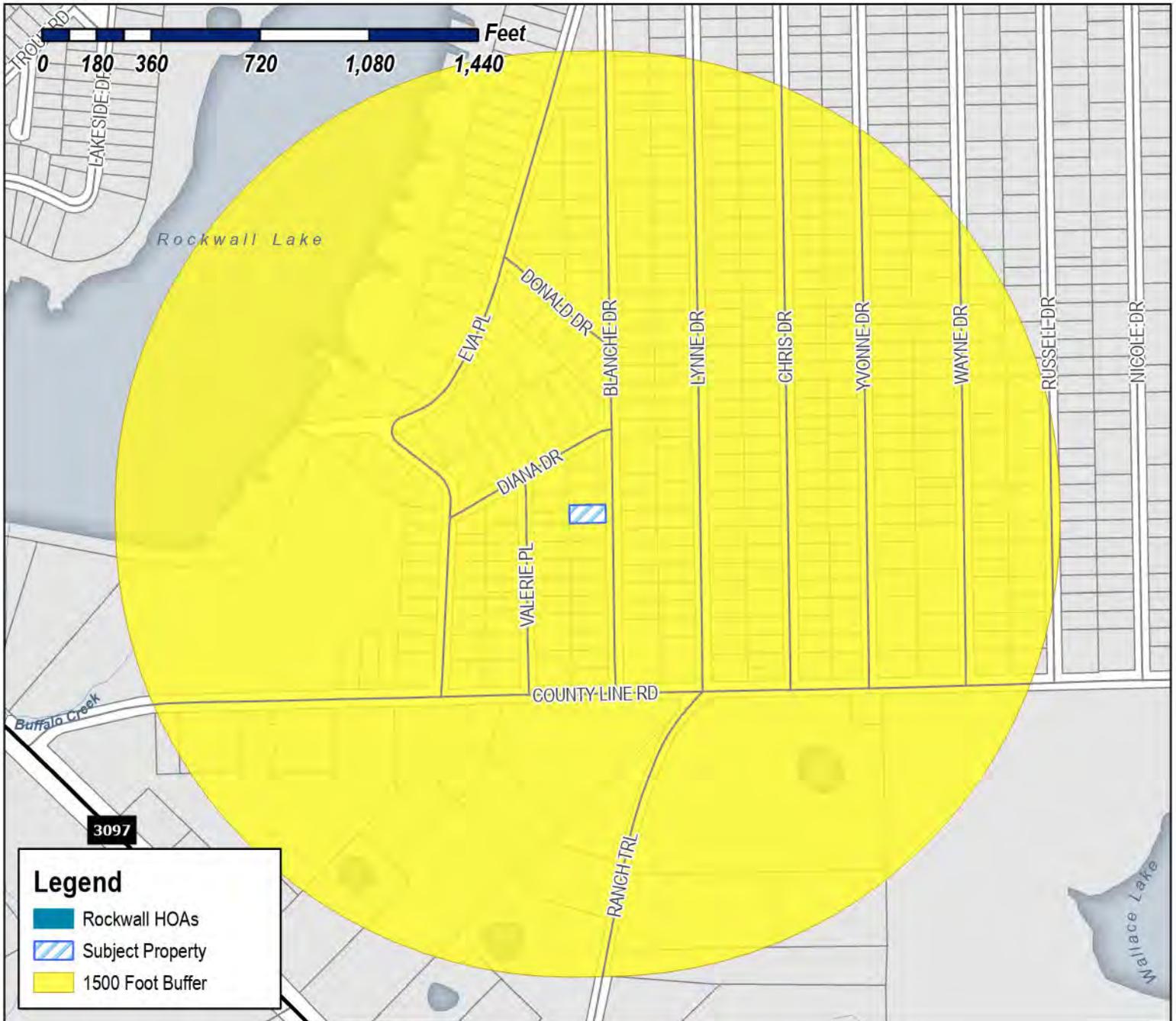




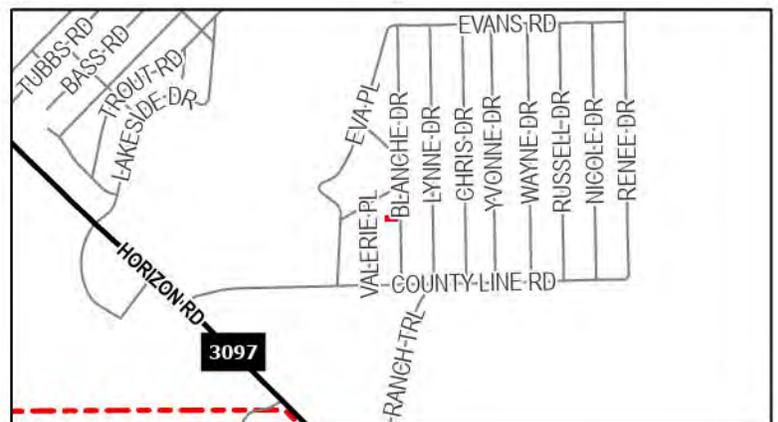
City of Rockwall

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Case Number: Z2026-002
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 214 Blanche Drive



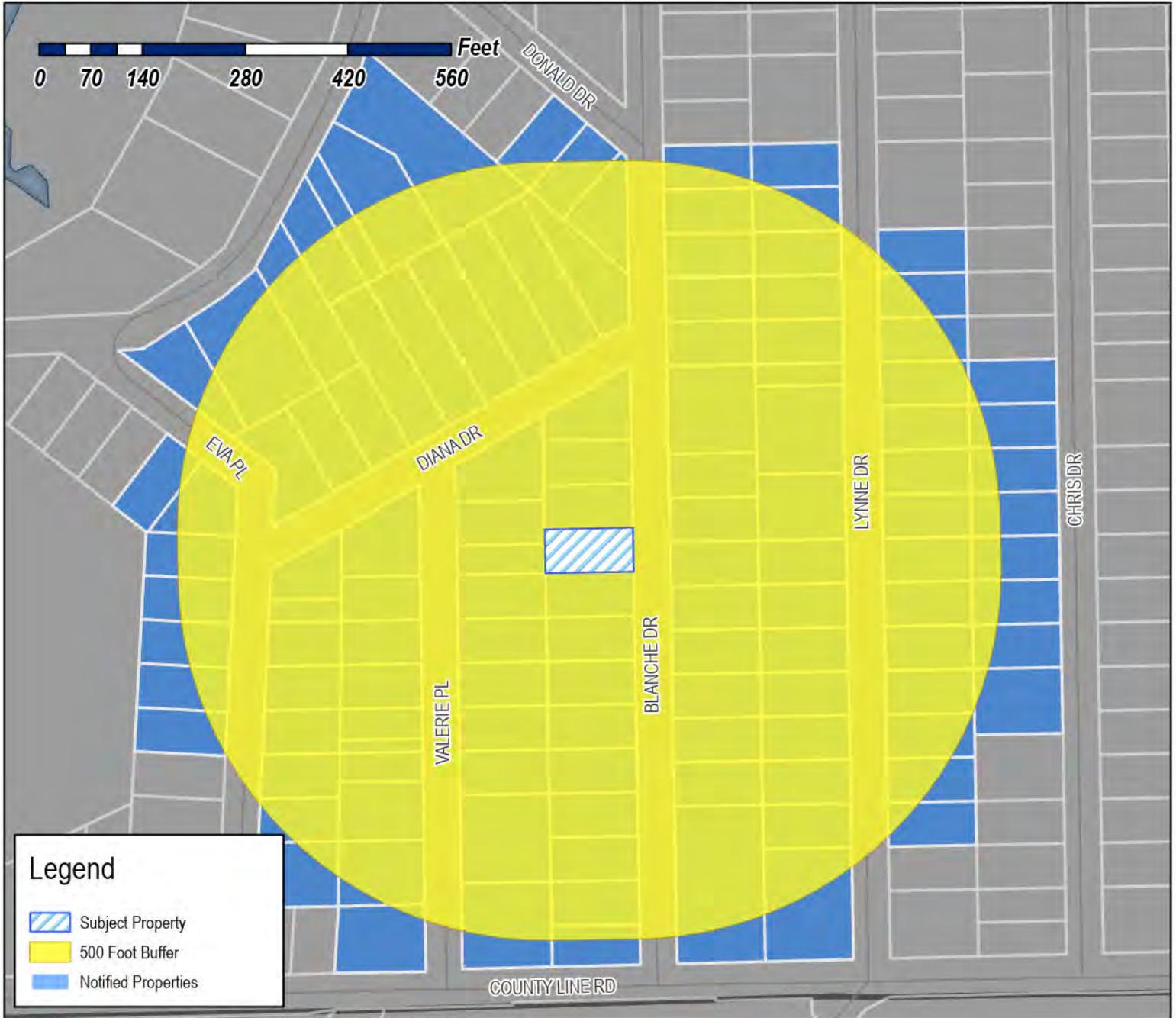
Date Saved: 1/15/2026
 For Questions on this Case Call (972) 771-7745



City of Rockwall

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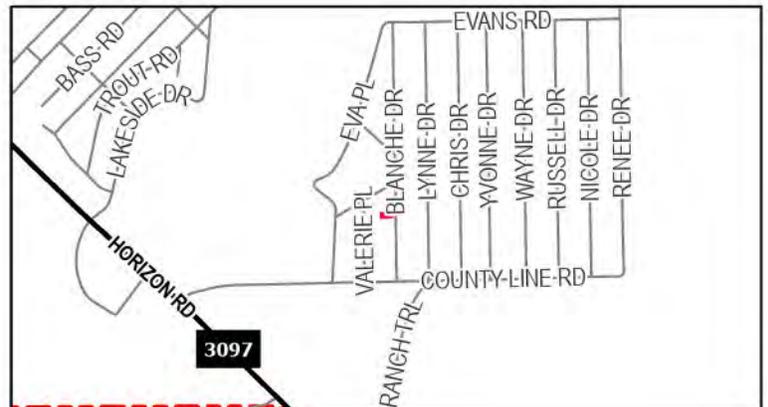


Legend

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2026-002
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 214 Blanche Drive

Date Saved: 1/15/2026
 For Questions on this Case Call: (972) 771-7745



RESIDENT
109 DIANA PL
ROCKWALL, TX 75087

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA
1167 SMITH ACRES DR
ROYSE CITY, TX 75189

RESIDENT
118 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
120 BLANCHE DR
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GUILLEN EMANUEL FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

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124 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
132 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
132 VALERIE PL
ROCKWALL, TX 75087

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

CASTILLO SANJUANA
136 DIANA DR
ROCKWALL, TX 75032

RESIDENT
137 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
143 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
144 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
144 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
147 EVA PL
ROCKWALL, TX 75087

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
149 VALERIE PL
ROCKWALL, TX 75087

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

LUU TRAN M
154 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
157 LYNNE DR
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ PAOLA
162 DIANA DR
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR
AND
JESUS HERNANDEZ SALAZAR
164 LYNNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CHEPETLA ANTHONY
167 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
172 EVA PL
ROCKWALL, TX 75087

RESIDENT
172 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
173 DONALD DR
ROCKWALL, TX 75087

RESIDENT
173 EVA PL
ROCKWALL, TX 75087

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75087

CASTANEDA NOE A
175 Blanche Dr
Rockwall, TX 75032

RESIDENT
176 DIANA
ROCKWALL, TX 75087

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75087

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
179 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75087

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
186 EVA PL
ROCKWALL, TX 75087

ESQUIVEL ZAIDA
186 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL
ROCKWALL, TX 75087

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

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187 LYNNE DR
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

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192 LYNNE DR
ROCKWALL, TX 75087

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CRISTINA MORENO SALAZAR
192 VALERIE PLACE
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ROCKWALL, TX 75087

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
196 CHRIS DR
ROCKWALL, TX 75087

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
2 BROWNWOOD
LONGVIEW, TX 75602

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

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204 DIANA
ROCKWALL, TX 75087

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75087

TORRES JAIME AND BERNICE
204 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
209 EVA PL
ROCKWALL, TX 75087

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75087

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO
212 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
214 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
214 DIANA
ROCKWALL, TX 75087

RESIDENT
215 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
216 CHRIS DR
ROCKWALL, TX 75087

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA
225 LYNNE DR
ROCKWALL, TX 75032

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226 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
228 EVA PL
ROCKWALL, TX 75087

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 Valerie Pl
Rockwall, TX 75032

YANEZ MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

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234 BLANCHE DR
ROCKWALL, TX 75087

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
238 EVA PL
ROCKWALL, TX 75087

RODRIGUEZ ALMA R
242 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
245 EVA
ROCKWALL, TX 75087

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75087

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO
252 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
254 EVA PL
ROCKWALL, TX 75087

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
266 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75087

QUEVEDO OSCAR F
293 YVONNE
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA
301 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75087

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
305 EVA PL
ROCKWALL, TX 75087

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75087

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

SALAZAR JOEL
335 EVA PL
ROCKWALL, TX 75032

AVALOS JORGE SILVA & LETICIA CASTELL &
ESTELA SILVA MASARIEGOS & ALICI
346 Perch Rd
Rockwall, TX 75032

RESIDENT
355 EVA
ROCKWALL, TX 75087

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
375 EVA
ROCKWALL, TX 75087

RESIDENT
383 EVA PL
ROCKWALL, TX 75087

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

RESIDENT
391 EVA
ROCKWALL, TX 75087

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75087

RENOVATION SPECIALIST LLC
411 CHRIST DRIVE
ROCKWALL, TX 75032

RESIDENT
420 COUNTY LINE RD
ROCKWALL, TX 75087

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX 75189

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

RESZI SFR MASTER FUND I, LLC
8343 DOUGLAS AVE STE 350
DALLAS, TX 75225

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

SALAS HECTOR JABIER & CAROLINA ORTIZ
921 W YELLOWJACKET LANE APT 105
ROCKWALL, TX 75087

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
P.O. BOX 2155
ROCKWALL, TX 75087

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274

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:

Z2026-002: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 17, 2026 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 17, 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. Z2026-002: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

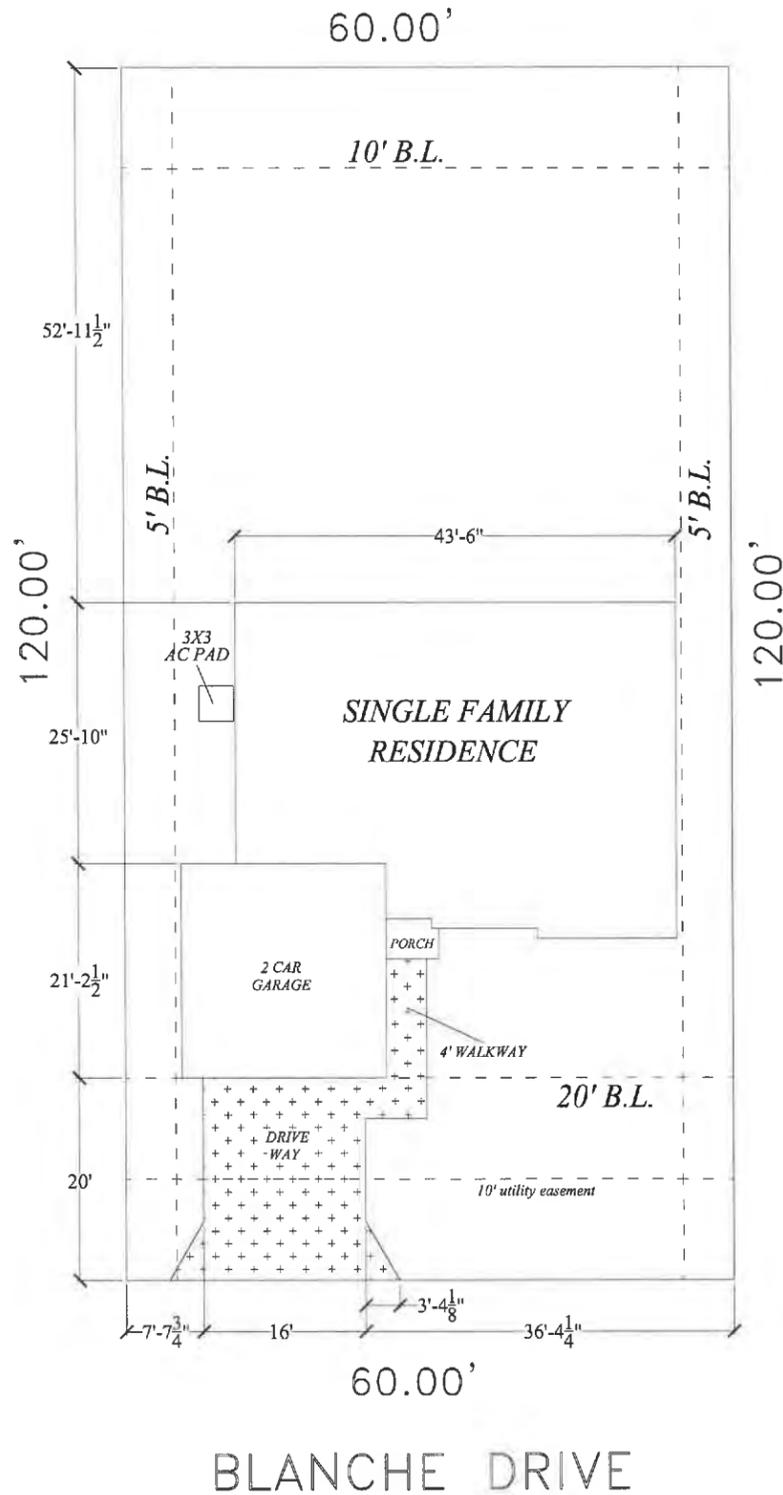


NORTH

SCALE:
 1' = 20'-0" - 11X17
 1' = 10'-0" - 22X34

AREA CALCULATIONS	
LOT AREA	7200 SF
SLAB COVERAGE	1,539 SF
% BUILDING COVERAGE	21.3 % COVERAGE
TOTAL IMP. COVERAGE	2,332 SF
% TOTAL IMP. COVERAGE	32.4 % COVERAGE
DRIVEWAY COVERAGE	560 SF
% DRIVEWAY COVERAGE	6.2 % COVERAGE
WALKWAY COVERAGE	39 SF
% WALKWAY COVERAGE	0.5 % COVERAGE
3' X 3' A.C. PAD COVERAGE	16 SF
% 3' X 3' A.C. PAD COVERAGE	0.22 % COVERAGE
FLAT WORK	0 SF
SOD GRASS	511 SQ YARD
SIDEWALK COVERAGE	0 SF
APPROACH COVERAGE	101 SF
LOT FRONTAGE	0 SF
EXISTING FENCE	160 LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.

