AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, May 18, 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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)

2. Discussion regarding appointment of Mayor Pro Tem and assignments for city council subcommittees and board liaisons, pursuant to §551.074 (Personnel Matters)

3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown District, Boydstun Ave., and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Rev. Chris Yost (First United Methodist Church)

VI. Swearing in of Newly Elected Councilmembers

1.

- Place 2 - Mark Moeller
- Place 4 - John Hagaman
- Place 6 - Anna Campbell

VII. Proclamations / Awards / Recognitions

1. Charles Liam Richardson's Eagle Scout Recognition Day Proclamation

2. Recognition of Rockwall Youth Advisory Council's (YAC) graduating high school seniors

VIII. Appointment Items

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

IX. 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.

X. Take Any Action as a Result of Executive Session

XI. 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 May 4, 2026 city council meeting, and take any action necessary.

2. Consider approval of the minutes from the May 11, 2026 special city council meeting, and take any action necessary.

3. ~~**Z2026-014** - Consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an **ordinance** for a *Zoning Change* to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37 acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary **(2nd Reading)**~~
item removed from agenda

4. Consider approval of a resolution suspending the June 8, 2026 effective date of Si Energy Gas, LLC's application to change rates within the City of Rockwall; authorizing Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to intervene and negotiate with Si Energy Gas, LLC on the City's behalf, and take any action necessary.

5. **P2026-015** - Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract
1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

6. Consider authorizing the City Manager to execute an agreement with Fuquay, Inc., including all associated purchase orders, in an amount not to exceed $175,000 to be funded by the FY2026 Water/Sewer Fund Wastewater Operating Budget, and take any action necessary.

7. Consider authorizing the City Manager to execute an Interlocal Cooperation Agreement with Rockwall County for the design of the Lakeside Village Drive bridge in the amount of $1,000,000 to be funded by 2018 Roadway Bonds, and take any action necessary.

XII. Public Hearing Items

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

1. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an **ordinance** for a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary **(1st Reading)**.

2. **Z2026-015** - Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary **(1st Reading)**.

3. **Z2026-016** - Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary **(1st Reading)**.

   [*THIS CASE WILL BE TABLED TO JUNE 15, 2026 CITY COUNCIL MEETING*]

4. **Z2026-017** - Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

5. **Z2026-018** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary **(1st Reading)**.

6. **Z2026-019** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary **(1st Reading)**.

7. **Z2026-020** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary **(1st Reading)**.

8. **Z2026-021** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary **(1st Reading)**.

9. **Z2026-022** - Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary **(1st Reading)**.

10. **Z2026-023** - Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary **(1st Reading)**.

11. **Z2026-024** - Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of an **ordinance** for a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary **(1st Reading)**.

12. **Z2026-025** - Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary **(1st Reading)**.

XIII. Action Items

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

1. Hear year-end program presentation from members of the City's Youth Advisory Council (YAC).

2. Discuss and consider the Comprehensive Plan Advisory Committee's (CPAC's) proposed changes to the OURHometown Vision 2040 Comprehensive Plan and provide direction to staff concerning the proposed update, and take any action necessary.

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 12th day of May, 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

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary / Assistant to the City Manager**

DATE: **May 12, 2026**

SUBJECT: **Swearing in of Newly Elected City Councilmembers**

As a result of the May 2, 2026 General Election, the following newly elected city council members will take the Oath of Office and be sworn into office at the Monday, May 18, 2026 city council meeting:

- Place 2 – Mark Moeller
- Place 4 – John Hagaman
- Place 6 – Anna Campbell.

Congratulations to the newly elected members of Council!

Rockwall, Texas

Proclamation

Whereas, Charles Liam Richardson began his scouting career at the age of 7 as a Wolf in Rockwall Pack 314, and, after earning his Arrow of Light in 2020, Charles joined Boy Scout Troop 83; and

Whereas, Charles has held many leadership positions since then, including Quartermaster (twice), Librarian, Patrol Leader, and Senior Patrol Leader as well as completing National Youth Leadership Training; and

Whereas, Charles was elected into the Order of the Arrow where he completed his ordeal and reached Brotherhood; and

Whereas, Charles has earned 38 merit badges as well as bronze, gold, and silver palms for completing 15 more badges beyond the minimum required for Eagle; and

Whereas, Charles has staffed Summer camp at Trevor Reese Jones Scout Camp in Athens, Texas as well as served in support crews at other scouting events; and

Whereas, Charles has hiked nearly 200 miles, including Guadalupe Mountains, Chisos Mountains, and over 80 miles at Philmont Scout Ranch in 2023; and

Whereas, Charles has been a member of BSA Venture Crew 911 of Royse City since 2022, having earned his Horsemanship merit badge and participated in the 30 mile horseback ride at Buffalo Trace Scout Ranch in the Davis Mountains in West TX, which included 7 days and 6 nights of horseback riding and camping "the cowboy way;" and

Whereas, Charles's Eagle Scout project served Abby Road Rescue Sanctuary of Lavon, Texas. A senior animal rescue and sanctuary, Charles's project consisted of building a multi-section duck enclosure and repairs to other animal enclosures and fencing. Charles has worked with the Rockwall County Elections office since 2024.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim May 18, 2026 as

CHARLES LIAM RICHARDSON'S EAGLE SCOUT RECOGNITION DAY

in the City of Rockwall and urge all citizens to applaud and recognize Charles for his many accomplishments, including attaining his Eagle Scout rank.

In Witness Whereof, I hereunto set my hand and official seal this 18th day of May, 2026.

TIM McCALLUM, MAYOR

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary / Assistant to the City Manager**

DATE: **May 12, 2026**

SUBJECT: **YAC's Graduating High School Seniors**

The 2025-2026 Rockwall Youth Advisory Council has one graduating senior from Rockwall Heath High School – Sheldon Brown – and four from Rockwall High School, which include the following:

- Ellie McReynolds
- Vincent Vento
- Luke LaGrange, and
- Ethan Abraham.

Later in the council meeting, members of YAC will provide Council with a recap of YAC-related program activities over the course of this past school year as well as provide more details regarding each graduate's future plans.

A big "thank you!" to Councilmembers Sedric Thomas and Anna Campbell for their service and assistance this past school year as liaisons to the YAC. Their ongoing participation in and support of the program is valued and appreciated.

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, May 4, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and City Council Members 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.

II. Executive Session

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

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Downtown and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

2. Attorney client consultation regarding pending zoning case, pursuant to Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:50 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Henson

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

VI. Proclamations / Awards / Recognitions

1. Older Americans Month Proclamation

The mayor called forth Councilmember Dennis Lewis who serves Chairman of the Board of Meals On Wheels Senior Services of Rockwall County. Margie Verhagen, President and CEO of that organization, also came forth along with some of her staff and board members. The mayor read and presented this proclamation, and Ms. Verhagen thanked the city for its support, indicating that over 750 older residents will be serviced this year by her organization.

2. Police Memorial Week Proclamation

Police Chief Ed Fowler as well as Assistant Chief David Valliant and Detective Laurie Burks came forth and received this proclamation from Mayor McCallum. The mayor thanked police officers for their selfless service to our community.

3. Travel & Tourism Week Proclamation

Mayor McCallum read and presented this proclamation to staff member Jodi Willard, who oversees the city's "Visit Rockwall" program. He thanked her for all her efforts to promote the City of Rockwall.

4. National Day of Prayer Proclamation

The mayor read this proclamation and reminded everyone about the upcoming countywide Mayor's Prayer Breakfast that's being held Thursday morning at The Center.

5. Charles Liam Richardson's Eagle Scout Recognition Day Proclamation

This proclamation was postponed at this family's request.

6. Recognition of Outgoing City Council Member(s)

Mayor McCallum shared that city elections just concluded, and Councilmember Sedric Thomas decided to not run for reelection this year. So, this evening he will be recognized for his service and contributions to the City. The mayor mentioned several areas in which Councilmember Thomas has served, both related to the city and outside of the city (such as President of Helping Hands). Former mayors Kevin Fowler and Trace Johannesen both came forth and articulated high words of honor and gratitude for Councilmember Thomas. Each of the other six councilmembers then briefly provided kind compliments and thankfulness to Councilmember Thomas for his service, integrity, and friendship. Councilmember Thomas thanked his savior, Jesus Christ, his wife, family and daughters for their support and for allowing him to serve. He thanked the City and citizens for allowing him to serve on both the Planning & Zoning Commission and the City Council, explaining it has been an honor to do so.

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

Rebecca Boehm
1460 Plummer Drive
Rockwall, TX 75087

Rebecca came forth and expressed concern about underage kids (elementary and middle school aged) riding on golf carts and motorized bikes. Some of them run stop signs, and she has personally almost hit them coming out of her neighborhood. She would like to ask for police assistance regarding these concerns.

Mary Courtin
3063 W. FM 550
Rockwall, TX

Mary came forth and thanked Councilmember Sedric Thomas for his service to the community, providing several high compliments to him. She thanked him for his unwavering support for our police, fire, and school district employees. She is grateful for his thoughtful consideration of those he has represented.

Lisa Boehm
1640 Plummer Drive
Rockwall, TX 75087

Ms. Boehm also expressed concern about motorized bicycles being operated by kids. She acknowledged they usually wear helmets; however, they do some very dangerous things while on these bikes. Kids are also driving golf carts, at times with up to 10 kids hanging on. Anytime concerns are expressed on social media, parents give her a hard time. She's seen kids riding on these bikes down SH-205 and in the Tom Thumb parking lot, even at times running down patrons there in the parking lot. She has concerns about these kids, especially when they're running stop signs and breaking other laws. She urged that these activities stop occurring on city streets, both in neighborhoods and outside of neighborhoods.

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

IX. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the April 20, 2026 city council meeting, and take any action necessary.

2. Consider approval of an **ordinance** amending the Municipal Code of Ordinances in Chapter 30. Parks & Recreation, Article I In General., Section 30-2. Regulated Activities in Parks to clarify park, sports complex and athletic field hours, and take any action necessary. **(2nd Reading)**

3. **Z2026-012** - Consider the approval of an **ordinance** for a Text Amendment to Section 10, Fee Schedule, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) for the purpose of amending the Fee Schedule to update the City's development related application fees, and take any action necessary **(2nd Reading)**.

4. Consider authorizing the City Manager to execute a change order with Maya Underground Contractors, LLC. for the W. Boydstun and Forest Trace Reconstruction Project, in the amount of $1,887,423.00, to be funded by 2018 Street Bonds, and take any action necessary.

5. Consider authorizing the City Manager to execute purchase orders and/ or contracts to B&B Concrete for a parking lot project at The Harbor to add an additional 79 parking spaces in the amount of $285,000 to be funded by TIF Bonds, and take any action necessary.

6. **P2026-013** - Consider a request by John P. Wardell for the approval of a *Replat* for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydstun Avenue, and take any action necessary.

7. **P2026-014** - Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a *Replat* for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [*SH-205*], and take any action necessary.

8. **P2026-016** - Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a *Replat* for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.

9. Consider approval of a budget amendment for Convention & Visitors' Bureau (CVB) Operations reviewed by the Hotel Occupancy Tax (HOT) Subcommittee in the amount of $270,200.00, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, and 9). Councilmember Campbell seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE MUNICIPAL CODE OF ORDINANCES IN CHAPTER 30 PARKS AND RECREATION; ARTICLES I. IN GENERAL, SECTION 30-2. REGULATED ACTIVITIES IN PARKS TO CLARIFY PARK, SPORTS

COMPLEX AND ATHLETIC FIELDS HOURS; PROVIDING FOR A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND EFFECTIVE DATE.

CITY OF ROCKWALL

ORDINANCE NO. 26-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, *FEE SCHEDULE*, OF ARTICLE 11, *DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A' O*F 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.

XI. Public Hearing Items

1. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an **ordinance** for a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary **(1st Reading)**.

Indication was given this item has been delayed. The new public hearing date will be at the May 18 city council meeting (and a May 12 Planning & Zoning Commission date). No action was taken at this time.

2. **Z2026-014** - Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an **ordinance** for a *Zoning Change* to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information on this agenda item. On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (i.e. dated September 4, 2024) for the building permit [Permit No. COM2022-6322] the applicant began operating a business

without a finaled building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property. On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025. On March 13, 2026, the applicant submitted civil engineering plans (i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property." At the March 31, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission expressed concerns about the volume of Outside Storage, how the parking requirements would be met, and how the Outside Storage would be screened. Based on this, staff requested the applicant provide documentation that addressed these concerns and that could be presented to the Commission at the April 14, 2026 public hearing meeting; however, the applicant failed to provide these documents to staff and failed to attend the April 14, 2026 public hearing meeting. In response to the applicant's failure to attend the meeting, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. The proposed zoning change went forward to the City Council on April 20, 2026. At this meeting, the applicant came before the City Council and requested to withdraw their application to allow them to resubmit a new application the following cycle. Ultimately, the City Council approved a motion to remand the applicant's request back to the Planning and Zoning Commission in order to allow the applicant to provide documentation that detailed [1] where the Outside Storage will be located, [2] how the Outside Storage will be screened, and [3] how they intend to meet the parking requirements. The applicant has subsequently provided a letter, site plan, and renderings of the proposed landscaping. Based on the applicant's letter, they are requesting [1] to install one (1) row of ten (10) foot tall Eastern Red Cedar trees on six (6) foot centers along a portion of Springer Road and along the western property line, and [2] remove any Outside Storage greater than nine (9) feet in height. The provided site plan bubbles the areas where the trees will be planted in red and outlines the Outside Storage areas in blue [see Figure 1]. Based on this, the applicant will be providing two (2) handicap parking spaces, and the remaining 29 parking spaces will contain Outside Storage. Given the approved site plan [Case No. SP2021-015], this creates a parking deficiency of 24 parking spaces. Staff should also note that the Outside Storage areas shown will be limited to the parking spaces as they cannot block access to the two (2) handicap spaces, and there cannot be dead end parking without an approved 15-foot by 64-foot turn around (i.e. Chapter 2 of the Engineering Standards of Design and Construction). In addition, staff should note that the bubbled area along the west property line is not located on the subject property, rather the landscaping will be located in front of the parking east of this bubble.

This zoning change is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the zoning change by a vote of 7-0. So any potential approval of this request will 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.
In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request.

The mayor opened the public hearing, calling forth the applicant (who was not present) and asking if anyone would like to speak. There being no one coming forth, he then closed the public hearing.

Councilmember Lewis moved to deny this request. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Action Items

1. **Z2026-013** - Discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an **ordinance** for a *Zoning Change* amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary **(2nd Reading)**.

Mayor McCallum moved to approve Z2026-013. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-14

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

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

2. Discuss and consider a request from Mike Eido on behalf of Travel Plaza LLC seeking approval of a variance to the city's sign ordinance, requesting one additional monument sign for a property located at 607 White Hills Rd., and take any action necessary.

Building Official, Jeffrey Widmer, provided background information on this agenda item, indicating the property is located at the corner of Suncrest Drive and White Hills Drive. The Building Inspections Department has issued two permits for the construction of two new buildings at this location. One is intended to be a car wash, and the other is intended to be future retail space. Our sign ordinance allows a property this size to have one freestanding sign, which would generally be a monument sign or a pole sign. In this case, it would be a monument sign by right. However, the applicant has asked to appear before city council to present a proposed sign plan, seeking approval for two freestanding signs on the property.

A gentleman came forth and shared that he is not Mr. Eido, explaining Mr. Eido had an emergency this evening and could not be present. However, he has served as the general contractor on this building. He started out complimenting the City of Rockwall, explaining that he builds all over Texas, and his experiences building here in Rockwall were very good experiences. He explained that they have two addresses, two buildings, and two completely different businesses. He went on to request approval of this sign related request.

Councilmember Lewis moved to approve this request, as presented. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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. Budget Report for Quarter ended March 31, 2026.

2. Building Inspections Department Monthly Report

3. Fire Department Monthly Report

4. Parks & Recreation Department Monthly Report

5. Police Department Monthly Report

6. Roadway Projects Update

7. Sales Tax Historical Comparison

8. Water Consumption Historical Statistics

City Engineer, Amy Williams provided brief comments to Council regarding roadway and other infrastructure-related projects that are either currently ongoing or are coming soon. Mrs. Smith shared that the Parks Department has the spray ground at Myers Park and other repairs happening very soon, and those repairs are being covered under warranty. Also, his department is working hard getting ready for Founder's Day. A reminder was given that shuttle buses will be taking attendees to and from

Harry Myers park and remote parking locations for the Founder's Day event this year. She also commented also that the city's Police Department has recently done some educational videos about e-bikes and safety, and they've also recently been doing quite a bit of enforcement. She thanked Councilmember Thomas for his service, expressing that it has been a pleasure having him serve.

The mayor reminded everyone of the countywide Mayor's Prayer Breakfast this Thursday morning at The Center. He encouraged everyone to come out and join on Saturday, May 16 for Farmers Market downtown and for Founders Day.

XIV. Adjournment

Mayor McCallum adjourned the meeting at 7:00 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 18th DAY OF MAY, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members

FROM: Kristy Teague, City Sect.

DATE: May 18, 2026

SUBJECT: Minutes from Special Mtg. to Canvass

The attached minutes reflect the special mtg. which was held to canvass election returns on Monday, May 11, 2026.

ATTACHMENTS:

1. 05-11-26 Special City Council Mtg. (Canvass of Election) Minutes

MINUTES

ROCKWALL SPECIAL CITY COUNCIL MEETING

Monday, May 11, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:01 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, Sedric Thomas, and Councilmember Dennis Lewis. Also present were Assistant City Manager Joey Boyd, Director of Administrative Services David Sweet and City Secretary Kristy Teague.

II. Open Forum

Mayor McCallum explained how Open Forum is conducted, but no one was present in the audience. So, he closed Open Forum.

III. Action Items

1. Discuss and consider approval of a resolution accepting and confirming the canvassing of election returns, including the returns of early voting ballots cast in connection therewith, and accepting the declaration of the results of both the General and Special Municipal Elections held May 2, 2026, for the purpose of electing three council members – one each for Places 2, 4 and 6 - each for a two-year term and for the consideration of certain amendments to the City Charter; accepting issuance of certificates of election; accepting issuance of the canvass of both the general and special municipal elections held May 2, 2026, and taking any action necessary.

City Secretary, Kristy Teague, read into the record details of the votes cast in each city council member race. She also read each of the seven Charter Amendment propositions and the resulting votes associated with each of them. Indication was given that all seven charter amendment propositions passed and that the following city councilmembers have been duly elected to serve two-year terms: Mark Moeller (Place 2); John Hagaman (Place 4); and Anna Campbell (Place 6).

Following Ms. Teague reading the pertinent details into the record, Councilmember Thomas moved to approve the resolution to canvass the election and declare the results, as stated by the City Secretary. Mayor Pro Tem Moeller seconded the motion, which passed unanimously of those present (4 ayes to 0 nays).

IV. Adjournment

Mayor McCallum adjourned the meeting at 5:08 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 18th DAY OF MAY, 2026.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Assistant City Manager**

DATE: **May 11, 2026**

SUBJECT: **Si Energy Gas, LLC Request for Rate Change**

Background:

In June 2021, the City Council approved an ordinance granting Si Energy LP a franchise agreement to provide natural gas services in the city limits of Rockwall. Although they have only been operating in our city for a short time and do not yet have a wide area of distribution, Si Energy has made application at the Railroad Commission to consolidate and change its rates system-wide. Staff recommends suspending the effective date, joining a coalition of other cities in the State served by Si Energy and authorizing consultants and legal counsel to study the rates and make a recommendation, much like the City does as a participant in the Atmos Cities Steering Committee for cities served by Atmos Energy. The information below is provided by General Counsel with Lloyd Gosselink Rochelle & Townsend, the firm historically used in rate case filings.

Rate Request Overview:

On May 4, 2026, SiEnergy Gas, LLC ("SiEnergy" or "Company"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") within the incorporated areas served by SiEnergy and a notice of its intent to consolidate its operations and assets with the other members of SiEnergy Holding LLC, effective June 8, 2026.

SiEnergy is seeking to increase its revenues by approximately $4.0 million, which is an increase of 16.1% including gas costs, or 24.0% excluding gas costs. SiEnergy is also seeking to consolidate all service areas into a single statewide jurisdiction. The Company's proposed rates for all of its customers are based on the systemwide cost of providing service to customers throughout the entirety of Texas. SiEnergy is also requesting: (1) approval of new depreciation rates for use following the consolidation; (2) approval to adopt revised Weather Factors by Area for the Weather Normalization Adjustment tariff; (3) the establishment of baseline factors for

future Interim Rate Adjustment filings made pursuant to Gas Utility Regulatory Act § 104.301; (4) approval to continue the recovery of Winter Storm Uri regulatory asset expense with a revised factor per Ccf for the Rate SUR tariff; (5) a finding that the investment made in SiEnergy's natural gas distribution system between April 1, 2023 and December 31, 2025, is used and useful, prudent, reasonable, and necessarily incurred; and (6) approval of a rate case expense recovery tariff to recover the reasonable rate case expenses associated with its filing through a surcharge on rates.

Since SiEnergy is requesting consolidation of all its service areas, the Company will need to withdraw its existing tariffs to reflect the new SiEnergy rates and/or related changes necessary to reflect consolidation. The Company's new proposed tariffs include the following changes: (1) new system-wide rates for Residential Customers, pertaining to the incorporated areas, and for General Service Customers whose annual usage is 30,000 Ccf or less; (2) adoption of updated Weather Factors by Area in the proposed Rate Schedule WNA to reflect the appropriate Ccf per heating degree day based upon the test year in this case; (3) approval of the miscellaneous service charges currently in effect for its customers; (4) approval of Rider RCE to allow for the recovery of all rate case expenses determined to be reasonably incurred; (5) an updated docket reference for Rate Schedule – Pipeline Safety Inspection Fee; (6) a reduction in the current rate for Rate Schedule – SUR Surcharges; (7) expansion to include all cities with which SiEnergy has franchise agreements for Rate Schedule DEF Definitions; and (8) approval to adopt the following tariffs currently in effect if the proposed consolidation is approved: Rate Schedule CRR – Customer Service Rate Relief; Rates Schedule TFF, Taxes and Franchise Fees; Rate Schedule GCRA – Gas Cost Recovery Adjustment; and Rate Schedule QSR – Quality of Service Rules.

The resolution suspends the June 8, 2026 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other similarly situated cities with original jurisdiction served by SiEnergy, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that the Company's rate request cannot become effective until at least 35 days following the filing of the application. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, SiEnergy's rate request is deemed approved.**

Explanation of "Be It Resolved" Sections:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on SiEnergy's request to increase rates by June 8, 2026.

Section 2. This provision authorizes the City to participate in a coalition of cities served by SiEnergy in order to more efficiently represent the interests of the City and their citizens.

Section 3. This section authorizes the hiring of Lloyd Gosselink Rochelle & Townsend, P.C. to represent the City in matters related to SiEnergy's application to increase its rates.

Section 4. This section authorizes the City's intervention in SiEnergy's application for approval to increase its rates before the Railroad Commission.

Section 5. This section requires the Company to reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the coalition of cities will submit monthly invoices that will be forwarded to SiEnergy for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 7. This section provides that the City will provide a copy of the approved and signed resolution to representatives for SiEnergy and the coalition of cities.

CITY OF ROCKWALL

RESOLUTION NO. 26-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS SUSPENDING THE JUNE 8, 2026 EFFECTIVE DATE OF SIENERGY GAS, LLC'S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE SIENERGY SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN SIENERGY'S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES WITHIN THE INCORPORATED AREAS SERVED BY SIENERGY AND NOTICE OF CONSOLIDATION AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about May 4, 2026, SiEnergy Gas, LLC ("SiEnergy" or "Company"), pursuant to Gas Utility Regulatory Act § 104.102, filed with the City of Rockwall ("City") a Statement of Intent to change gas rates within the incorporated areas served by SiEnergy and a notice of its intent to consolidate its operations and assets with the other members of SiEnergy Holding LLC, effective June 8, 2026; and

WHEREAS, the City is a gas customer of SiEnergy and a regulatory authority with exclusive original jurisdiction over the rates and charges of SiEnergy within the City; and

WHEREAS, it is reasonable for the City of Rockwall to cooperate with other similarly situated cities in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, SiEnergy has filed an application with the Railroad Commission, that could become the docket into which appeals of city action on the TGS filing are consolidated; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION 1. That the June 8, 2026, effective date of the rate request submitted by SiEnergy on or about May 4, 2026, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. That the City is authorized to cooperate with other cities in the SiEnergy service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

SECTION 3. That, subject to the right to terminate employment at any time, the City of Rockwall hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to represent the City in all matters associated with the SiEnergy application to increase rates and appeals thereof.

SECTION 4. That intervention at the Railroad Commission in the docket that the application is filed under is authorized.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed by the Company.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. That a copy of this resolution shall be sent to SiEnergy representatives June M. Dively and Daniel Croll, SiEnergy Gas, LLC, 13215 Bee Cave Pkwy., Suite B-250, Bee Cave, Texas 78738 (junedively@sienery.com and dancroll@sienergy.com), and to Jamie Mauldin at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

SECTION 8. That this resolution shall become effective immediately upon the passage hereof, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 18th DAY OF MAY, 2026.

_____

Tim McCallum, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

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:	May 18, 2026
APPLICANT:	Pat Atkins*; KPA Consulting*
CASE NUMBER:	P2026-015; *Final Plat for Phase 3 of the Saddle Star Estates South Subdivision*

SUMMARY

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

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 14.995-acre tract of land (*i.e. Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97*) for the purpose of establishing Phase 3 of the Saddle Star Estates South Subdivision, which will consist of 26 single-family residential lots and three (3) open space lots (*i.e. Lots 16-19, Block A; Lots 33-46, Block F; Lots 6-13, Block G; Lots 7-9, Block X, Saddle Star Estates South Phase 3 Subdivision*). Staff should note that in conjunction with the final plat, the applicant has submitted a *PD Site Plan* [*Case No SP2026-011*] that lays out the landscape and hardscape improvements associated with Phase 3 of the proposed subdivision.

☑ *Background*. On January 22, 2019, the City Council approved *Ordinance No. 19-07* [*Case No. A2018-004*] voluntarily annexing the subject property. The purpose of this annexation was to incorporate the subject property into Planned Development District 79 (PD-79). On September 13, 2019, the applicant submitted an application requesting to amend Planned Development District 79 (PD-79) [*Ordinance No. 16-39; Case No. Z2019-021*] for the purpose of amending the development standards and concept plan and incorporating the additional 14.995-acre tract of land into the existing 55.413-acre tract of land to create an additional phase (*i.e. Phase 3*) of the Saddle Star Estates South Subdivision. This amendment increased the total acreage of the subdivision to 70.408-acres. On December 20, 2021, the City Council approved a preliminary plat [*Case No. P2020-048*] for Phase 3 of the Saddle Star Estates South Subdivision. On December 14, 2012, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-034*] for Phase 3 of the Saddle Star Estates South Subdivision. On December 20, 2021, the City Council approved a preliminary plat [*Case No. P2021-060*] for Phase 3 of the Saddle Star Estates South Subdivision. On April 20, 2026, the City Council approved a preliminary plat [*Case No. P2026-008*] for Phase 3 of the Saddle Star Estates South Subdivision.

☑ *Parks Board*. The subject property is located within *Park District #6*, which carries a *Cash-in-Lieu of Land* fee of $1,319.66 per residential lot and a *Pro-Rata Equipment Fee* of $1,085.53 per residential lot. On May 5, 2026, the Parks and Recreation Board reviewed the *Final Plat* and made a recommendation to assess the following fees:

(1) The property owner shall pay *Pro-Rata Equipment* fees of $28,233.78 (*i.e. $1,085.53 x 26 Lots = $28,233.78*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of $36,183.16 (*i.e. $1,319.66 x 26 Lots = $36.183.16*).

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

modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

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

CONDITIONS OF APPROVAL

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

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

(2) The development shall adhere to the Parks Board recommendations as outlined above in this case memo; and,

(3) 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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 5-0, with Commissioner Hagaman recusing himself and Commissioner Brock absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS JOHN KING EAST / SOUTH FM552
SUBDIVISION Saddle Star 3 LOT BLOCK
GENERAL LOCATION EAST OF JOHN KING BLVD SOUTH 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD SF CURRENT USE AG
PROPOSED ZONING PROPOSED USE SINGLE Family
ACREAGE 14.99AC LOTS [CURRENT] 1 LOTS [PROPOSED] 20

☐ ***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	Rockwall KING 15 LLC	☑ APPLICANT	KPA CONSULTING
CONTACT PERSON	PAT ATKINS Manager	CONTACT PERSON	PAT ATKINS
ADDRESS	[redacted]	ADDRESS	[redacted]
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 PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 0 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 16 DAY OF April 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

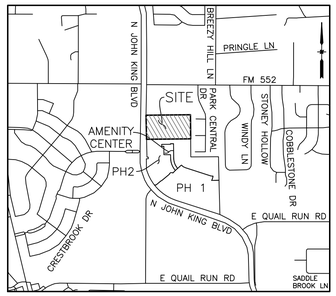
MY COMMISSION EXPIRES



City of Rockwall

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

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

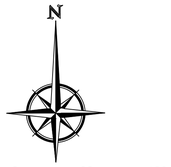


VICINITY MAP
N.T.S.