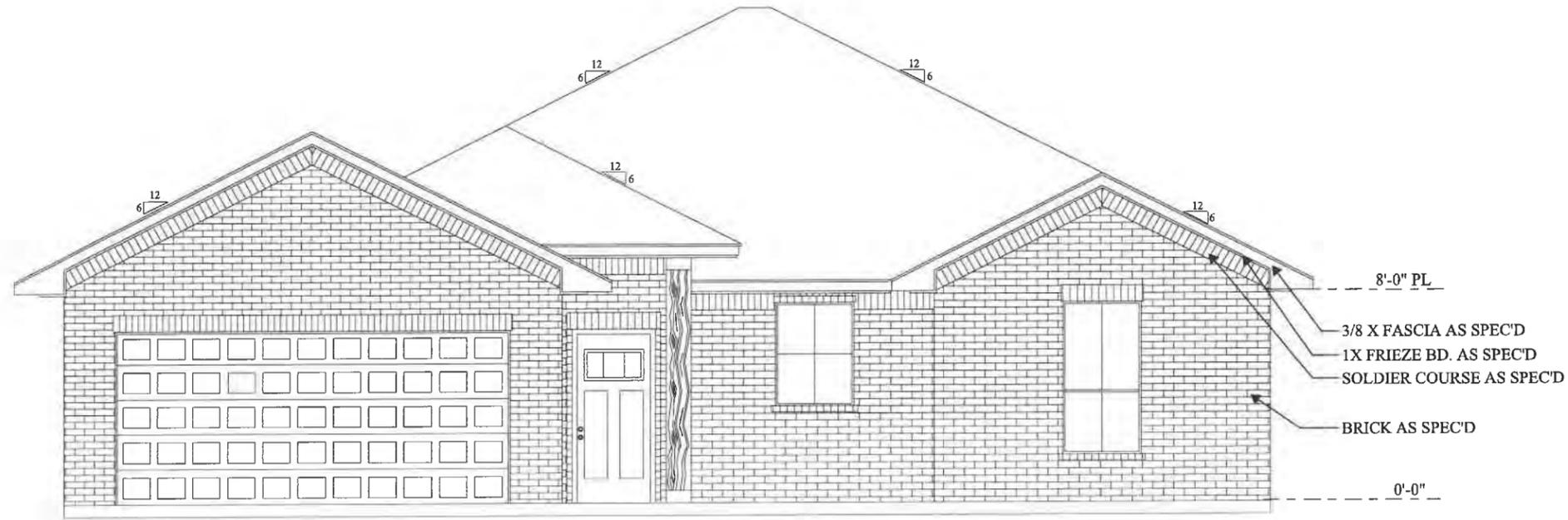


CUSTOMER SIGNATURE: _____
 DATE: _____
 NOTES: _____

LEGEND	
	- DRAINAGE FLOW
	- PROPOSED FENCE
	- EXISTING FENCE
	- CURLEX
	- RETAINING WALL
	- REQUIRED TREE PLANTING
	- REQUIRED BUSH
	- EXPOSED AGGREGATE CONCRETE

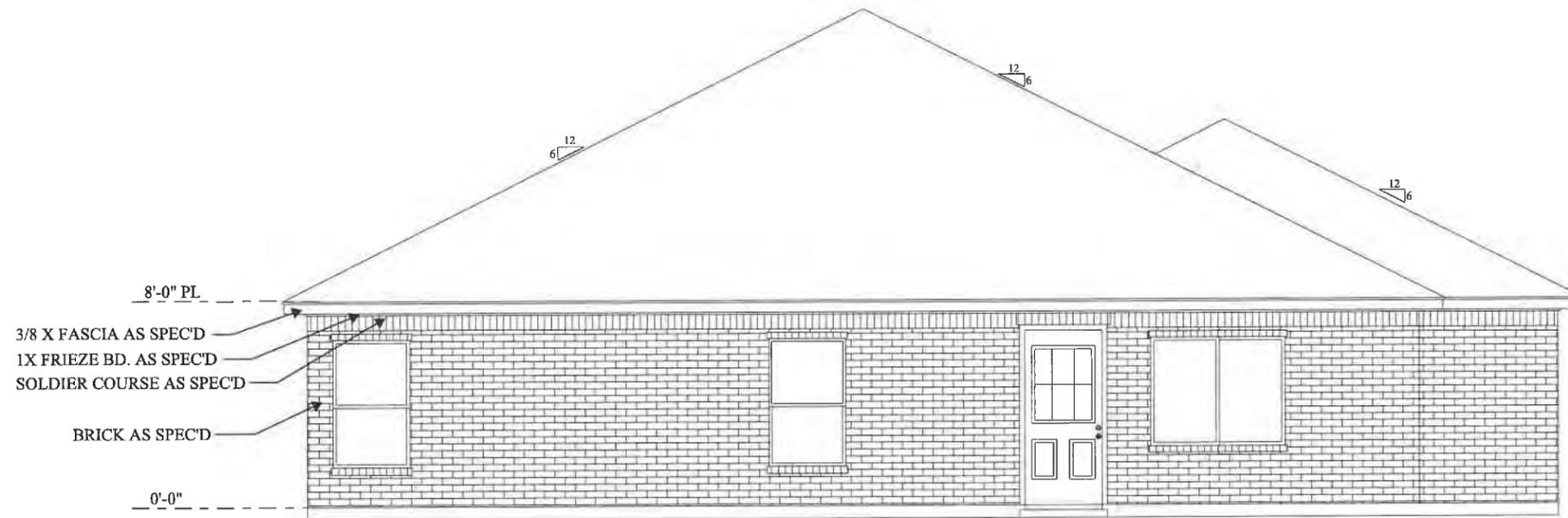
B.L. - BUILDING LINE
 P.D.E. - PRIVATE DRAINAGE EASEMENT
 P.A.E. - PRIVATE ACCESS EASEMENT
 P.U.E. - PUBLIC UTILITY EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 T.E. - TRANSFORMER EASEMENT
 U.E. - UTILITY EASEMENT
 W.M.E. - WALL MAINT. EASEMENT
 M.E. - MAINTENANCE EASEMENT
 V.E. - VISIBILITY EASEMENT
 EXPOSED AGGREGATE CONCRETE

BUILDER: ALEX FLORES	DATE: 02-20-2026	DDS GROUP
ADDITION: --	DRAWN BY: DDSG-A.H.	
ADDRESS: 214 BLANCHE DRIVE	CITY: ROCKWALL, TX	PLOT PLAN SP1
LOT: 846-A BLOCK: --	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: LEFT	
OPTION: N/A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDS GROUP ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.	



2 FRONT VIEW

SCALE: 1/8" to 1' W/ 11X17



3 BACK VIEW

SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

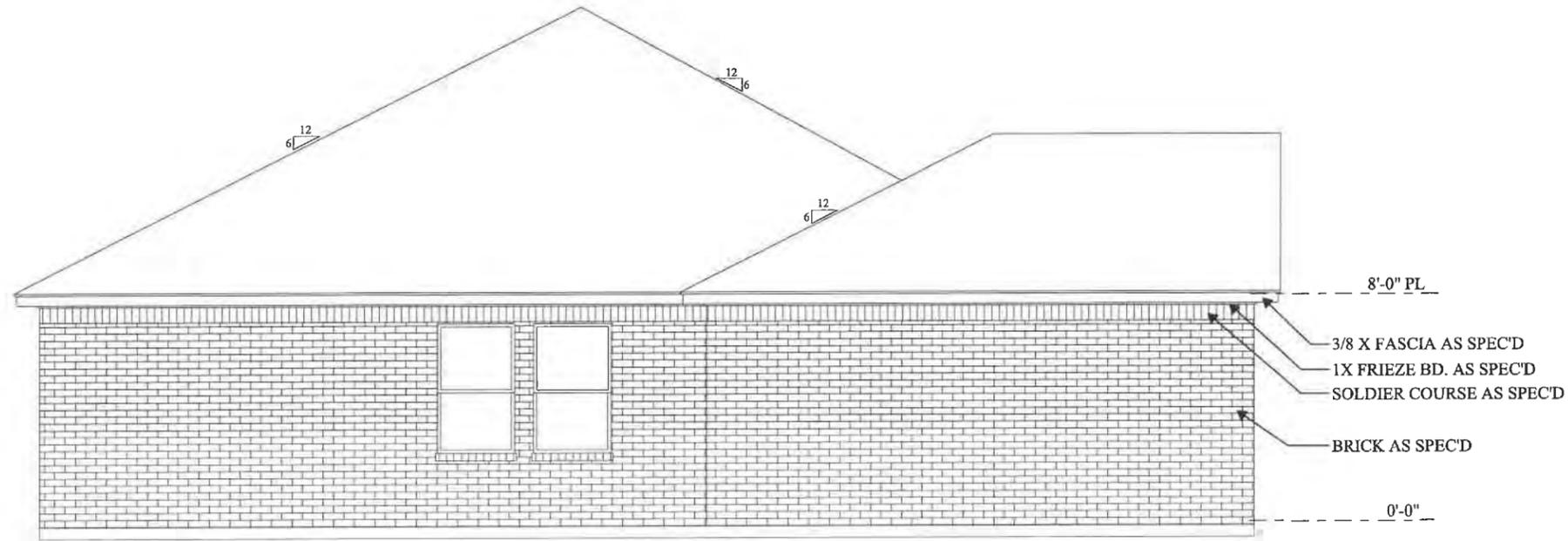
214 BLANCHE DRIVE
ROCKWALL, TX.

ELEVATION:

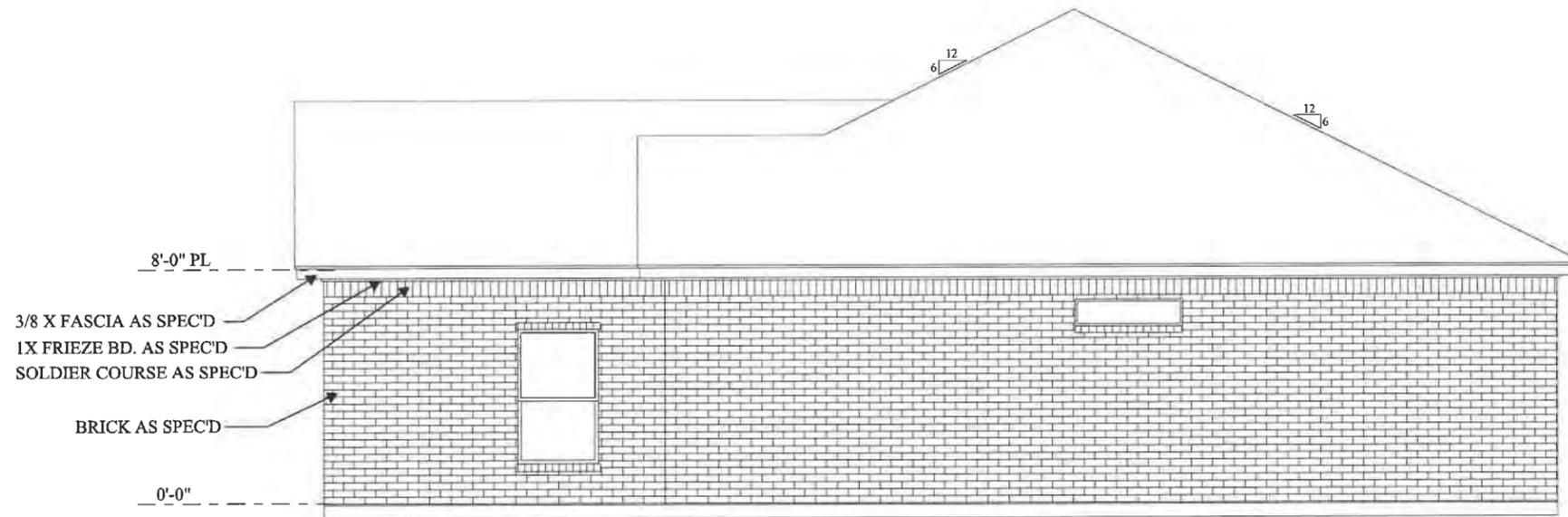
A

SHEET NUMBER:

A1-2



4 LEFT SIDE VIEW
SCALE: 1/8" to 1' W/ 11X17



5 RIGHT SIDE VIEW
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

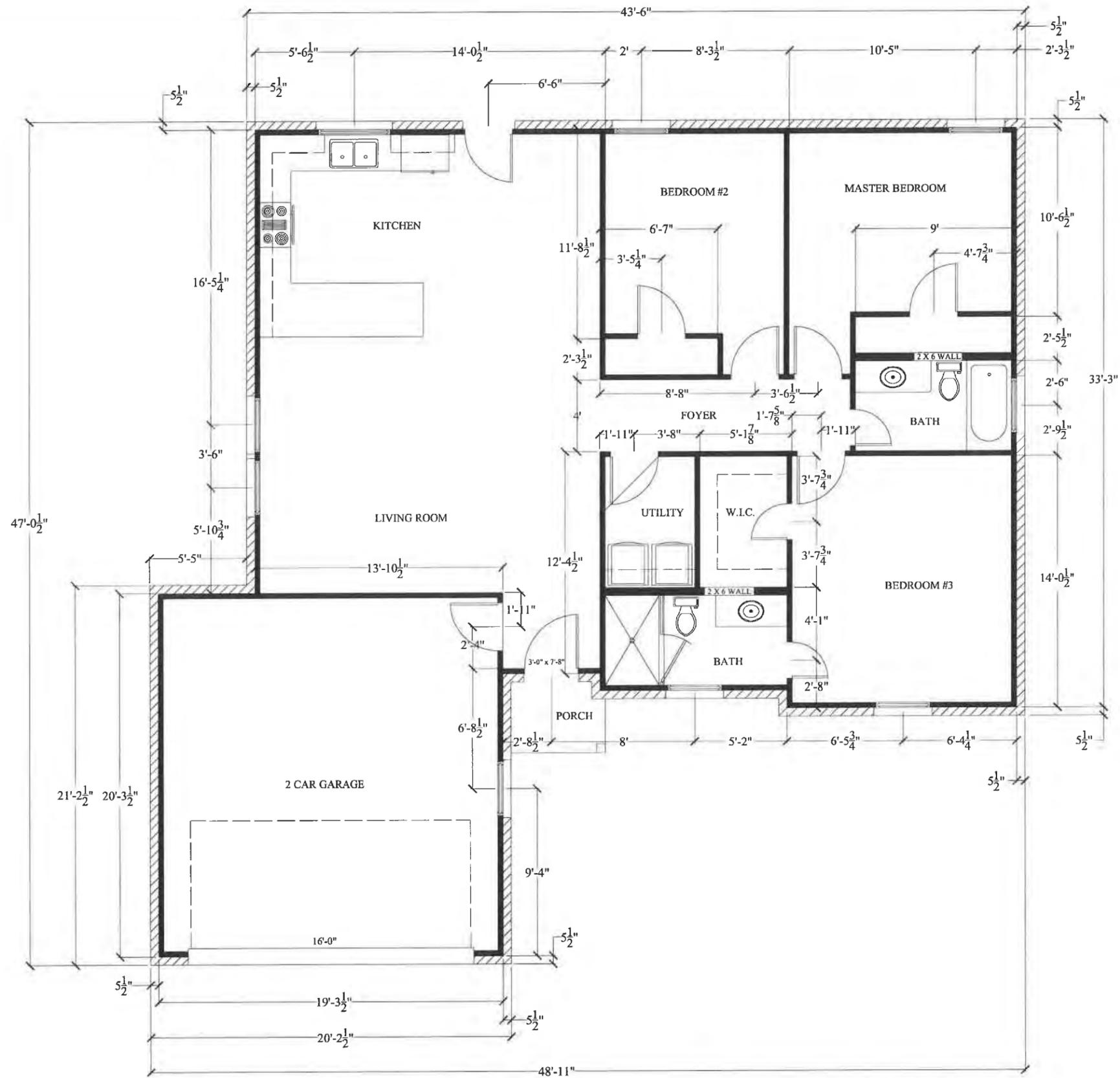
214 BLANCHE DRIVE
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

A1-3



Alex Flores	(469)534-5809
SQUARE FOOTAGE TABLE	
AREA	7200
LIVING AREA	1,238
COVERED PORCH	64
GARAGE:	420

1 FIRST FLOOR PLAN
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

214 BLANCHE DRIVE
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

A1-1



ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
185 Blanche Drive	Modular Home	1980	970	N/A	Siding
190 Blanche Drive	Modular Home	1960	1,612	128	Siding
195 Blanche Drive	Modular Home	1986	1,520	N/A	Siding
202 Blanche Drive	Modular Home	1994	1,855	552	Siding
214 Blanche Drive	Modular Home	1993	804	N/A	Siding
219 Blanche Drive	Modular Home	1970	1,212	N/A	Siding
226 Blanche Drive	Modular Home	2017	1,528	80	Siding
229 Blanche Drive	Modular Home	1982	1,767	N/A	Siding
234 Blanche Drive	Modular Home	1975	1,020	N/A	Siding
247 Blanche Drive	Modular Home	1969	1,736	400	Siding
199 Diana Drive	Modular Home	1980	1,784	N/A	Siding
AVERAGES:		1983	1,484	290	



185 Blanche Drive



190 Blanche Drive



195 Blanche Drive



202 Blanche Drive



214 Blanche Drive



219 Blanche Drive



226 Blanche Drive



229 Blanche Drive



234 Blanche Drive



247 Blanche Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



199 Diana Drive

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 PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 846-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 214 Blanche Drive, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 16TH DAY OF MARCH, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

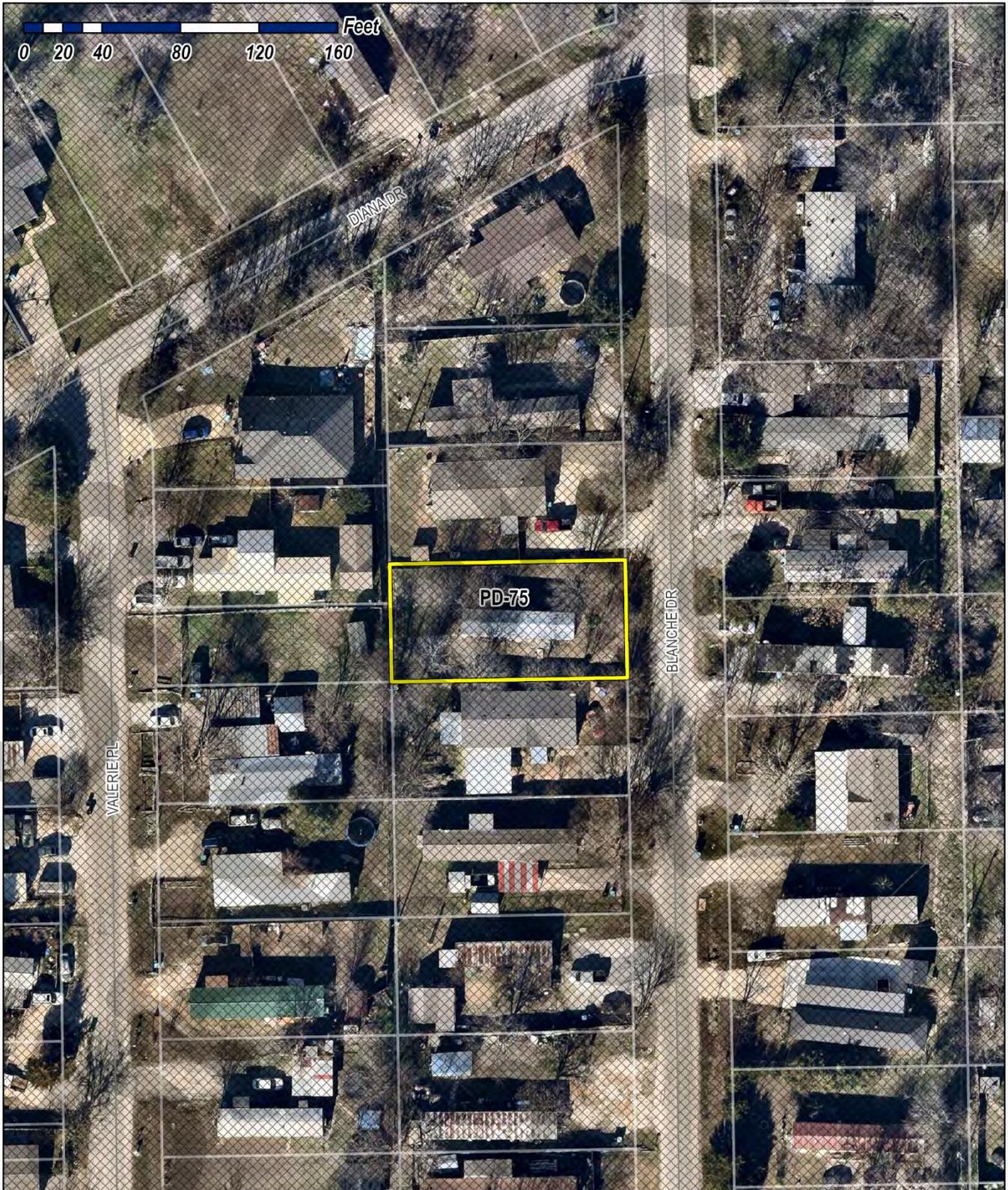
1st Reading: March 2, 2026

2nd Reading: March 16, 2026

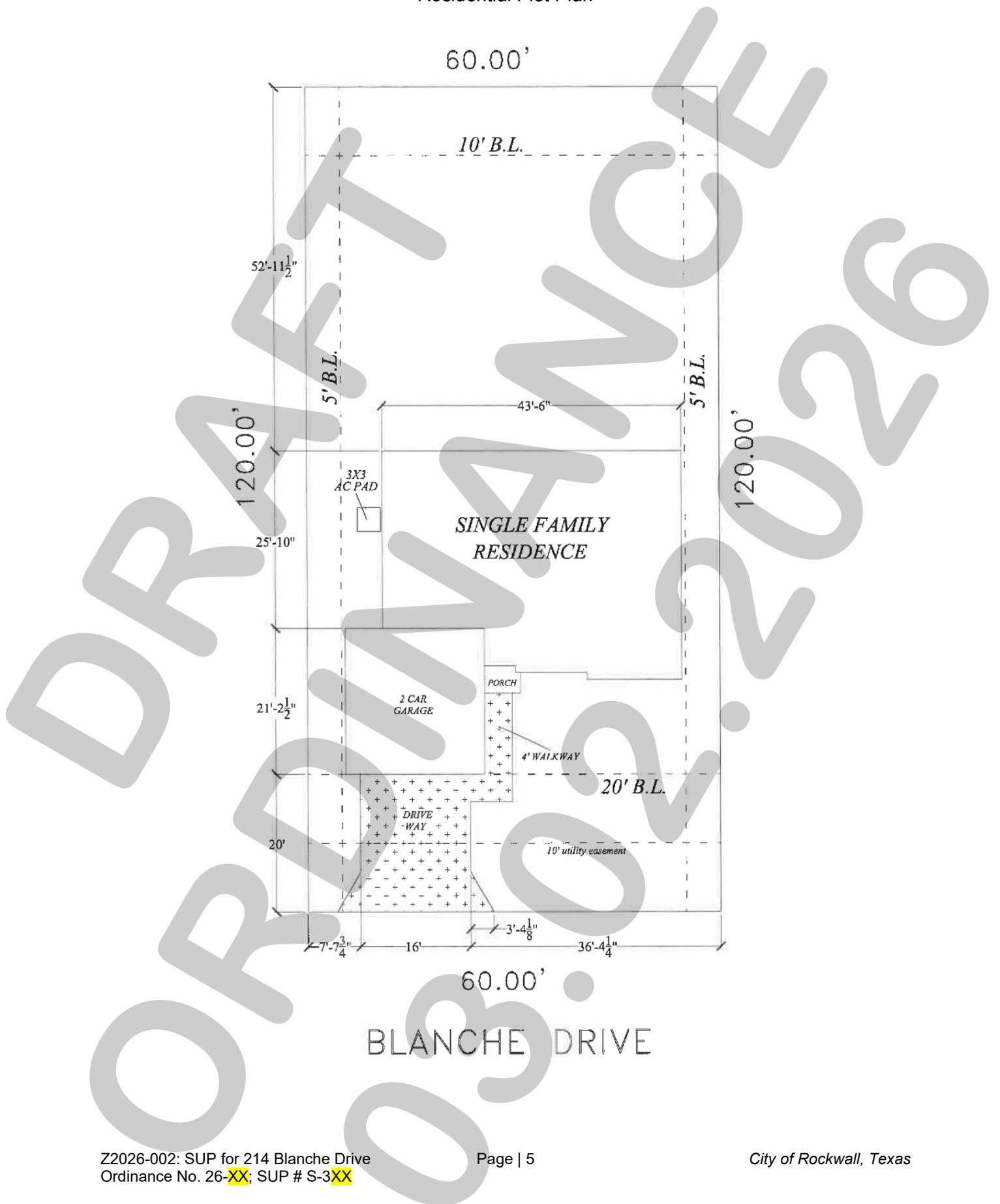
**Exhibit 'A':
Location Map**

Address: 214 Blanche Drive

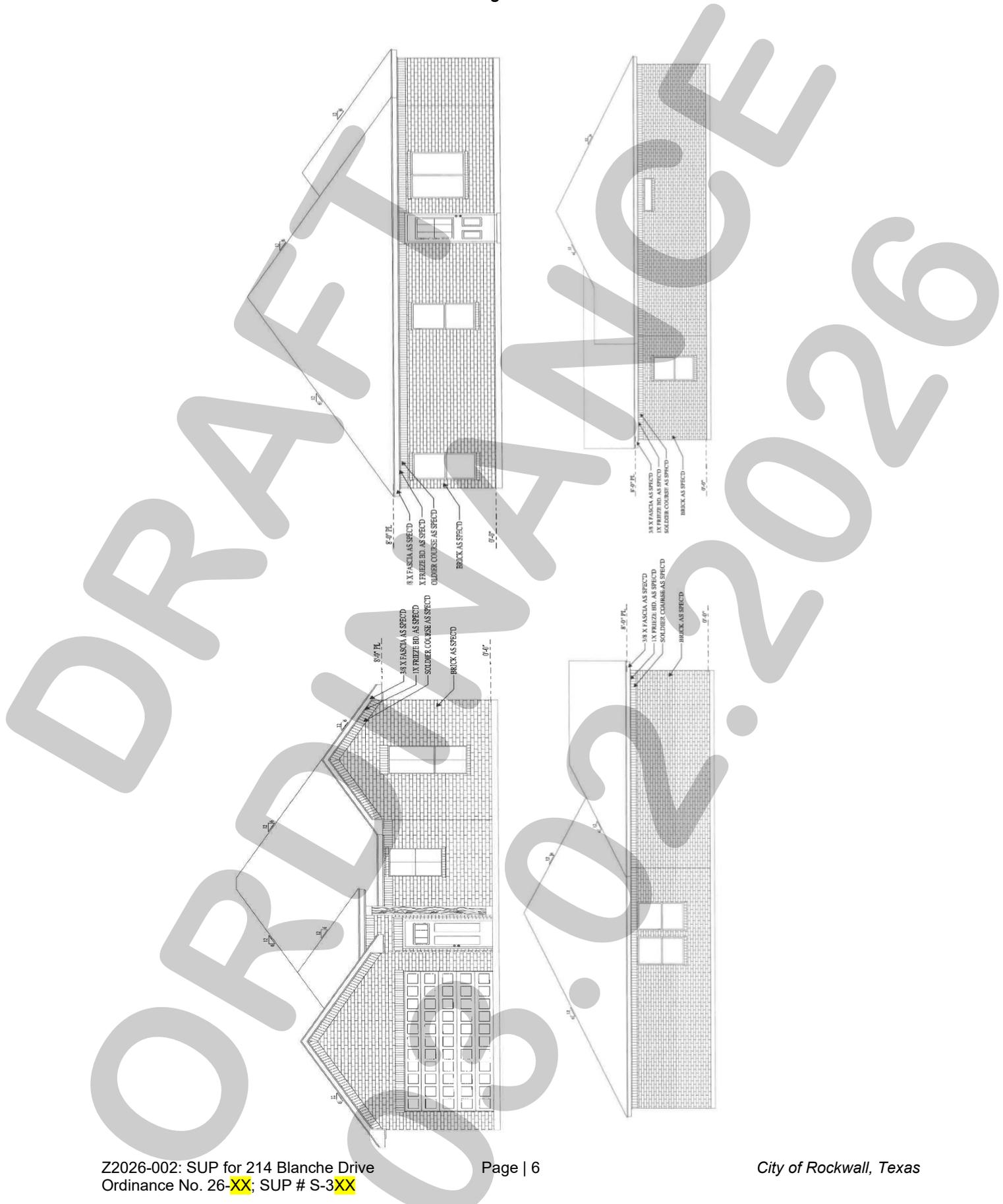
Legal Description: Lot 846-A of the Rockwall Lake Estates #2 Addition



**Exhibit 'B':
Residential Plot Plan**



**Exhibit 'C':
Building Elevations**





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: March 2, 2026
SUBJECT: MIS2026-003; *Special Request to Reduce the Front Yard Building Setback*

The applicant, Kevin Osornio, is requesting the approval of a *Special Request* to reduce the front yard building setback from 20-feet to ten (10) feet adjacent to Lamar Street on a corner lot. The subject property is located on a 0.1150-acre tract of land (*i.e. Lot 1, Block G, Sanger Addition*) and is addressed as 606 E. Ross Street. On September 2, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-045*] to allow the construction of a single-family residence on the subject property. Following this, staff was informed by the Building Inspections Department that the applicant had begun construction on a covered patio (*i.e. 180 SF*) and dining room addition (*i.e. 414 SF*) that were not included with the approved Specific Use Permit (SUP) ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the permit [RES2025-5684] was issued in error on December 1, 2025; however, the permit did *not* include the plans for the dining room addition. Both the covered patio and dining room area currently encroach into the required 20-foot setback adjacent to Lamar Street. On February 13, 2026, the applicant submitted a **development application, applicant's** letter, revised building elevations, a floor plan, and a residential plot plan reflecting the covered porch and dining room additions. Staff should note that a non-compliance fee was assessed and collected as part of the development application fee at the time of submittal.

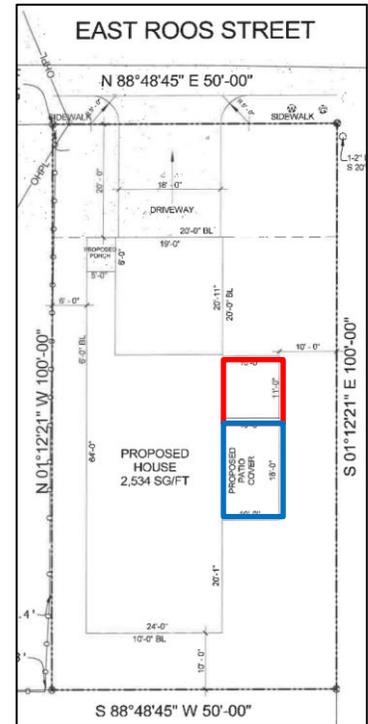


FIGURE 1: RESIDENTIAL PLOT PLAN.
RED: DINING ROOM ADDITION.
BLUE: PERMITTED COVERED PATIO.

According to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), **"(t)he City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department."** In this case, the applicant is requesting a reduction of the required building setback from 20-feet to ten (10) feet. As mentioned above, the addition to the single-family home was previously constructed without a permit and encroaches into the required setback. If this request is approved all revised drawings will need to be submitted to the Building Inspections Department for review and approval; however, if the request is denied, the applicant has been made aware that removal of the unpermitted structures/area will be required. When reviewing this case, staff should note that -- *while the right-of-way has been dedicated for Lamar Street* -- only a portion of this roadway has been constructed. Currently, there is one (1) property directly across the partially built street from the subject property, which is addressed as 801 Lamar Street. With this being said, the approval of a *Special Request* is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On February 24, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Special Request* by a vote of 7-0. Should the City Council have any questions concerning the applicant's request, staff will be available at the meeting on March 2, 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 **606 E ROSS ST, ROCKWALL TX 75087**

SUBDIVISION **SANGER ADDITION**

LOT **1** BLOCK **G**

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF7**

CURRENT USE **SINGLE FAMILY**

PROPOSED ZONING

PROPOSED USE **SINGLE FAMILY**

ACREAGE **0.1150**

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 **MBA CUSTOM HOMES**

APPLICANT **KEVIN OSORNIO**

CONTACT PERSON **KEVIN OSORNIO**

CONTACT PERSON **KEVIN OSORNIO**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [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 13th DAY OF Feb, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NIVIA HARRELL
Notary ID #133010855
My Commission Expires
March 31, 2029

MY COMMISSION EXPIRES March 31, 2029

0 5 10 20 30 40 Feet

MIS2026-003: Special Request to Reduce the Front Yard Building Setback at 606 Ross Street

E ROSS ST

LAMAR ST

SF-7

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.



February 12, 2026

To whom it may concern,

I am writing to formally apologize for constructing the recent addition to the build on 606 Ross St, prior to receiving final permit approval. It was never our intention to bypass the proper procedures, and we sincerely regret moving forward before the approval process was complete.

When we applied for the covered patio, the approval from the city was granted quickly and without issue. Based on that, we mistakenly assumed the process for this addition would proceed the same way. In our eagerness to move forward, we added the dining room extension before obtaining the approval. We recognize that this was an oversight on our part, and we take full responsibility.

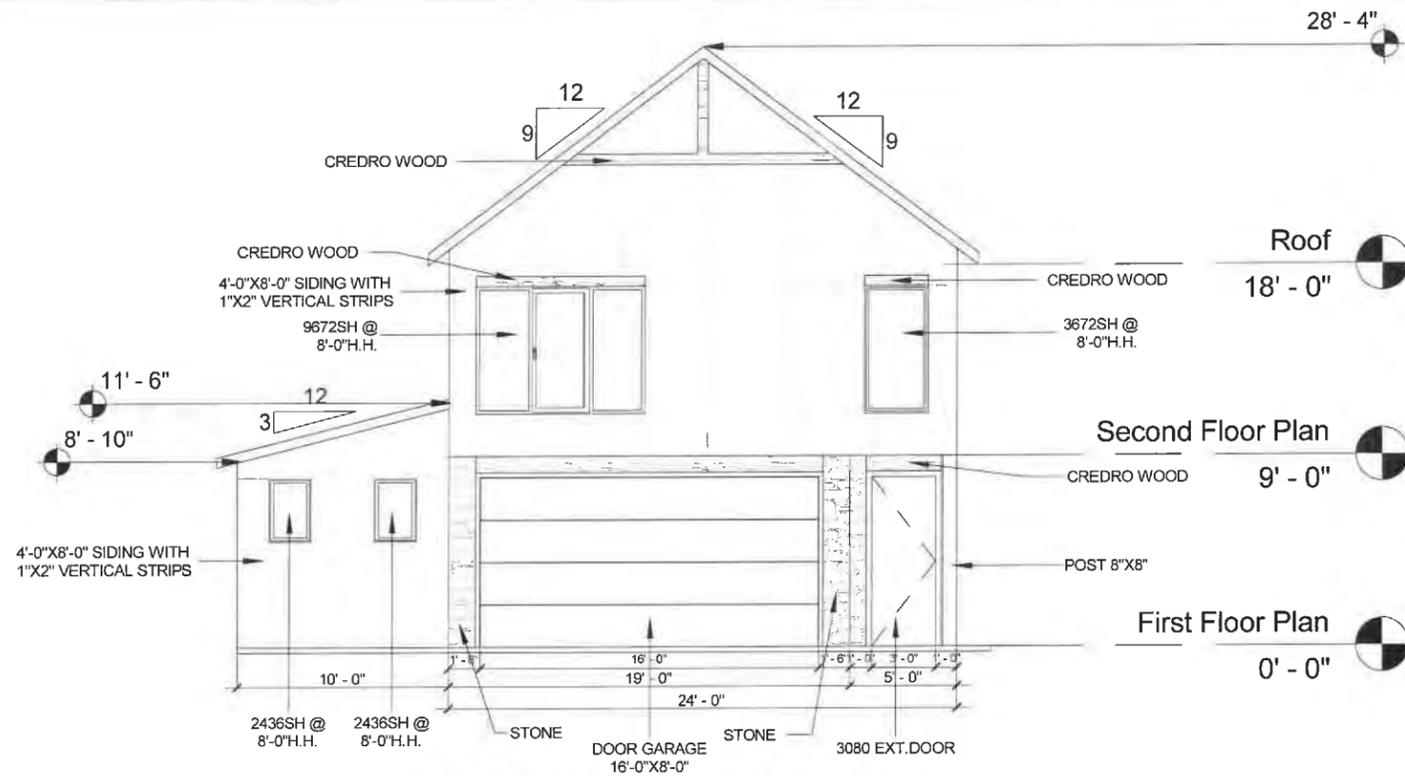
The reason for extending the dining area was based on feedback from potential buyers who toured the home who for the most part pointed out that the existing dining space appeared small or almost nonexistent. Our intention in making this improvement was to enhance the functionality and overall appeal of the home.

We fully respect the city's regulations and authority in this matter. If it is determined that the addition must be removed, we will comply promptly and without hesitation. Our goal is to resolve this situation in a cooperative and responsible manner.

Thank you for your time, understanding, and consideration. Please let us know if there are any further steps we should take.

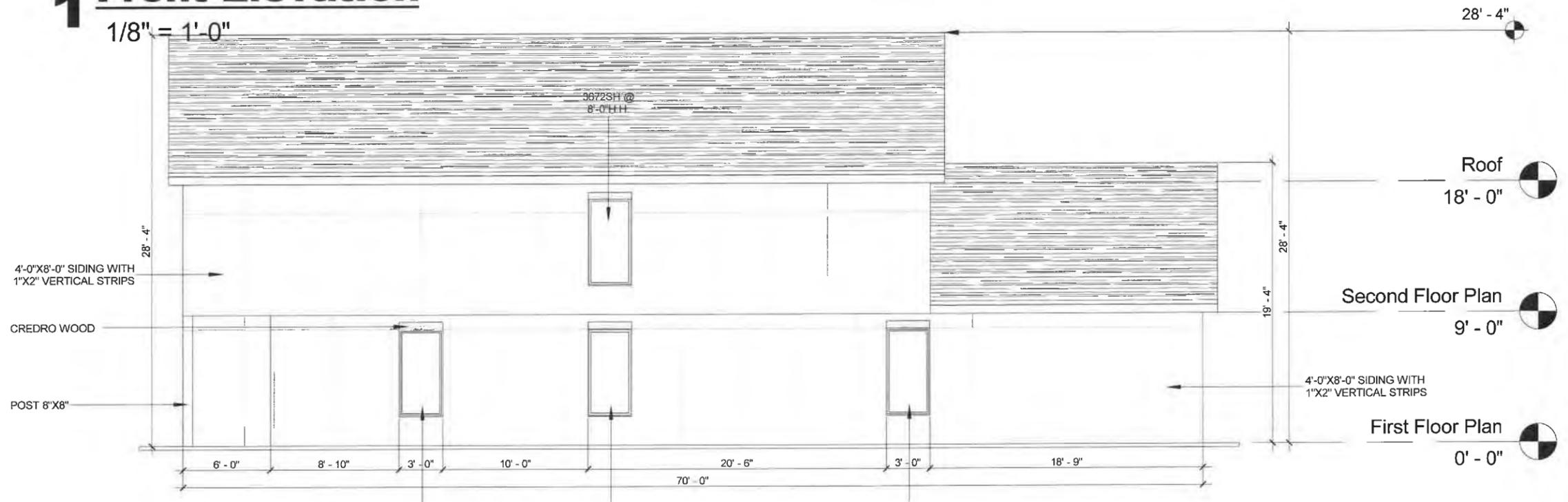
Sincerely,

Kevin Osornio
972-672-7978
oskevest95@yahoo.com



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"