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

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

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



Notes:

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

GENERAL NOTES:

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

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

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

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

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

FINAL PLAT

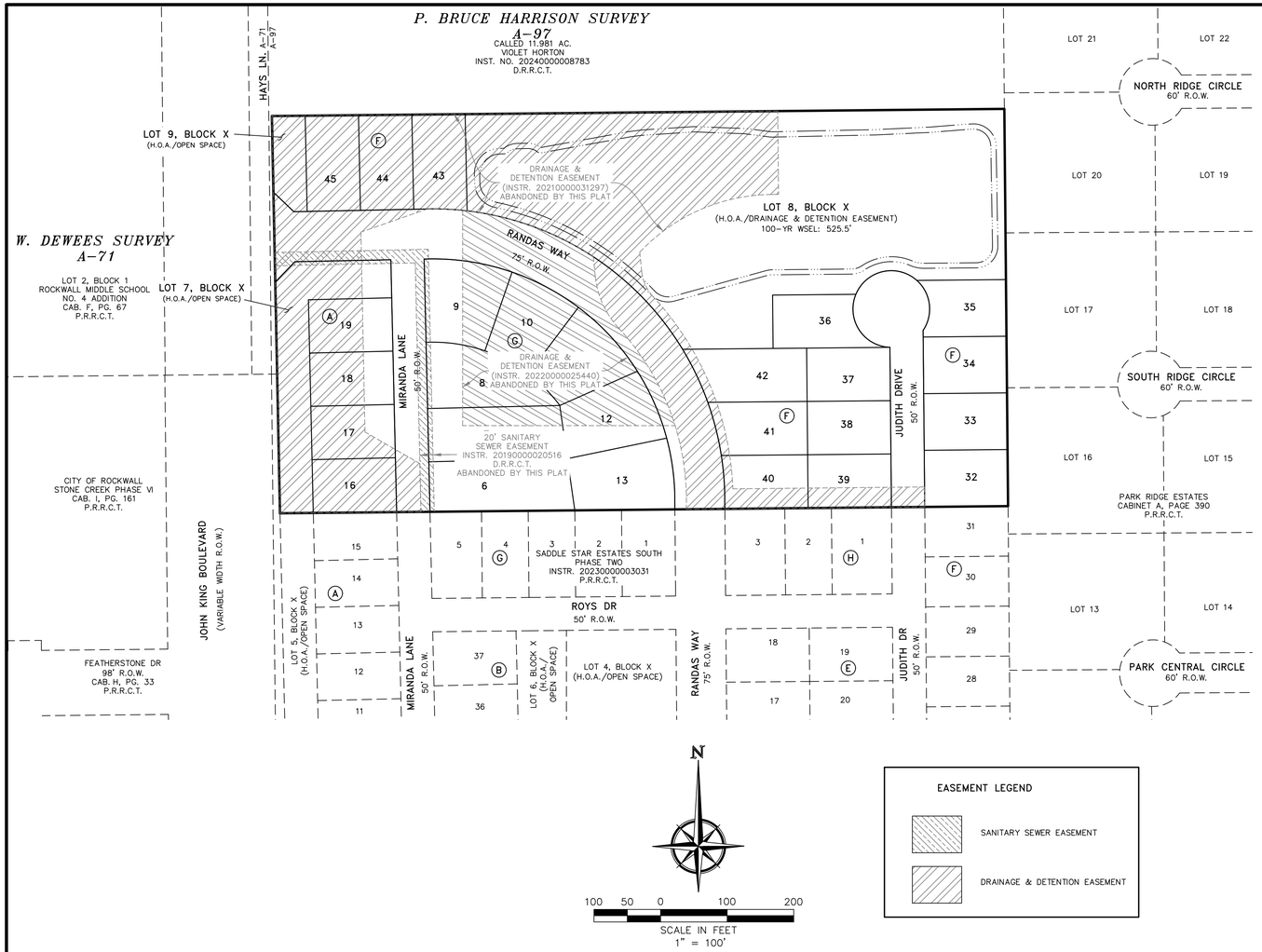
SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

DATE: 4/08/2026 CASE #: P20__–___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Final Plat Ph 3



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

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

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

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

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF a 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does 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. ROCKWALL KING 15 LLC also understands the following;

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

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

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

ROCKWALL KING 15 LLC further acknowledges 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; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLCC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

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

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

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

FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

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

DATE: 4/08/2026 CASE #: P20__-___ SHEET 2 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Final Plat Ph 3

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Misty Farris, Purchasing Agent**

DATE: **May 18, 2026**

SUBJECT: **Manhole Rehabilitation Project**

Approved in the FY2026 Water/Sewer Fund Wastewater Operating Budget is $175,000 for annual manhole rehabilitation projects. Rehabilitation projects include cleaning manholes; removing debris, deteriorated lining/coating, and concrete; preparing all surfaces; and recoating the manholes.

The rehab services are available through the Texas Association of School Boards (TASB) BuyBoard Cooperative Purchasing Contract #731-24. As a participating member of the cooperative, the City has satisfied all competitive procurement requirements.

Staff is proposing that Council considers proceeding with the rehabilitation of 20 manholes throughout the City by authorizing the City Manager to execute an agreement with Fuquay, Inc., as well as all associated purchase orders in an amount not to exceed $175,000.

ATTACHMENTS:
None

City of Rockwall
The New Horizon

MEMORANDUM

To: **Mayor and City Council Members**

From: **Mary Smith, City Manager**

Date: **May 14, 2026**

Subject: **Interlocal Coop. Agreement w/ Co. RE: Lakeside Village Dr. Bridge**

City staff has been working with County Commissioner Dana Macalik and representatives from the North Central Texas Council of Governments (NCTCOG) to find a funding mechanism for the design and reconstruction of the Lakeside Village Drive bridge. The bridge is original to the neighborhood's construction and is no longer adequate for the needs of the neighborhood.

With the issuance of debt for the Trip 2021 County bond program, Commissioner Macalik is asking the Commissioner's Court to allocate $2,000,000 to this project. The County transportation consultant, Innovative Transportation Solutions, has been able to negotiate funding, originally generated in other counties from pass-thru tolling projects, to provide $12,000,000 for the construction of the improved bridge.

The City will need to dedicate $1,000,000 from our 2018 Street Bond projects to close the gap, and will be responsible for hiring the engineering firm and managing the construction project when ready. Council is asked to consider authorizing the City Manager to execute the Interlocal Cooperation Agreement with the County. A subsequent agreement between the City and TxDOT will then reserve the funding that NCTCOG is allocating to the project.

Staff will be available to answer any questions.

THE STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

INTERLOCAL COOPERATION AGREEMENT BETWEEN ROCKWALL COUNTY, TEXAS, AND THE CITY OF ROCKWALL, TEXAS

THIS AGREEMENT is made, entered into and executed by and between Rockwall County, Texas ("the County"), a duly organized political subdivision of the State of Texas; and the City of Rockwall, Texas ("the City"), a duly organized political subdivision of the State of Texas. The County and the City are collectively referred to herein as "the Parties."

WHEREAS, the County and the City mutually desire to enter into this Agreement to provide construction of Village Drive as a four-lane roadway between Laguna Drive to Marina Drive, located entirely in the municipal limits of the City and Rockwall County Commissioner Precinct #2, hereinafter "the Project"; and

WHEREAS, the estimated cost of completion for the Project is FIFTEEN MILLION AND NO/100 DOLLARS ($15,000,000.00), with the County agreeing to contribute an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), and the City agreeing to contribute an amount which shall not exceed ONE MILLION AND NO/100 DOLLARS ($1,000,000.00), based on current available funding, for a total of THREE MILLION AND NO/100 DOLLARS ($3,000,000.00), the required local match for construction, toward satisfactory completion of the Project, and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter "the Act," provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the City hereby mutually agree to be subject to the provisions of the Act; and

WHEREAS, the County and the City value the timely completion of the Project which involves roads which are an integral part of the County's road system, and the Parties are undertaking the Project to facilitate safe travel on an improved roadway;

NOW, THEREFORE, this Agreement is hereby made and entered into by the County and the City upon and for the mutual consideration stated herein:

WITNESSETH:

I.

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of

streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually, and in accordance with Section 791.011(d)(3) of the Act, each Party is paying for the performance of governmental functions and services from current revenues available to the paying party.

II.

The County and the City hereby agree that the scope of the Project shall be to provide construction of Village Drive as a four-lane roadway between Laguna Drive to Marina Drive, at an estimated cost of FIFTEEN MILLION AND NO/100 DOLLARS ($15,000,000.00), with the County agreeing to contribute an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), and the City agreeing to contribute an amount which shall not exceed ONE MILLION AND NO/100 DOLLARS ($1,000,000.00), based on current available funding, for a total of THREE MILLION AND NO/100 DOLLARS ($3,000,000.00), the required local match for construction, based on current available funding, toward satisfactory completion of the Project. The Project is located entirely within the municipal limits of the City and Rockwall County Commissioner Precinct #2.

III.

The County hereby agrees to contribute an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), provided that any and all funding is approved by formal action of the Rockwall County Commissioners Court.

IV.

The City agrees to contribute an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00). The City agrees to provide all engineering, right-of-way acquisition, utility relocations, inspections, construction, and maintenance of the Project. The City shall provide the County with Project documentation as requested. On a monthly basis, the City shall provide the County with Project updates.

V.

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

VI.

As the City proceeds with the completion of the Project, the City shall provide required documentation to the Rockwall County Auditor, Ms. Lisa Constant Wylie, 1101 E Yellowjacket Lane, Suite 170, Rockwall, Texas 75087, c/o Mr. John Polster, Innovative Transportation

Solutions, Inc., 1422 W. Main Street, Suite 106, Lewisville, Texas 75067. Upon satisfactory completion of the Project and acceptance by NCTCOG, the City shall provide a copy of the full audit of the Project to the County. Any unspent contributions will be reimbursed to the County on pro rata basis.

VII.

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the City.

VIII.

This agreement may be terminated in whole, or in part, by the County or the City upon thirty days written notice to the other party. In the event of termination by the County, the County shall participate on a pro rata basis in project expenses up to and including the date of termination and any remaining County funds would be returned to the County.

IX.

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City: Honorable Tim McCallum, Mayor
City of Rockwall, Texas
385 South Goliad
Rockwall, Texas 75087

Copy To: Kristy Teague, City Secretary
City of Rockwall, Texas
385 South Goliad
Rockwall, Texas 75087

For County: Honorable Frank New, Rockwall County Judge
101 East Rusk Street
Suite 202
Rockwall, Texas 75087

Copy To: Rockwall County District Attorney's Office - Civil Division
1111 East Yellowjacket Lane
Suite 201
Rockwall, Texas 75087

X.

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Rockwall County, Texas. The Parties mutually agree that venue for any obligation arising from this Agreement shall be in Rockwall County, Texas.

XI.

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the County.

XII.

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

XIII.

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

XIV.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

XV.

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

XVI.

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this _____ day of _____, 2026.

ROCKWALL COUNTY, TEXAS
101 East Rusk Street, Suite 202
Rockwall, Texas 75087

By: _____
Honorable Frank New
Rockwall County Judge
Acting by and on behalf of the authority
of the Rockwall County Commissioners Court

ATTEST:

By: _____
Rockwall County Clerk

CITY OF ROCKWALL, TEXAS
385 South Goliad
Rockwall, Texas 75087

By:_____
Mary Smith
City Manager, City of Rockwall, Texas
Acting by and on behalf of the authority
of the City of Rockwall, Texas

ATTEST:

By: _____
City Secretary

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds are available to accomplish and pay the obligation of Rockwall County, Texas, under this Agreement.

_____

Rockwall County Auditor

APPROVAL OF INTERLOCAL COOPERATION AGREEMENT

Rockwall County, Texas, acting by and through the Rockwall County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide construction of Village Drive as a four-lane roadway between Laguna Drive to Marina Drive, at an estimated cost of completion of FIFTEEN MILLION AND NO/100 DOLLARS ($15,000,000.00). The Project shall be located entirely within the municipal limits of the City of Rockwall and Rockwall County Commissioner Precinct #2.

The County hereby agrees to contribute an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), provided that any and all funding is approved by formal action of the Rockwall County Commissioners Court.

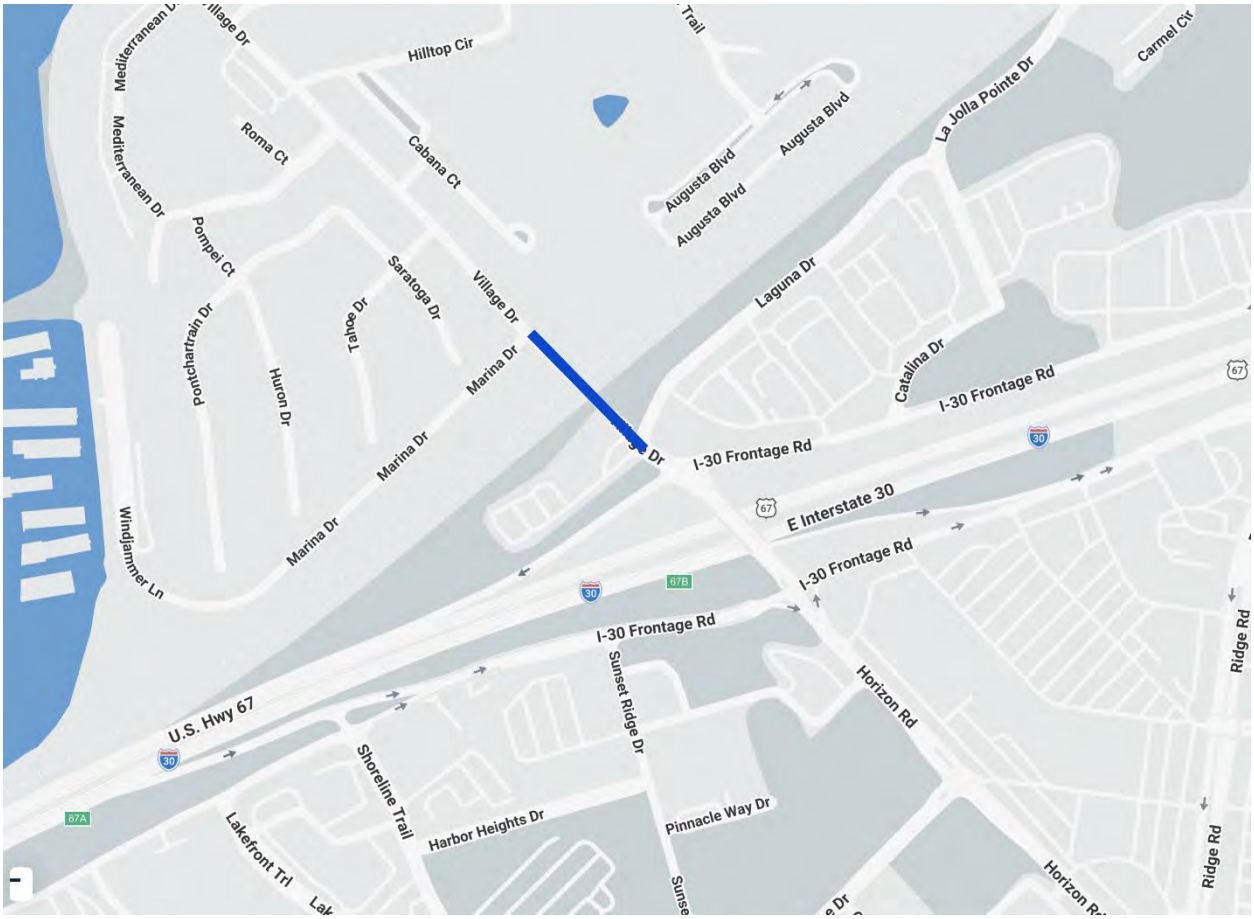
The local governments which requested the Project and with whom the Agreement is by and between are Rockwall County, Texas, and the City of Rockwall, Texas.

By vote on the date below, the Rockwall County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Rockwall County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Rockwall
County Commissioners Court

EXHIBIT A: PROJECT EXHIBIT



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

TO:	Mayor and City Council
DATE:	May 18, 2026
APPLICANT:	Grant Young; *Big-Tex Trailers*
CASE NUMBER:	Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [*Case No. Z2008-014*] for approval of a Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056]* to allow a *recreational vehicle "RV" sales and service facility* in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [*CO2008-0217*] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [*CO2009-0100*] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [*Ordinance No. 08-38; SUP No. S-056*] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056*] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [*Case No. Z2017-008*] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded *Ordinance No. 08-38; SUP No. S-056* and approved *Ordinance No. 17-20; SUP No. S-164*, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [*Case No. Z2019-027; Ordinance No. 20-01*] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition on March 13, 2026, the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. The applicant subsequently returned to the Planning and Zoning Commission on April 28, 2026 and informed the Planning and Zoning Commission that after discussion with the adjacent property owner, that the offsite easements would not be provided. In light of this, the applicant provided two (2) new options to the Planning and Zoning Commission for consideration at the April 28, 2026 meeting. After reviewing this proposal, the Planning and Zoning Commission expressed concern that the applicant's proposal did not address the infrastructure improvements necessary to support this land use, and subsequently approved a motion to table the applicant's request to the May 12, 2026 Planning and Zoning Commission meeting. Specifically, the Planning and Zoning Commission wanted the applicant to explore other options concerning the offsite water improvements and for the applicant to provide a better construction timeline for completing the proposed improvements.

Based on this, the applicant provided a new letter proposing to install the paving, landscaping, drainage, on-site sewer improvements, and installing a 12-inch line for both onsite and offsite water improvements. Previously, the applicant was proposing to construct the water line to extend to the west; however, due to the inability to obtain the necessary easement, the

proposed water line is now being proposed to extend to the east within the IH-30 right-of-way (ROW) toward Data Drive. Before the submittal of the proposed Specific Use Permit (SUP), the applicant had submitted civil engineering plans that were designed to extend the utilities to the west. Given this -- *if approved* -- the applicant is requesting three (3) months for the redesign of the civil engineering plans, and one (1) year to complete the construction of the improvements. Once these improvements are complete, the applicant is requesting an eight (8) year extension to the Specific Use Permit (SUP) with the ability to request a subsequent extension in the future. If approved, this request will effectively extend the Specific Use Permit (SUP) for a period of nine (9) years and three (3) months, pending the applicant meets the proposed construction and design timelines.

The submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [*1*] installing landscaping and berms along E. IH-30, [*2*] providing canopy and accent trees within the detention ponds, and [*3*] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years).* At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [*1*] a sports complex (*i.e. Fit Sport Life*); [*2*] two (2) *Warehouse/Distribution Facilities* off Data Drive; [*3*] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [*4*] a *Retail Store with Gasoline Sales* (*i.e. 7-11*). In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

With this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hagaman recusing himself, Commissioner Brock absent, and with the condition that the SUP be valid for a period of six (6) years and three (3) months. Specifically, three (3) months for engineering design, one (1) year for the instillation of the improvements, and an additional five (5) years. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the City Council has any questions concerning this case, staff and the applicant will be available at the *May 18, 2026* City Council meeting.

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	2260 E Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Robert Boyd Irvine Survey Abstract No. 120	LOT		BLOCK	
GENERAL LOCATION	East of Southeast Corner of I-30 & F.M. 3549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Trailer Sales & Repair	
PROPOSED ZONING	Light Industrial with SUP		PROPOSED USE	Trailer Sales & Repair	
ACREAGE	4.341	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	Jowers, Inc.	☒ APPLICANT	Big Tex Trailers
CONTACT PERSON	Raymond Jowers	CONTACT PERSON	Grant Young
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Raymond Jowers [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."

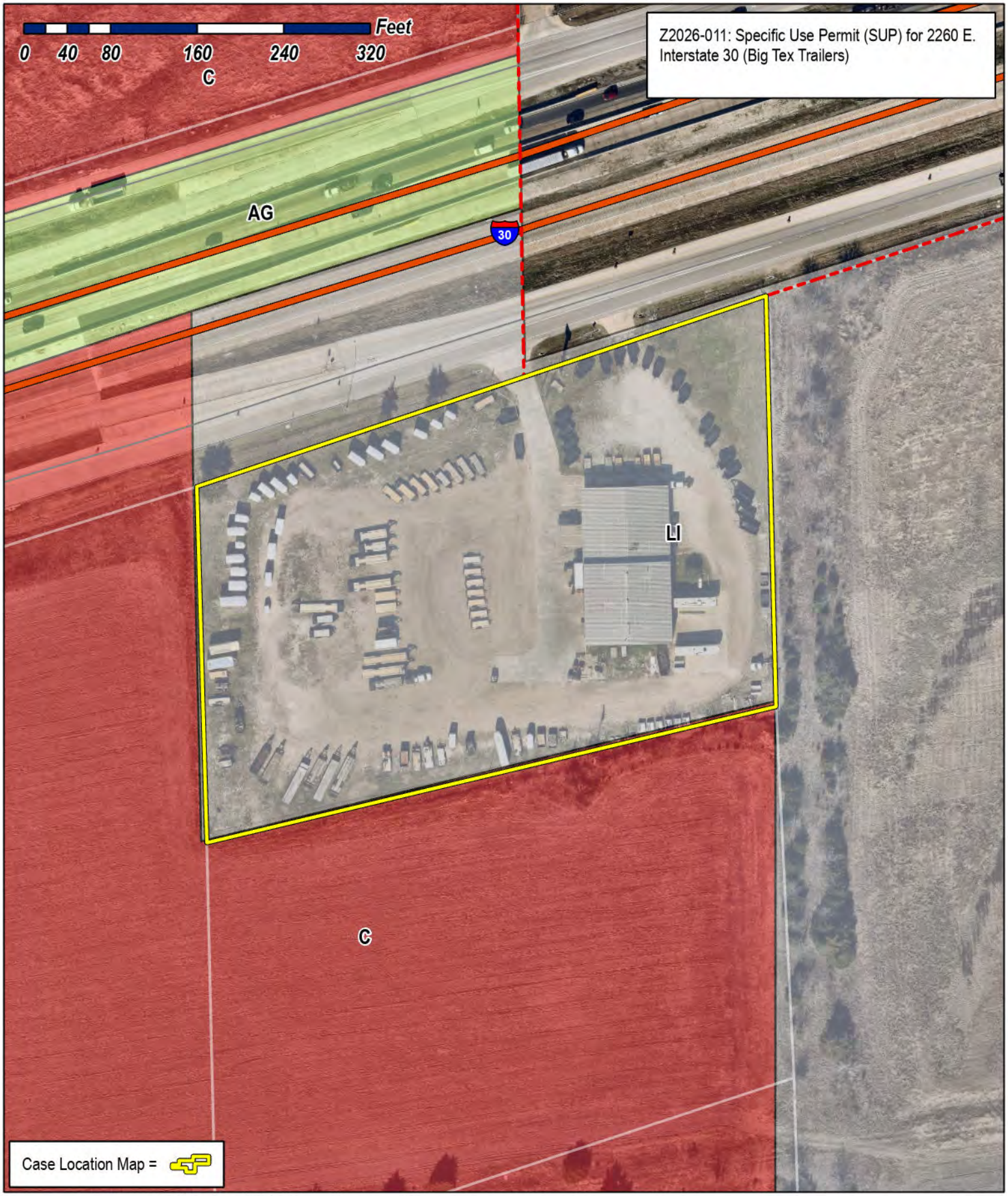
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE: V.P.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

HEIDI LAVENA MEKANI
Notary ID #128067857
My Commission Expires
October 25, 2027

MY COMMISSION EXPIRES 10/25/27



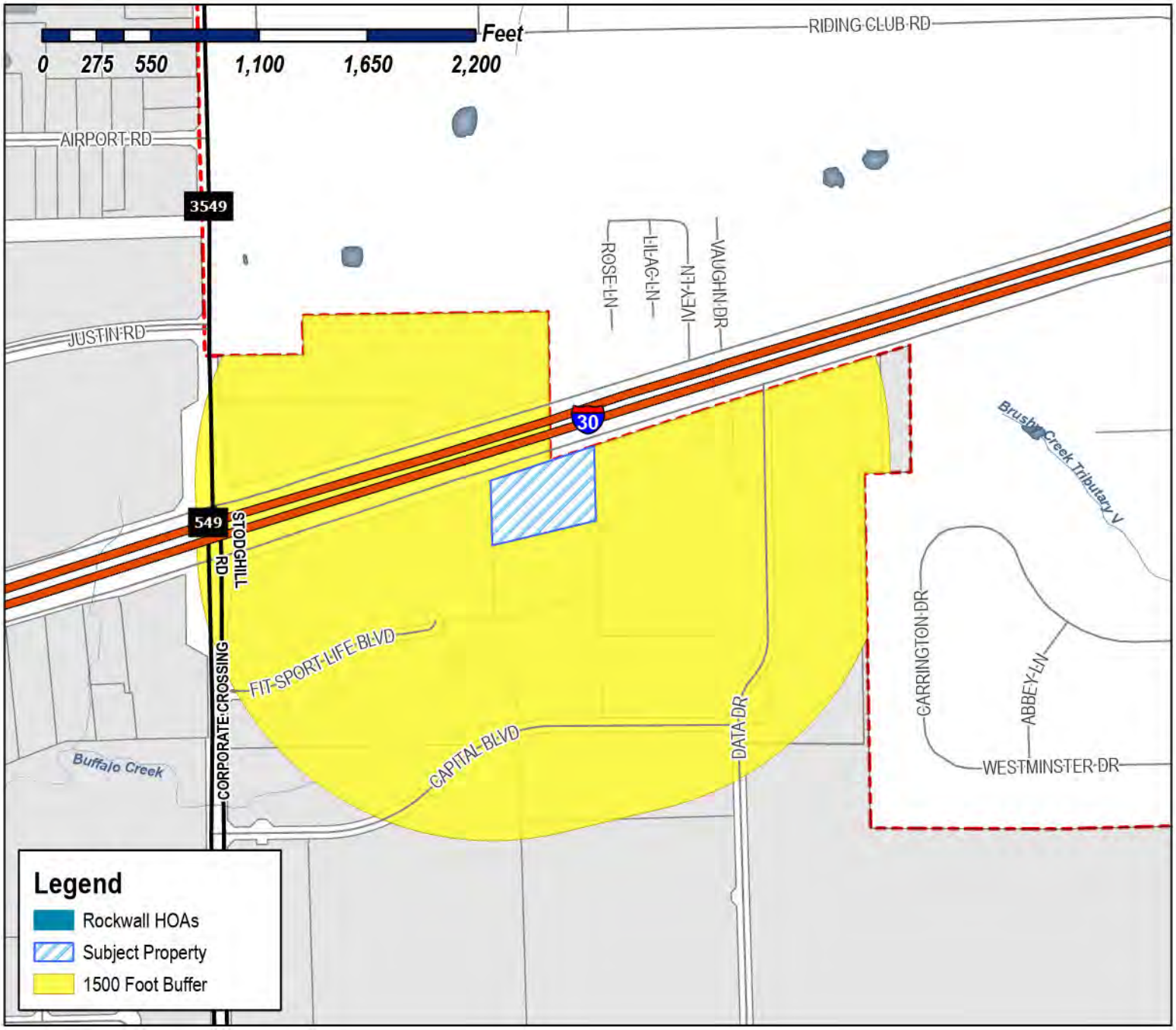
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

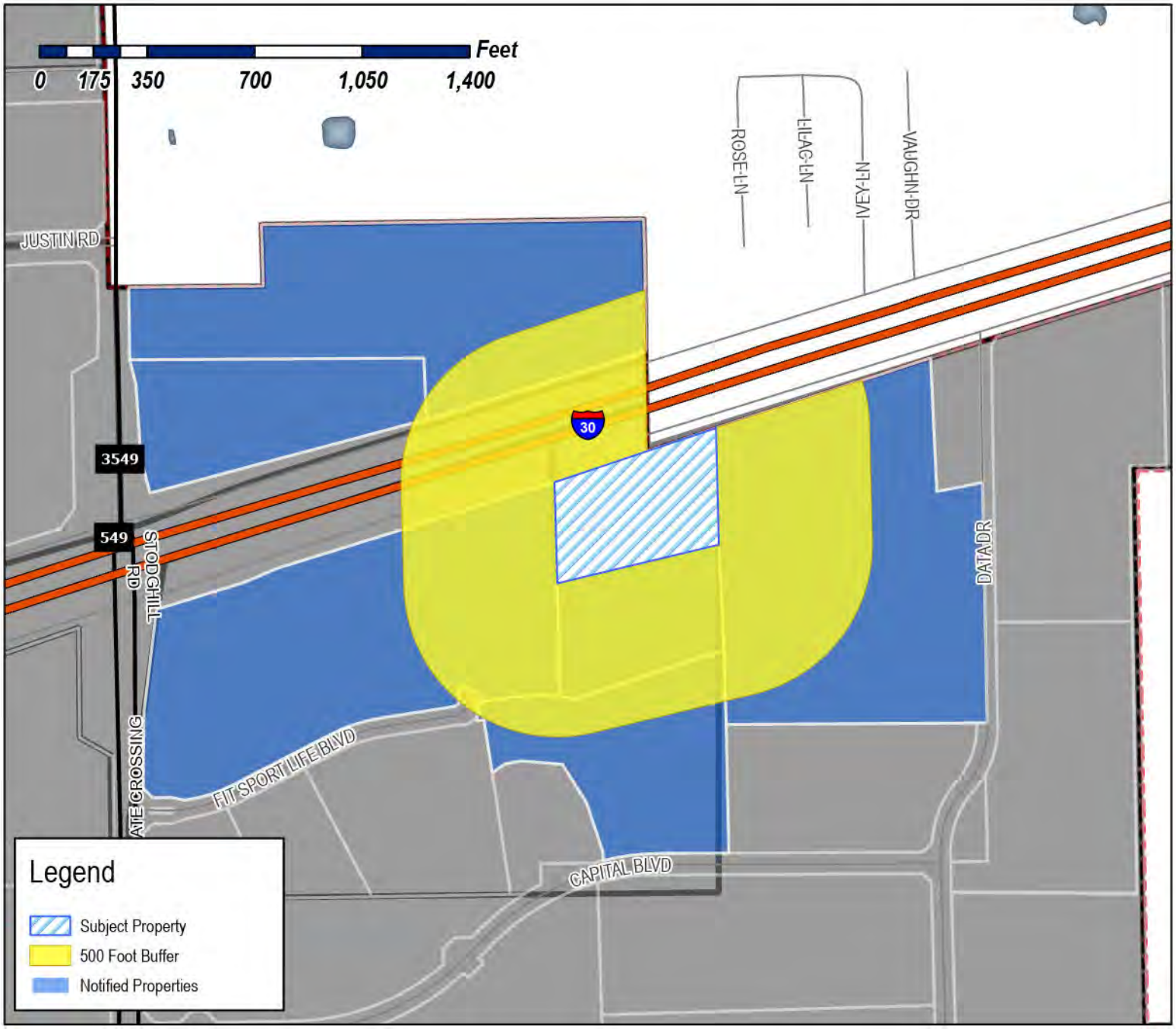


Date Saved: 3/9/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

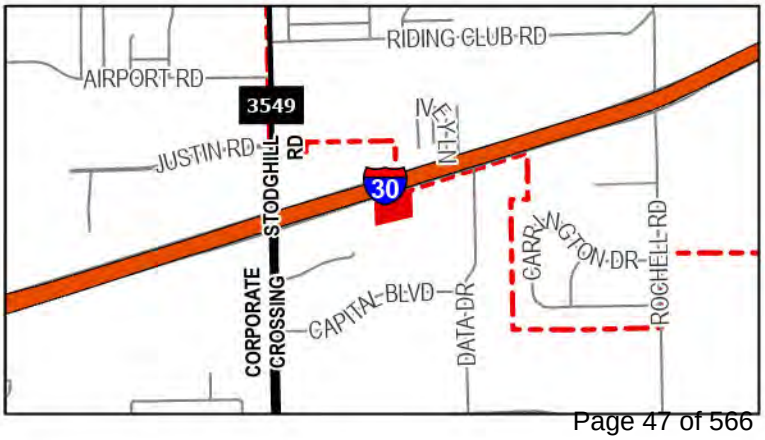
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

Date Saved: 3/4/2026
For Questions on this Case Call: (972) 771-7745



MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

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

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-011: SUP for Big Tex Trailers

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

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

May 6, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. “Dub” Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to modify the conditions of approval to renew their Special Use Permit.