J.S. Barton PE
J.S. Barton PE



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

606 ROSS ST
ROCKWALL, TX 75087

Legal Description

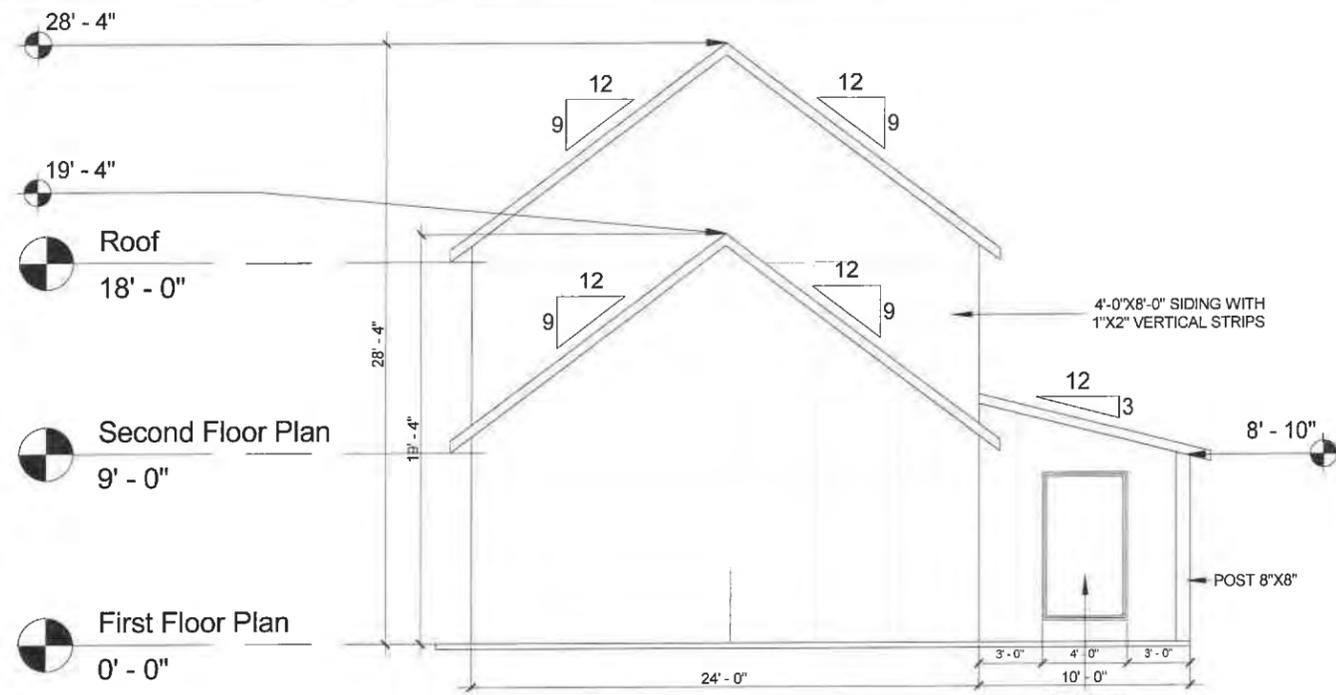
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale: 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

10



1 Rear Elevation

1/8" = 1'-0"
28'-4"



2 Left Elevation

1/8" = 1'-0"

J.S. Barton PE



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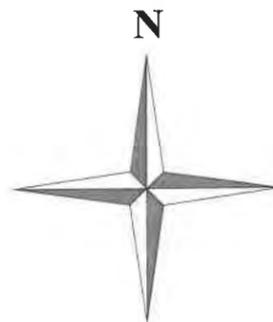
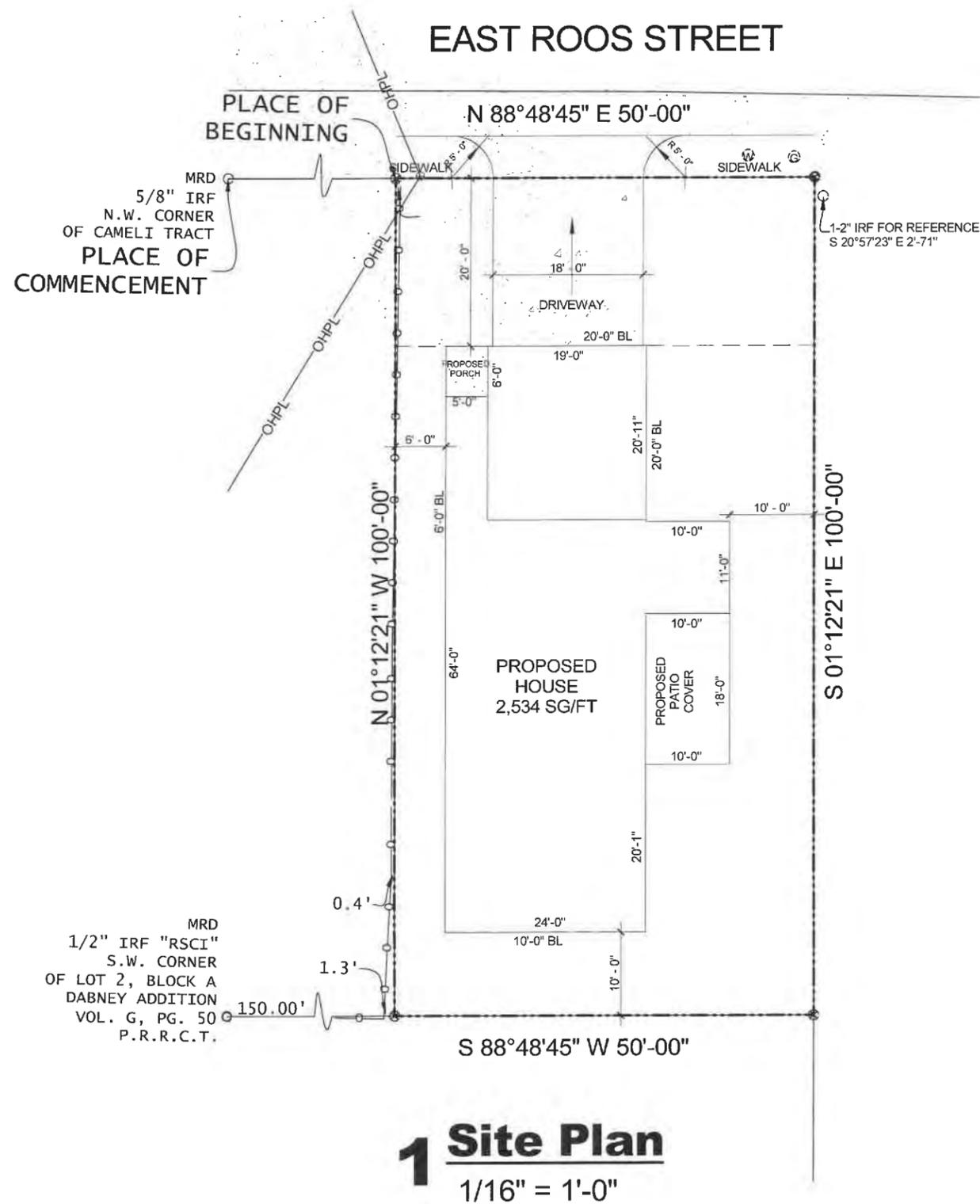
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Project Name & Address
 606 ROSS ST
 ROCKWALL, TX 75087

Legal Description
 LOT 1, BLOCK G

ELEVATIONS	
Date:	07/02/2025
Scale:	1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

10.1



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,364 SQFT
PROPOSED SECOND FLOOR PLAN	1,170 SQFT
TOTAL A/C	2,534 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
PROPOSED PATIO COVER	180 SQFT
TOTAL NEW CONSTRUCTION	3,140 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

J.S. Barton
J.S. Barton PE
Professional Engineer
State of Texas
58124

1 Site Plan
1/16" = 1'-0"



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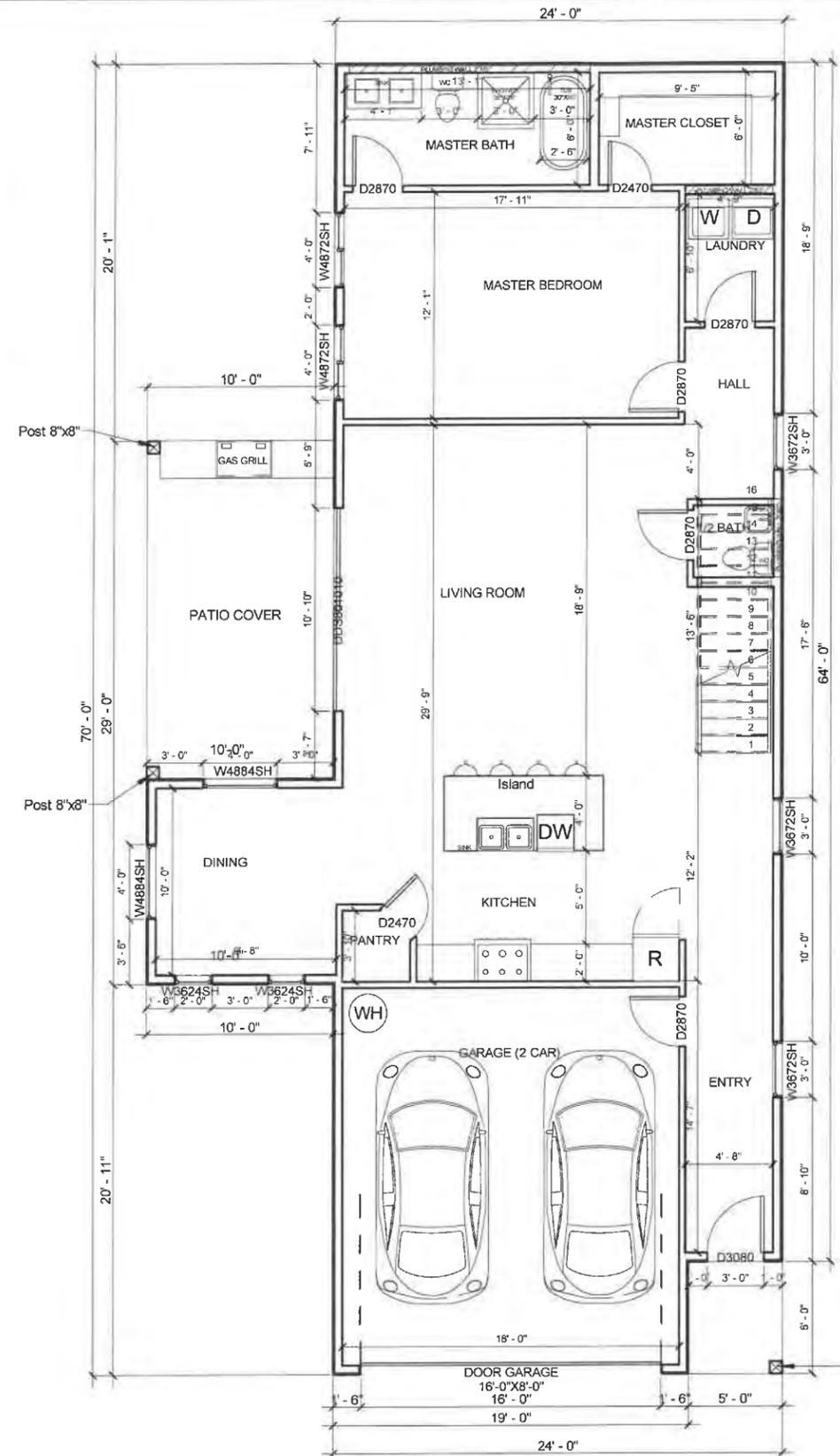
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

SITE PLAN

Date: 07/02/2025 Scale: 1/16" = 1'-0"
Drawn by: Projects & Construction Araque

1

WINDOW SPECIFICATIONS:
 W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung
 Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone
 ENERGY STAR Southern Zone
 -Classic double-hung wood window best suited for traditional architectural styles
 -Low-E 366 glass with argon provides more protection against heat gain by blocking
 harmful infrared rays, as well as providing greater energy savings
 -Both top and bottom sash slide open vertically for optimal airflow and easier
 cleaning
 -The frame is crafted with Auralast® pine for superior protection against rot and
 termites and clad with extruded aluminum for increased structural integrity
 -Hybrid spiral balance system supports the vertical operation of the sash in singlehung
 and double-hung styles, for easy opening and to hold the top sash in place
 -Weatherstripping creates a tight seal against outdoor elements
 -Matching fiberglass mesh screen to protect against insects
 -Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the
 frame and helps make installations weather tight; for new construction or
 replacement



Door Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	7' - 0"	2
First Floor Plan	D2870	2' - 8"	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDS801010	10' - 10"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1
Grand total: 10				

Window Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	W3624SH	2' - 0"	3' - 0"	2
First Floor Plan	W3672SH	3' - 0"	6' - 0"	3
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2
First Floor Plan	W4884SH	4' - 0"	7' - 0"	2
Grand Total: 9				

Proposed First Floor

1/8" = 1'-0"

J.S. Bartoe PE



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Project Name & Address
 606 ROSS ST
 ROCKWALL, TX 75087

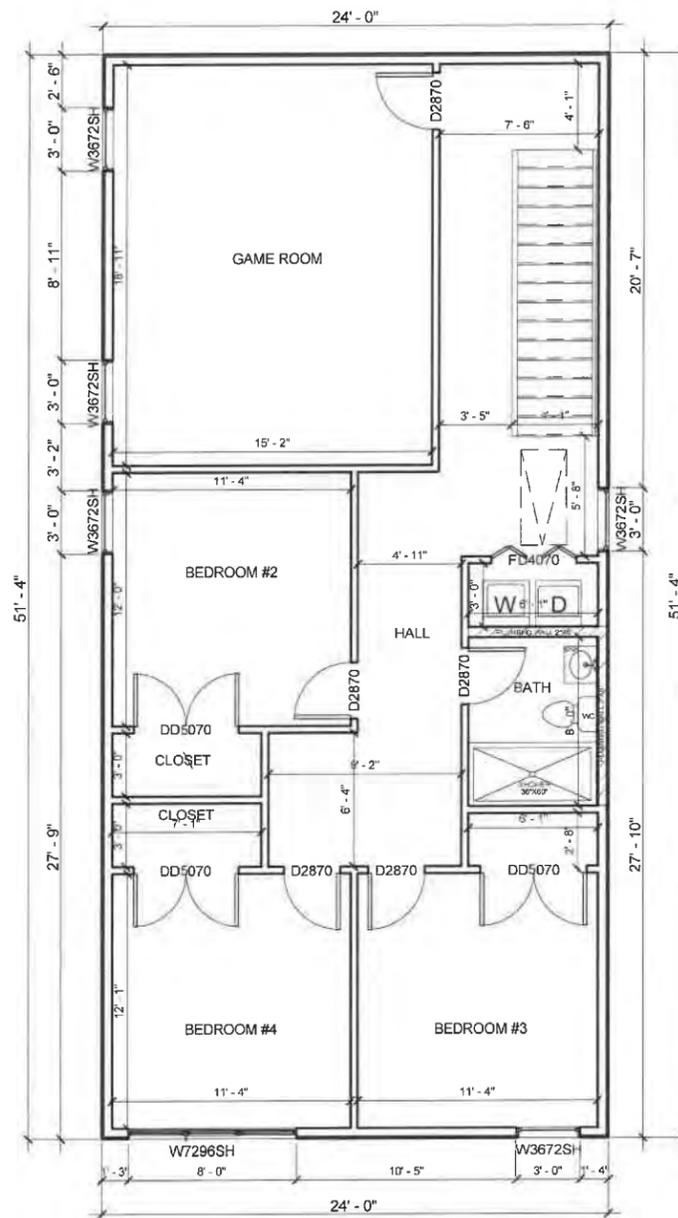
Legal Description
 LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale: 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

4



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	5
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1
Grand total: 9				

Window Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	5
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1
Grand Total: 6				

1 Proposed Second Floor

1/8" = 1'-0"

J.S. Barton
 J.S. Barton PE



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Project Name & Address
 606 ROSS ST
 ROCKWALL, TX 75087

Legal Description
 LOT 1, BLOCK G

PROPOSED SECOND FLOOR

Date: 07/02/2025 Scale: 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

4.1



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Michael Rohlf, Chair of the ART Commission
DATE: February 24, 2026
SUBJECT: ART Commission Proposal - Mosaic Tractor for Rockwall

Purpose: The ART Commission proposes commissioning Rockwall County artist, Barbara Dybala, to create a mosaic tractor for the city of Rockwall. The project aims to enhance the city's visual appeal and draw visitors, reflecting our commitment to integrating art into the community. Ms. Dybala's Farm to Market themed mosaic tractor is designed to foster community interaction and has been successfully implemented in other venues, demonstrating its potential as a cultural landmark. After reviewing Ms. Dybala's extensive portfolio and visiting her Hidden Mosaic Studio, we are confident in her ability to deliver an outstanding piece on schedule and within budget.

Specs: The base is a Farmall H which is a medium-sized, two-plow, row crop tractor produced by International Harvester under the Farmall brand from 1939 to 1954. Several methods of fabrications will be used due to the three dimensionalities of the base tractor. The mosaic work will be created in the artist's studio on either fiberglass mesh backing, or double-indirect with an acrylic film face mounting. A majority of the work will be a direct mount to the tractor.

Project: The ART Commission would like to commission Rockwall County artist Barbara Dybala to create a mosaic tractor for the city of Rockwall. Ms. Dybala has provided a proposal for a Farm to Market theme mosaic tractor, which includes a detailed breakdown of costs.

Timeline: Proposed installation: May 2026, in time for the unveiling during Founders Day celebrations.

Installation Location: The Rockwall mosaic tractor will be installed near the museum at Harry Myers Park. The location will maximize visibility and interaction, contributing to the cultural vibrancy of the area.

Cost: \$59,600 includes tractor, design, materials, mosaic. We have worked closely with Parks & Rec who has provided an estimate for the delivery, pad, and installation. With the addition of security lighting, we anticipate no more than \$5,000 for the installation. Total \$64,600.

Bio and Credentials: Barbara Dybala is a distinguished mosaic artist based in Rockwall, Texas. Her work includes large-scale mosaics and installations, with projects like Mosaic Orbs and Mosaic Murals widely recognized. She operates the Hidden Mosaic Studio and has contributed significantly to mosaic art education and practice. Ms. Dybala, an internationally acclaimed mosaic artist, has previously created three mosaic tractors, one of which was featured in the 2024 Mosaic Arts International juried exhibit.

FARM TO MARKET MOSAIC TRACTOR

Theme:
Rockwall
Farm to Market Roads

- 740
- 550
- 548
- 549
- 552
- 1138
- 1139
- 1140



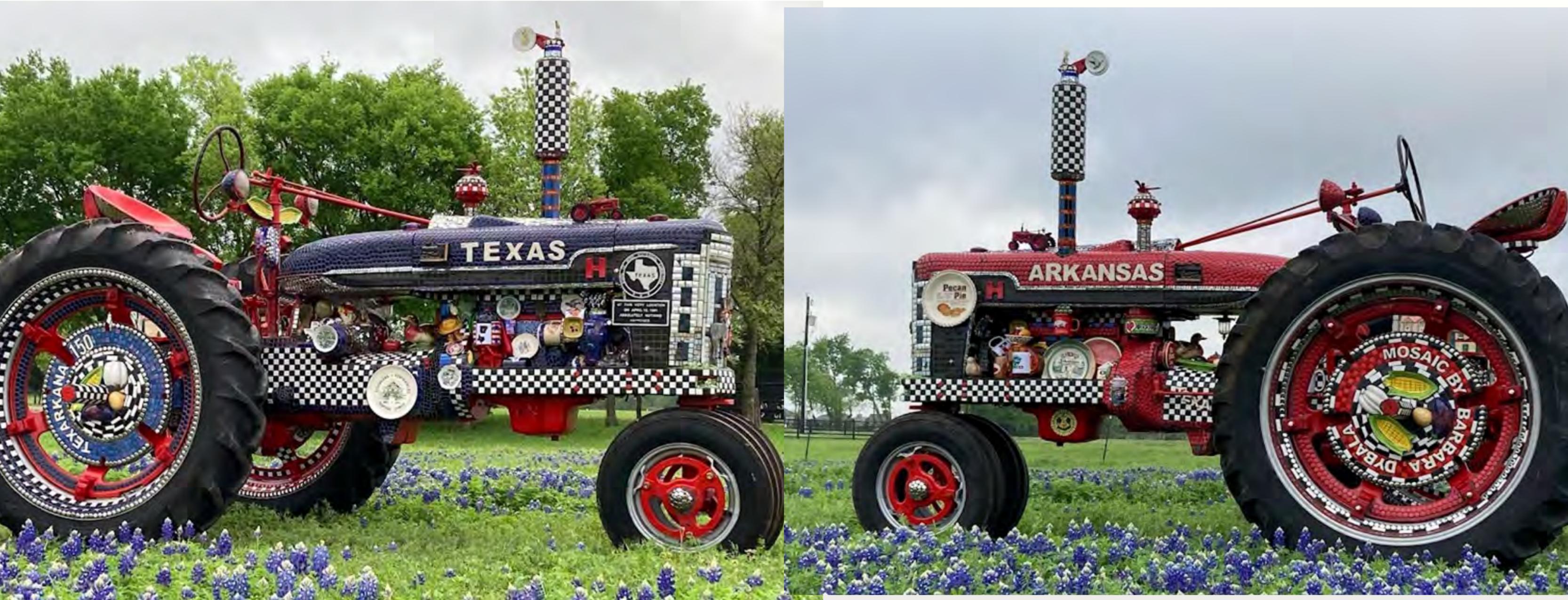


Meet the Artist

Barbara Dybala

- Internationally -recognized, award -winning mosaic artist based in Rockwall, Texas
- Owner, operator, and instructor of Hidden Mosaic Studio in Rockwall County
- Former adjunct professor at the University of North Texas Fine Arts Department
- Professional member of the Society of American Mosaic Artists
- Creator of three mosaic tractors

Two-sided Texarkana Sesquicentennial Tractor





Winnsboro Farmer's Market Tractor



Star Wars "Tractor Beam"



The Vision: Farm to Market Themed Mosaic Tractor



THANK YOU





City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Director / Building Official

DATE: March 2, 2026

SUBJECT: Sign height and size variance request for a new HEB pole sign

Mr. John Rose representing HEB has requested to appear before City Council to seek a variance to the City's sign height and size requirements to allow a new pole sign to replace an existing pole sign located at 1600 East Interstate 30.