The Owner of Big Tex has agreed to revise the design of the west drainage detention pond so that no offsite drainage easement will be required. Big Tex also agrees to reroute the proposed offsite 12” water to the east side of the property connecting to the existing 12” located at the drive approach of Data Dr. and IH 30.

At the point of the Data Dr. connection, the proposed 12” water line will extend west within and parallel to the IH 30 right of way line which is also adjacent to the Rusty Wallis tract. The remaining proposed section of the 12” water line will then extend through the Big Tex tract but within a designated water line easement adjacent to the north property line.

We estimate the drainage and water design changes will require at least 3 months of design time to complete which will include the necessary reviews, approvals, and permits from both the City of Rockwall engineering department and Txdot.

Big Tex therefore is requesting a year to construct the proposed improvements following the completion of the design changes.

In addition, Big Tex is also requesting the SUP to have a 8-year time limit with the ability to request an extension when the 8-year term expires. This 8-year term limit will begin when the proposed improvements are completed and accepted by the City of Rockwall.

Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

0 25 50 100

(IN FEET)
1 inch = 50 ft.

CAUTION!!!!
UNDERGROUND UTILITIES, CONTACT THE FOLLOWING PRIOR TO EXCAVATION:

TEXAS ONE CALL SYSTEM, INC. 1-800-344-8377 STOP! CALL BEFORE YOU DIG!

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED 12" WATER (PUBLIC)

Curb & Gutter

Traffic Sign

Edge of Asphalt

Light Pole

Ex. Wtr. Line

20.0' UTILITY ESMT.

18" RCP

Prop. 8' Chainlink Fence

18" RCP Comm. Ped

PROPOSED 12" WATER (PUBLIC)

Edge of Asphalt

EX. 18" RCP

F.O. VAULT

F.O.

Gate

24' FIRELANE

PROP. CONC. PVMT

DETENTION 1 EASEMENT

Prop. 8' Chainlink Fence

Fire Hydrant & Water Main Valve

F.O. POST

Inlet

Back of Curb

Headwall w/2-2'X4' MBC'S

AT&T Ped.

24" Conc. Power Pole

Easement and Right-of-Way Oncor Electric Delivery Company Inst. No. 20150000001811

Drainage Easement for Highway Purposes Inst. No. 20140000005811 O.P.R.R.C.T.

ATMOS GAS POST

SWB Sign

PROPOSED 12" WATER (PUBLIC)

24" Conc. Power Pole

STRUCTURED REA-ROCKWALL LAND, LLC
CALLED 9.285 ACRES
INST. No. 2021-0000001622
O.P.R.R.C.T.

DETENTION 3 EASEMENT

Prop. 8' Chainlink Fence

Ex. Conc. Paving

Column

Column

Ex. Covered Conc. Drive

BIG TEX TRAILERS
OFFICE Finish Floor
Elevation = 597.05
2260 I.H 30
ROCKWALL, TEXAS

Canopy

Canopy

SSCO

Bollards

Septic Tank

SHED

A/C Units

SERVICE AREA
Finish Floor
Elevation = 597.05

Propane Tank w/guard rails

24' FIRELANE

EX. CONC. PVMT

PROP. CONC. PVMT

BIG TEX TRAILERS
JOWERS, INC
VOL. 1215, PG. 155 D.R.R.C.T.

Ex. Concrete Paving

EX. Gate

EX. 18" CMP

RUSTY WALLIS FAMILY LTD PARNERSHIP #2
CALLED 20 ACRES TRACT 24-2
VOL. 4014, PG. 173
D.R.R.C.T.

PROPOSED 8" SANI. SEWER (PRIVATE)

DETENTION 2 (UPPER) EASEMENT

LP

DRAINAGE AND UTILITY ESMT.

FENCE POST TO BE NO CLOSER THAN 5' EACH SIDE OF SANI. SEWER CROSSING

20.0' SANI. SEWER ESMT.

PROPOSED 8" SANI. SEWER (PUBLIC)

DETENTION 2 (LOWER) EASEMENT

Meter Pole

Electric Control Box

Power Pole

Guy Wire

Ex. 8' Chainlink Fence

LP & Elect. Box

OHPL

20.0' DRAINAGE ESMT.

PROPOSED GRADE TO DRAIN

STRUCTURED REA-ROCKWALL LAND, LLC
CALLED 9.285 ACRES
INST. No. 2021-0000001622
O.P.R.R.C.T.

LOT 1
BLOCK A

20.0' UTILITY ESMT.

(FUTURE)
60' R.O.W.

20.0' UTILITY ESMT.

PROPOSED 12" WATER (PUBLIC)

EX. GAS LINE

CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN.
CONTACT ATMOS ENERGY GAS PIPELINE
72 HOURS PRIOR TO CONSTRUCTION.

STRUCTURED REA-ROCKWALL LAND, LLC CALLED 9.285 ACRES
INST. No. 2021-0000001622
O.P.R.R.C.T.

PROPOSED 8" SANI. SEWER (PUBLIC)

Atmos Test Sta.

10' U.E.

Ex. Sanitary Sewer

CONNECT TO EX. 12" WATER

FIT SPORT LIFE BLVD
60' R.O.W.

Fire Hydrant

LEGEND

- 2' WIDE CONC. FLUME

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUCAY OR ACCURACY OF DESIGN.

P:\projects\25010\Design Files\25010 SITE BASE.dwg, 2.1 SITE PLAN, 2/19/2026 3:41:21 PM, Luke Douphrate

STATE OF TEXAS
W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER

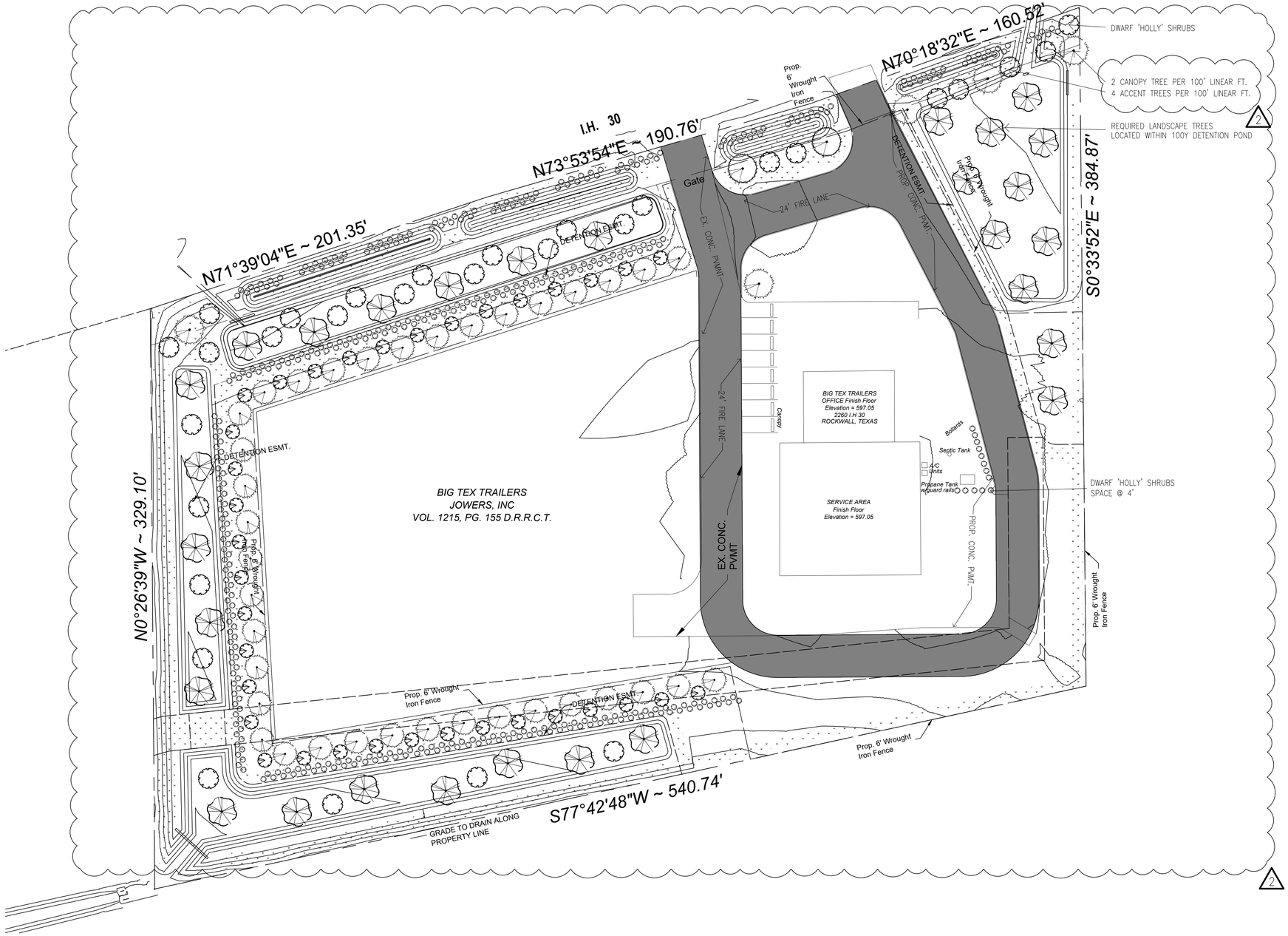
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1"= 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

PROJECT LOCATION



REQUIRED DETENTION POND LANDSCAPE
AREA (SF) / 750 = # OF CANOPY TREES
AREA (SF) / 1500 = # OF ACCENT TREES

DETENTION 1 : 10,000SF/750 = 10,000/1500 = 10,000/1500 =
13 CANOPY TREES 6 ACCENT TREE 6 ACCENT TREE

DETENTION 2 : 6,384SF/750 = 6,384/1500 = 6,384/1500 = 8
CANOPY TREES 4 ACCENT TREE 4 ACCENT TREE

DETENTION 2 UPPER : 4,746SF/750 = 4,746/1500 = 4,746/1500
= 6 CANOPY TREES 3 ACCENT TREE 3 ACCENT TREE

DETENTION 2 LOWER : 8,556SF/750 = 8,556/1500 =
8,556/1500 = 11 CANOPY TREES 5 ACCENT TREES ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
–FRONTAGE ALONG I–30
2 CANOPY TREE PER 100 LINEAL FEET:
552.63' / 50' LINEAR FT PER TREE = 11.04
TREES REQUIRES = 11
TREES SHOWN = 11

4 ACCENT TREE PER 100 LINEAL FEET:
552.63' / 25' LINEAR FT PER TREE = 22
TREES REQUIRES = 22
TREES SHOWN = 22

10 SHRUBS PER 30 LINEAL FEET: 253.09'/3'= 84.4 SHRUBS
REQUIRED
SHRUBS PROVIDED : 85

SOUTH– NONE
EAST– NONE
WEST– NONE

ALL OUTSIDE STORAGE AREAS SHALL BE SCREENED FROM ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS.

IN ADDITION, THE UDC STATES THAT THE OUTSIDE STORAGE CAN BE SCREENED WITH EITHER A MASONRY WALL ONE (1) FOOT TALLER THAN WHAT IS BEING STORED AND CANOPY TREES ON 20–FOOT CENTERS, OR WITH A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID–SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES).

'THREE TIERED SCREENING'
–1 ROW OF CANOPY TREES 20' ON CENTER
–1 ROW OF ACCENT TREES OR LARGE SHRUBS
–1 ROW OF SMALL SHRUBS

APPLICABLE AREAS: ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT
	CANOPY	Sapindus drummondii 'BALD CYPRESS '	BALLED & BURLAPPED	38	6" CAL. 12'–0"
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	43	6" CAL. 12'–0"
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	30	3" CAL. 12'–0"
	ACCENT	Juniperus virginiana 'RED CEDAR'	3GAL	37	36"H
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H

SYMBOL	TYPE
	BERMUDA GRASS – Cynodon dactylon
	CONCRETE
	MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS

NOTE:
ALL TREES AND GRASS HAVE A 4' MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

INSTALL 'TEXAS SEDGE' – Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

No "100 YEAR FLOOD PLAN" exists on this site.

All current development requirements of the City as amended shall be met unless approved otherwise within these PlannedDevelopment Regulations.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

0 60' 75'

LANDSCAPE PLAN
SCALE: 1" = 30'

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974–8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

TECHNO SYSTEM, INC.
CONSULTING ENGINEERS
708 BRYSON WAY SOUTHLAKE, TEXAS 76092
P: 214-415-0551 E:TEXASMEP2@GMAIL.COM
FIRM No. F11167

REVISIONS

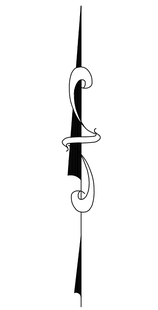
No.	DESCRIPTIONS/ISSUE	DATE
1	RESPONSE TO COMMENTS – LANDSCAPE PLAN	10/28/25
2	RESPONSE TO COMMENTS – LANDSCAPE PLAN	04/07/26

PROJECT NAME AND ADDRESS:
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	8/23/25
SCALE	
SHEET NO.	of

DRAWING NAME:

L1.0



TYPICAL PAVING SECTION

PROPOSED PAVEMENT

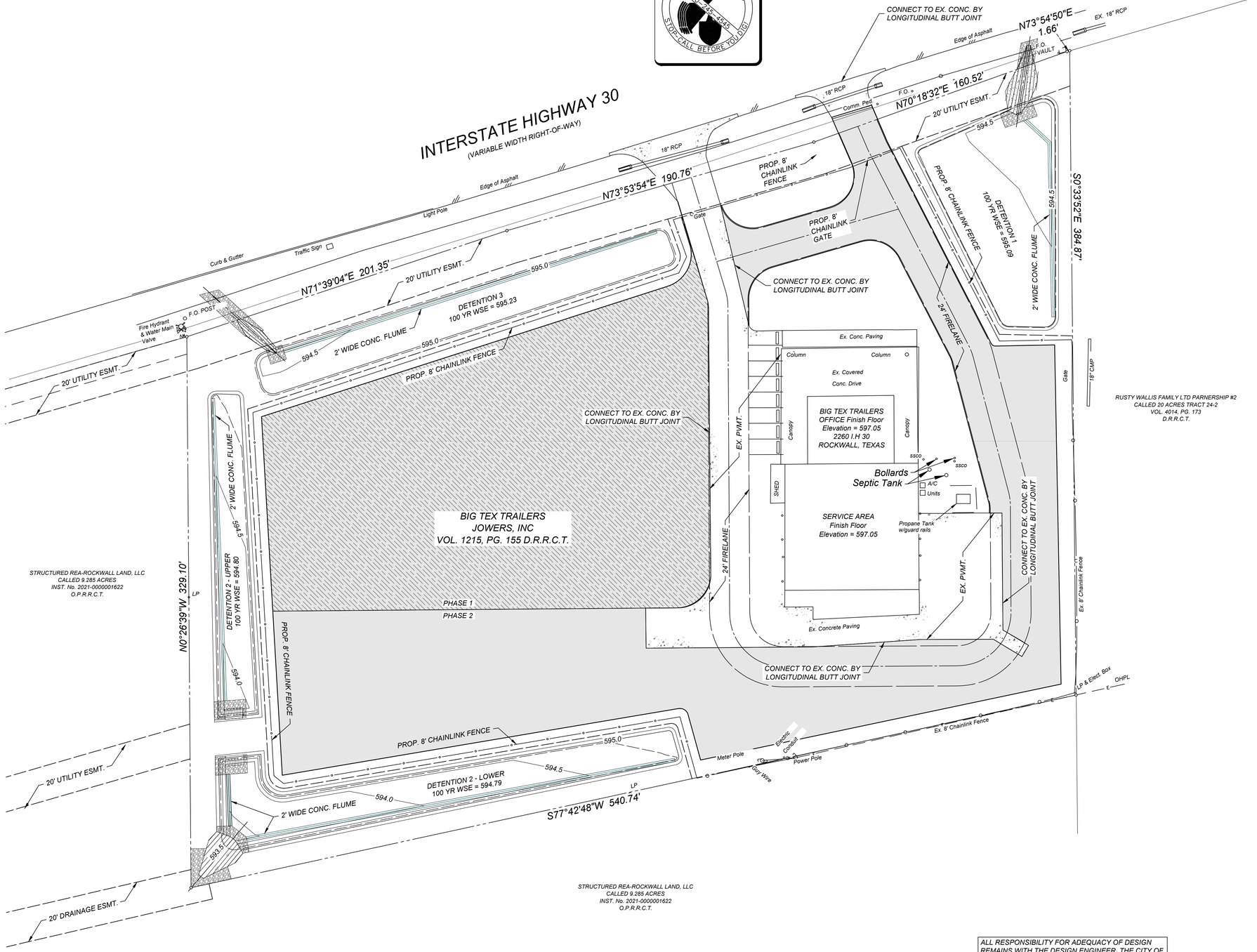


6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.

Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

CAUTION!!!!
UNDERGROUND UTILITIES, CONTACT THE FOLLOWING PRIOR TO EXCAVATION.

TEXAS ONE CALL SYSTEM, INC. 1-800-245-4545 STOP CALL BEFORE YOU DIG!!



LEGEND

PROPOSED PAVEMENT PHASE 1

PROPOSED PAVEMENT PHASE 2

EXISTING PAVEMENT

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUCAY OR ACCURACY OF DESIGN.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P—886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PAVING PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING.dwg, 3.1 PAVING PLAN, 2/19/2026 3:43:50 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and *Ordinance No. 17-20* of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

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

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.

4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF FEBRUARY, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*

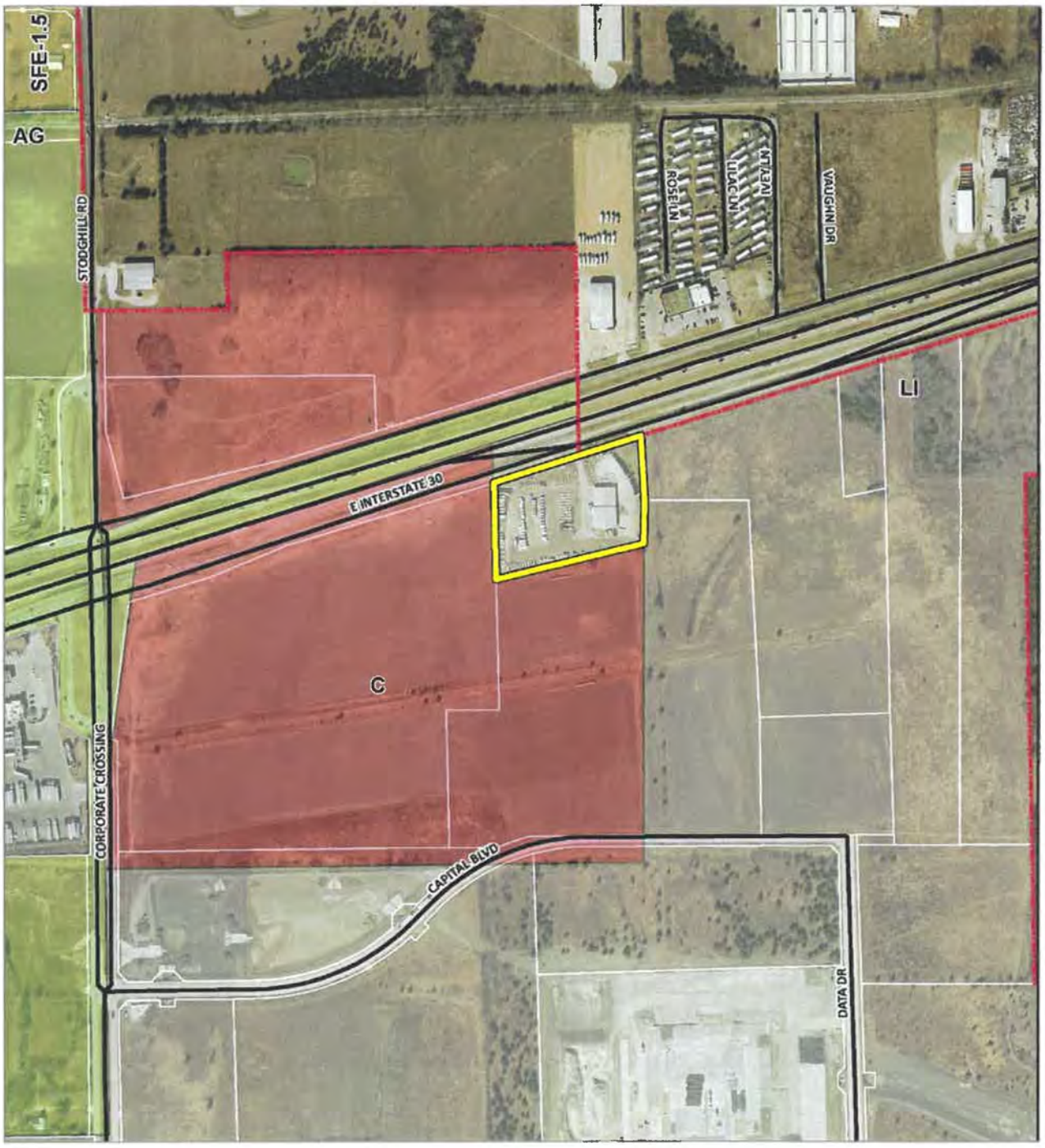
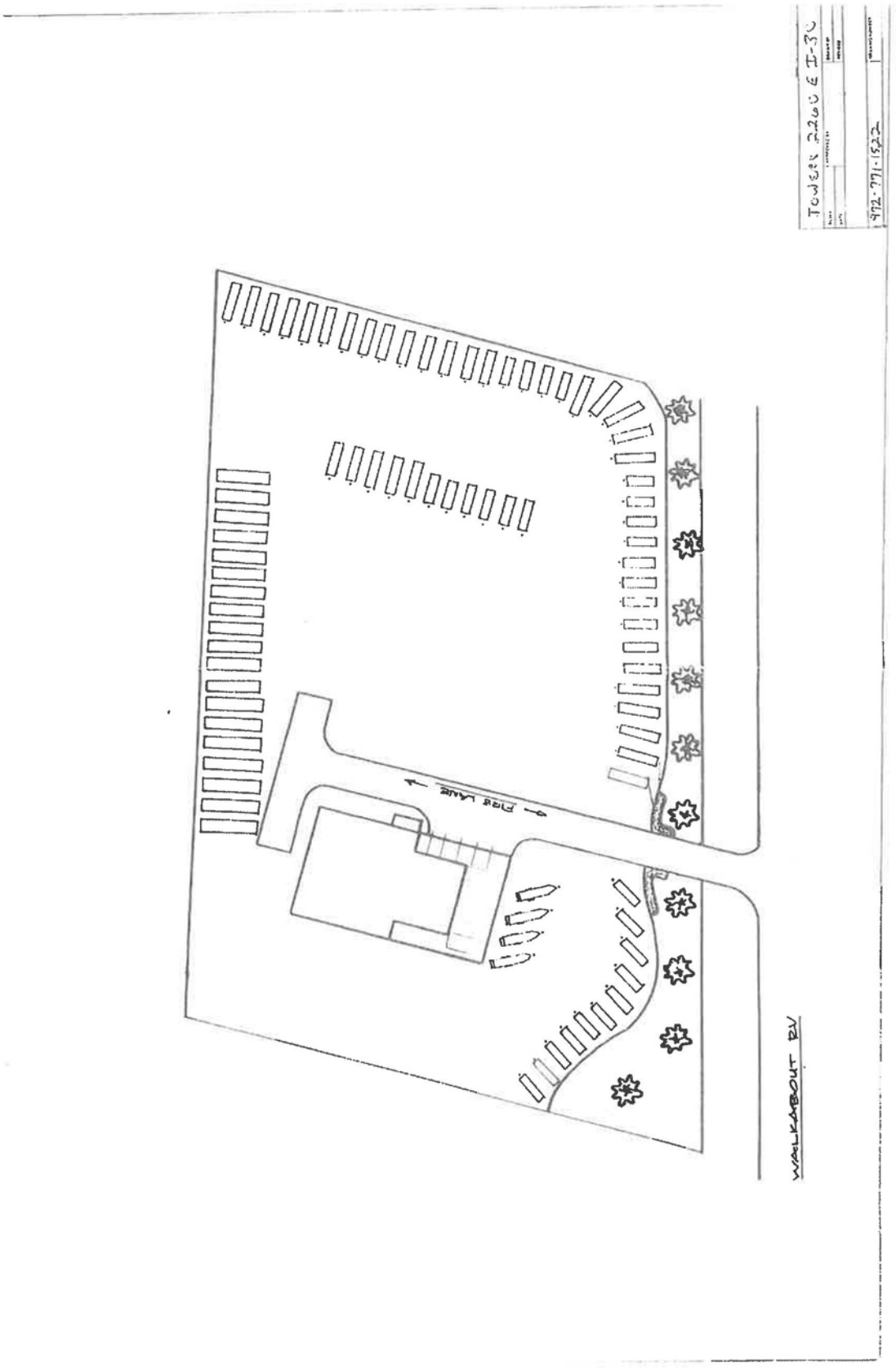


Exhibit 'B'
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 03.18.2026

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The proposed onsite improvements for the *Subject Property* shall conform with the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The proposed onsite improvements for the *Subject Property* shall conform with the *Paving Plan* depicted in *Exhibit 'C'* of this ordinance.

(3) The proposed landscaping for the *Subject Property* shall conform with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

(4) The Specific Use Permit (SUP) shall be valid for a period of six (6) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (*i.e. by September 1, 2026*) to complete the civil engineering plans. Following this the applicant will have one (1) year (*i.e. by September 1, 2027*) to complete the construction of the required improvements (*i.e. complete the paving, landscaping, drainage, sewer, and water improvements*). Once construction is complete, the Specific Use Permit (SUP) shall be valid for five (5) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.

(5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1, 2027 this Specific Use Permit (SUP) shall expire.

(6) All *Outside Display/Outside Storage* of trailers shall conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.

(7) All existing chain link fencing shall be replaced with wrought iron fencing.

(8) The *Outside Display/Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

(9) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

3.2 COMPLIANCE

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

DRAFT ORDINANCE 05.18.26

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

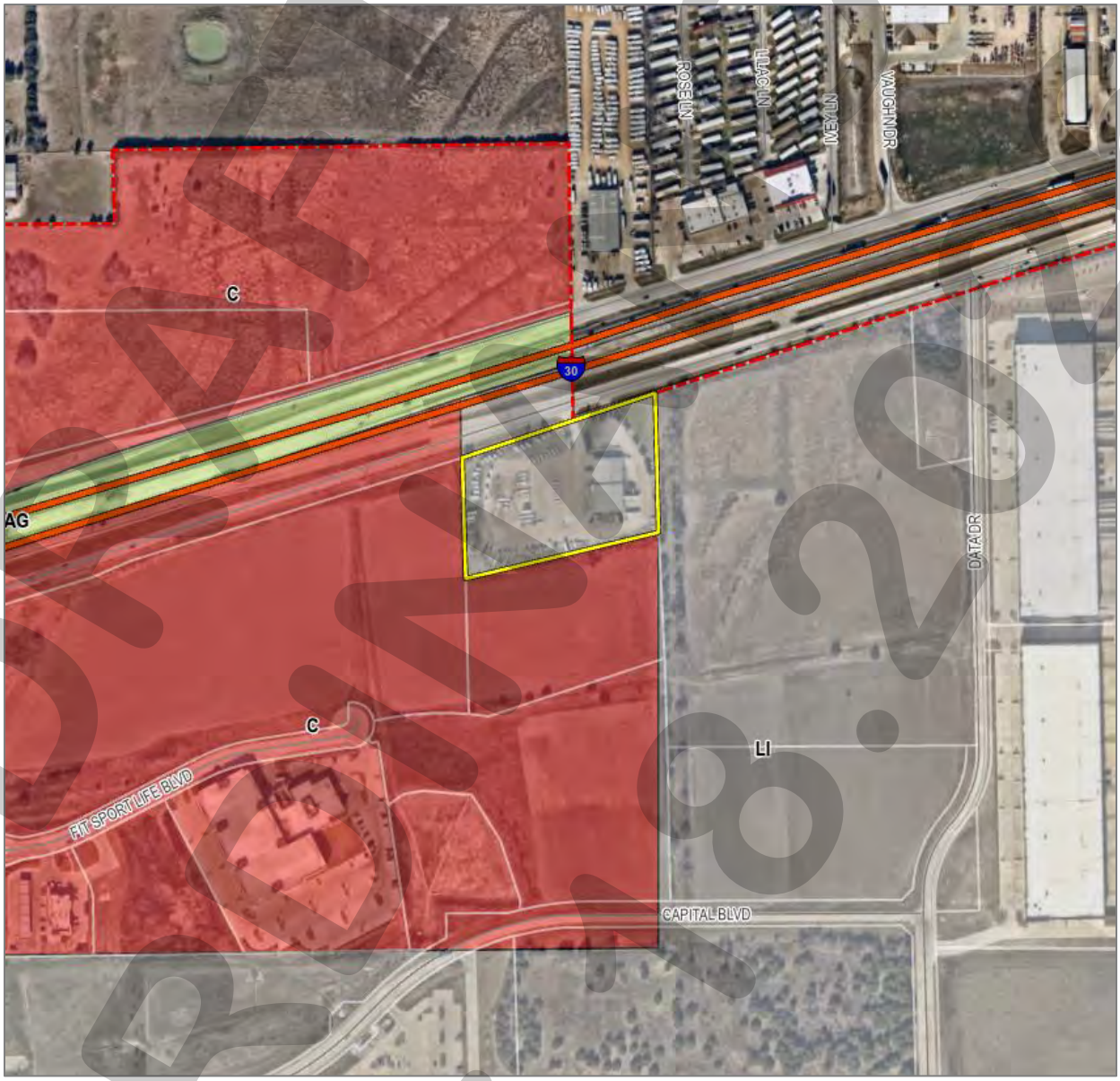
1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

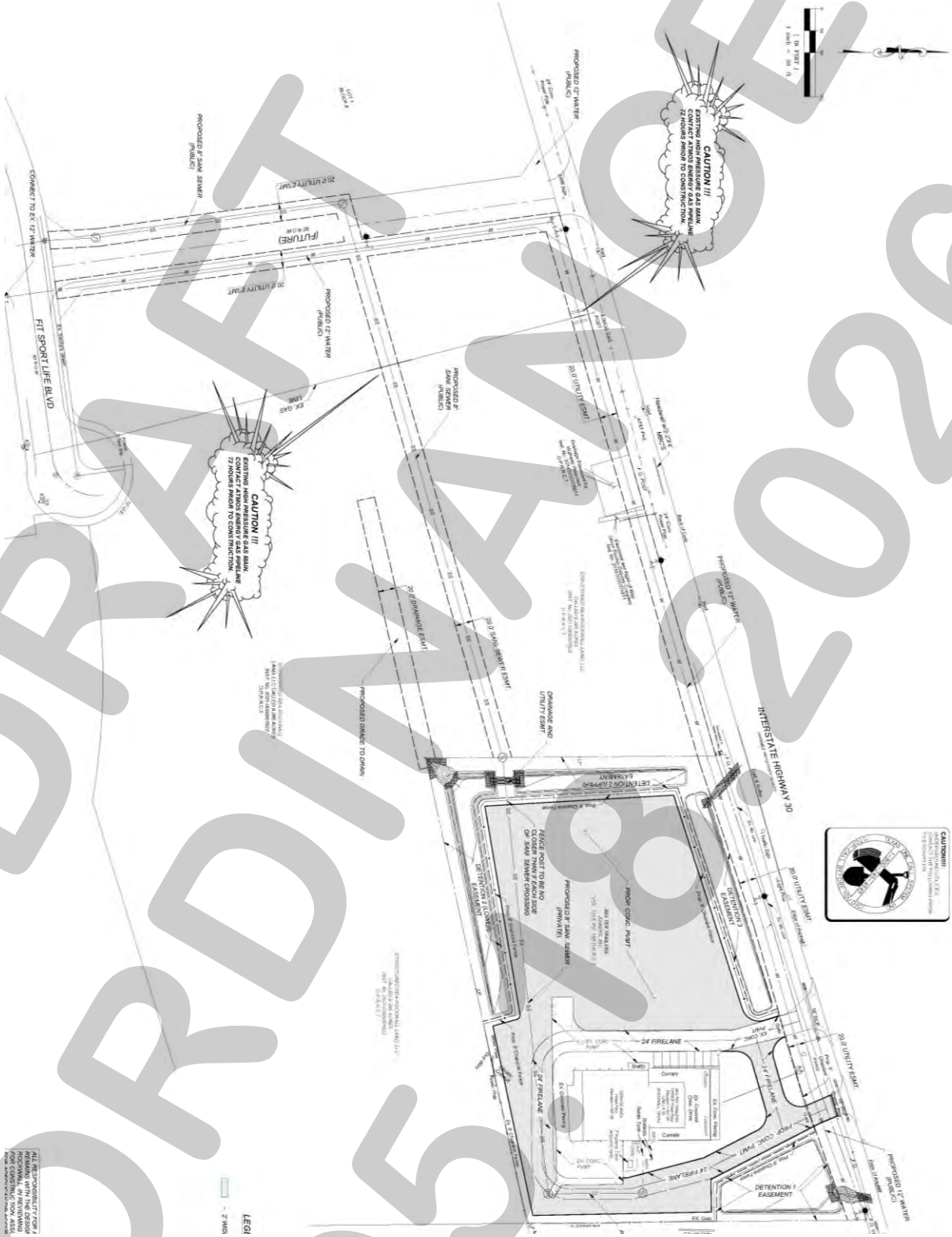
Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*



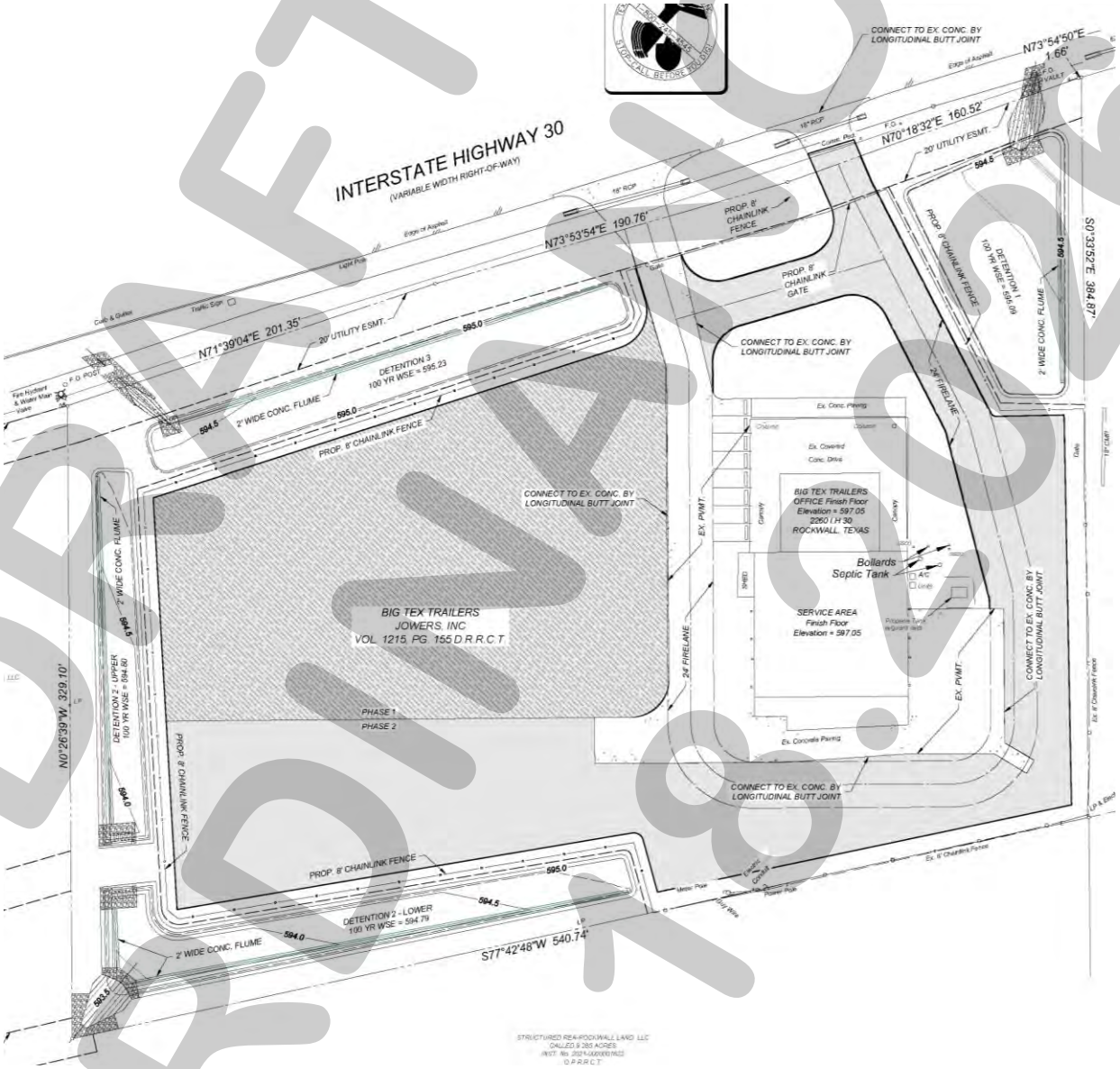
DRAFT ORDINANCE 05.18.26

Exhibit 'B'
Concept Plan



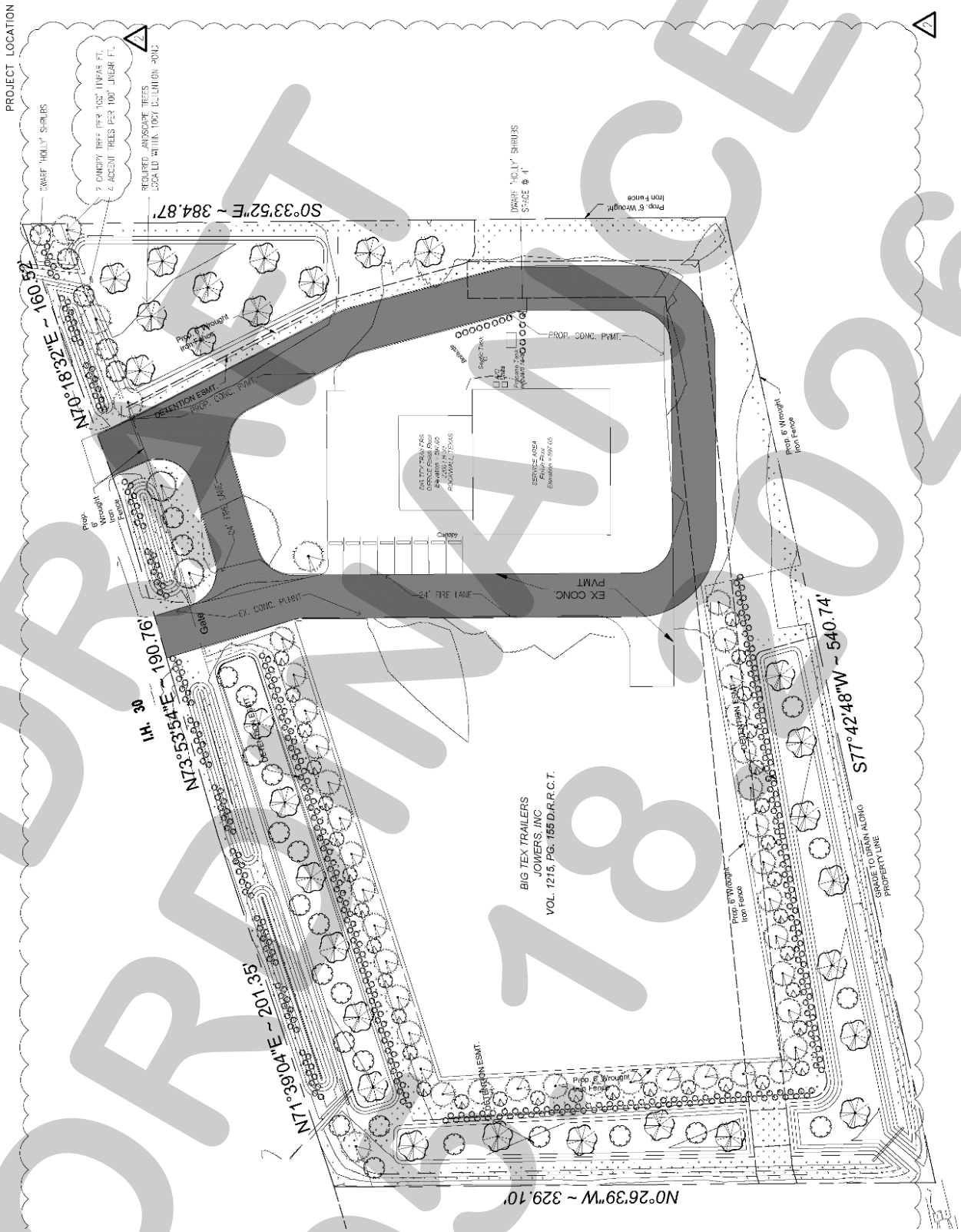
DRAFT ORDINANCE 05.18.2026

Exhibit 'C'
Paving Plan



DRAFT
ORDINANCE
05.18.26

Exhibit 'D'
Landscape Plan



DRAFT
ORDINANCE
03-18-2026

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:	May 18, 2026
APPLICANT:	Akhil D. Vats
CASE NUMBER:	Z2026-015; *Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision at 451 Cornelius Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01* [*i.e. Case No. A2009-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On May 6, 2024, the City Council approved a *Zoning Change* [*Case No. Z2024-015*] from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Peoples Tract Addition, which included the subject property. On April 15, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-009*] for the Peoples Tract Addition establishing the subject property as Lot 5, Block A, Peoples Tract Addition. The subject property has remained vacant since rezoning.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 451 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established in 1983 and consists of 19 single-family residential lots. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District.

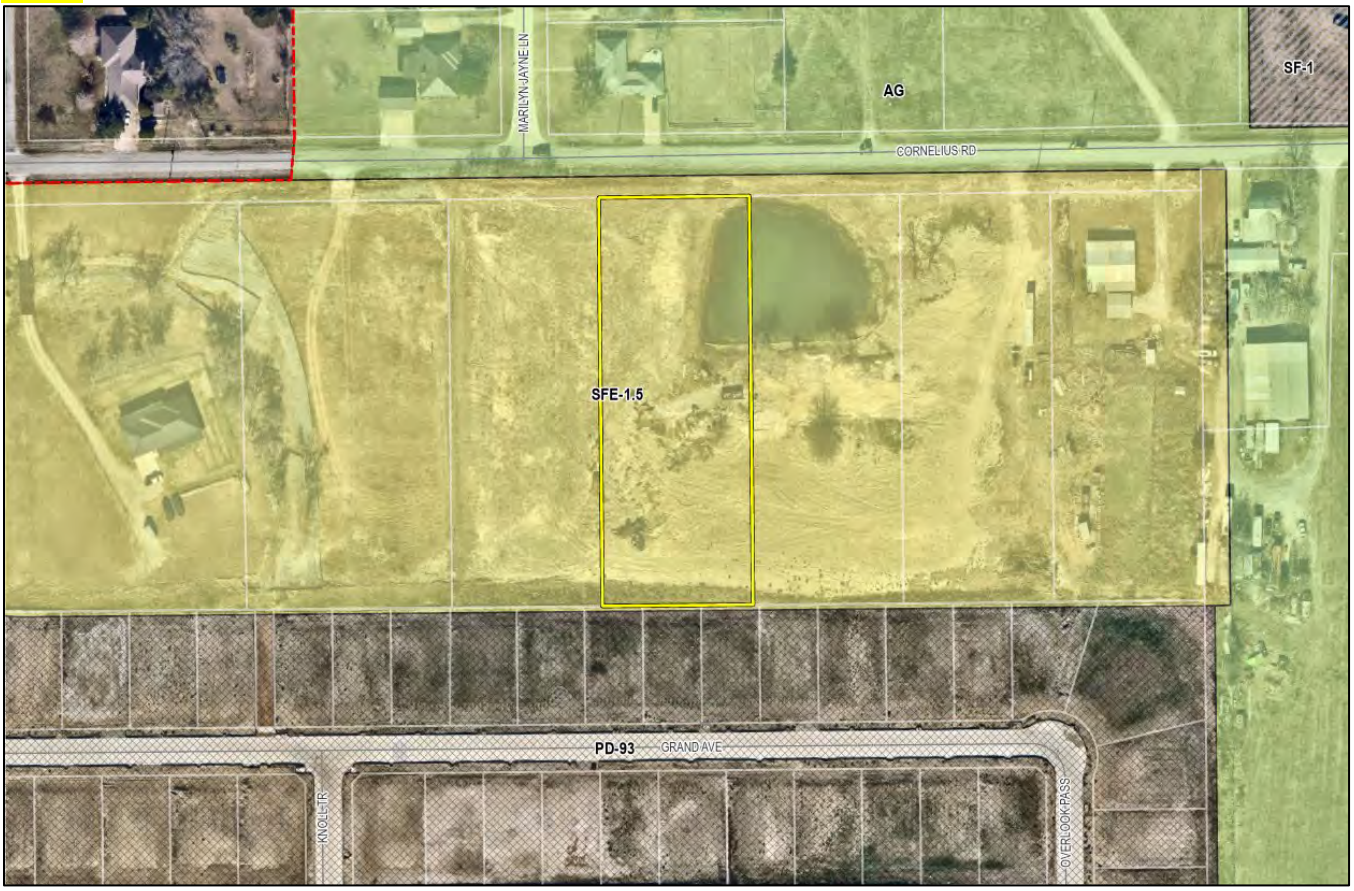
South: Directly south of the subject property Phase I of the Terraces Subdivision, which consists of 263 lots and is zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. Beyond that is a 55.08-acre tract of land (*i.e. Tract 11, of the W.M. Dalton Survey, Abstract 72*), which is zoned Agricultural (AG) District and developed with two (2) *Agricultural Accessory Structures* (*i.e. a 7,448 SF barn and a 1,107 SF pole barn*) that were constructed in 1966.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 487, 525, and 555 Cornelius Road*), which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition. Beyond

this is a 12.231-acre tract of land (*i.e. Tract 10, of the W.M. Dalton Survey, Abstract No. 72*), which is zoned Agricultural (AG) District and developed with a Single-Family home.

West: Directly west of the subject property are four (4) parcels of land (*i.e. 401, 375, 333, and 291 Cornelius Road*), which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant, and part of the Peoples Tract Addition. West of this is a four (4) acre parcel of land owned by the City of Rockwall that is zone Agricultural (AG) District and developed with a *Public Park*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to the Meadowview Ranch Estates Subdivision, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 1.5 (SFE-1.5) District, requires a Specific Use Permit (SUP).

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

summary of observations concerning the housing along Cornelius Road and Marilyn Jane Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Cornelius Road
Year Built	1888 - 2012	*N/A*
Building SF on Property	2,046 SF – 7,986 SF	9,017 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	210-Feet
Side	10-feet or Greater	25-Feet
Rear	10-feet or Greater	163-Feet
Building Materials	Brick and Siding	Stone, Stucco, Wood Siding, Metal Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch. According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch". In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. A waiver to the roof pitch is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch requirement will be waived. With the exception of the roof pitch, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

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 Cornelius and Marilyn Jane Road and the proposed building elevations in the attached packet. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in favor or in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the ***Specific Use Permit (SUP)*** ordinance and which are detailed as follows:

(a) The development of the *Subject Property* shall generally conform to the ***Residential Plot Plan*** as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of the draft ordinance.

(c) 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.

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(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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

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	451 Cornelius Rd, Rockwall 75087				
SUBDIVISION	Peoples Tract Addition	LOT	5	BLOCK	
GENERAL LOCATION	Between Terraces Phase 2 and Cornelius R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-1.5	CURRENT USE	Vacant Land		
PROPOSED ZONING	SF- 1.5	PROPOSED USE	Single Family Home		
ACREAGE	1.59 Lot	LOTS [CURRENT]	Lot 5	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	Akhil D. Vats	☐ APPLICANT	
CONTACT PERSON	[redacted]	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 Ankit Parmar (Applicant) [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."

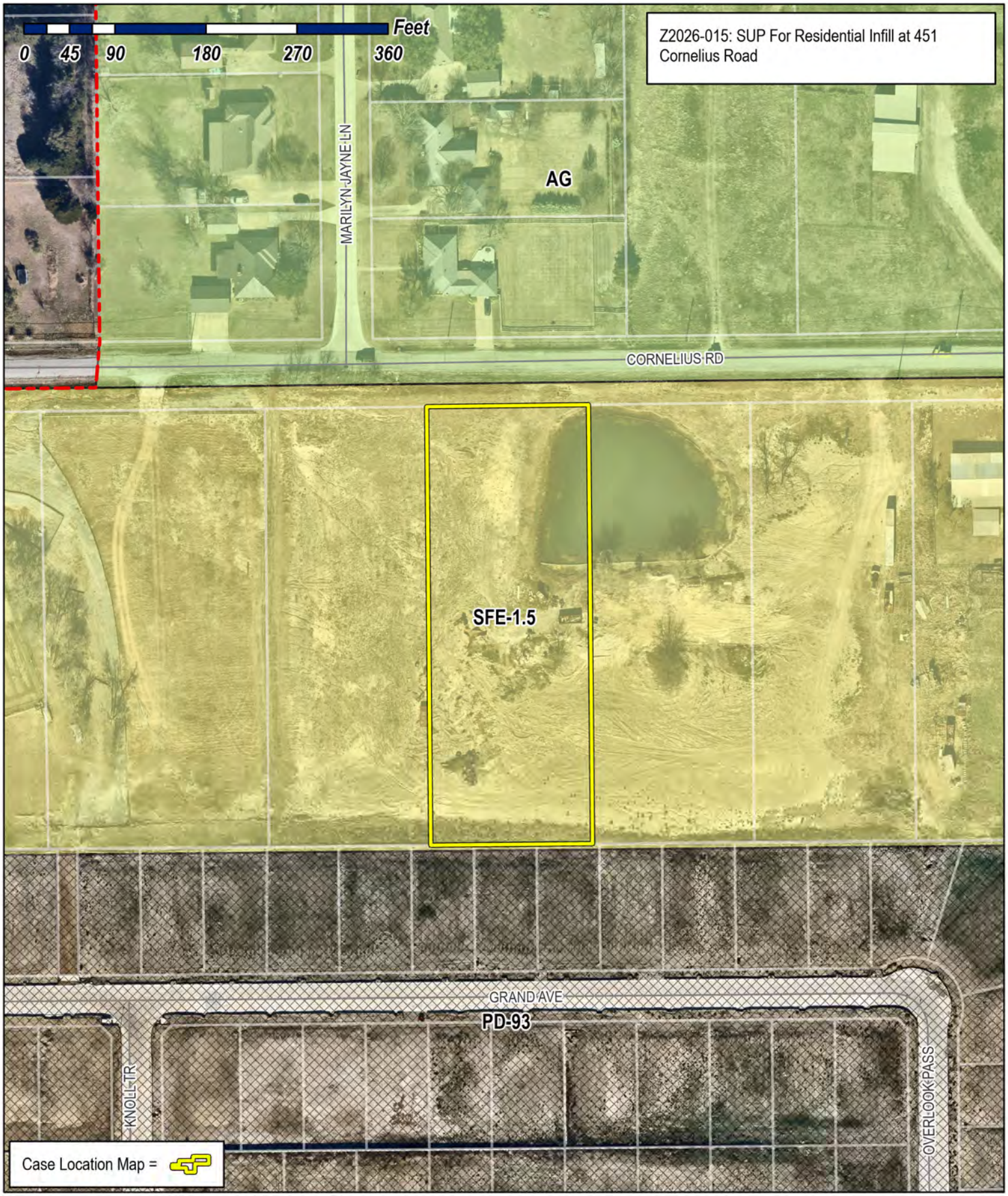
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jera O Davidson

Jera Dee Davidson
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires 6/20/2028
Notary ID 10851090