Through their permitting and construction process, HEB permitted and installed two code complaint pole signs on their property. HEB is now seeking to replace the existing pole sign that abuts the I30 frontage road, with a new larger and taller pole sign.

Our sign ordinance allows signage utilized for a general business along I30 that contains gas, food or lodging, to be a maximum height of 40 feet and a maximum size of 200 square feet. The existing pole sign HEB hopes to replace, is 40 feet in height and 198 square feet in size. HEB is requesting a pole sign with a height of 85 feet and approximately 658 square feet in size. Our sign ordinance does include provisions for City Council to consider variances to the maximum allowable height and size for such signs, when compliance with the established size restrictions would create a hardship.

Mr. Rose has provided a letter explaining HEB's rationale for the variance and their hardship, as well as the attached exhibits depicting the proposed sign structure and location.



RE: COM2025-6940 - H-E-B – 1600 East Interstate 30, Rockwall, TX, 75032

To:
City of Rockwall
385 S. Goliad St.
75087

Rockwall, Texas

On behalf of H-E-B

Please accept this variance request for the H-E-B Replacement Pylon at 1600 East Interstate 30, Rockwall, Texas 75032

Proposal - Request for Approval – Pylon Sign Replacement and Variance to remove and replace existing Pylon Sign
On behalf of H-E-B, we respectfully submit this request for approval to remove and replace the existing pylon sign with a new structure that exceeds the height and area allowances permitted under the current Sign Code.

Under the existing regulations, the maximum permitted sign area is 200 square feet and the maximum height is 40 feet. Our proposal requests approval for a sign totaling 657.66 square feet in area and 85 feet in height.

The requested increase in height and sign area is necessary to ensure adequate visibility and clear identification for customers approaching the site from surrounding roadways. Currently, visibility of the existing sign is significantly hindered by the IH-30 overpass, making the location difficult to identify for vehicular traffic traveling along the freeway.

By allowing the proposed height and area increase, drivers will be able to clearly identify the store location in advance and exit the freeway safely and efficiently. Improved visibility will help reduce last-minute lane changes, missed exits, and the need for drivers to circle back — all of which contribute to traffic congestion and potential safety hazards.

H-E-B's goal is always to prioritize the safety and convenience of our customers while being mindful of the broader community. We believe this request supports those objectives by improving traffic flow, reducing confusion for motorists, and enhancing overall public safety.

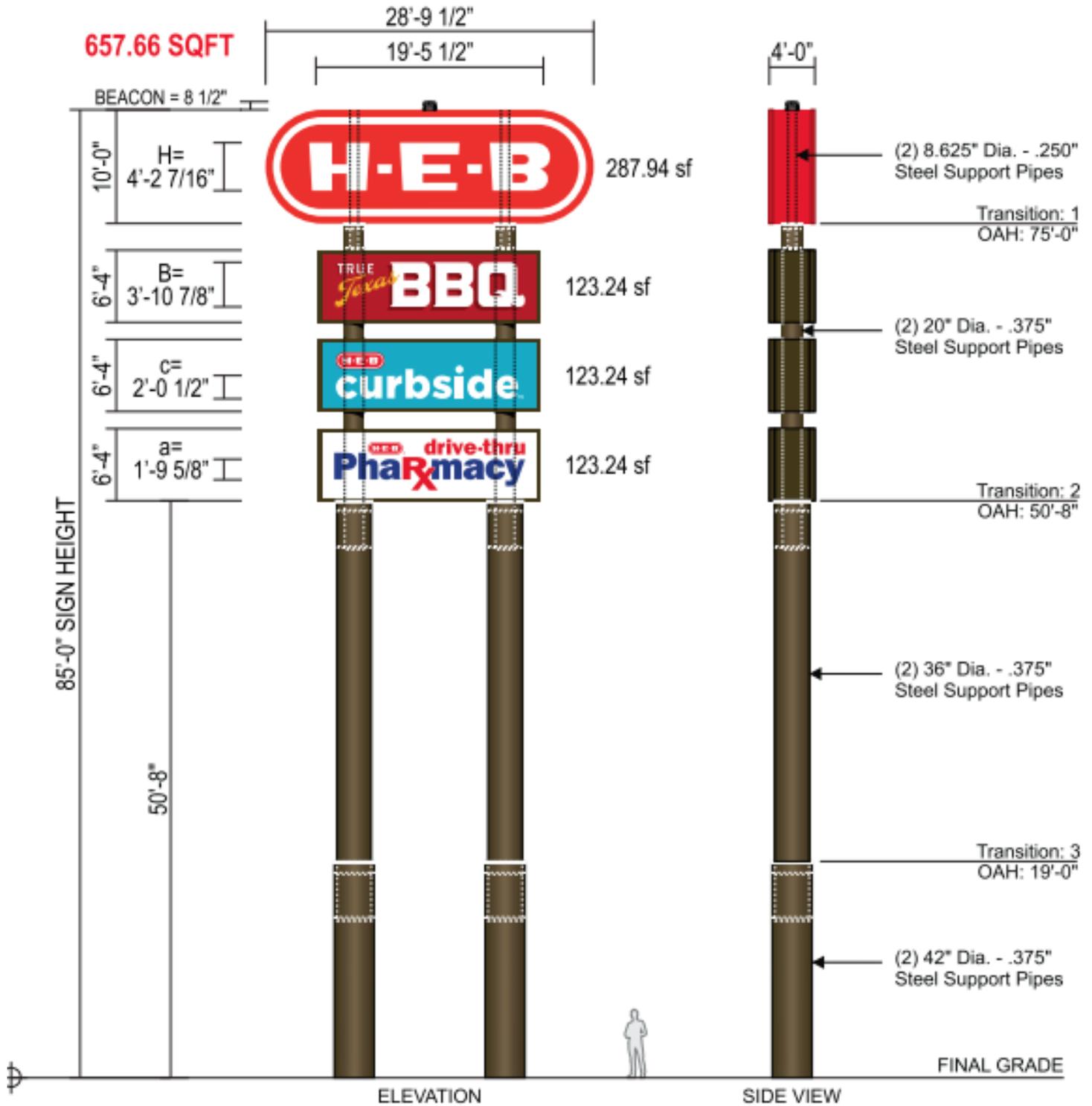
We respectfully request your consideration and approval of this variance. Please let us know if any additional information is needed to assist in your review..

We understand that the Sign Code is intended to protect property values and promote a consistent, visually appealing environment. We believe the requested variances align with those objectives and will not negatively impact the use, appearance, or value of nearby properties or the broader community. Because this request remains consistent with the spirit and intent of the Code, approval of the proposed height and area will not adversely affect public safety or surrounding properties.

Sincerely,

John Rose, P.E.
H-E-B Real Estate

PROPOSED SIGN



A HIGH RISE PYLON SIGN
QTY: ONE(1)

657.66 SQFT
SCALE: 1/16" = 1'-0"

PROPOSED LOCATION FOR NEW SIGN

HEB #810 ROCKWALL, TX - NEW HIGH RISE PYLON

© COPYRIGHT 2025 / ALL RIGHTS RESERVED

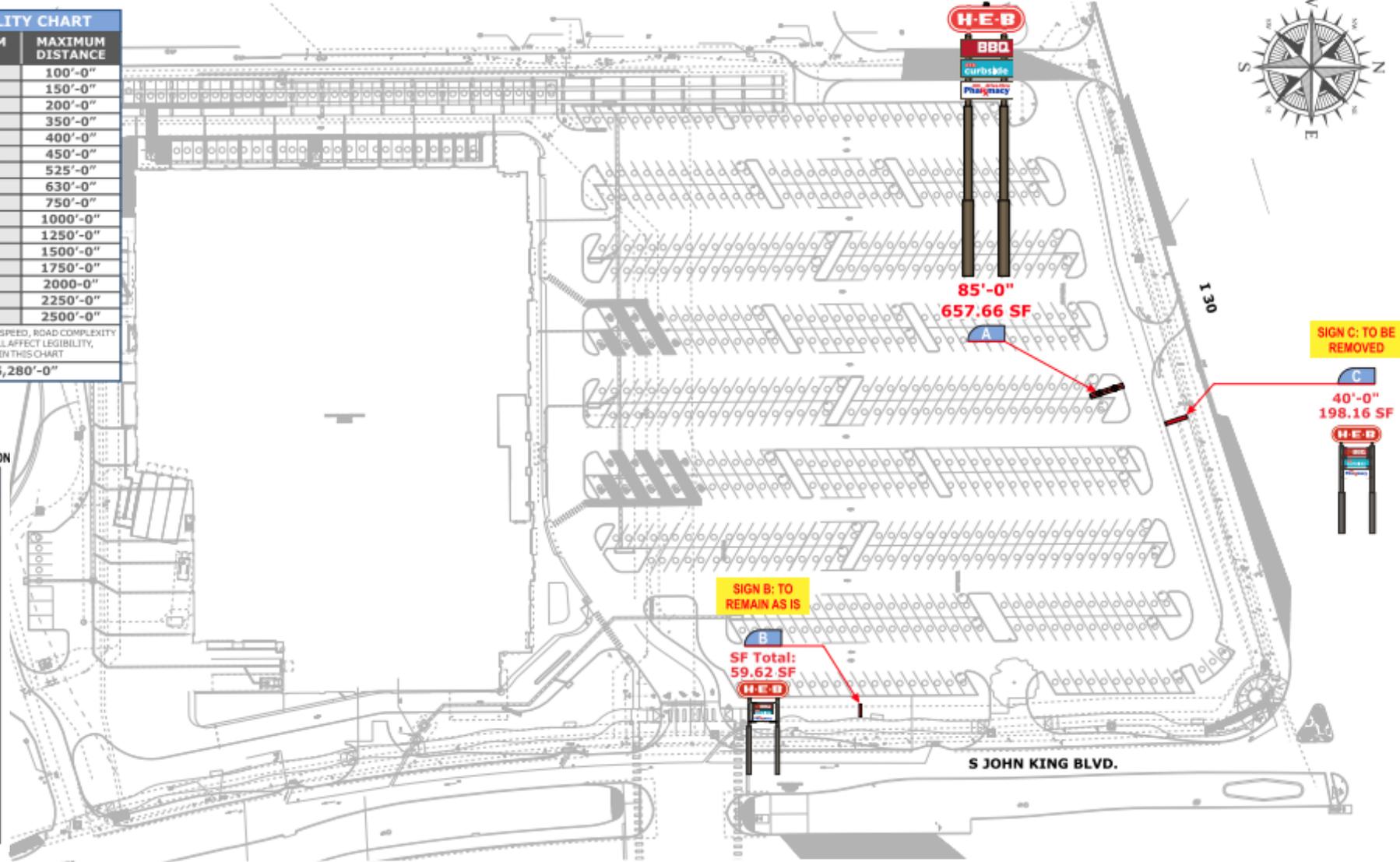
SITE PLAN SCALE: 1"=80'-0"

LETTER VISIBILITY CHART		
LETTER HEIGHT	MAXIMUM IMPACT	MAXIMUM DISTANCE
3"	30'-0"	100'-0"
4"	40'-0"	150'-0"
6"	60'-0"	200'-0"
8"	80'-0"	350'-0"
9"	90'-0"	400'-0"
10"	100'-0"	450'-0"
12"	120'-0"	525'-0"
15"	150'-0"	630'-0"
18"	180'-0"	750'-0"
24"	240'-0"	1000'-0"
30"	300'-0"	1250'-0"
36"	360'-0"	1500'-0"
42"	420'-0"	1750'-0"
48"	480'-0"	2000'-0"
54"	540'-0"	2250'-0"
60"	600'-0"	2500'-0"

NOTE: COLOR CONTRAST, TRAVEL SPEED, ROAD COMPLEXITY & WEATHER CONDITIONS WILL AFFECT LEGIBILITY, NOT ACCOUNTED FOR IN THIS CHART

ONE MILE = 5,280'-0"

SIMULATED ILLUMINATED VIEW w/ RED STROBE EFFECT ON



4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6927 / 512-494-0982
FSG.COM



Start Date: 11/10/25
Last Revision:
Job# N/A
File Name: HEB #810
ROCKWALL I-30_NEW HIGH
RISE PYLON_R2

Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

Rev #	Date	Notes	Rev #	Date	Notes
R1	11/19/25GH	Add FAA beacon			
R2	12/18/25GH	85'-0" OAH			



CUSTOMER APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: February 25, 2026

SUBJECT: Future Fire Station 1 Land

The City Facilities Planning Study completed in April 2025 identified options for a future new Fire Station 1 site, with the properties located at 703, 705, and 709 E. Boydstun Street as the preferred location. In October 2025, the City Council authorized staff to initiate and extend an initial offer to acquire the property and, later, a second offer in January 2026 based on a Certified Appraisal Report prepared by KOR Group. Neither offer was accepted and the Owners did not make any counteroffers.

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

Although two 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 KOR Group dated December 29, 2025, 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. 26-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FINDING PUBLIC USE, CONVENIENCE, AND NECESSITY AND DETERMINING THAT ACQUISITION OF FEE SIMPLE TITLE WITH ALL NECESSARY PROPERTY RIGHTS OVER, UNDER AND ACROSS APPROXIMATELY 2.048 ACRES (89,211 SQUARE FEET) SITUATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 AND LOCATED AT 703 E. BOYDSTUN STREET, ROCKWALL, TEXAS, BEING LOT 1, BLOCK 1, ALLEN HOGUE SUBDIVISION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 165, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS; 705 E. BOYDSTUN STREET, ROCKWALL, TEXAS, BEING LOT B, BLOCK 68 AND PART OF LOT 67, ROCKWALL COUNTY, TEXAS; AND 709 E. BOYDSTUN STREET, ROCKWALL, TEXAS, BEING ALL OF THE FIRST TRACT AND SECOND TRACT AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 145, PAGE 861, OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS IS NECESSARY FOR THE PUBLIC USE AND CONVENIENCE OF CONSTRUCTING, OPERATING, AND MAINTAINING A MUNICIPAL FIRE STATION AND RELATED PUBLIC SAFETY IMPROVEMENTS; 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 ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Section 342.011 the City of Rockwall, Texas (the "City"), provides for a fire department to provide municipal fire services in order to promote and protect the public health, safety, and welfare for the benefit of the public; and

WHEREAS, the City has determined that construction its Fire Station 1 Site and related public safety improvements (the "Project") is necessary to serve the present and future needs of the City; and

WHEREAS, the City has performed a Facilities Planning Study completed in April 2025 for the purposes of identifying locations for the Project; and

WHEREAS, the City has determined that approximately 2.048 acres (89,211 square feet), situated in the R. Ballard Survey, Abstract No. 29, and located at 703 E. Boydston Street, Rockwall, Texas, being Lot 1, Block 1, Allen Hogue Subdivision, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 165, of the Plat Records, Rockwall County, Texas; 705 E. Boydston Street, Rockwall, Texas, being Lot B, Block 68 and part of Lot 67, Rockwall County, Texas; and 709 E. Boydston Street, Rockwall, Texas, being all of the First Tract and Second Tract as described in Warranty Deed recorded in Volume 145, Page 861, of the Real Property Records of Rockwall County, Texas (collectively, the "Property"); and

WHEREAS, the City finds that public use, convenience, and necessity require the acquisition of fee simple title 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 of fee simple title 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 fee simple title and property rights, to conduct tests, and to negotiate with the Property Owners thereof for the 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, prior to 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 fee simple title 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 the fee simple title with all necessary property rights for the public use of the Project over the Property.
3. That 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;
 - 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 fee simple estate 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 by record vote in accordance with Texas Government Code Section 2206.053 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.