MY COMMISSION EXPIRES 6-20-2028



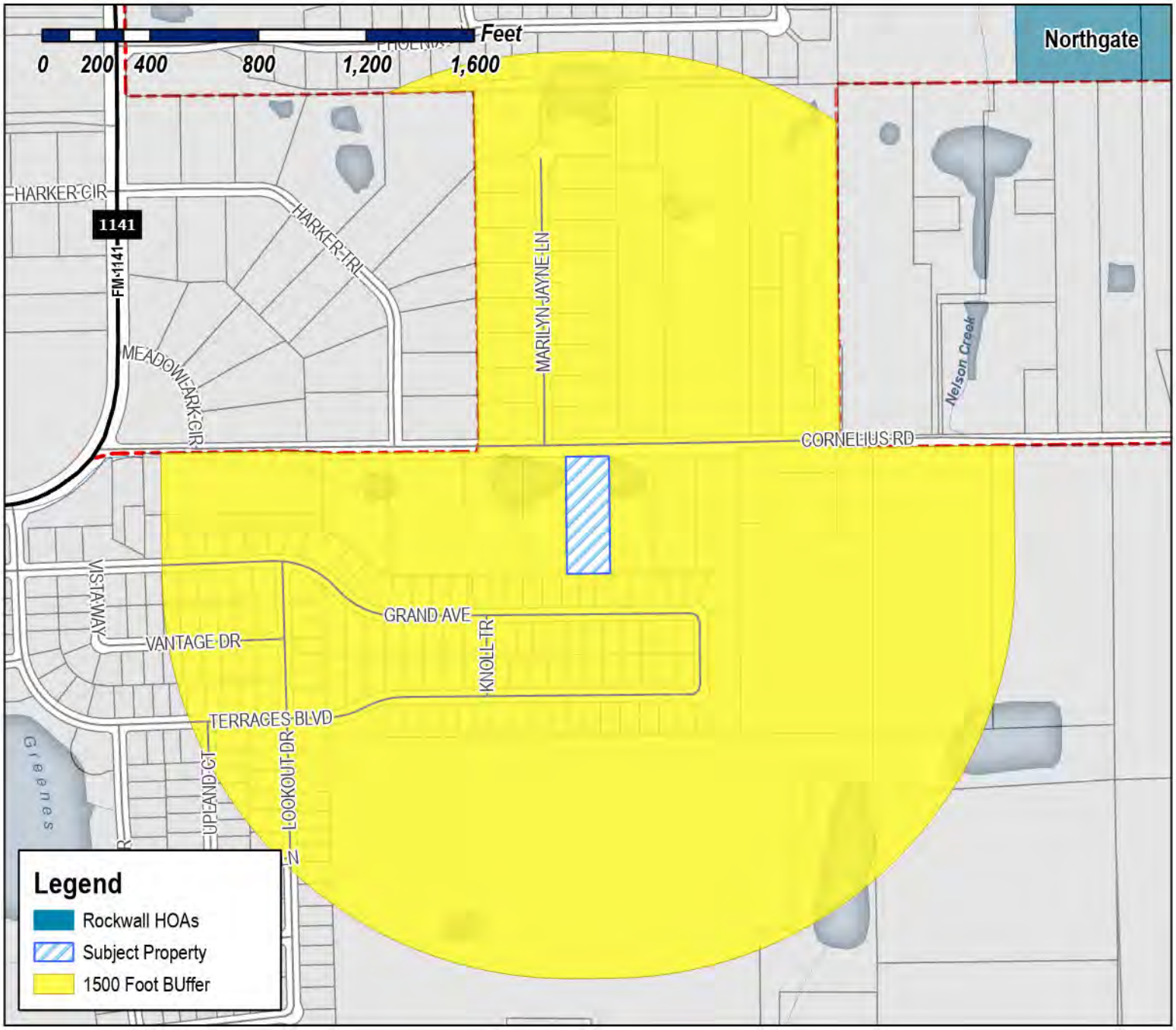
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

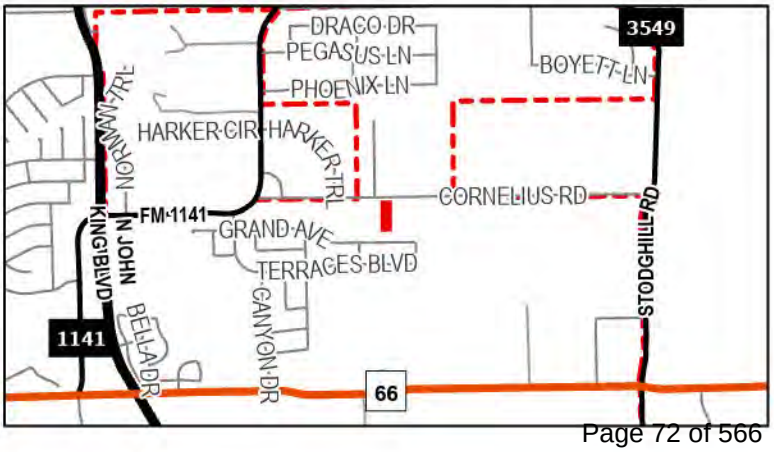
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Case Number: Z2026-015
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE 1.5) District
Case Address: 451 Cornelius Road

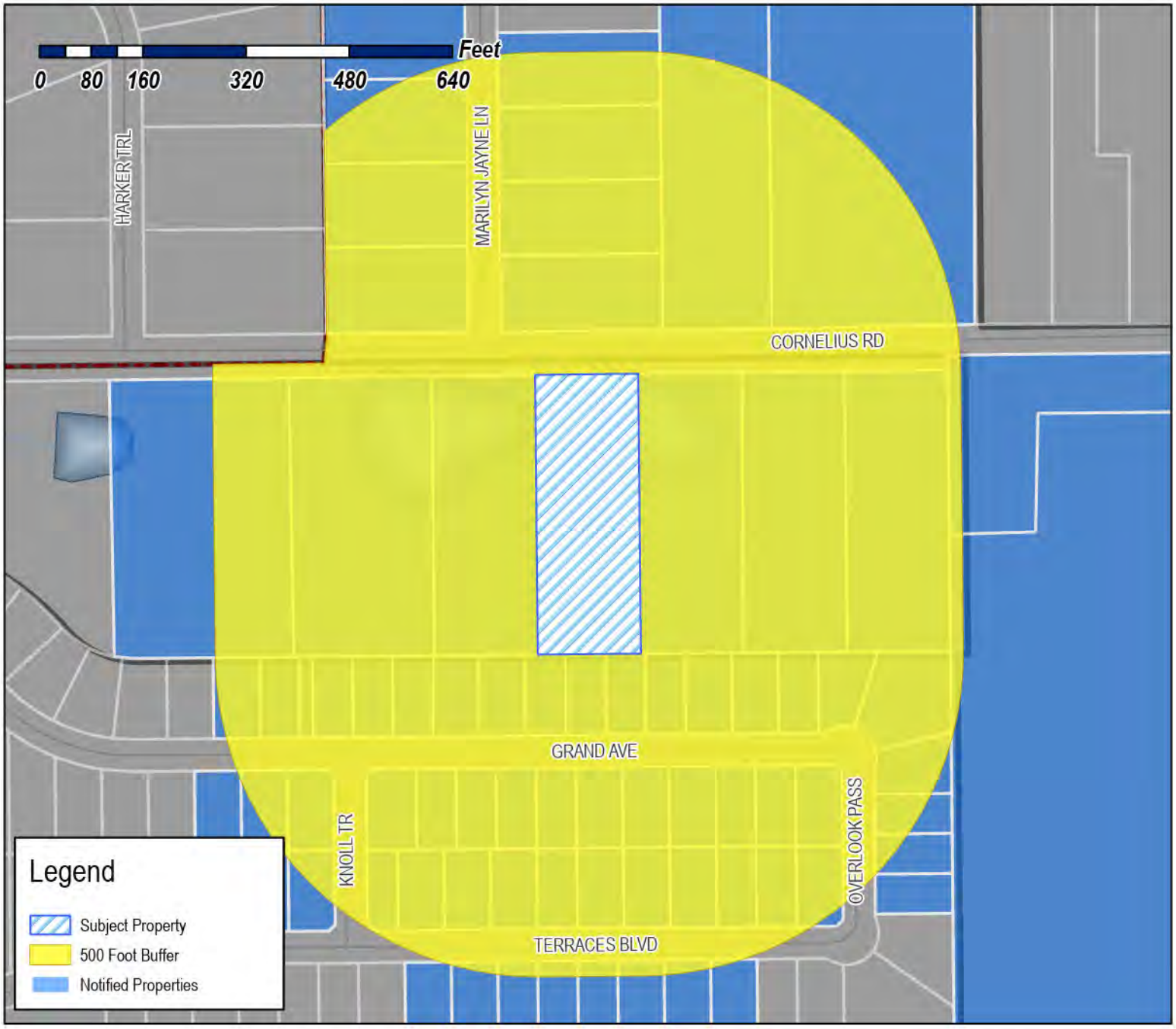
Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745



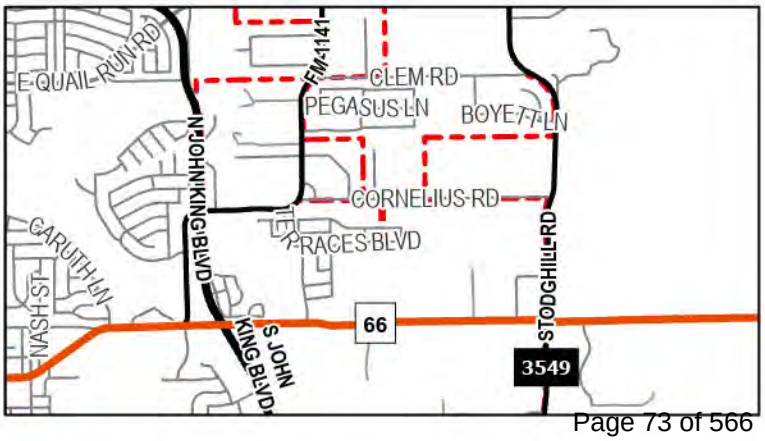
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Case Address: 451 Cornelius Road



Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
1110 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1116 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1122 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1128 OVERLOOK PASS
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

RESIDENT
2049 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2055 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2061 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2062 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2064 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2068 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2104 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2105 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2106 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2110 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2111 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2112 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2115 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2116 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2117 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2118 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2121 TERRACES BLVD
ROCKWALL, TX 75087

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2122 GRAND AVE
ROCKWALL, TX 75087

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2123 GRAND AVE
ROCKWALL, TX 75087

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2124 TERRACES BLVD
ROCKWALL, TX 75087

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2127 TERRACES BLVD
ROCKWALL, TX 75087

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2128 GRAND AVE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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2130 TERRACES BLVD
ROCKWALL, TX 75087

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2133 TERRACES BLVD
ROCKWALL, TX 75087

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2134 GRAND AVE
ROCKWALL, TX 75087

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2135 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2136 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2139 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2140 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2200 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2201 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2202 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2203 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2206 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2207 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2208 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2209 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2212 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2213 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2214 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2215 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2218 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2219 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2220 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2224 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2225 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2226 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2232 GRAND AVE
ROCKWALL, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
401 CORNELIUS RD
ROCKWALL, TX 75087

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
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ANDREA DANLEY - INDEPENDENT EXECUTOR
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DALLAS, TX 75209

TM TERRACES LLC
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DALLAS, TX 75209

RESIDENT
451 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

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:

Z2026-015: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-015: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

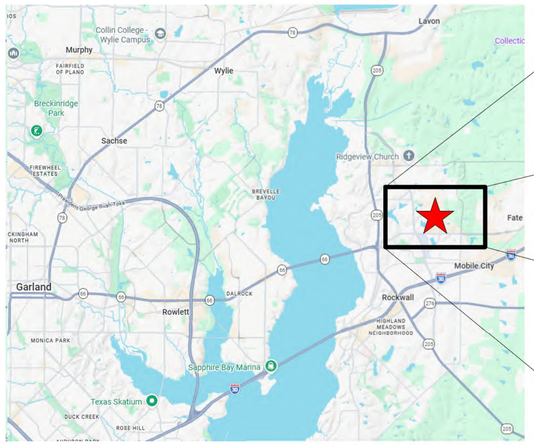
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



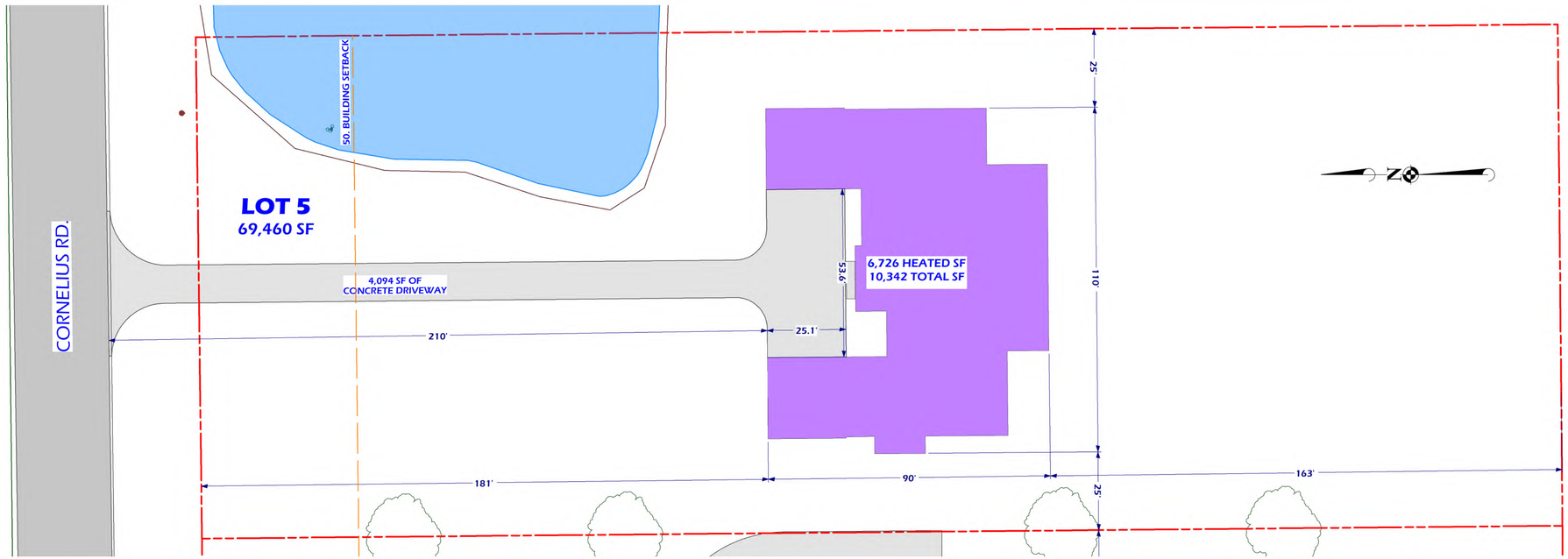




E1 OVERALL BUILDING HEIGHT
SCALE: NOT TO SCALE

NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087



1 SITE PLAN
SCALE: 1" = 20'-0"

Case Number (Z2026-015)

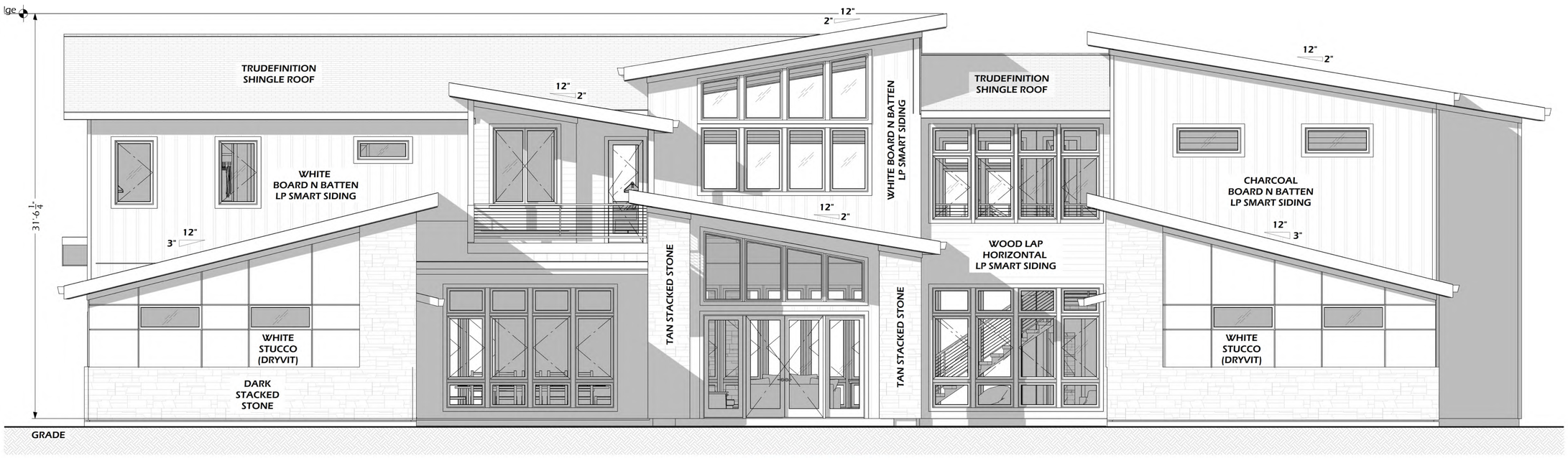
SHEET NUMBER **A.00** | REVISION #: F

NEW HOME FOR THE VOTS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN: 05/05/2026

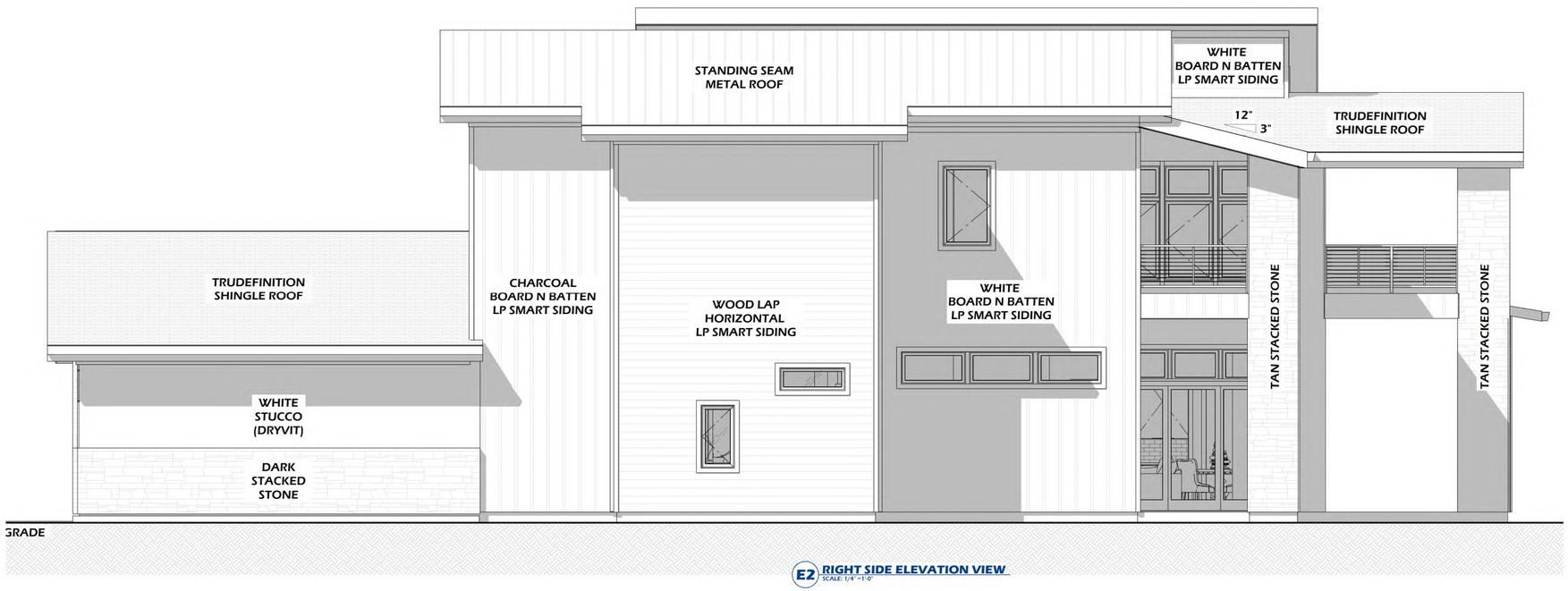
LOT #5 SITE PLAN
451 Cornelius Rd., Rockwall, TX 75087

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E1 FRONT ELEVATION VIEW
SCALE: 1/4" =1'-0"



E2 RIGHT SIDE ELEVATION VIEW
SCALE: 1/4" =1'-0"

Case Number (Z2026-015)

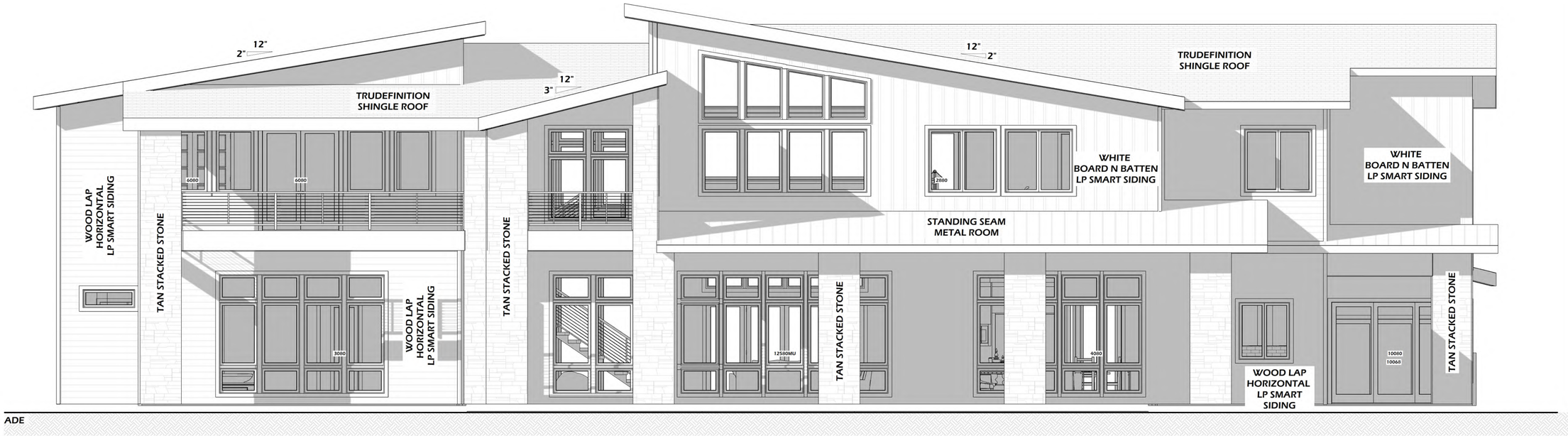
SHEET NUMBER **A.03** REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN BY: 03/13/2026

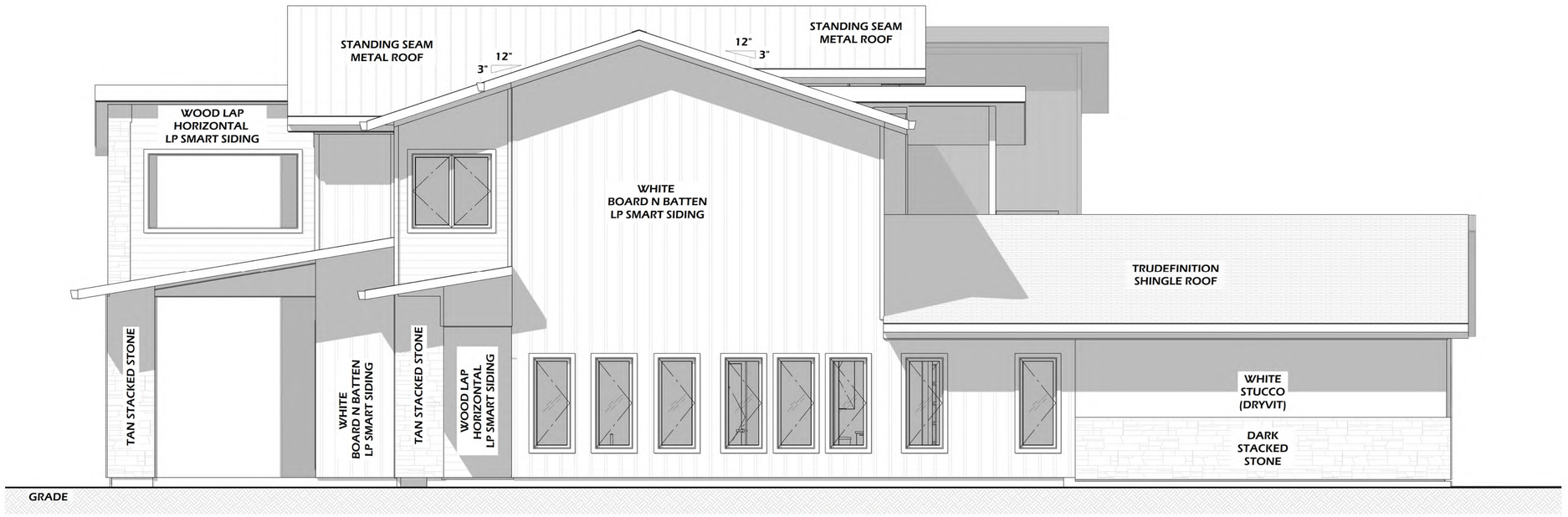
EXTERIOR ELEVATIONS
FRONT AND LEFT SIDE VIEWS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



E4 LEFT SIDE ELEVATION VIEW
SCALE: 1/4" = 1'-0"

Case Number (Z2026-015)

SHEET NUMBER **A.04** REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN BY: 03/13/2026

EXTERIOR ELEVATIONS
REAR AND RIGHT SIDE VIEW

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E3 REAR 3D RENDERING
SCALE: NOT TO SCALE



E1 FRONT 3D RENDERING
SCALE: NOT TO SCALE



E4 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE



E2 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

Case Number (Z2026-015)

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

LOT #5 SITE PLAN

451 Cornelius Rd., Rockwall, TX 75087

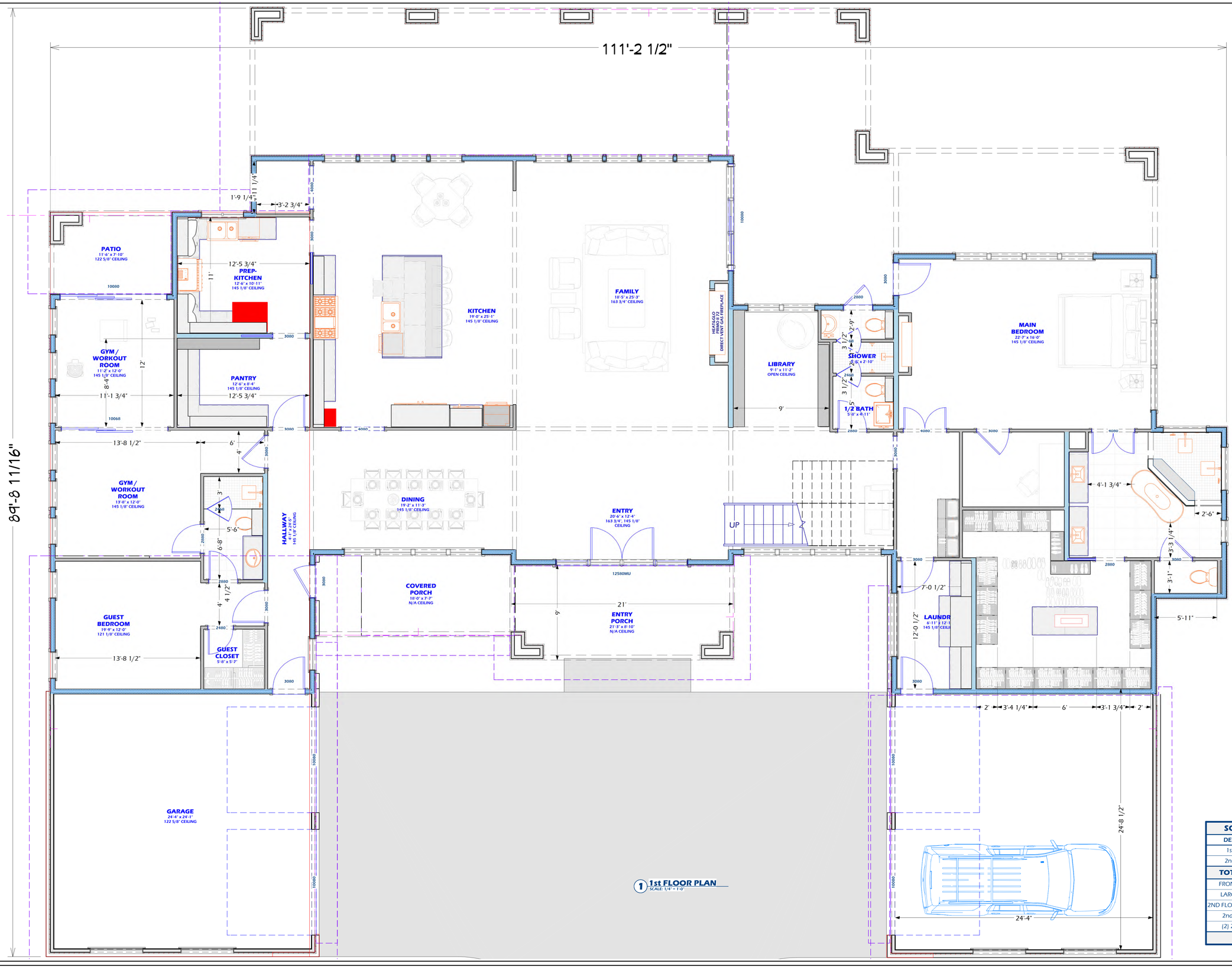
NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