SECTION 7. This Resolution will be effective immediately upon the passage hereof.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 2nd DAY OF MARCH, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

January 2026

Permits

Total Permits Issued:	246
Building Permits:	43
Contractor Permits:	203
Total Commercial Permit Values:	\$28,311,135.22
Building Permits:	\$21,750,000.00
Contractor Permits:	\$6,561,135.22
Total Fees Collected:	\$666,922.01
Building Permits:	\$577,463.36
Contractor Permits:	\$89,458.65

Board of Adjustment

Board of Adjustment Cases: 0

2/4/2026
11:27:30AM

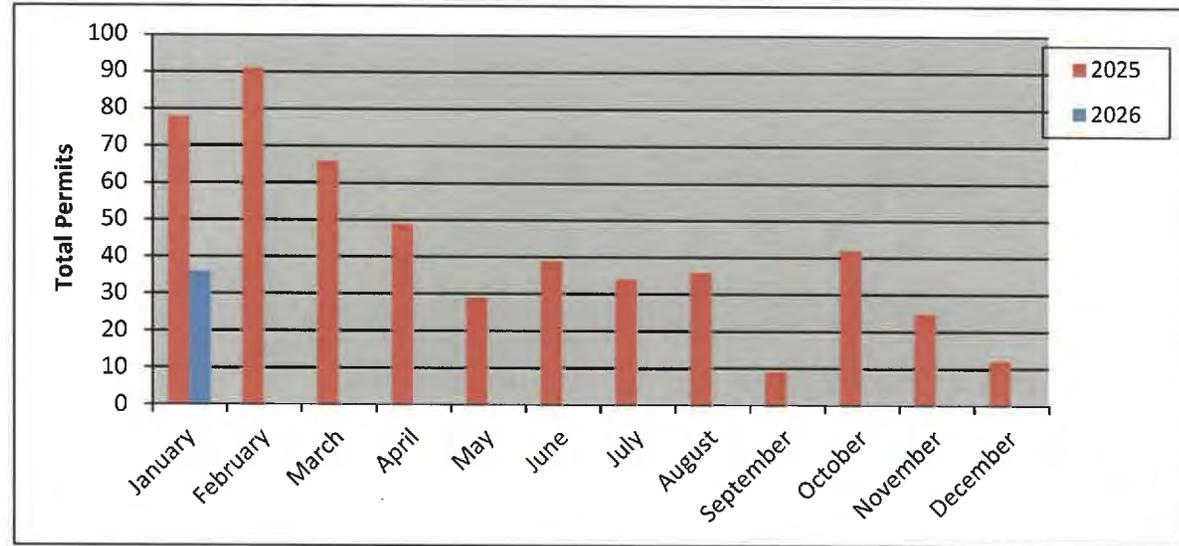
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 1/1/2026 to 1/31/2026

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	38	\$28,311,135.22	\$388,907.00
Backflow Permit	3	1,602.00	\$212.72
Electrical Permit	4	231,128.52	\$2,020.42
Irrigation Permit	2		\$33,569.22
Mechanical Permit	1	9,995.00	\$196.61
New Construction	3	21,750,000.00	\$314,088.35
Plumbing Permit	4	13,217.30	\$428.92
Remodel	13	6,215,508.00	\$37,755.26
Retaining Wall Permit	1	1.00	\$51.00
Roofing Permit	1	10,000.00	\$76.50
Sign Permit	4	79,683.40	\$306.00
Temporary Construction Trailer	2		\$202.00
Residential Building Permit	207		\$277,505.01
Accessory Building Permit	2		\$211.05
Addition	1		\$127.50
Concrete Permit	6		\$884.54
Deck Permit	1		\$51.00
Demolition	1		\$51.00
Electrical Permit	7		\$739.50
Fence Permit	33		\$1,713.00
Generator	3		\$459.00
Irrigation Permit	17		\$1,300.50
Mechanical Permit	15		\$1,759.50
New Single Family Residential	36		\$262,526.46
Outdoor Kitchen Permit	2		\$104.45
Patio Cover/Pergola	6		\$586.50
Plumbing Permit	37		\$2,857.50
Pool	8		\$1,224.00
Remodel	4		\$896.66
Roofing Permit	11		\$841.50
Solar Panel Permit	2		\$406.35
Window & Door Permit	15		\$765.00
Short Term Rental	1		\$510.00
Non-Owner-Occupied	1		\$510.00
Totals:	246		\$666,922.01

New Residential Permits

Calendar Year

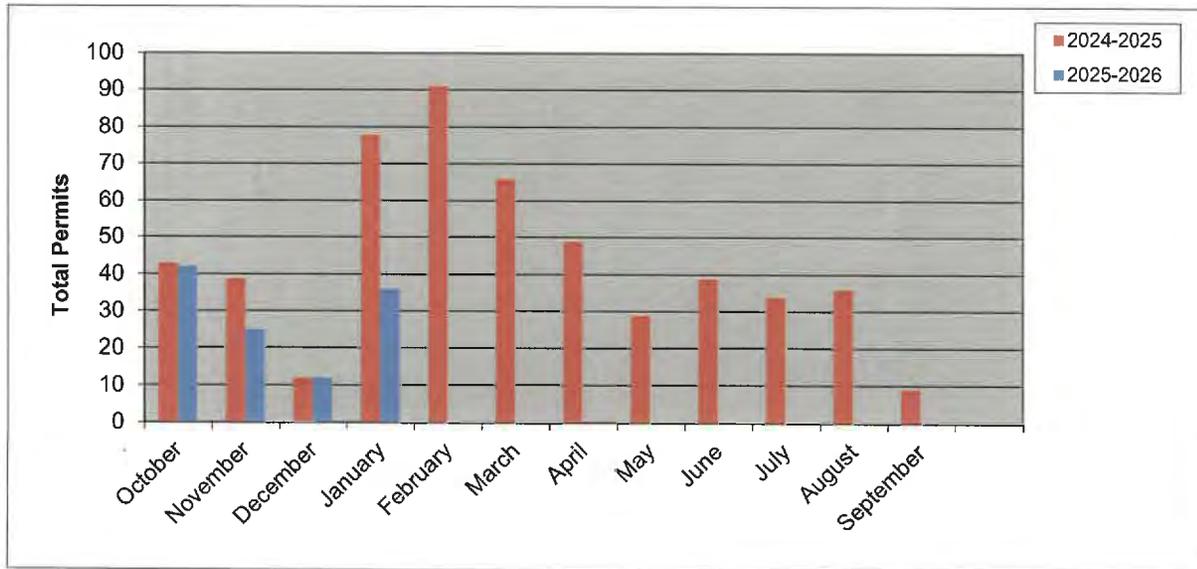
	Year	
	2025	2026
January	78	36
February	91	
March	66	
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
October	42	
November	25	
December	12	
Totals	510	36



New Residential Permits

Fiscal Year

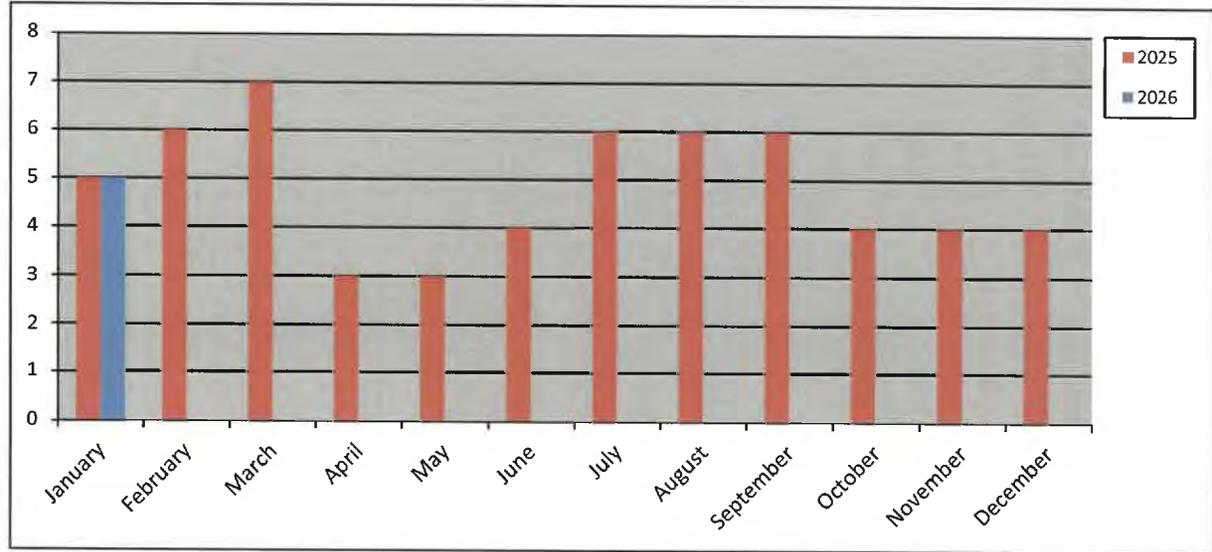
	Year	
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	36
February	91	
March	66	
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
Totals	525	115



Residential Remodel/Additions Permits

Calendar Year

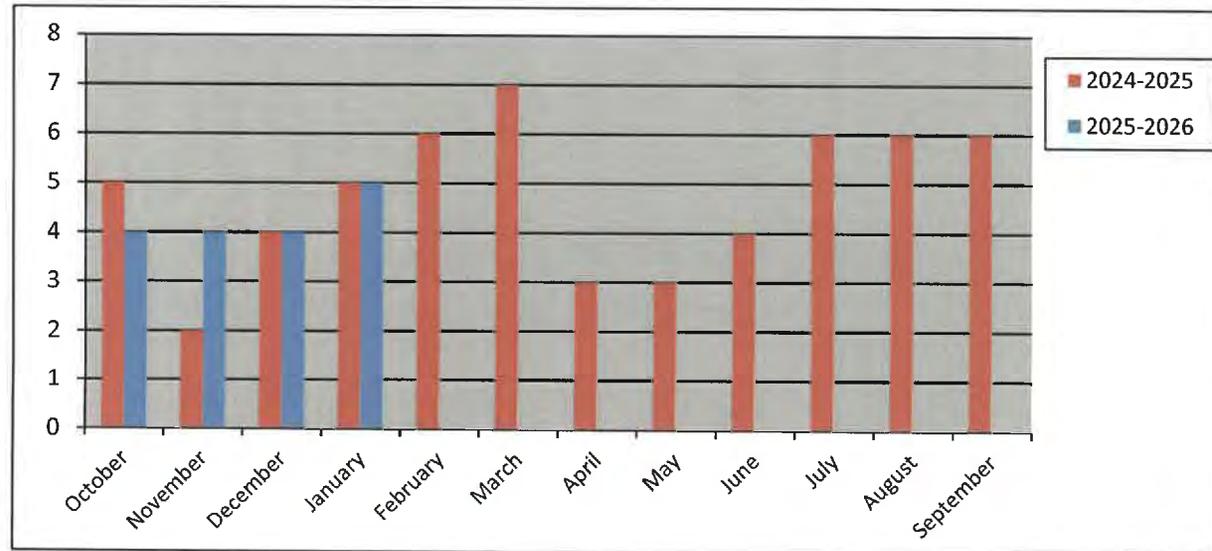
Year		
	2025	2026
January	5	5
February	6	
March	7	
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
October	4	
November	4	
December	4	
Totals	58	5



Residential Remodel/Additions Permits

Fiscal Year

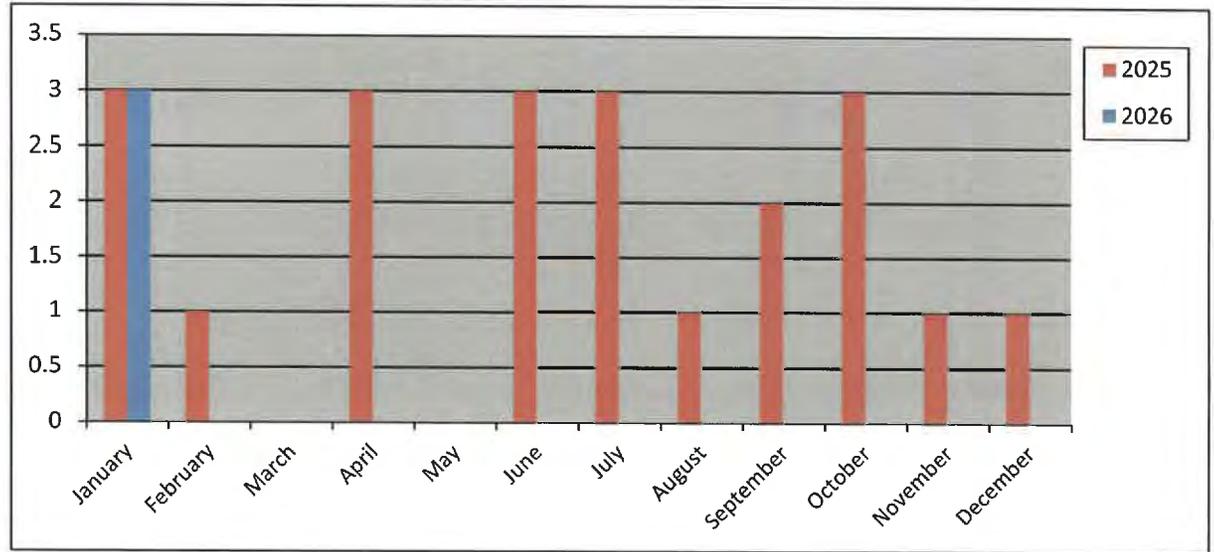
Year		
	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	5
February	6	
March	7	
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
Totals	57	17



New Commercial Permits

Calendar Year

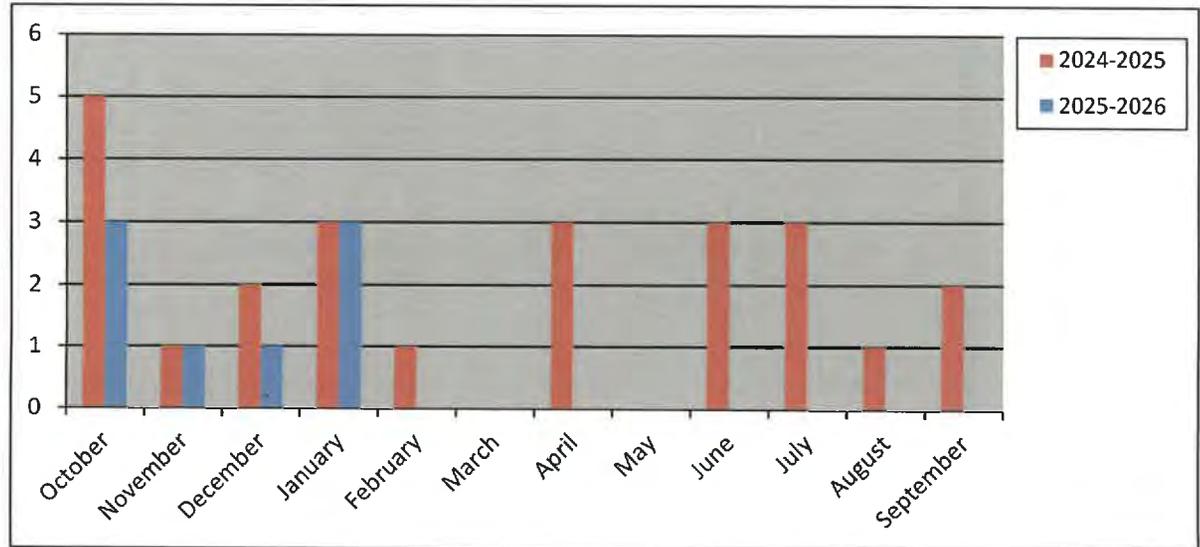
	Year	
	2025	2026
January	3	3
February	1	
March	0	
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
October	3	
November	1	
December	1	
Totals	21	3



New Commercial Permits

Fiscal Year

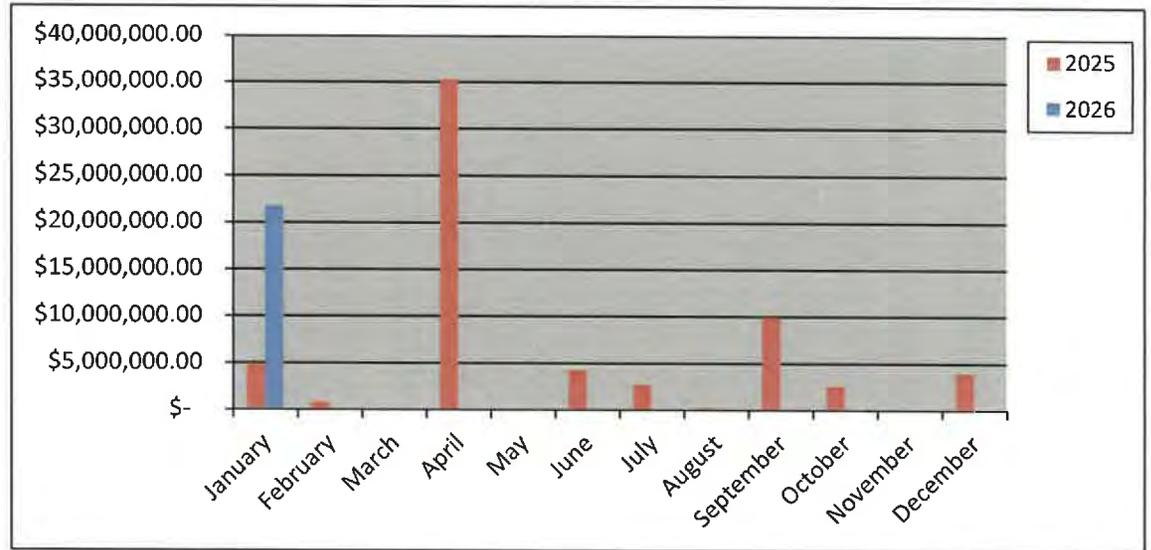
	Year	
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	3
February	1	
March	0	
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
Totals	24	8



New Commercial Value

Calendar Year

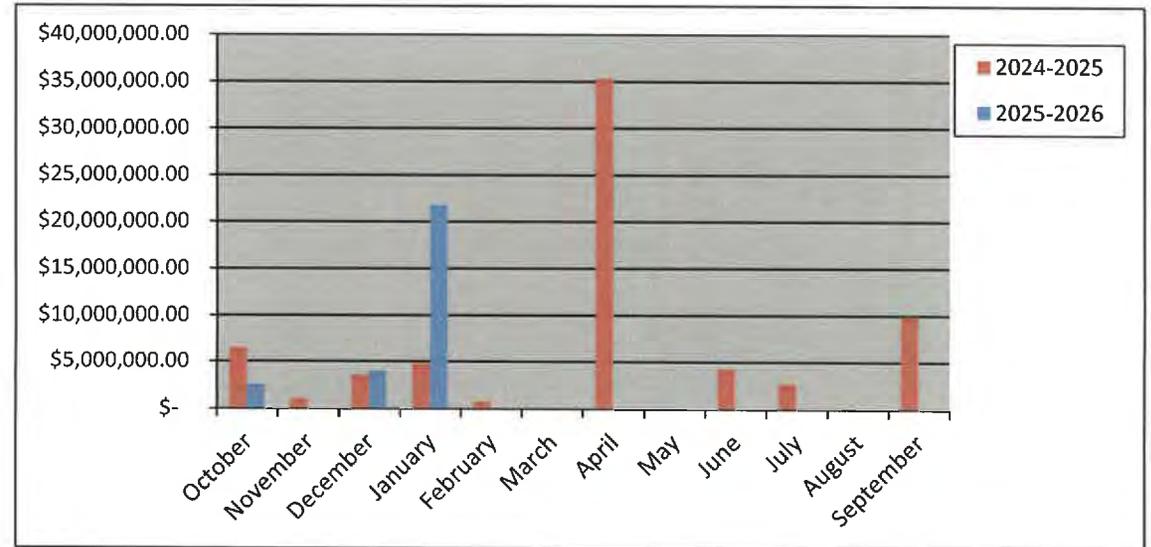
Year		
	2025	2026
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	
March	\$ -	
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
October	\$ 2,555,184.00	
November	\$ 117,000.00	
December	\$ 4,000,000.00	
Totals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



New Commercial Value

Fiscal Year

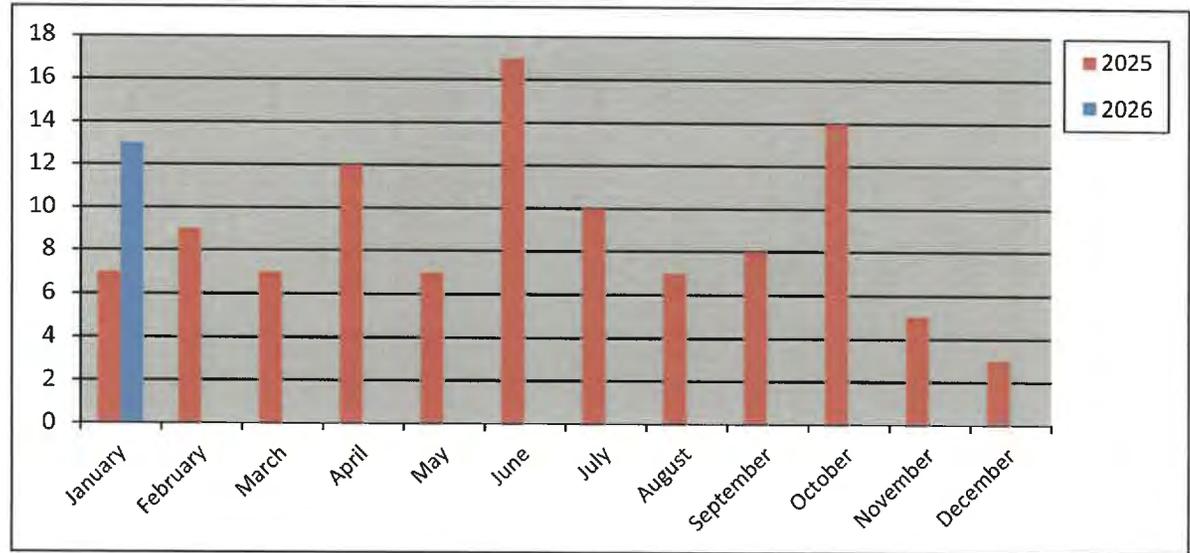
Year		
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	\$ 117,000.00
December	\$ 3,600,000.00	\$ 4,000,000.00
January	\$ 4,800,000.00	\$ 21,750,000.00
February	\$ 850,000.00	
March	\$ -	
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00	
Totals	\$ 69,403,554.00	\$ 28,422,184.00