SHEET NUMBER **A.05**

REVISION #: F



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,097
2nd FLOOR PLAN	2,629
TOTAL HEATED	**6,726**
FRONT PORCH ENTRY	330
LARGE BACK PORCH	1,285
2ND FLOOR FRONT BALCONY	98
2nd FLOOR PORCH	668
(2) 2 CAR GARAGES	1,235
TOTAL	**10,342**

Case Number (Z2026-015)

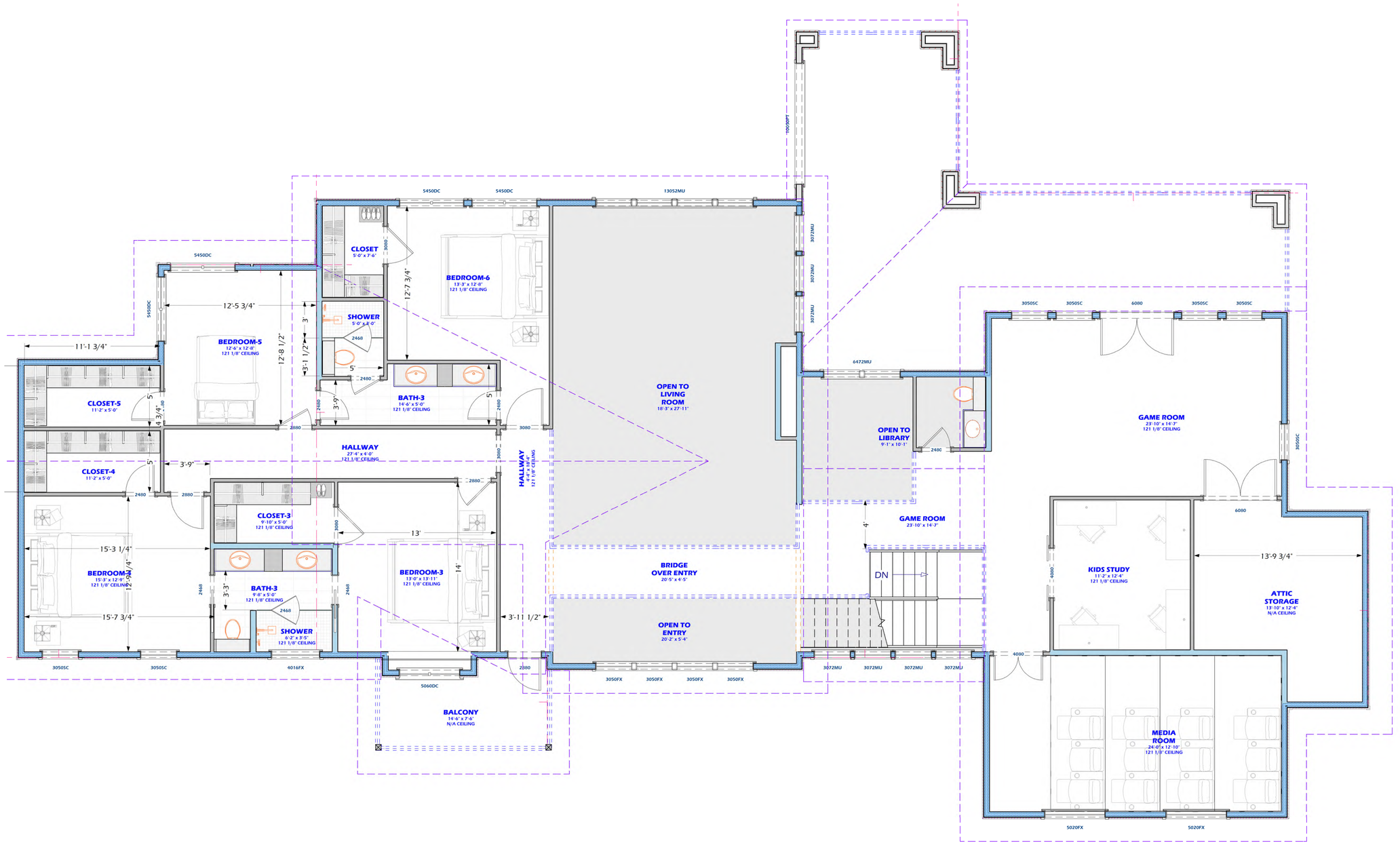
SHEET NUMBER **A.01** REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: **26030508** | DRAWN BY: 03/13/2026

1ST FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



2 **2nd FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,097
2nd FLOOR PLAN	2,629
TOTAL HEATED	**6,726**
FRONT PORCH ENTRY	330
LARGE BACK PORCH	1,285
2ND FLOOR FRONT BALCONY	98
2nd FLOOR PORCH	668
(2) 2 CAR GARAGES	1,235
TOTAL	**10,342**

Case Number (Z2026-015)

SHEET NUMBER **A.02** | REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: **26030508** | DRAWN BY: 03/13/2026

2nd FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

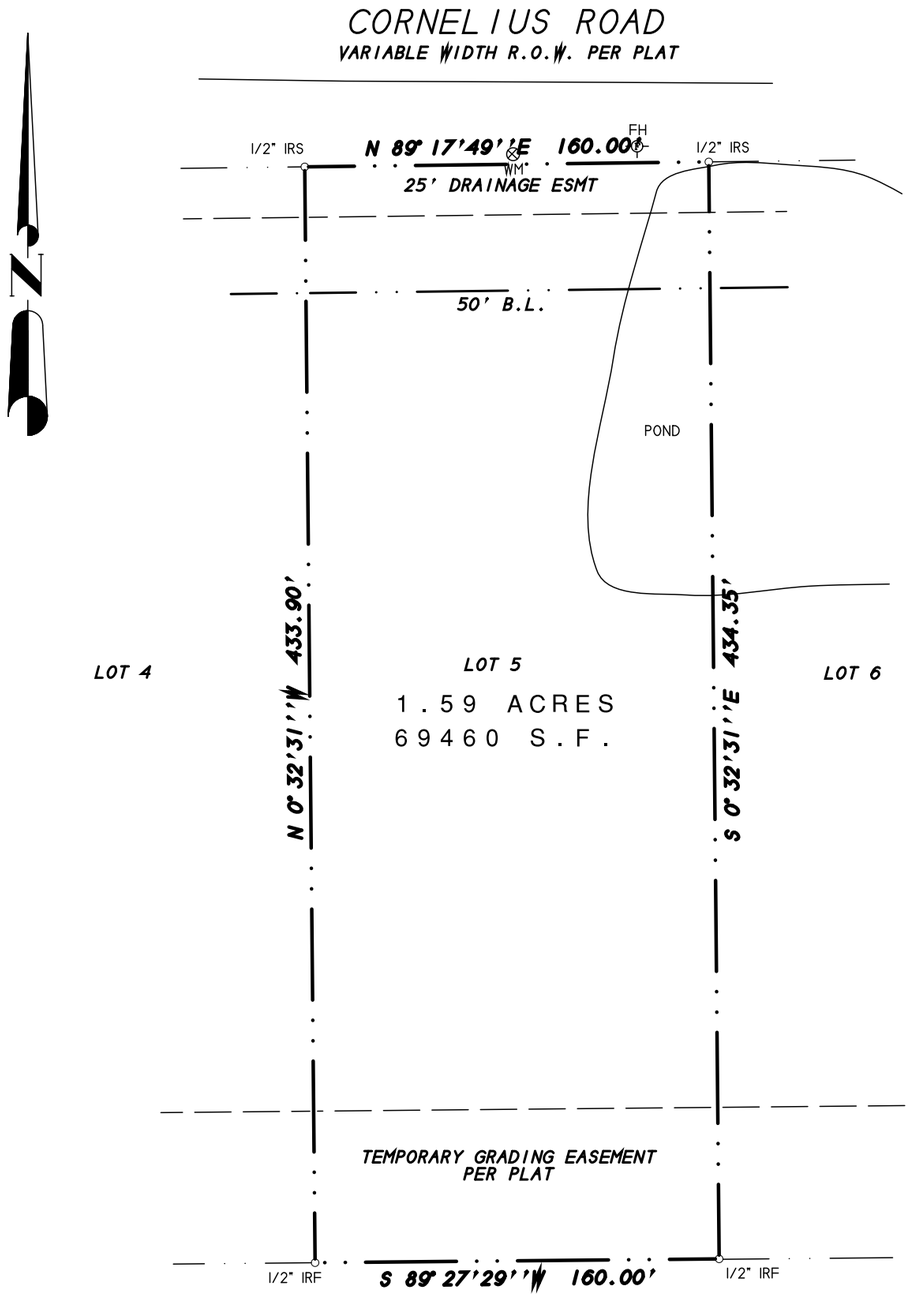
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

PLAT OF SURVEY

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



DESCRIPTION

Lot 5, Block A, Peoples Tract Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Final Plat thereof recorded in under Clerk's File No. 202400015144, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

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

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company and Akhil Vats at 451 Cornelius Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 19th day of March, 2026.

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROP PROPANE TANK

SURVEY DATE MARCH 19, 2026
SCALE 1" = 60' FILE # 20260050
CLIENT VATS GF # 3016402600136

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
	AVERAGES:	1975	3,481	



1200 Marilyn Jane



1201 Marilyn Jane



487 Cornelius Road



520 Cornelius Road



525 Cornelius Road



555 Cornelius Road



588 Cornelius Road



589 Cornelius Road



614 Cornelius Road



628 Cornelius Road



635 Cornelius Road



657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT 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 Akhil Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

DRAFT 05.18.2026

in the future -- and with the following conditions:

3.1 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 *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

DRAFT 03.18.26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

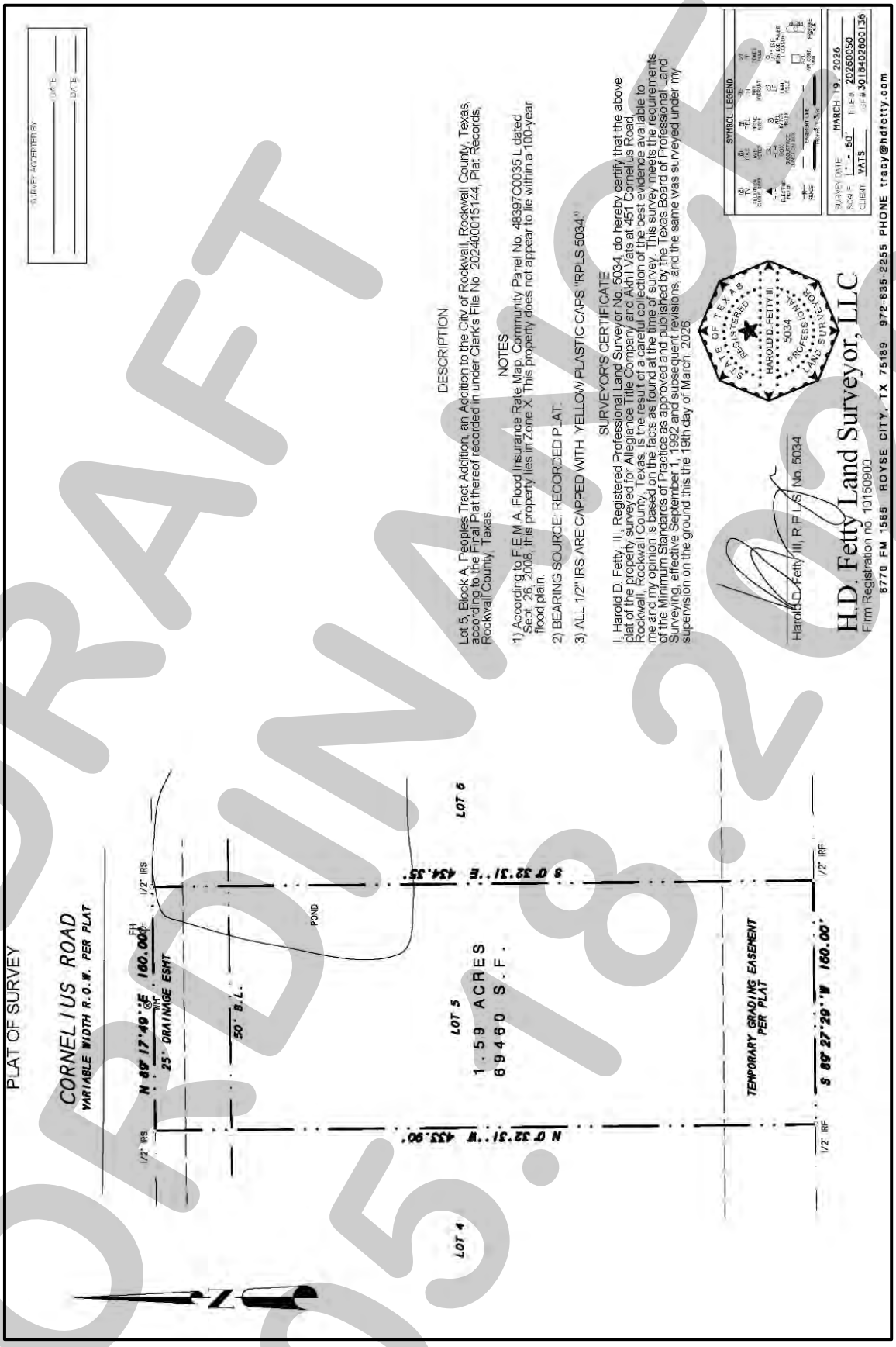
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

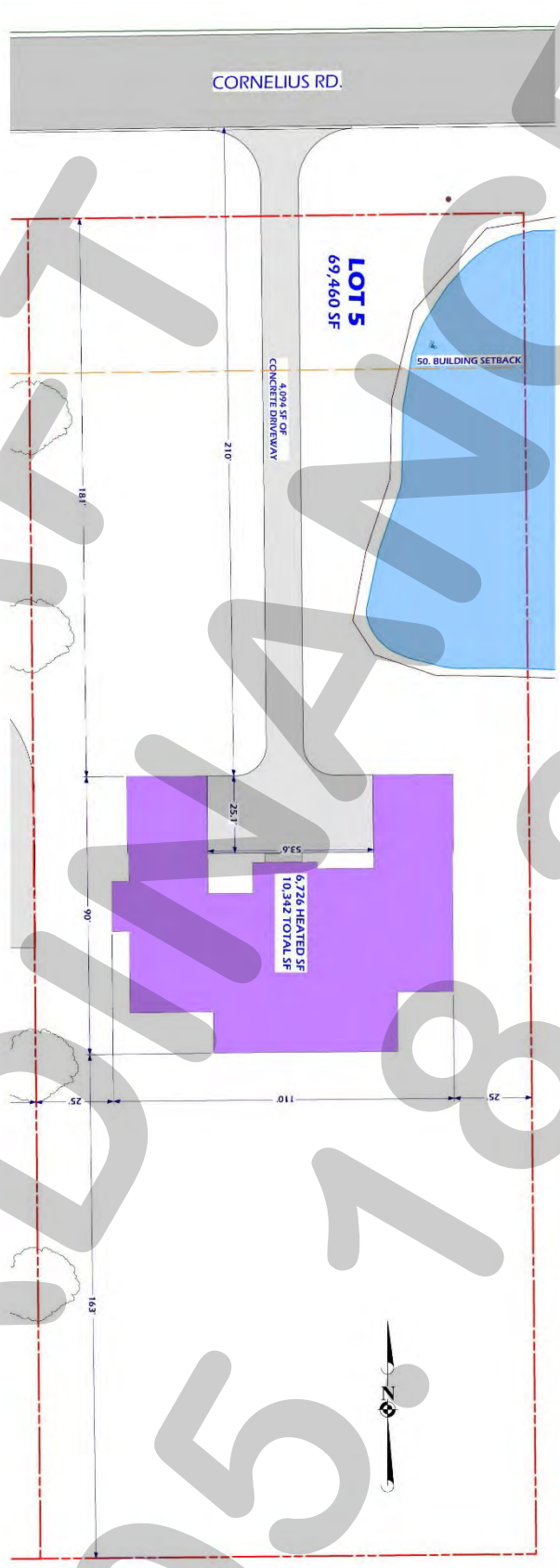
DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Legal Description



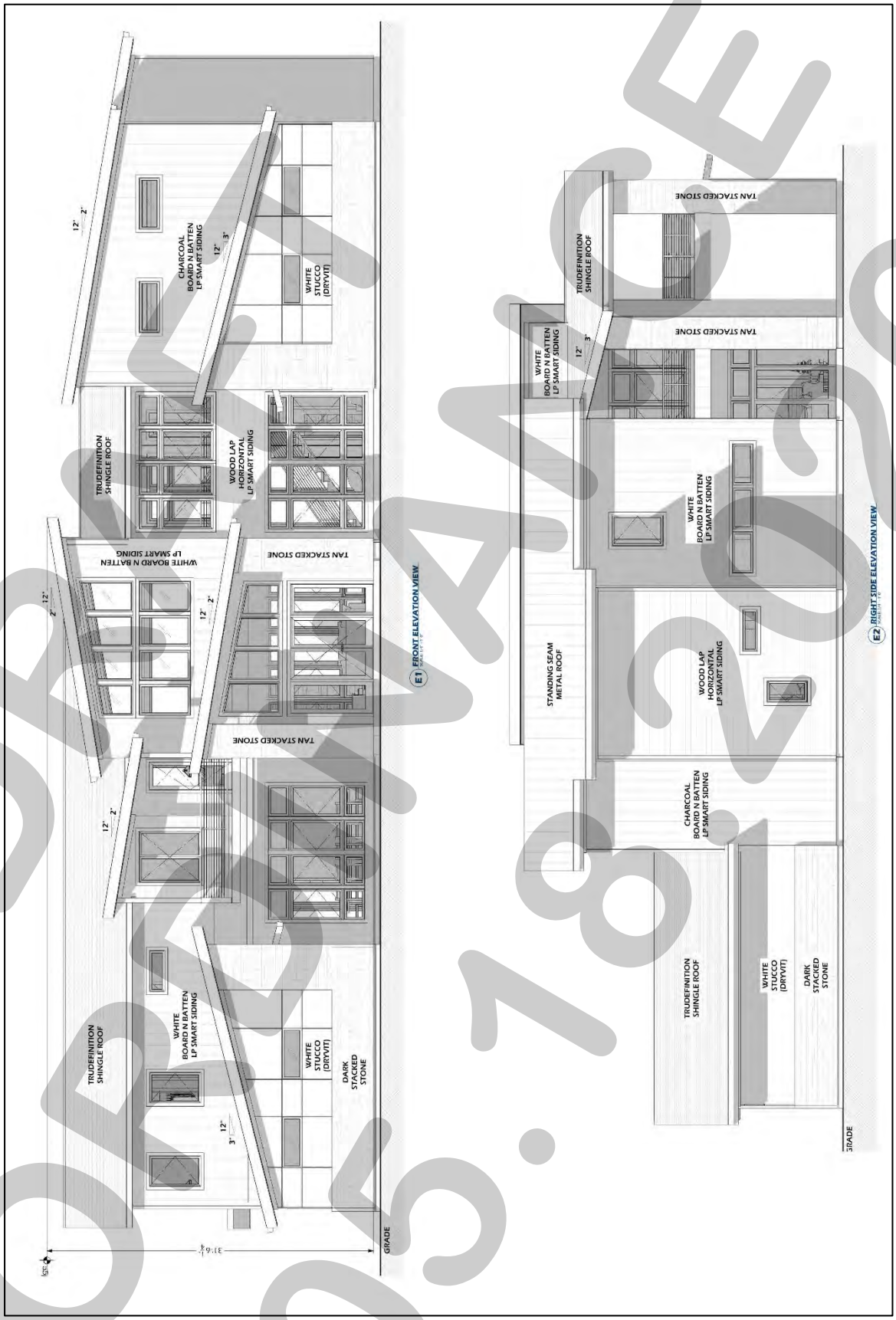
DRAFT
ORDINANCE
05.18.2026

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 05.18.2026

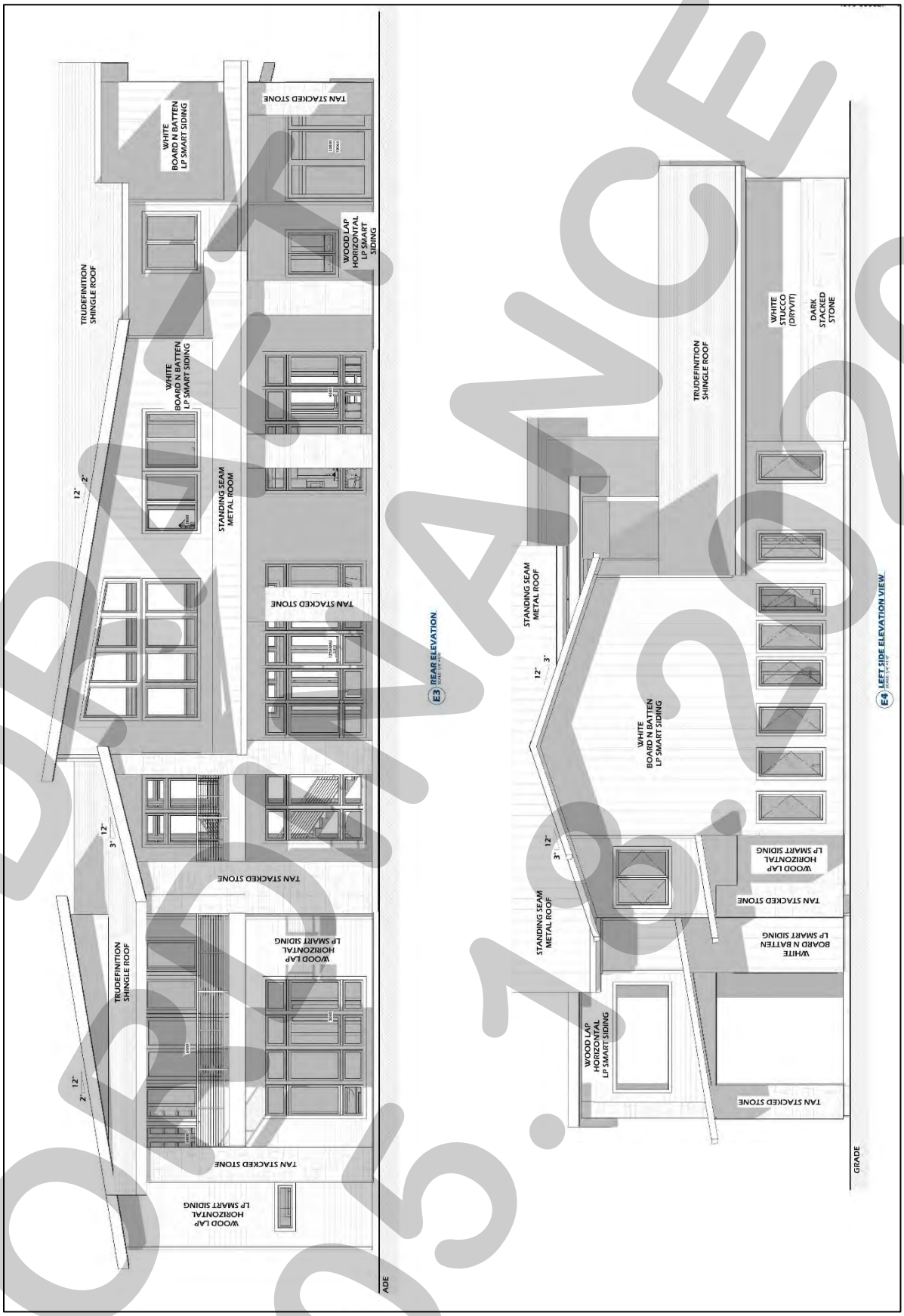
Exhibit 'C':
Building Elevations



DRAFT
05.18.2026

Exhibit 'C':

Building Elevations



DRAFT
05.19.2026

Exhibit 'D':
Renderings





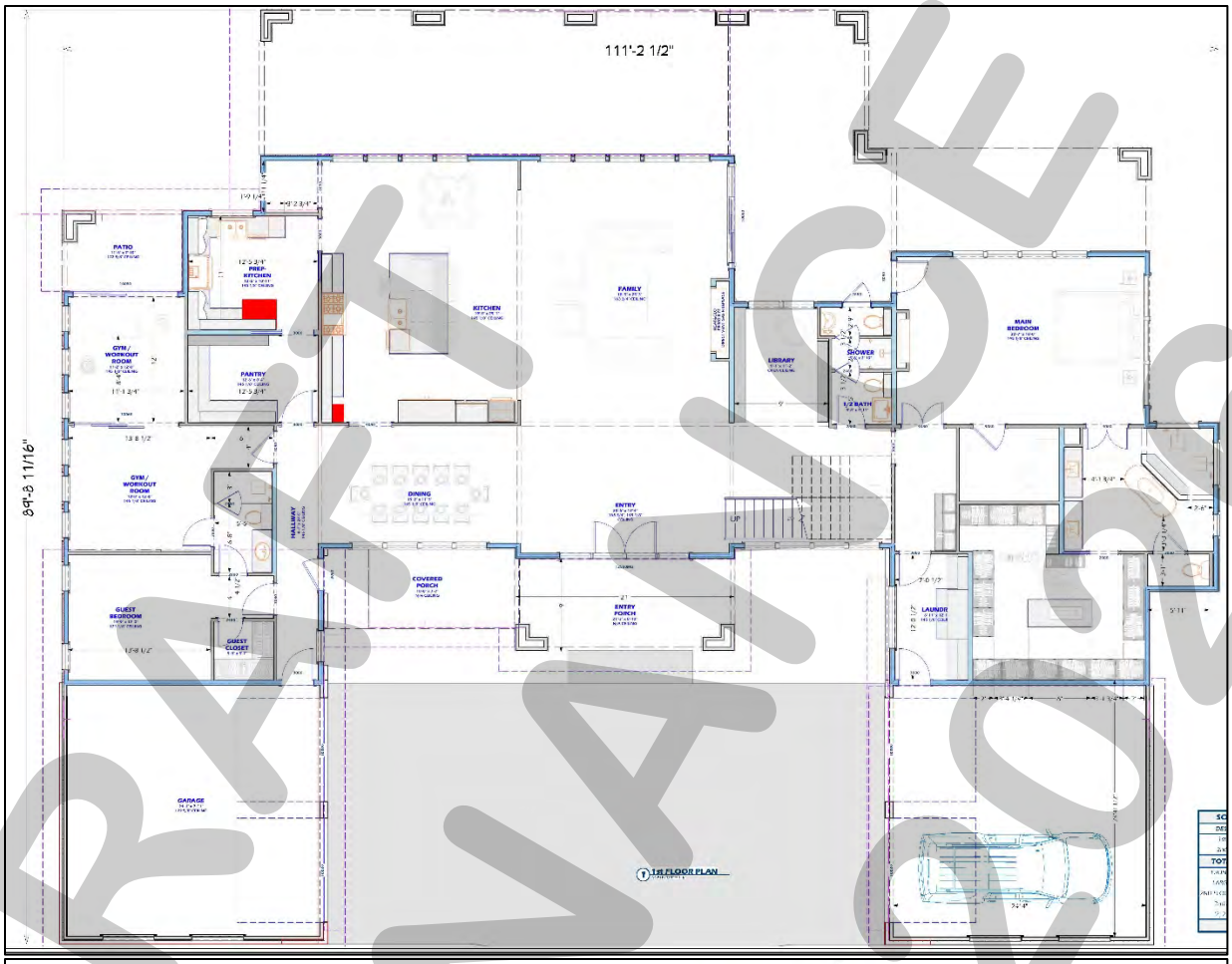


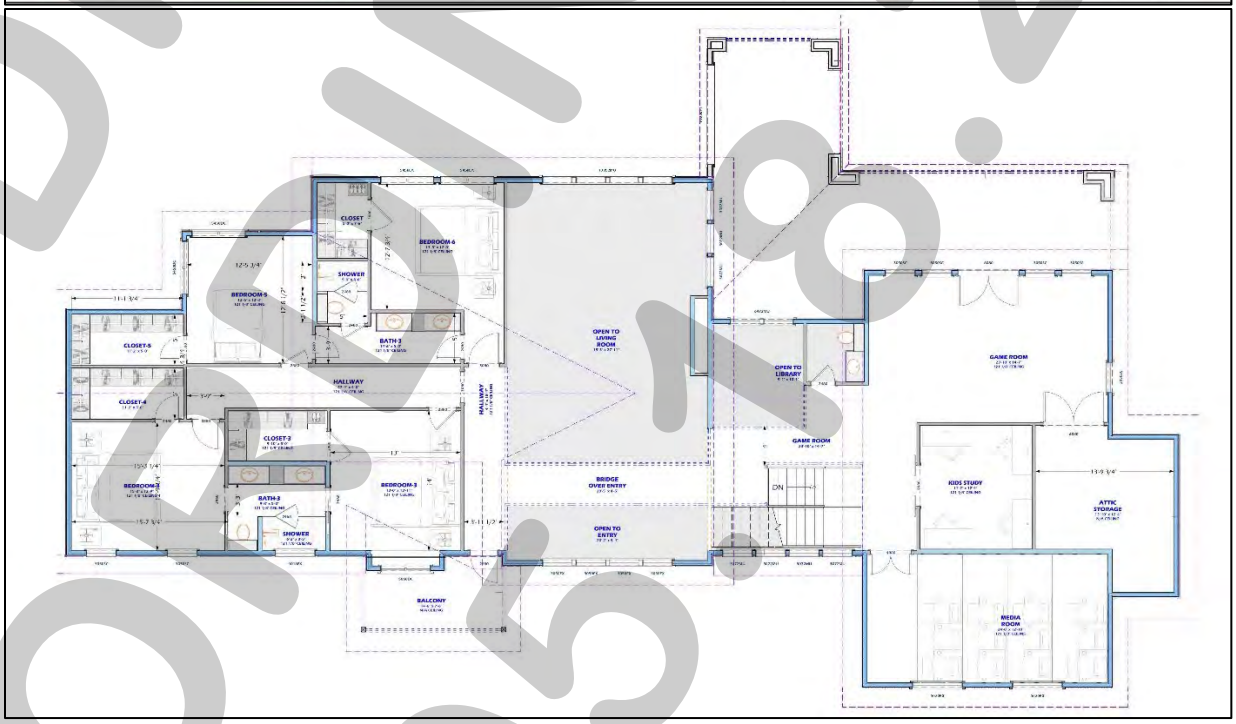


DRAFT
03.19.2026

Exhibit 'E':

Floor Plan





DRAFT
ORDINANCE
05.18.2026

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller; *Director of Planning and Zoning*
DATE:	May 18, 2026
CASE NUMBER:	Z2026-016; *Specific Use Permit (SUP) for a Church/House of Worship*

On May 12, 2026, the Planning and Zoning Commission approved a motion postponing *Case No. Z2026-011* to the *June 9 2026* Planning and Zoning Commission meeting by a vote of 5-0, with Commissioner Hagaman recusing himself and Commissioner Brock absent. According to the applicant -- *Bilal Mashhood* --, the purpose of this request is to allow the applicant and property owner "…some time to discuss this further with the community members …" (*see Exhibit 'A'*). Subsection 02.03(C), *Postponement, Recess, and Continuation of a Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states, "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." Since the Planning and Zoning Commission postponed the case to the *June 9, 2026* Planning and Zoning Commission meeting, the City Council will need to announce a new public hearing date of *June 15, 2026* at their meeting on *May 18, 2026*. No additional action on this case is required. Should the City Council have any questions, staff will be available at the *May 18, 2026* meeting.