Commercial Additions/Remodel Permits

Calendar Year

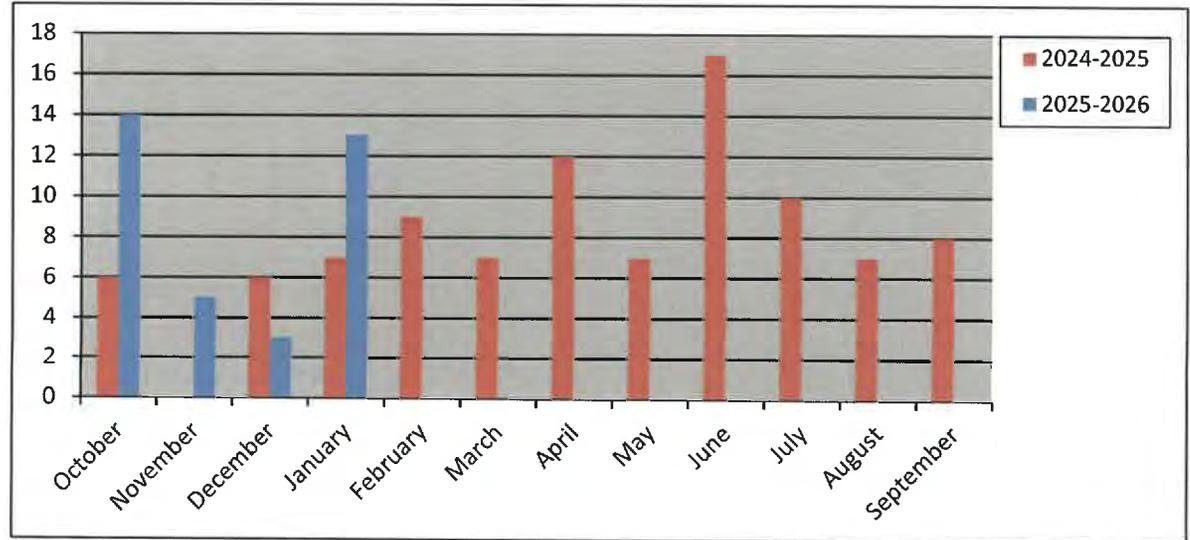
	Year	
	2025	2026
January	7	13
February	9	
March	7	
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
October	14	
November	5	
December	3	
Totals	106	13



Commercial Additions/Remodel Permits

Fiscal Year

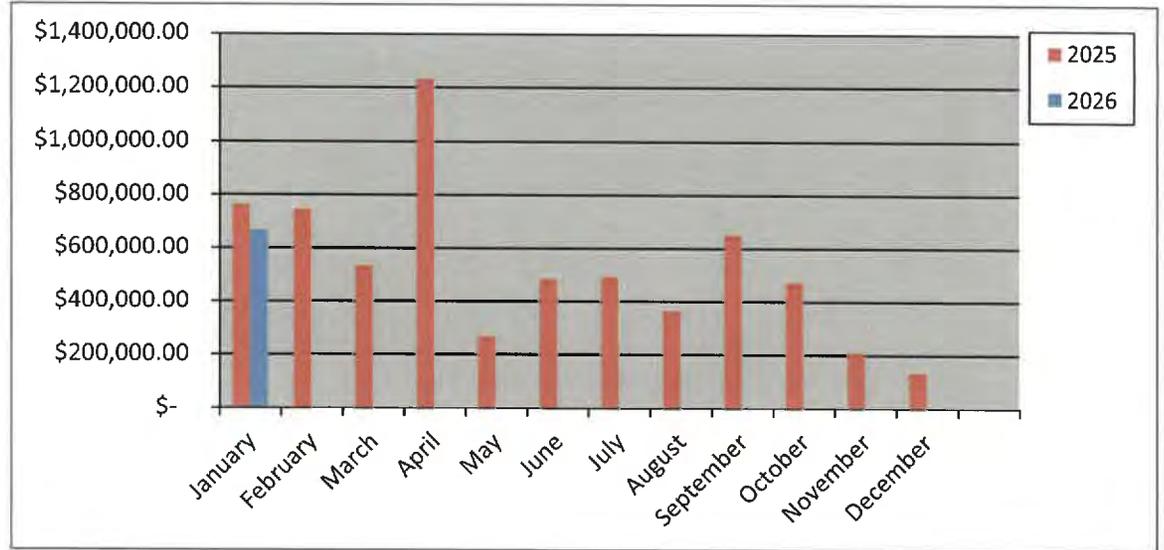
	Year	
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	13
February	9	
March	7	
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
Totals	96	35



Total Fees Collected

Calendar Year

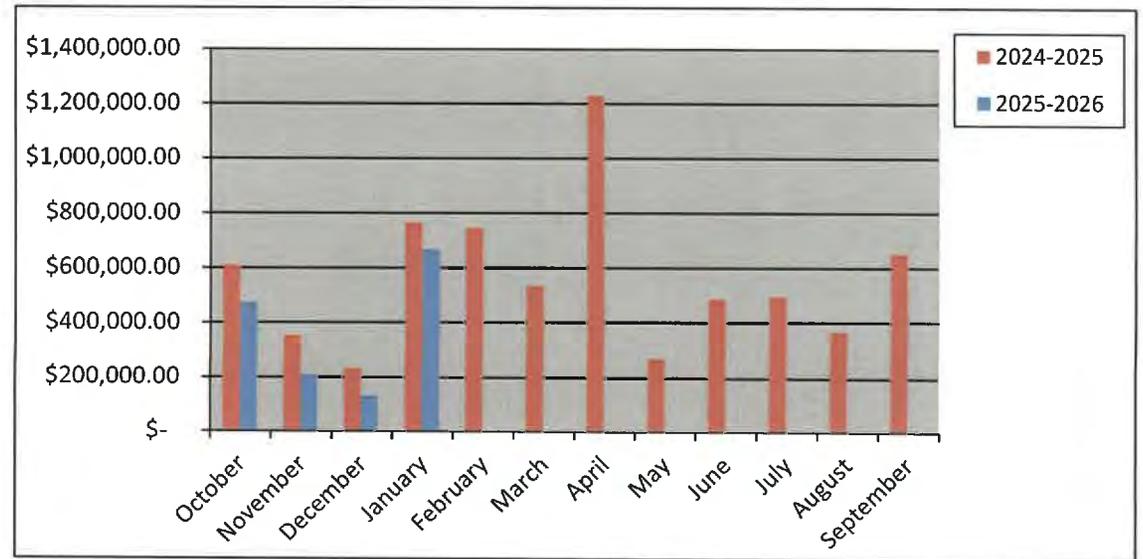
Year		
	2025	2026
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	
March	\$ 533,967.61	
April	\$ 1,230,931.00	
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
October	\$ 473,676.37	
November	\$ 208,658.89	
December	\$ 133,606.80	
Totals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



Total Fees Collected

Fiscal Year

Year		
	2024-2025	2025-2026
October	\$ 610,616.91	\$ 473,676.37
November	\$ 353,133.50	\$ 208,658.89
December	\$ 232,852.46	\$ 133,606.80
January	\$ 764,930.75	\$ 666,922.01
February	\$ 745,613.47	
March	\$ 533,967.61	
April	\$ 1,230,931.20	
May	\$ 268,369.56	
June	\$ 485,601.80	
July	\$ 493,388.23	
August	\$ 364,940.33	
September	\$ 651,288.27	
Totals	\$ 6,735,634.09	\$ 1,482,864.07



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2026 to 1/31/2026

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	Total SQFT
	Business Name	Plan Number	Fees Paid
CO2025-13	Certificate of Occupancy		
01/17/2025		715 West Rusk Street	\$75.00
01/21/2026	ISSUED	Rockwall, TX, 75087	\$75.00
	Speedy Fuel LLC dba One Stop Xpress		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	HILMI KHALIL	715 W RUSK ST	ROCKWALL	TX	75087
Business Owner	HILMI KHALIL 469-314-1069	715 West Rusk Street	Rockwall	TX	75087
Property Owner	Proton PRC Ltd	4805 S Colony Blvd	The Colony	TX	75056
Inspection Report Contact	HILMI KHALIL	715 W RUSK ST	ROCKWALL	TX	75087
Contractors					

CO2025-136	Certificate of Occupancy		
08/19/2025		970 East Interstate 30	\$76.50
01/08/2026	ISSUED	Rockwall, TX, 75087	\$76.50
	Rockwall Automotive DCD LTD dba Group 1 Chrysler Dodge Jeep Ram Rockwall		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	STEPHANIE PEACE	15943 GULF FREEWAY	WEBSTER	TX	77598
Business Owner	GROUP 1 AUTOMOTIVE INC	970 East Interstate 30	Rockwall	TX	75087
Property Owner	GROUP 1 REALTY, INC.	730 Town & Country Blvd. Suite 500	Houston	TX	77024
Inspection Report Contact	Stephanie Peace	15943 Gulf Freeway	Webster	TX	77598
Contractors					

CO2025-141	Certificate of Occupancy		
07/23/2025		1605 Research Circle	\$76.50
01/06/2026	ISSUED	Rockwall, TX, 75032	\$76.50
	Warehouse-Pro		

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2026 to 1/31/2026

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Billy Self	1605 Research Circle	Rockwall	TX	75032
Business Owner	Billy Self	1605 Research Circle	Rockwall	TX	75032
Property Owner	Lahlouh Family Limited Partnership	4155 Live Oak Lane	Rockwall	CA	92886
Inspection Repor Contact	Billy Self	1605 Research Circle	Rockwall	TX	75032
Contractors					

CO2025-146	Certificate of Occupancy				
08/28/2025		165 East Quail Run Road			\$76.50
01/23/2026	ISSUED	#103 Rockwall, TX, 75087			\$76.50
	We The People Taproom				

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	LETTIE HARRELL	P.O. Box 2805	BELLAIRE	TX	77402
Business Owner	Allen Bryan	165 East Quail Run Road #103	Rockwall	TX	75087
Property Owner	DuWest Realty LLC	4403 N Central Expressway Suite 20	Dallas	TX	75025
Inspection Repor Contact	Sirius Building Company	4951 Airport Parkway, Suite 800	Addison	TX	75001
Contractor	Linzy				

Contractors

CO2025-201	Certificate of Occupancy				
12/01/2025		2265 North Lakeshore			\$76.50
01/30/2026	ISSUED	Drive Suite 100 Rockwall, TX, 75087			\$76.50
	Priority ER of Rockwall LLC dba Priority Emergency Room				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2026 to 1/31/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jason Gillermo	2265 N. Lakeshore Drive, Suite 100	Rockwall	TX 75087	
Business Owner	Ahmed Casey	2265 North Lakeshore Drive Suite 100	Rockwall	TX 75087	
Property Owner	SNH REIT ROCKWALL LLC, The RMR Group LLC	11475 Great Oaks Way, Suite 150	Alpharetta	GA 30022	
Inspection Report Contact	Jason Gillermo	2265 N. Lakeshore Drive, Suite 100	Rockwall	TX 75087	
Contractors					

CO2025-202	Certificate of Occupancy			\$76.50	\$76.50
12/01/2025		1705 South John King Boulevard Suite #101			
01/21/2026	ISSUED	Rockwall, TX 75032			
	Samar Logistics Inc				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Stacy Luker	1750 Amarone Ln	Rockwall	TX 75032	
Business Owner	Sukhwinder Kaur	1705 South John King Boulevard Suite 101	Rockwall	TX 75032	
Property Owner	Smart Space - Rockwall	1705 John King Blvd	Rockwall	TX 75032	
Inspection Report Contact	Stacy Luker	1750 Amarone Ln	Rockwall	TX 75032	
Contractors					

CO2025-214	Certificate of Occupancy			\$76.50	\$76.50
12/18/2025		2265 North Lakeshore Drive, Rockwall, TX, 75087			
01/21/2026	ISSUED				
	USCWF-USCDF Medical Fund I LP WFDF Med I Rockwall Owner LLC SHELL BUILDING				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2026 to 1/31/2026

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jena Mendoza	5430 LBJ Freeway Suite 100	Dallas	TX 75240	
Business Owner	USCWF-USCDF Medical Fund I LP WFDF Med I Rockwall Owner LLC	730 Third Avenue	New York	NY 70017	
Property Owner	USCWF-USCDF Medical Fund I LP WFDF Med I Rockwall Owner LLC	730 Third Avenue	New York	NY 70017	
Inspection Report Contact	Jena Mendoza	5430 LBJ Freeway Suite 100	Dallas	TX 75240	

Contractors

CO2025-217	Certificate of Occupancy			\$76.50	\$76.50
12/29/2025		2927 Ridge Road Suite			
01/12/2026	ISSUED	112 Rockwall, TX, 75032			
	Barre3				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Kody Hicks/Burleson Construction	8115 Braesview Ln	Houston	Tx 77071	
Business Owner	Kelly Bryant - My Rock and Refuge, LLC d/b/a Barre3	2927 Ridge Road Suite 112	Rockwall	TX 75032	
Property Owner	Kroger Texas LP	1045 South Woods Mill Road, Suite	Chesterfield	MO 63017	
Inspection Report Contact	Kody Hicks/Burleson Construction	8115 Braesview Ln	Houston	Tx 77071	

Contractors

CO2025-68	Certificate of Occupancy			\$76.50	\$76.50
05/06/2025		2975 Discovery Blvd			
01/15/2026	ISSUED	Rockwall, TX, 75032			
	RTT Engineered Solutions				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2026 to 1/31/2026

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Charles Brown	RTT Engineered Solutions	Rockwall	TX	75032
Business Owner	RTT PCI LLC	2975 Discovery Blvd	Rockwall	TX	75032
Property Owner	Exeter 2975 Discovery, L.P.	16633 N. Dallas Parkway	Dallas	TX	75001
Inspection Report Contact	Charles Brown	2975 Discovery Blvd	Rockwall	TX	75032
Contractors					

CO2025-86	Certificate of Occupancy				\$75.00	\$75.00
06/10/2025		365 Ranch Trail Rockwall,				
01/16/2026	ISSUED	TX, 75032				
	M & J Ranch Trail Holdings dba Snap Insurance Services LLC					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	ALAN SELDEN	5 SHEPHERDS WAY	HEATH	TX	75032
Business Owner	John McKinney 214-669-2336	365 Ranch Trail	Rockwall	TX	75032
Property Owner	John McKinney	632 Rustic Ridge	Heath	TX	75032
Inspection Report Contact	ALAN SELDEN	5 SHEPHERDS WAY	HEATH	TX	75032
Contractors					

CO2026-6	Certificate of Occupancy				\$76.50	\$76.50
01/09/2026		1101 Ridge Road Suite				
01/16/2026	ISSUED	225 Rockwall, TX, 75087				
	Roten Law PLLC					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Roten Law PLLC	1101 Ridge Road Suite 225	Rockwall	TX	75087
Business Owner	Shawn Roten	1101 Ridge Road Suite 225	Rockwall	TX	75087
Property Owner	Ridge Road Partners, LP	106 E Rusk St, Suite 200	Rockwall	TX	75087
Inspection Report Contact	Shawn Roten	1101 Ridge Road Suite 225	Rockwall	TX	75087

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2026 to 1/31/2026

Permit Number	Permit Type	Site Address			Total Fees
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name		Valuation	Total SQFT
Contractors	Business Name	Plan Number			Fees Paid
					Total Valuation:
					Total Fees: \$838.50
					Total Fees Paid: \$838.50

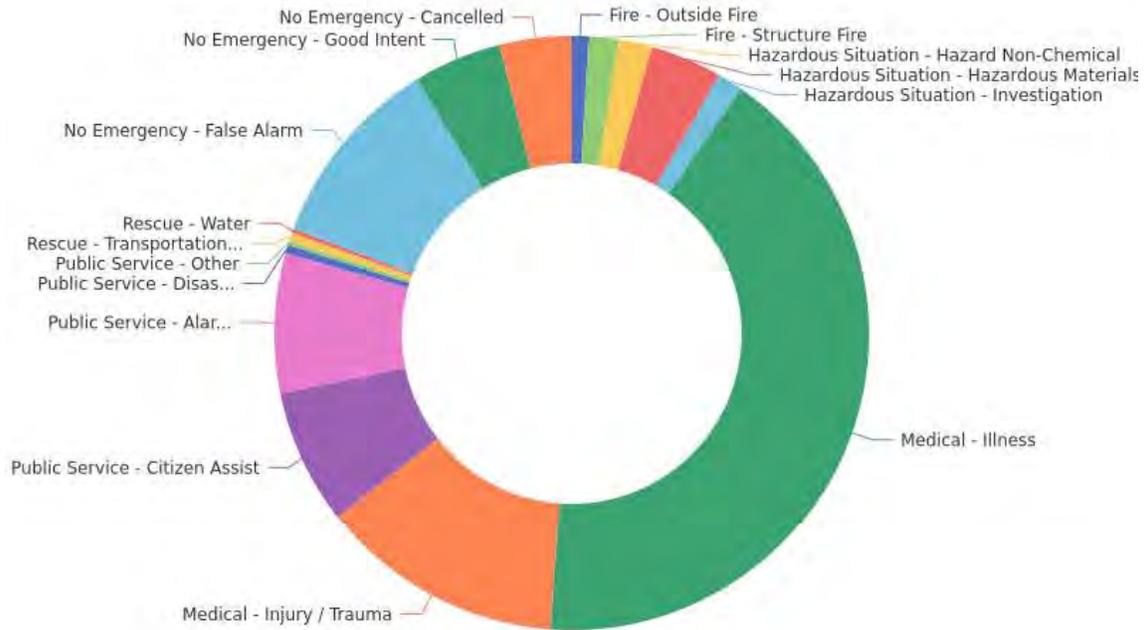
11



January 2026
Monthly Report



Monthly Report - Incident Count by Primary Incident Sub Group - January 2026



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Fire	11	2.52%
Fire - Outside Fire	4	0.92%
Fire - Structure Fire	7	1.61%
Hazardous Situation	31	7.11%
Hazardous Situation - Hazard Non-Chemical	8	1.83%
Hazardous Situation - Hazardous Materials	17	3.90%
Hazardous Situation - Investigation	6	1.38%

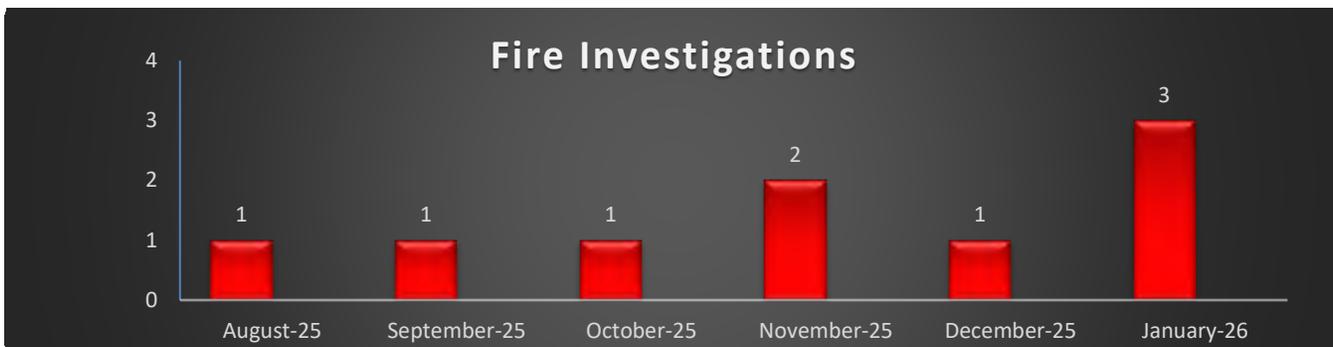
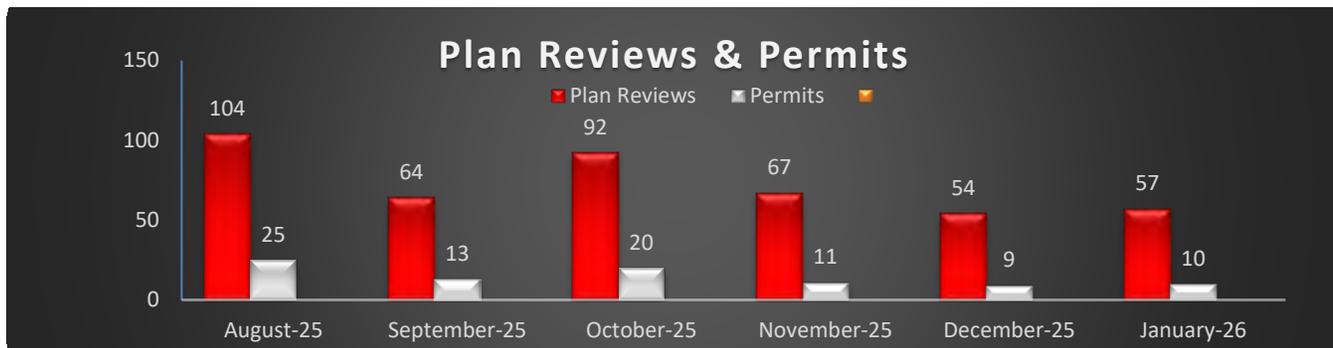
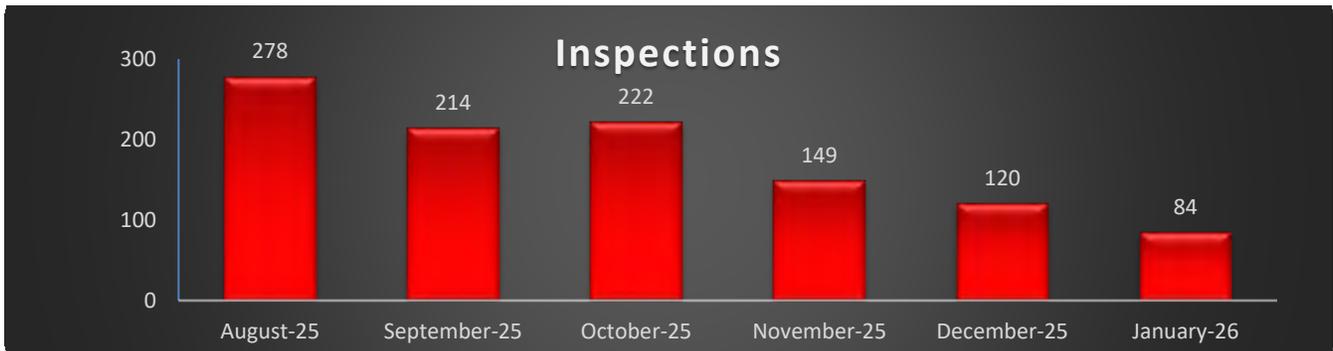
Monthly Report - Incident Count by Primary Incident Sub Group - January 2026

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



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT SUB GROUP	COUNT	PERCENT OF TOTAL
Medical	239	54.82%
Medical - Illness	181	41.51%
Medical - Injury / Trauma	58	13.30%
Public Service	68	15.60%
Public Service - Citizen Assist	32	7.34%
Public Service - Alarms (Non Medical)	33	7.57%
Public Service - Disaster / Weather	2	0.46%
Public Service - Other	1	0.23%
Rescue	3	0.69%
Rescue - Transportation (Land)	2	0.46%
Rescue - Water	1	0.23%
No Emergency	84	19.27%
No Emergency - False Alarm	46	10.55%
No Emergency - Good Intent	21	4.82%
No Emergency - Cancelled	17	3.90%
Total	436	100.00%

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

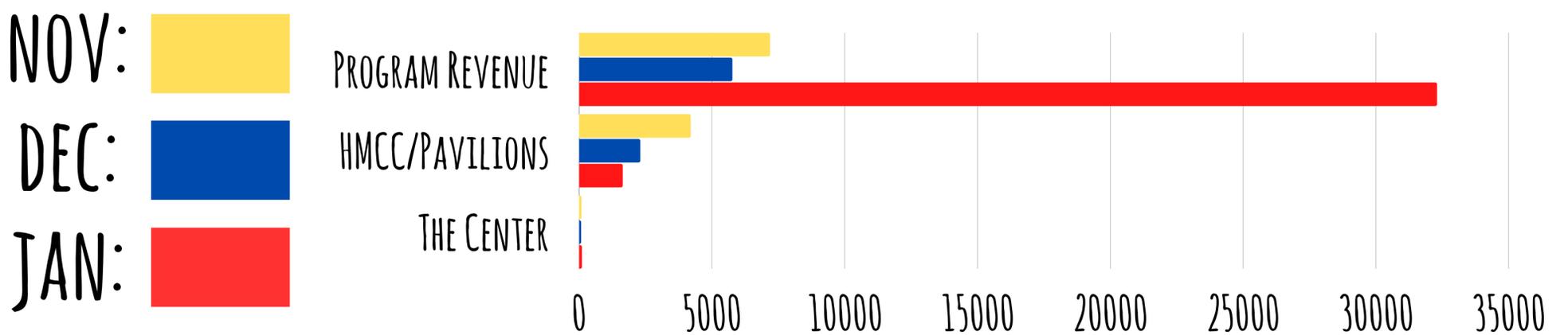




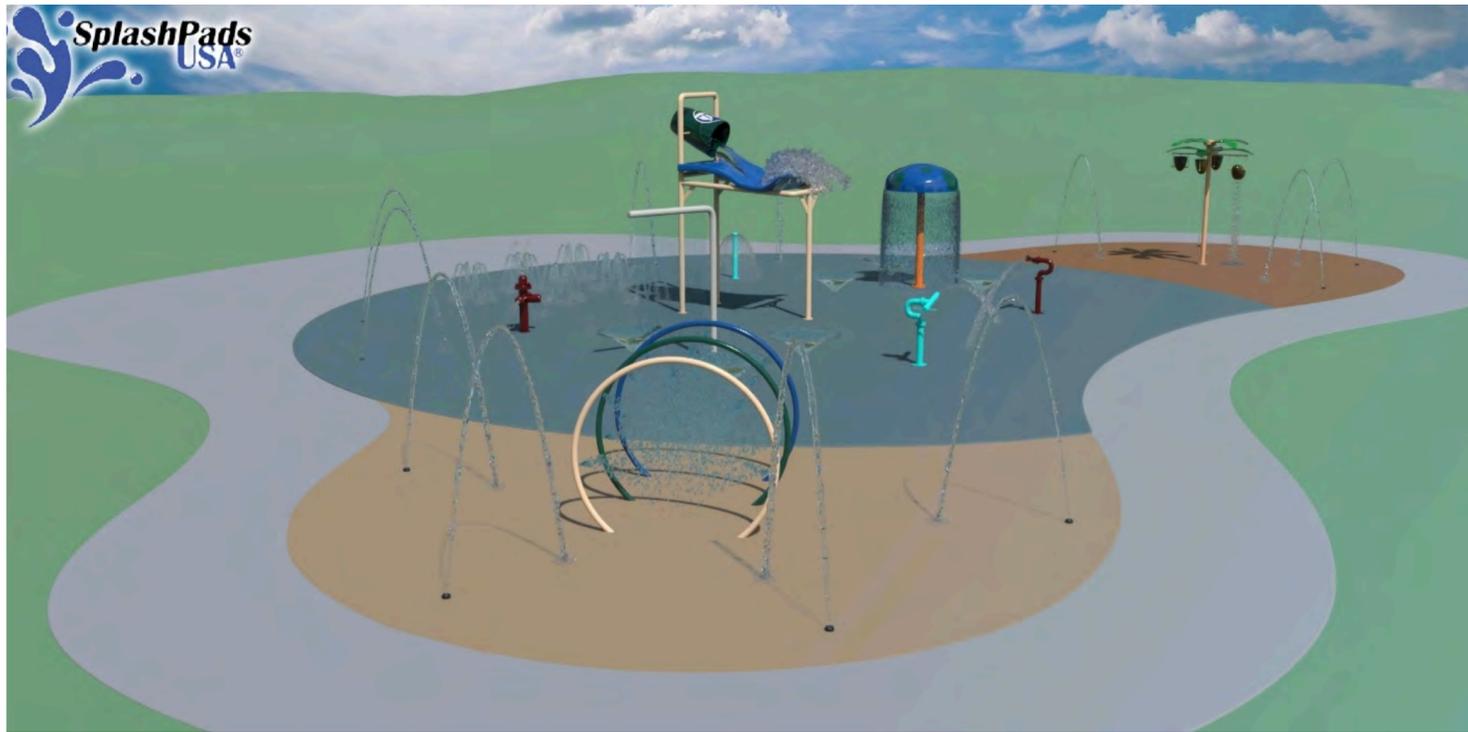
Monthly Report January 2026



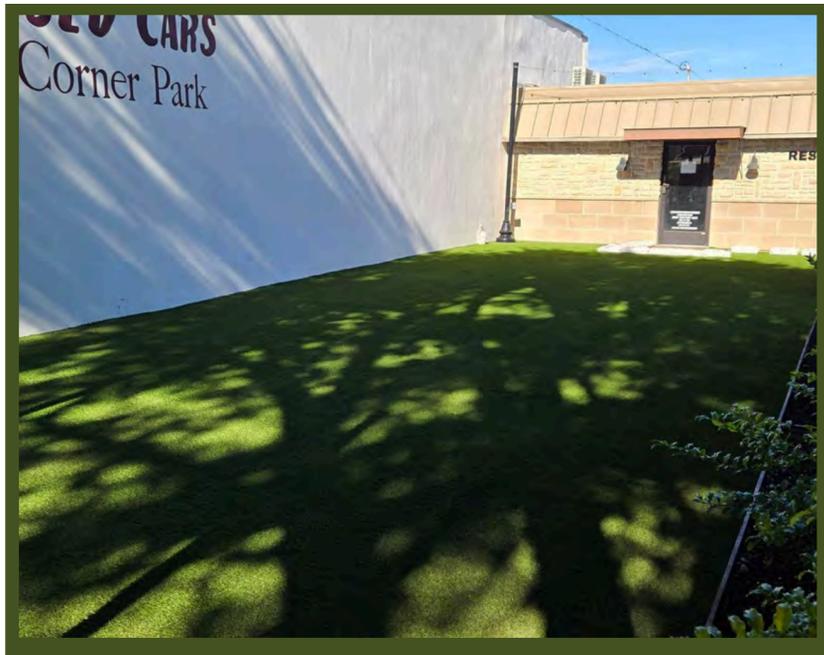
REVENUE NUMBERS



PARKS PROJECT UPDATE – JAN 2026



HARRY MYERS SPLASH PAD DESIGN



CAINS PARK ARTIFICIAL TURF



STONE CREEK TRAIL AND PIER
INSTALLATION

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

January-2026

ACTIVITY	CURRENT MONTH JANUARY	PREVIOUS MONTH DECEMBER	YTD 2026	YTD 2025	YTD % CHANGE
Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	2	0	1	-100.00%
Robbery	2	0	2	1	100.00%
Aggravated Assault	4	2	4	1	300.00%
Burglary	1	3	1	3	-66.67%
Larceny	31	47	31	45	-31.11%
Motor Vehicle Theft	1	2	1	2	-50.00%
TOTAL PART I	39	56	39	54	-27.78%
TOTAL PART II	163	149	163	118	38.14%
TOTAL OFFENSES	202	205	202	172	17.44%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	21	21	21	17	23.53%
D.W.I.	17	18	17	14	21.43%

ARREST

FELONY	32	24	32	17	88.24%
MISDEMEANOR	73	84	73	55	32.73%
WARRANT ARREST	8	12	8	5	60.00%
JUVENILE	4	3	4	8	-50.00%
TOTAL ARRESTS	117	123	117	85	37.65%

DISPATCH

CALLS FOR SERVICE	1725	1950	1725	1996	-13.58%
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ACCIDENTS

INJURY	1	2	1	1	0.00%
NON-INJURY	101	142	101	94	7.45%
FATALITY	0	0	0	0	0.00%
TOTAL	102	144	102	95	7.37%

FALSE ALARMS

RESIDENT ALARMS	53	53	53	36	47.22%
BUSINESS ALARMS	93	138	93	138	-32.61%
TOTAL FALSE ALARMS	146	191	146	174	-16.09%
Estimated Lost Hours	96.36	126.06	96.36	114.84	-16.09%
Estimated Cost	\$2,292.20	\$2,998.70	\$2,292.20	\$2,731.80	-16.09%

ROCKWALL NARCOTICS UNIT

	Number of Cases	3
	Arrests	3
	Search Warrants	3
	Seized	
	Heroin	1.3 grams
	Methamphetamine	2,000 grams
	Cocaine	2 grams
	Fentanyl	45 grams

Rockwall Police Department

Dispatch and Response Times

January 2026

Police Department

Average Response Time

Priority 1

Call to Dispatch	0:00:47
Call to Arrival	0:05:35
% over 7 minutes	24%

Number of Calls **126**

Average Response Time

Priority 2

Call to Dispatch	0:01:48
Call to Arrival	0:09:24
% over 7 minutes	19%

Number of Calls **572**

Average Response Time

Priority 3

Call to Dispatch	0:01:33
Call to Arrival	0:10:46
% over 7 minutes	61%

Number of Calls **46**

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

FEBRUARY 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

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

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

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

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

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

- Conceptual Design:
 - Change order in process

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN DECEMBER:

- 122 Regal Bluff – 375 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER (No Picture)

- Audobon Ln. & E. Quail – 254 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- Alley 204 Stonecrest Dr. – 293 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 200 E. Quail Run – 521 sy of paving



FIGURE 1. LOCATION MAP

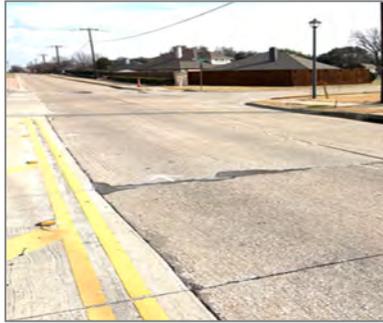


FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1300 – 1500 Champions – 744 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1520 Champions Dr.– 134 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1560 Champions Dr.– 266 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- 1620 Champions Dr. – 33 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

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

SH 276 EAST

- Limits:
 - FM 549 to CR 2472 in Hunt County
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:

- \$128,538,953
- Construction Funding:
 - CAT 7: \$1,500,000
 - TXDOT
- 100% Design Plans:
 - September 2023
- Activities:
 - Ready to Let ** - June 2026
- Utilities:
 - Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
 - Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
 - SH 276 to SH 205
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway
- Construction Cost:
 - \$29,812,034.00
- Construction Funding:
 - CAT 5 funding: \$5,987,882
 - CAT 4 funding: \$46,019,486
- 100% Design Plans:
 - November 2024
- Activities:
 - Construction Start – Summer 2026
 - Construction Completion – Summer 2029
- Utilities:
 - All clear

SH 205 MIDDLE

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

SH 205 SOUTH

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

FM 1141

- Limits:
 - SH 66 to FM 552
- Description:
 - Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:
 - Unknown at this time
- 100% Design Plans:
 - Unknown
- Activities:
 - Pape-Dawson is preparing scope and fee for the Professional Services Agreement.

FM 3097 (HORIZON ROAD)

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

HORIZON ROAD

- Limits:

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

VILLAGE DRIVE BRIDGE

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

FM 549

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

*** Ready to Let – a Texas Department of Transportation (TXDOT) project milestone indicating that a construction project is fully prepared for the letting phase, where bids are solicited and awarded*

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects

- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

ROCKWALL COUNTY FUNDING CATEGORIES

- 2008 Rockwall County Bond Fund
- Rockwall County Transportation Road Improvement Program 2021 (TRIP-21)



Road Projects

Status

- █ CIP Street Project
- █ Completed Concrete Repair

Champions Dr

N. Lakeshore Dr

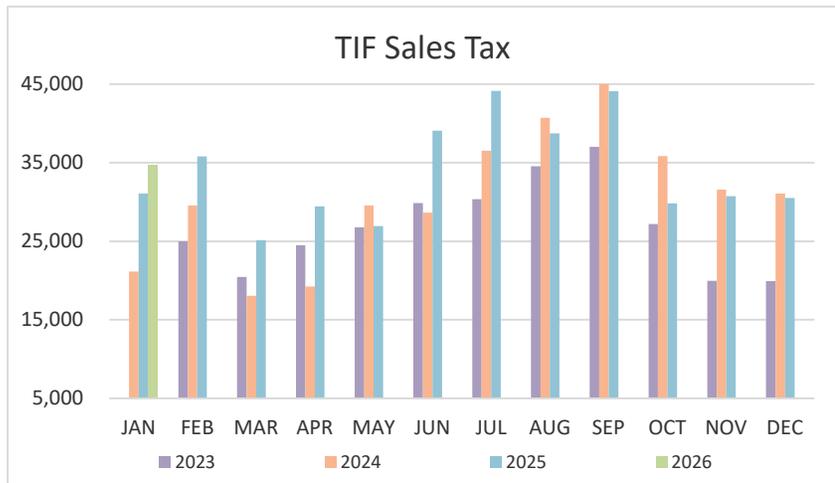
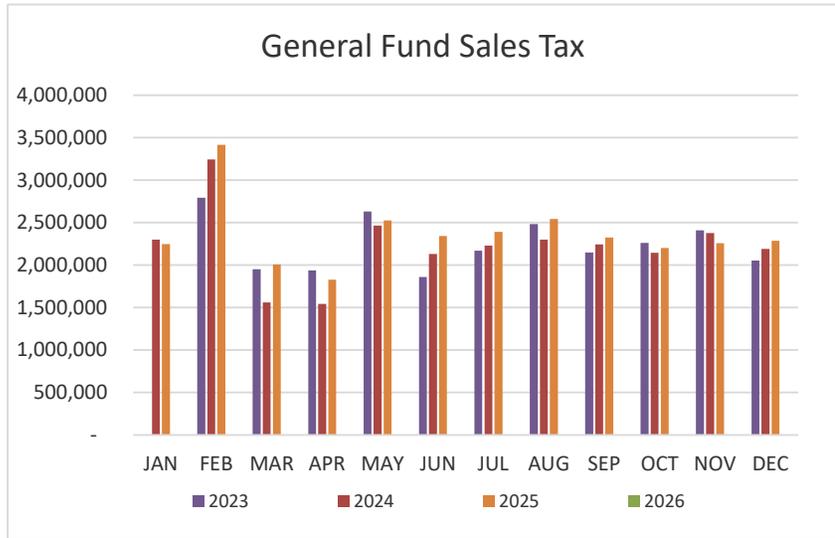


February 24, 2026

DISCLAIMER: The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709
Sep-25	2,323,300	44,095
Oct-25	2,200,521	29,801
Nov-25	2,258,803	30,734
Dec-25	2,287,397	30,500
Jan-26	-	34,629



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

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273
Sep-25	463,820,479	14,961,951	18,812,798
Oct-25	465,873,870	15,028,189	21,009,760
Nov-25	368,708,829	11,893,833	14,120,171
Dec-25	333,734,205	10,765,620	11,711,232
Jan-26	284,600,803	9,180,671	10,775,829

Source: SCADA Monthly Reports generated at the Water Pump Stations