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Tuesday, May 5, 2026 11:33 AM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
We are requesting for tabling to June 9th
Please let us know when it is confirmed
Thank you sir for your support and help
With Regards
Bilal Mashhood
8456719628

Get Outlook for iOS

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Thursday, April 30, 2026 2:56 PM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
Thank you for your help with our case
May we request to table the case and postpone it for the next available dates so we have some time to discuss this further with the community members
Please let us know the available options and dates
Thank you
Bilal Mashhood
8456719628

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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:	May 18, 2025
APPLICANT:	Anthony Winkler; *Calabrese & Winkler Holdings*
CASE NUMBER:	Z2026-017; *Specific Use Permit (SUP) for Texas Social*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 16, 2001, the City Council approved a zoning change [*Case No. PZ2000-117-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. On February 3, 2020, the City Council approved a preliminary plat [*Case No. P2020-005*] for the subject property. No other changes have occurred to the subject property since annexation.

PURPOSE

On April 17, 2026, the applicant -- *Anthony Winkler of Calabrese & Winkler Holdings* -- submitted an application requesting a Specific Use Permit (SUP) to establish an *Outdoor Commercial Amusement/Recreation* land use and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for the purpose of constructing a *Golf Driving Range* and *Family Entertainment Center*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.7624-acre parcel of land (*i.e. Lot 1, Block A, Roadside Addition*) developed with commercial land uses. Beyond this is a 6.036-acre parcel of land (*Lot 1, Block C, Rockwall Business Park East Addition*) developed with a *Mini-Warehouse Facility* (*i.e. The Vault Self Storage*). Following this is a 1.6764-acre parcel of land (*i.e. Lot 1, Block B, Rockwall Business Park East Phase 2 Addition*) developed with a multi-tenant retail building and *Carwash Facility* (*i.e. Hacienda Car Wash*). All of these properties are zoned Commercial (C) District. North of this is the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*]. These streets are identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) [*E. Ralph Hall Parkway*] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [*SH-205*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

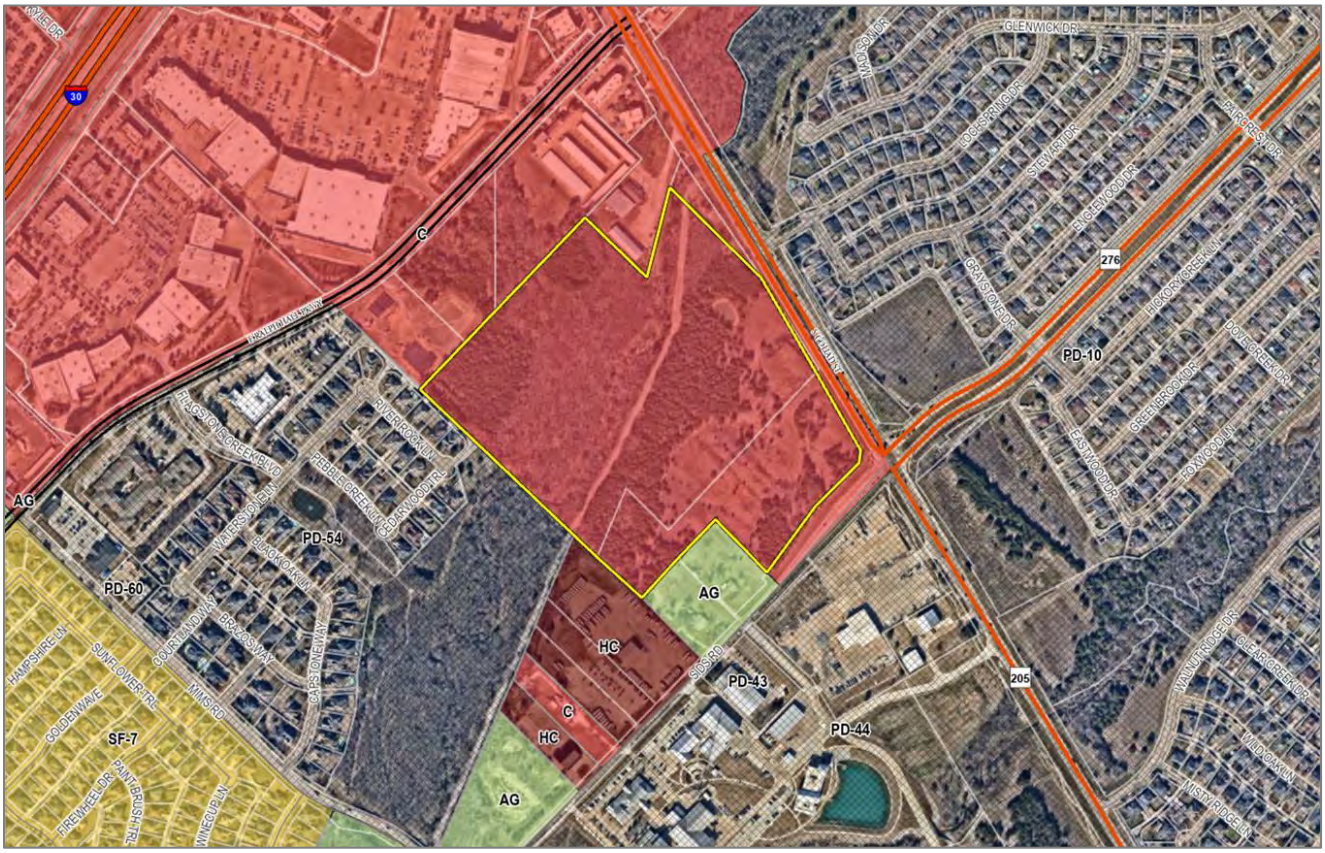
South: Directly south of the subject property are two (2) vacant tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*) developed with single-family homes, zoned Agricultural (AG) District. Beyond this is Sids

Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 2.00-acre parcel of land (*i.e. Lot 2, Block A, Pott Shrigley Addition*) developed with an *Office Building*, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses. South of this is Planned Development District 44 (PD-44), which it comprised of the Rayburn Electric Cooperative corporate campus.

East: Directly east of the subject property is the intersection of Sids Road and S. Goliad Street [*SH-205*], which are identified as a *Minor Collector* [*Sids Road*] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [*SH-205*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (*i.e. Tract 1-3 of the J. Cadle Survey, Abstract No. 65 & Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*) zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Following this is the Meadowcreek Estates Subdivision, which consists of 584 residential lots and is zoned Planned Development District 10 (PD-10) for single-family land uses.

West: Directly west of the subject property is a vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Outdoor Commercial Amusement*, *Indoor Commercial Amusement*, *Restaurants*, *Banquet Facility/Event Hall*, and a *Golf Driving Range*. The concept plan shows that the facility will incorporate a restaurant consisting of 7,387 SF, an event space consisting of 4,606 SF, an arcade/bowling consisting of 5,413 SF, an *Outdoor Commercial Amusement/Recreation* space (*i.e. Mini-Golf*), and a *Golf Driving Range* with of open-air driving bays. The approximated parking required for the proposed facility will be 248 parking spaces. Based on the proposed concept plan, the proposed facility will be two (2) stories in height and incorporate 193 parking spaces. This represents a deficit of 55 parking spaces; however, staff should note that -- *if approved* -- there is space on site to incorporate additional parking during the site plan process. Staff should also note, that an approval of the requested Specific Use Permit (SUP) does not approve any exceptions or variances to the requirements of the Unified Development Code (UDC). In addition, the *Golf Driving Range* will be enclosed using nets that will be supported with poles that will stand 200-feet in height.

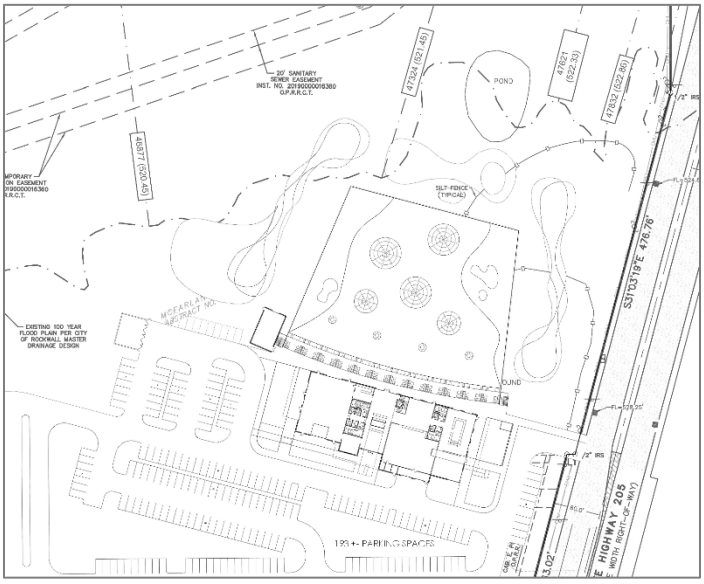


FIGURE 1: CONCEPT PLAN FOR THE FACILITY



FIGURE 2: CONCEPT BUILDING ELEVATIONS

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement/Recreation* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant appears to be within 300-feet of the Meadowcreek Estates Subdivision; however, the proposed *Golf Driving Range* will be separated from the Meadowcreek Estates Subdivision by future six (6) lane roadway (*i.e. SH-205/S. Goliad Street*), and the closest house to the proposed land use appears to be more than 300-feet from the proposed facility. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 200-feet in total height.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. The *Southwest Residential District* "…contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*), and commercial land uses." *Strategy #2* in the *Southwest Residential District* indicates that the properties

surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "…these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing a Specific Use Permit (SUP) for an *Outdoor Commercial Amusement/Recreation* land use on a commercially zoned property that is surrounded by properties with Commercial (C) District, Heavy Commercial (HC) District, and General Retail (GR) District zoning. In addition, according to Goal #1, *Creating Distinctive Destinations*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, "(a)ll non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community." In this case, the applicant is proposing a multi-use entertainment venue that incorporates uses that are not currently within the City of Rockwall. Based on this, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

STAFF ANALYSIS

The Specific Use Permit (SUP) request submitted by the applicant is the fourth time this request has been made, but it is the first request on the subject property. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 25-34; S-365*] for a *Golf Driving Range* [*Case No. Z2025-024*] for a different property located at the terminus of Fit Sport Life Boulevard. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request on the subject property. Given the change in location, the applicant's concept plan varies from the previously approved Specific Use Permit (SUP); however, the same land uses and amenities are being provided.

All that being said, the location, access, and surrounding land uses appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (*e.g. Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is primarily surrounded by commercial and heavy commercial land uses. Taking this into consideration, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff also notified the Flagstone Estates, Meadowcreek Estates, and the Hickory Ridge Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received 11 notices in opposition and three (3) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) allowing *Outdoor Commercial Amusement/Recreation* and a *Structure to Exceed 60-Feet in a Commercial (C) District* for the purpose of establishing a *Golf Driving Range* and *Family Entertainment Center*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

    (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(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 May 12, 2026, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 3-2, with Commissioners Conway and Roth dissenting, Commissioner Brock absent, and Commissioner Hagaman recusing himself.

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	NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NW corner of Hwy 205 & Sids Road, Rockwall, TX – approx. 9 acres		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C2	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	SUP	PROPOSED USE	Outdoor Entertainment Venue / 200' Tall Driving Range Poles
ACREAGE	9	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	☒ APPLICANT
CONTACT PERSON	Rayburn Electric (Land Owner) David Naylor	Anthony Winkler / Calabrese & Winkler Holdings
ADDRESS	[redacted]	[redacted]
CITY, STATE & ZIP		
PHONE		
E-MAIL		

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 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."

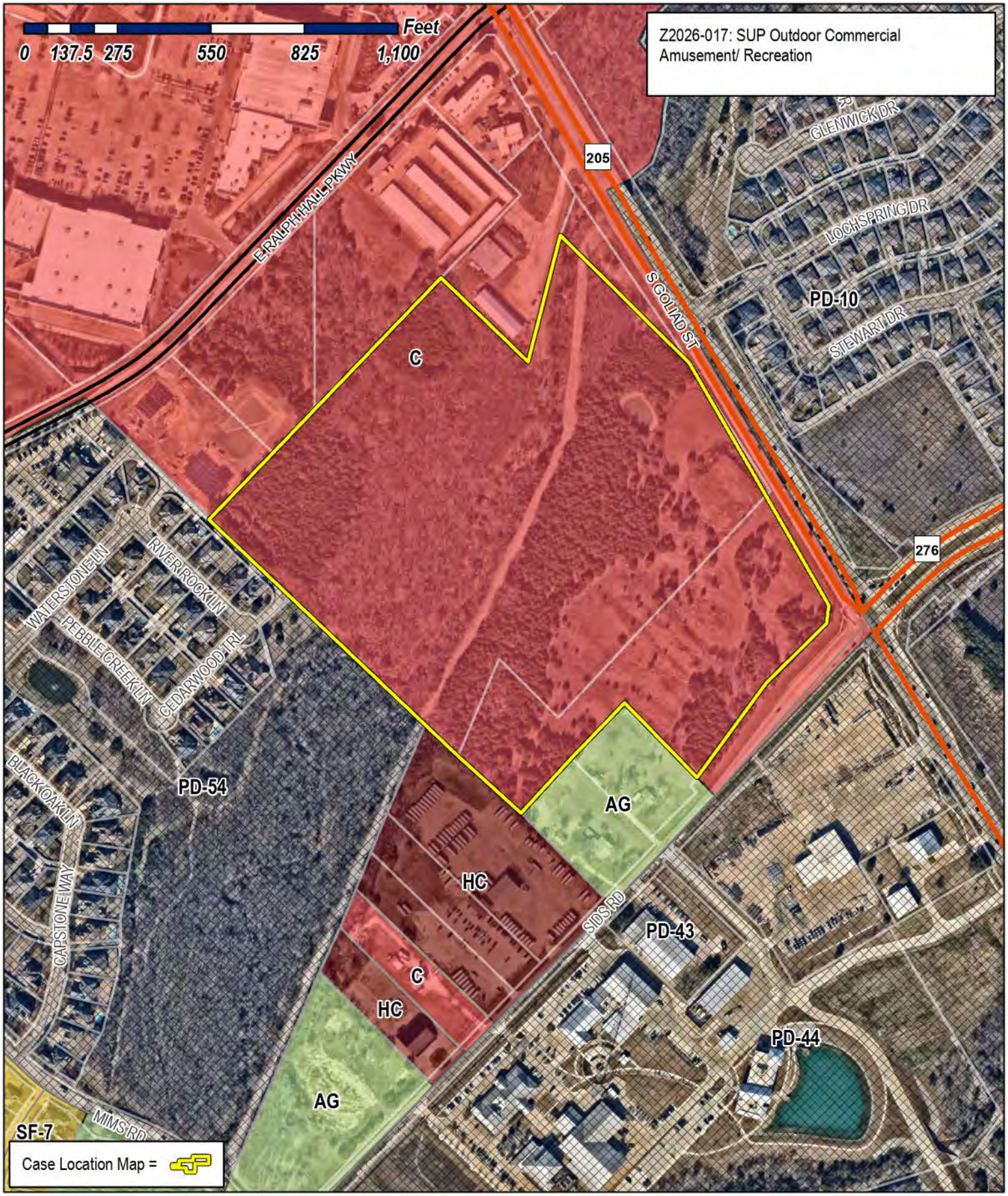
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES



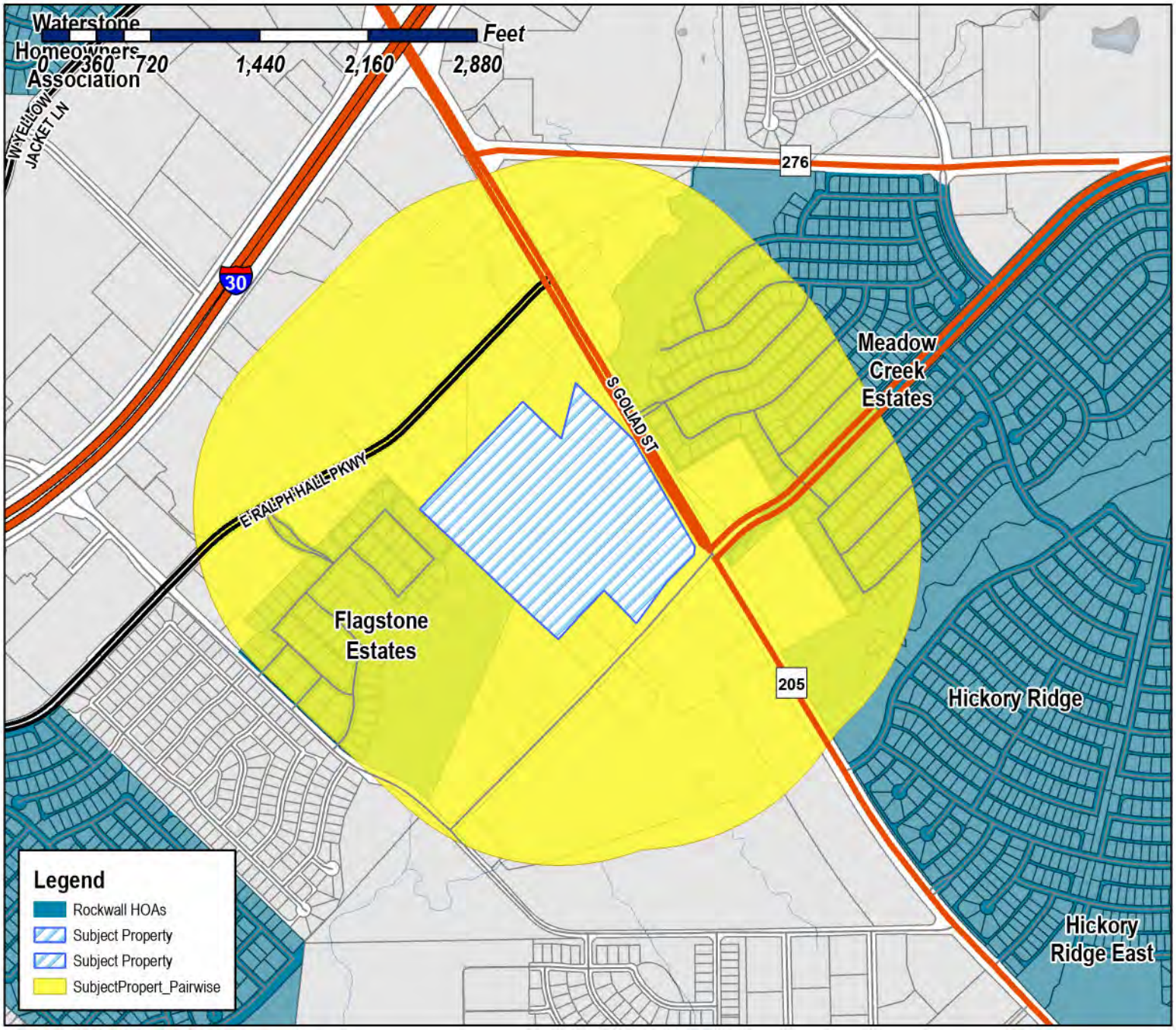
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2026-017
Case Name: SUP for Outdoor Commercial Amusement/Recreation
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NW Corner of Sids and SH 205



Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-017]
Date:	Wednesday, April 22, 2026 9:01:34 AM
Attachments:	Public Notice (04.21.2026).pdf HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-017: SUP for Outdoor Commercial Amusement/ Recreation
Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

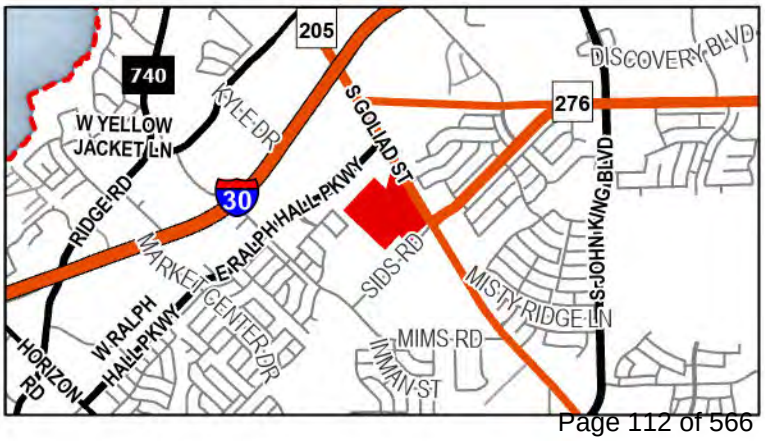
City of Rockwall

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Case Number: Z2026-017
Case Name: SUP for Outdoor Commercial Amusement/Recreation
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NW Corner of Sids and SH 205



Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

CRUZ ALBERTO
10 SIESTA CIR
HEATH, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75087

OM RENTALS LLC
C/O NOEL F BRYANT
101 EAGLE PASS COVE
LITTLE ROCK, AR 72211

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

SERVIGNA FERNANDO &
MIGLIA VILLAOBOS
10625 MATADOR DR
MCKINNEY, TX 75070

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

LA VIGNE CHRISTEN AND JUSTIN CHRISTOPHER
11320 81ST AVENUE NORTHEAST
KIRKLAND, WA 98034

CTO23 ROCKWALL LLC
1140 N Williamson Blvd Ste 140
Daytona Beach, FL 32114

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RESIDENT
1280 E RAPLPH HALL PKWY
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R
1351 STEWART DR
ROCKWALL, TX 75032

RESIDENT
1361 STEWART DR
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN
1367 STEWART DR
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND
LESLIE RENAY HOWARD
1373 STEWART DRIVE
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA
1377 STEWART DRIVE
ROCKWALL, TX 75032

PITT EMERIC & KHADIJA
1379 GLENWICK DR
ROCKWALL, TX 75032

CONFIDENTIAL
1380 LOCHSPRING DRIVE
ROCKWALL, TX 75032

ORTIZ JAIME AND
ARELI NAVARRO
1383 STEWART DRIVE
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
1386 STEWART DR
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND
FIKERTE MEBERAT KIDANE
1389 STEWART DRIVE
ROCKWALL, TX 75032

RESIDENT
1390 LOCHSPRING DR
ROCKWALL, TX 75087

RESIDENT
1391 LOCHSPRING DR
ROCKWALL, TX 75087

RESIDENT
1392 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1395 STEWART DR
ROCKWALL, TX 75087

STARK ERIK ROMAN
1396 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
1397 LOCHSPRING DR
ROCKWALL, TX 75087

RESIDENT
1398 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1401 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1430 MADISON DR
ROCKWALL, TX 75087

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CUI WEI
23078 ASPEN KNOLL DR
DIAMOND BAR, CA 91765

RESIDENT
2400 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2410 S GOLIAD
ROCKWALL, TX 75087

HOPE AMBER
2495 WATERSTONE LANE
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND DHIRAJLAL PATEL
2501 WATERSTONE LN
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO
2506 CEDARWOOD TRL
ROCKWALL, TX 75032

BRADY ASHLEY & TERRENCE II
2507 WATERSTONE LN
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L
2512 CEDARWOOD TRAIL
ROCKWALL, TX 75032

LISTER CHRISTY F
2513 WATERSTONE LANE
ROCKWALL, TX 75032

MURRAY VALETA DENHAM
2518 CEDARWOOD TRL
ROCKWALL, TX 75032

RESIDENT
2519 WATERSTONE LN
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N
2524 CEDARWOOD TRL
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P
2530 CEDARWOOD TRAIL
ROCKWALL, TX 75032

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SALONS LLC
3066 WINDING OAKS CIRCLE
KAUFMAN, TX 75142

ROCKWALL SALONS LLC
3066 WINDING OAKS CIRCLE
KAUFMAN, TX 75142

BOULOS LLC
3134 MARKET CENTER DR
ROCKWALL, TX 75087

ROCK TWO M LLC
3160 HOLBROOK RD
SPRINTOWN, TX 76082

LO WING FAI AND
MICKY SHING CHI TSUI
3220 SLEEPY HOLLOW DR
PLANO, TX 75093

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

SFR OWNWR 2 LLC
401 E JACKSON ST STE 3000
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B
4602 TOLER ROAD
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

RM3 SFR A LLC
600 GALLERIA PKWY SE STE 300
Dallas, GA 75240

HOPPLE JUSTIN A
760 PEBBLE CREEK LN
ROCKWALL, TX 75032

MABERY TREVOR L AND
LAUREN E BAILEY
766 PEBBLE CREEK LANE
ROCKWALL, TX 75032

BRADLEY DERRICK & ASHLEY
772 PEBBLE CREEK LN
ROCKWALL, TX 75032

JONES PAMELA S
776 RIVER ROCK LN
ROCKWALL, TX 75087

MOYA ELI C III
778 PEBBLE CREEK LN
ROCKWALL, TX 75032

RESIDENT
779 RIVER ROCK LN
ROCKWALL, TX 75087

RESIDENT
784 RIVER ROCK LN
ROCKWALL, TX 75087

CHIVVIS DAVID
784 PEBBLE CREEK LN
ROCKWALL, TX 75032

CARTER DAVID W AND JODI I
785 RIVER ROCK LANE
ROCKWALL, TX 75032

MCCOY NICOLE M
790 RIVER ROCK LN
ROCKWALL, TX 75032

APRIL MONTEMAYOR LIVING TRUST
APRIL ELIZABETH MONTEMAYOR - TRUSTEE
791 RIVER ROCK LN
ROCKWALL, TX 75032

ZILINSKAS MATTHEW & CAROL
796 RIVER ROCK LANE
ROCKWALL, TX 75032

HERVEY MICHAEL AND KATHALEEN
797 RIVER ROCK LN
ROCKWALL, TX 75032

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

HENDERSON DAVID AND CHERYL
802 RIVER ROCK LN
ROCKWALL, TX 75032

COLE DONALD J AND LAUREL J
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HERITAGE MONTESSORI ACADEMY OF ALLEN
LLC
811 S Central Expy Ste 306
Richardson, TX 75080

RESIDENT
860 E RALPH HALL PKWY
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N Central Expy Ste 1735
Dallas, TX 75231

RESIDENT
880 E RALPH HALL PKWY
ROCKWALL, TX 75087

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,
INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

BUFFALO COUNTRY PROPERTIES LLC
P.O. BOX 260288
PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP
PO BOX 1279
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RESIDENT
1430 MADISON DR
ROCKWALL, TX 75087

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CUI WEI
23078 ASPEN KNOLL DR
DIAMOND BAR, CA 91765

RESIDENT
2400 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2410 S GOLIAD
ROCKWALL, TX 75087

HOPE AMBER
2495 WATERSTONE LANE
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND
DHIRAJLAL PATEL
2501 WATERSTONE LN
ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO
2506 CEDARWOOD TRL
ROCKWALL, TX 75032

BRADY ASHLEY & TERRENCE II
2507 WATERSTONE LN
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L
2512 CEDARWOOD TRAIL
ROCKWALL, TX 75032

LISTER CHRISTY F
2513 WATERSTONE LANE
ROCKWALL, TX 75032

MURRAY VALETA DENHAM
2518 CEDARWOOD TRL
ROCKWALL, TX 75032

RESIDENT
2519 WATERSTONE LN
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N
2524 CEDARWOOD TRL
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P
2530 CEDARWOOD TRAIL
ROCKWALL, TX 75032

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SALONS LLC
3066 WINDING OAKS CIRCLE
KAUFMAN, TX 75142

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3066 WINDING OAKS CIRCLE
KAUFMAN, TX 75142

BOULOS LLC
3134 MARKET CENTER DR
ROCKWALL, TX 75087

ROCK TWO M LLC
3160 HOLBROOK RD
SPRINTOWN, TX 76082

LO WING FAI AND
MICKY SHING CHI TSUI
3220 SLEEPY HOLLOW DR
PLANO, TX 75093

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

SFR OWNWR 2 LLC
401 E JACKSON ST STE 3000
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B
4602 TOLER ROAD
ROWLETT, TX 75089

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ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

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ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME David Nelson

ADDRESS 808 River Rock Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As an original resident who built a on a lot immediately adjacent to the subject property, with the understanding that the wetland flood zone area where the subject property is proposed would not be used for any type of zoned infrastructure. The sole reason we built on this lot in Flagstone Creek Estates was to enjoy the benefits of this designated wetland, which the city fixed maintenance and upkeep of the "Nature Trail" and adjacent wetland designated areas noted on the plats as the responsibility of Flagstone Creek Estates Homeowners Association. (See the county records files, Plats, CCR's, Articles of Incorporation, By-Laws). Additional reasons for the objection would be the sheer amount of damage that would be done to the wetland creek areas. There will be legal challenges at all phases of construction where the use of heavy equipment in the designated wetland and the watershed issues the area already faces with heavy rain events at the Mims/Sids intersection. Huge NO!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

I am opposed to having a golf driving range so close to my home. Golf courses greatly increase homeowner's chances of developing Parkinson's Disease and many cancers due to the pesticides & chemicals used on the grass. I have a child that survived lymphoma, s lives he

Name: Erik Stark

Address: 1396 Lochspring Dr. Rockwall, TX 75032

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From:	Jeffrey Lowe
To:	Planning
Cc:	dmacalik@rockwallcountytexas.com
Subject:	FORMAL OBJECTION: Specific Use Permit (SUP) Case Z2026-017
Date:	Thursday, May 7, 2026 3:16:00 AM

To the Rockwall Planning and Zoning Commission and City Council,

I am the property owner of 2506 Cedarwood Trail in Flagstone Creek Estates. I am writing to express my **firm opposition** to the proposed development under SUP Z2026-017.

My property is uniquely impacted by this proposal. As a "front row" lot, my home sits directly adjacent to the site where the proposed forest clearing and construction would occur. When we built our home in 2009, we specifically chose this premium lot for its location on the greenbelt. We understood the back acreage to be a 100-year floodplain feeding Buffalo Creek, and we invested in this property with the reasonable expectation that the environmental constraints and Erosion Hazard Setbacks would preclude high-impact development.

The prospect of 60-foot netting and high-intensity spotlights glaring into our home at night is a direct contradiction to the "scenic views and natural character" emphasized in the "Rockwall County Open Space Master Plan." Beyond the aesthetic "eyesore," this project threatens to:

- **Devalue Residential Property:** The transition from a serene greenbelt to a commercial-scale recreation facility will negatively affect home values in Flagstone Creek Estates.
- **Displace Critical Wildlife:** This corridor is a thriving habitat for many including coyotes, bobcats, gray foxes, river otters, and even bald eagles. The "forest destruction" and potential toxic runoff from this project will irrevocably impact this riparian ecosystem.
- **Ignore Established Planning:** City and County master plans prioritize preserving the Buffalo Creek riparian corridor. Approving this SUP would favor short-term development over the city's long-term "Hometown Vision."

Primary Points of Contention:

- **Visual Blight:** 60-foot netting and light pollution in a previously dark-sky residential area.
- **Environmental Risk:** Development within a FEMA-rated Zone AE (High Risk) 100-year floodplain. Routine breaching of the Buffalo Creek banks makes this site unsuitable for the proposed scale of construction.
- **Infrastructure Stress:** Significant increase in vehicular traffic on residential-access roads.
- **Incompatibility:** The project contradicts the **Our Hometown Vision 2040** designation of this area as a "Southwest Residential District."

Policy/Plan/Vision References

Exhibit A: Rockwall Parks & Open Space Master Plan (2021–2031)

- **Context:** The Future Parks & Trails Map (p. 113) designates this greenbelt for conservation and future trail usage, not high-impact structures or netting.

- **Source:** https://issuu.com/mhsplanning/docs/rockwall_parks_open_space_master_plan_-_2021-203
- **Source:** View attached screenshot from "Our Hometown Vision 2040 Comprehensive Plan|2018 Update" from (https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e927e42ee0194fb188c3bac677cd29bc)

Exhibit B: Our Hometown Vision 2040 Comprehensive Plan

- **Context:** Page 1-30 (PDF slide 50) identifies Flagstone Creek Estates and the Buffalo Creek greenbelt within the "Southwest Residential District." This designation carries limited Commercial/Retail allowances, which the proposed SUP would exceed.
- **Source:** (https://www.rockwall.com/pz/Planning/Documents/Comprehensive%20Plan.pdf)

Exhibit C: Rockwall County Open Space Master Plan

- **Policy Priority (pp. 58–59):** Expressly recommends strategies to "preserve and enhance the riparian corridor along Buffalo Creek."
- **Source:** (https://www.rockwallosa.org/doc/Rockwall-County-Open-Space-Master-Plan-20151229_reduced.pdf)

Exhibit D: Precedent for Erosion Hazard Setbacks

- **Reference Case P2025-039:** Recent city codes require strict adherence to erosion setbacks near Buffalo Creek. These areas are historically dedicated as green space to manage drainage and environmental stability.
- **Reference Link:** (https://www.rockwall.com/pz/Planning/Development%20Case%20Log/2025/P2025-039.pdf)

Please reply to this email acknowledging receipt.

Regards,

Jeffrey Lowe
2506 Cedarwood Trl.
Rockwall, TX. 75032
(972)-742-7402
https://www.rockwallcad.com/property-detail/70641/2026

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

From:	jvaudagna@comcast.net
To:	Planning
Cc:	Lee, Henry
Subject:	Nearby Property Owner Comment - SUP Z2026-017 (Texas Social Development)
Date:	Monday, April 27, 2026 1:57:07 PM

To the Planning and Zoning Commission,

I am the owner/operator of nearby commercial property along Ralph Hall Parkway (The Vault self-storage and associated businesses), and I appreciate the opportunity to review and comment on Case No. Z2026-017.

Having reviewed the submitted materials, I am generally supportive of this project. The proposed Texas Social development appears to be a well-conceived, organized recreational and entertainment use that will bring activity, investment, and positive visibility to this portion of the City. Thoughtful activation of this site—particularly given its natural drainage constraints—seems appropriate and beneficial to the surrounding commercial area.

As the project moves forward, I respectfully offer a few practical considerations to help ensure continued compatibility with nearby businesses:

Careful design and management of ingress and egress to maintain smooth traffic flow and avoid unintended impacts to surrounding commercial access, particularly along Ralph Hall Parkway;
Directional and shielded lighting design to minimize glare onto adjacent properties and preserve the effectiveness of existing security systems;
Consideration of operating characteristics (including peak hours and event activity) to remain consistent with the broader commercial context of the area.

I appreciate the effort that has gone into the planning of this project and look forward to seeing the site improved and brought into productive use. Thank you for your time and consideration.

Sincerely,

Thanks,

Jim Vaudagna
1445 W San Carlos Street
San Jose, CA 95126
408-998-1488

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/develop...

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Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

As a resident and HOA President in the affected area I STRONGLY oppose this change due to the proposed use. No one in my neighborhood wants to stare at this. Traffic around the side streets has gotten bad enough, this will make it worse

Name: Justin Hopple

Address: 760 Pebble Creek Ln, Rockwall, TX 75032

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

Name: Stephen Geiger

Address: 950 Sids Rd Rockwall TX 75087

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Ryan Miller, AICP
Director of Planning & Zoning

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

Possible cut-through traffic on residential streets.
Noises and crowd lead to inconvenience, more foot traffic lead to safety concerns

Name: Wei Cui

Address: 1401 Stewart Dr. Rockwall, TX 75032

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

CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Brian Schwartz

ADDRESS 2735 Capstone Way, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am against it because I live in the neighborhood adjacent to the property.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Dawn Townsend

ADDRESS 2524 Cedarwood Trl, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We are very concerned about the impinging effect of the proposed “amusement facility.” Not only does it directly border our neighborhood, it threatens the natural green space/flood zone that drew us to this property. Proceeding with this project would devalue our home, increase traffic on Mims/Sids roads—which are not built to handle such traffic—and create an eyesore of 60’+ netting and nighttime lighting.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

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:

Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

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.

A top Golf type of business bring excesive light, noise, traffic, industrial kitchen, alcohol consumption, noise, and disrupts the peaceful living of the habitat and communities. Just the industrial kitchen itself will generate enormous garbage and pest issues for everybody around. NO! I do not support.

Name: FERNANDO SERVIGNA.

Address: OWNER OF 784 RIVER ROCK LN, ROCKWALL, TX, 75032 (*)

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

(*) DIRECTLY IMPACTED. — SEE LOCATION IN MAP IN THE BACK

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Julie Waldo

ADDRESS 2610 Chelsea Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The traffic is already horrific at the red light at that particular intersection. Why add more to it?

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CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Mike Hervey

ADDRESS 797 River Rock Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I do not want to see this built here.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Paulette Hopkins

ADDRESS 2696 Capstone Way, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am a resident of Flagstone Creek Estates, and I strongly oppose the proposed Top Golf development near our neighborhood.

My family chose this community for its quiet and peaceful environment. A large entertainment venue like Top Golf would bring bright lights late at night, loud music, noise from large crowds, and heavy traffic that are not appropriate next to residential homes.

Traffic in this area has already become significantly worse due to ongoing bridge construction toward Rockwall. Adding a high-traffic venue that serves alcohol will only increase congestion and create additional safety concerns for residents and families.
There are many other locations better suited for this type of business that are not directly next to established neighborhoods. I respectfully ask that you do not approve this development at this location.

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- ☑ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

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

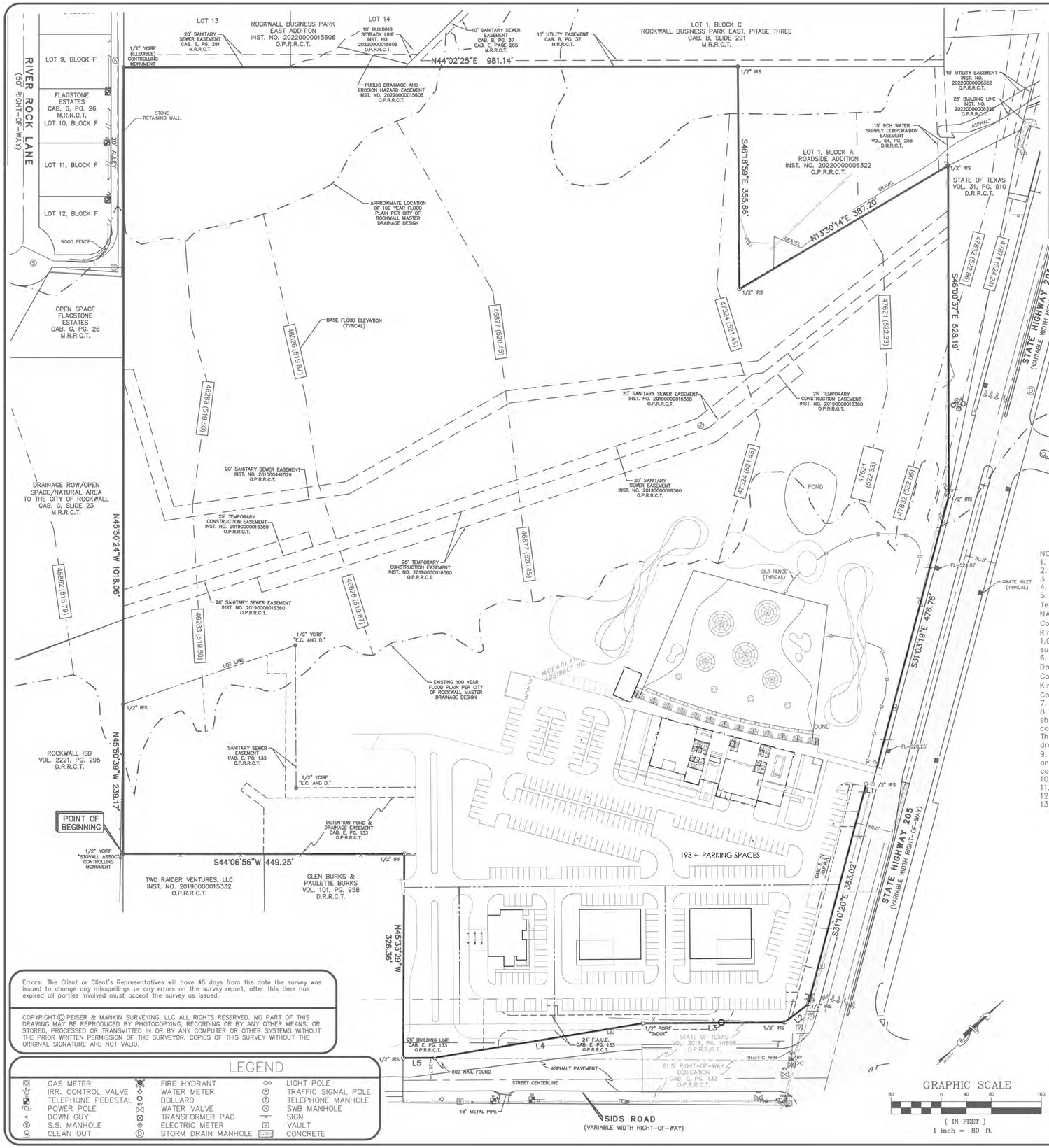
Growth to city

Name: Pam Beers

Address: 960 Sids Rd - Rockwall TX 75032

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



FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF – Iron Rod Found
2. O.P.R.R.C.T. – Official Public Records, Rockwall County, Texas.
3. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
4. P.R.R.C.T. – Deed Records, Rockwall County, Texas.
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001455254 was used to scale grid coordinates and distances to surface.
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
7. CAB. – Cabinet
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
10. PG. – PAGE
11. INST – INSTRUMENT
12. NO. – NUMBER
13. F.A.U.E. – Fire Lane, Access, and Utility Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINETYPE TABLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN RE, LLC, by Special Warranty Deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: _____, _____, _____:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.

Date of Plat or Map: __/__/2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER	FIRE HYDRANT	LIGHT POLE	
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	
TELEPHONE PEDESTAL	BOLLARD	TELEPHONE MANHOLE	
POWER POLE	WATER VALVE	SWB MANHOLE	
DOWN GUY	TRANSFORMER PAD	SIGN	
S.S. MANHOLE	ELECTRIC METER	VAULT	
CLEAN OUT	STORM DRAIN MANHOLE	CONCRETE	

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any missspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

HIGHWAY 205 AND SIDS ROAD

ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

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EL. _ 200'-0"

NETTING & POLES

DRIVING RANGE **NETTING** and STRUCTURAL SUPPORTS BEYOND 200' TALL

DRIVING BAYS

MATERIAL SCHEME

INSPIRATION IMAGES

MINI-GOLF

35'-0" EL. - T.O. PARAPET

30'-0" EL. - T.O. PARAPET

28'-0" EL. - T.O. ROOF

DRIVING BAYS BEYOND

15'-0" EL. - 2nd FLOOR

EVENT CENTER

FENCED YARD

0'-0" EL.

STAGE

STONE

MAIN ENTRY

DECK

TxS

TxS

RECEIVING AREA SCREENS

the DONKEY

DRIVING BAYS BEYOND

FENCED YARD

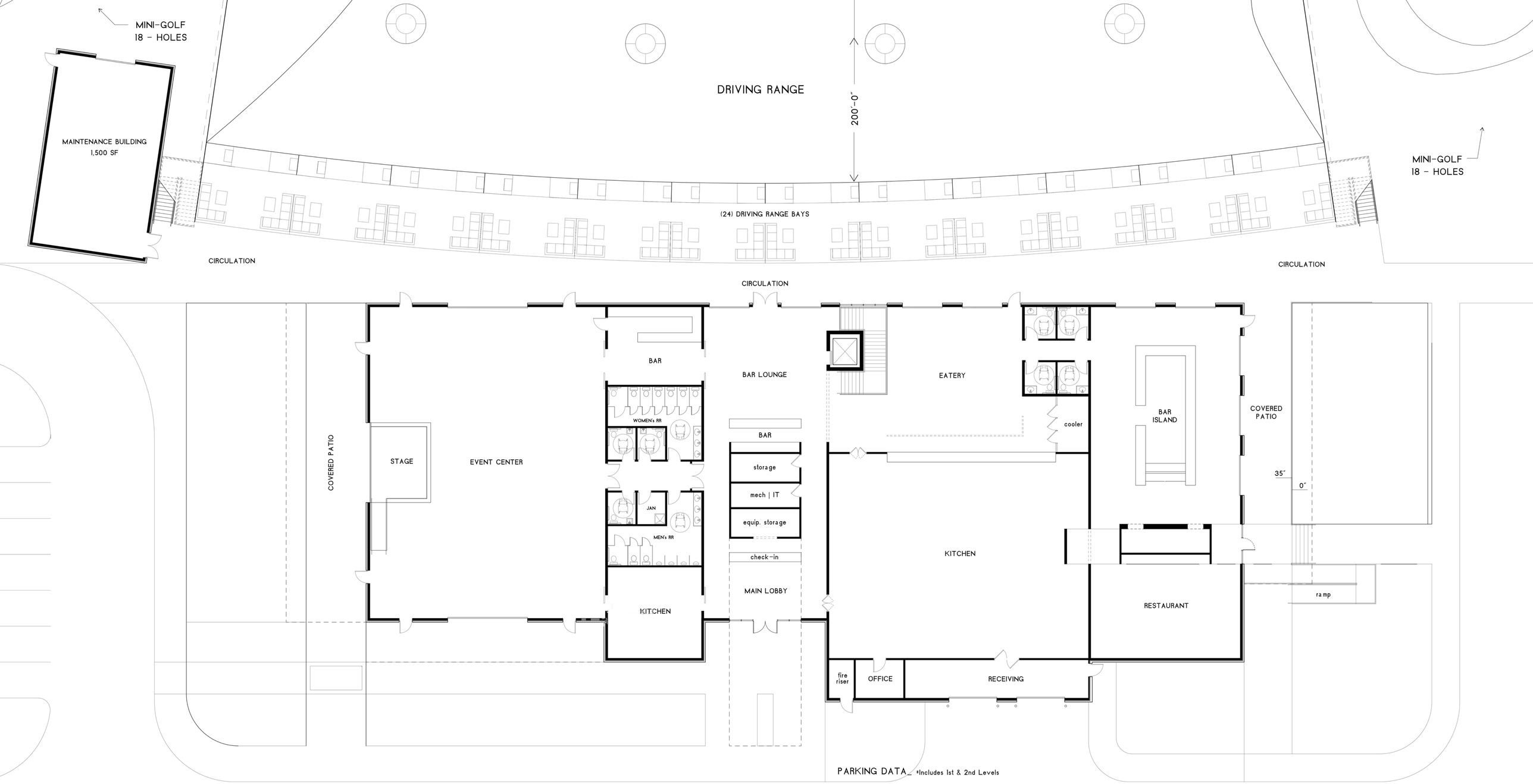
FRONT **ELEVATION**

TEXAS **SOCIAL _ 205** ROCKWALL TX _ CONCEPT **DESIGN**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **3/32" = 1'-0"** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080



01 **TEXAS SOCIAL _ ROCKWALL, TX**
CONCEPT FLOOR PLAN _ LEVEL 01 _ 19,570 GSF + 1,500 GSF MAINTENANCE
SCALE: 3/32" = 1'-0" @ 24"x36" PRINT

NORTH

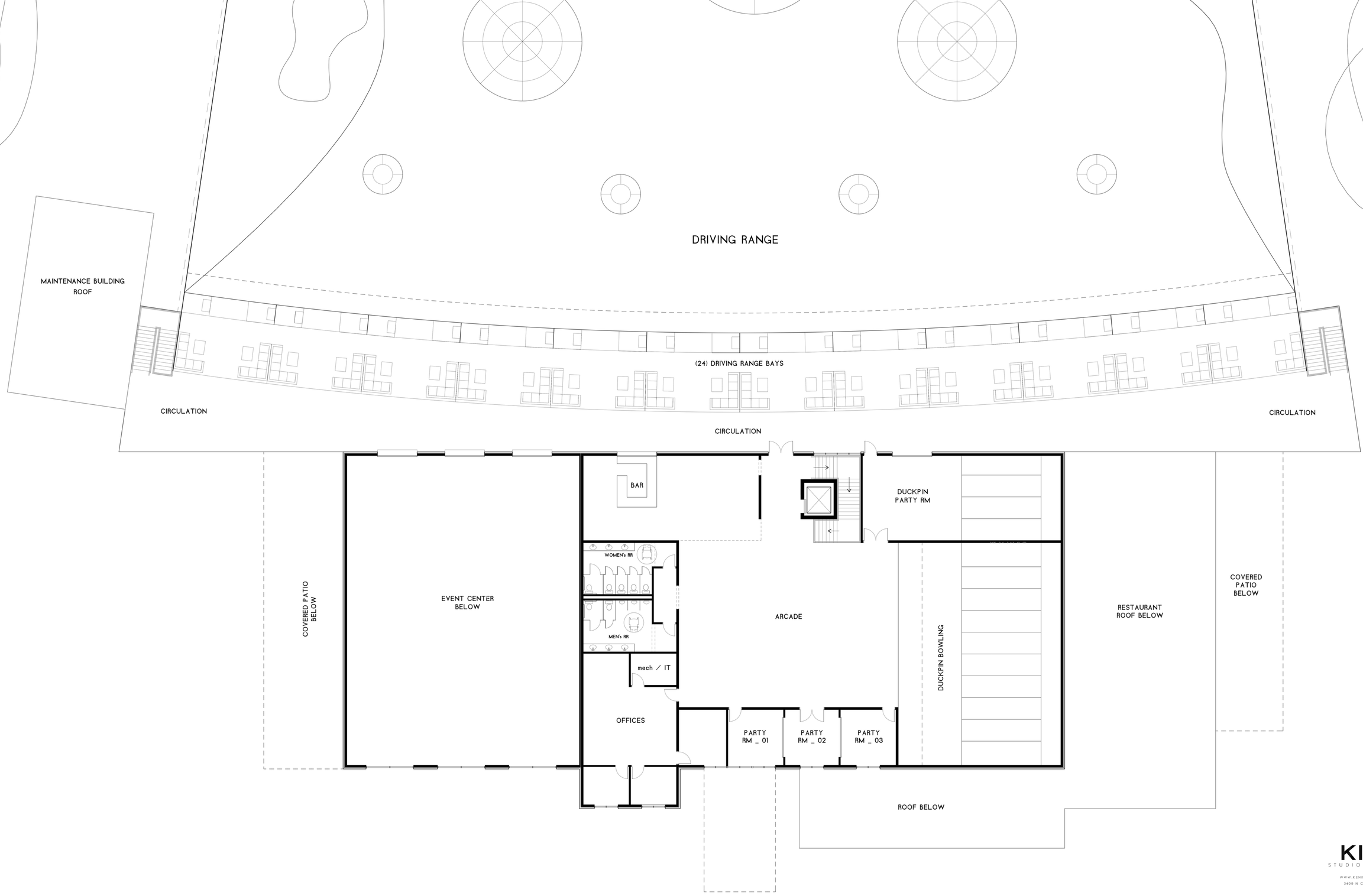
PARKING DATA _ *Includes 1st & 2nd Levels

	RATIO	SQUARE FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606 SF	46
RESTAURANT | BAR	1/100sf	7,387 sf	74
KITCHEN		4,462 sf	
Includes Receiving			
DRIVING BAYS | RANGE	1/250sf	11,386 sf	46
DRIVING BAY CIRCULATION (Exterior)		5,550 sf	
LOBBY	1/250sf	612 sf	3
OFFICE	1/300sf	1,088 sf	4
OUTDOOR PATIOS		1,851 sf	
RESTROOMS | CIRCULATION		2,335 sf	
MINI-GOLF (36 HOLES)	1/Hole		36
MAINTENANCE | SHOP	1/250sf	1,500 sf	6
STORAGE | MECHANICAL RM.		509 sf	
Includes Fire Riser Rooms			
ARCADE | BOWLING	1/250sf	5,413 sf	22
PARTY ROOMS	1/100sf	1,127 sf	11
TOTAL			248 SPACES

*Reference civil site plan for provided spaces

KILLIAN
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WWW.KENKILLIAN.COM | TEL 214.457.3652
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

CITY OF ROCKWALL PROJECT #:
Z2026-017



01 **TEXAS SOCIAL _ ROCKWALL, TX**
CONCEPT FLOOR PLAN _ LEVEL 02 _ 10,000 GSF
SCALE: 3/32" = 1'-0" @ 24"x36" PRINT

NORTH

KILLIAN
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CITY OF ROCKWALL PROJECT #:
Z2026-017

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN RE, LLC, by Special Warranty Deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Pelser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for corner, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000156061, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 45 deg. 18 min. 59 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 470.78 feet to a 1/2 inch iron rod set for corner;

THENCE South 58 deg. 56 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 18 min. 35 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 85 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 44 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the southernmost corner of said Howell tract, same being in the south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 49 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 08 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.52± acres of computed land more or less.

To: _____;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.

Date of Plat or Map: __/__/2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
8/21/2025
Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

VICINITY MAP
N.T.S.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone "X", "AE" & "AE-HATCHED" FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF – Iron Rod Found
2. O.P.R.R.T. – Official Public Records, Rockwall County, Texas.
3. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
4. M.R.R.C.T. – Deed Records, Rockwall County, Texas.
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001145254 was used to scale and coordinates and distances to surface.
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
7. CAB. – Cabinet
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this survey.
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment. All easements may not be shown.
10. PG. – PAGE
11. INST – INSTRUMENT
12. NO. – NUMBER
13. F.A.U.E. – Fire Lane, Access, and Utility Easement

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 43°46'25" W	10.43'	
L2	S 08°30'25" W	48.02'	
L3	S 43°47'29" W	226.50'	
L4	S 34°42'42" W	336.99'	
L5	S 43°47'05" W	50.15'	

LINETYPE TABLE
BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE
BUILDING LINE
STREET CENTERLINE

ALTA/NSPS LAND TITLE SURVEY
HIGHWAY 205 AND SIDS ROAD
ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.W.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING LLC
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SHEET 1 OF 1

LEGEND

GAS METER	FIRE HYDRANT	LIGHT POLE
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL BOX
TELEPHONE PEDESTAL	GUY ANCHOR	TELEPHONE MANHOLE
POWER POLE	WATER VALVE	SWB MANHOLE
DOWN GUY	TRANSFORMER PAD	SIGN
S.S. MANHOLE	ELECTRIC METER	VAULT
CLEAN OUT	STORM DRAIN MANHOLE	CONCRETE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described 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 *Ordinance No. 25-34* (*S-365*) and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34* (*S-365*).

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04*, Permissible Uses,* and Article 05, *District Development Standards*, of

PLANNING ORDINANCE 05.19.26

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* and Subsection 02.03, *Conditional Land Use Standards*, of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

DRAFT ORDINANCE 03.18.2026

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Legal Description

BEING that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

DRAFT
09.16.2026

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

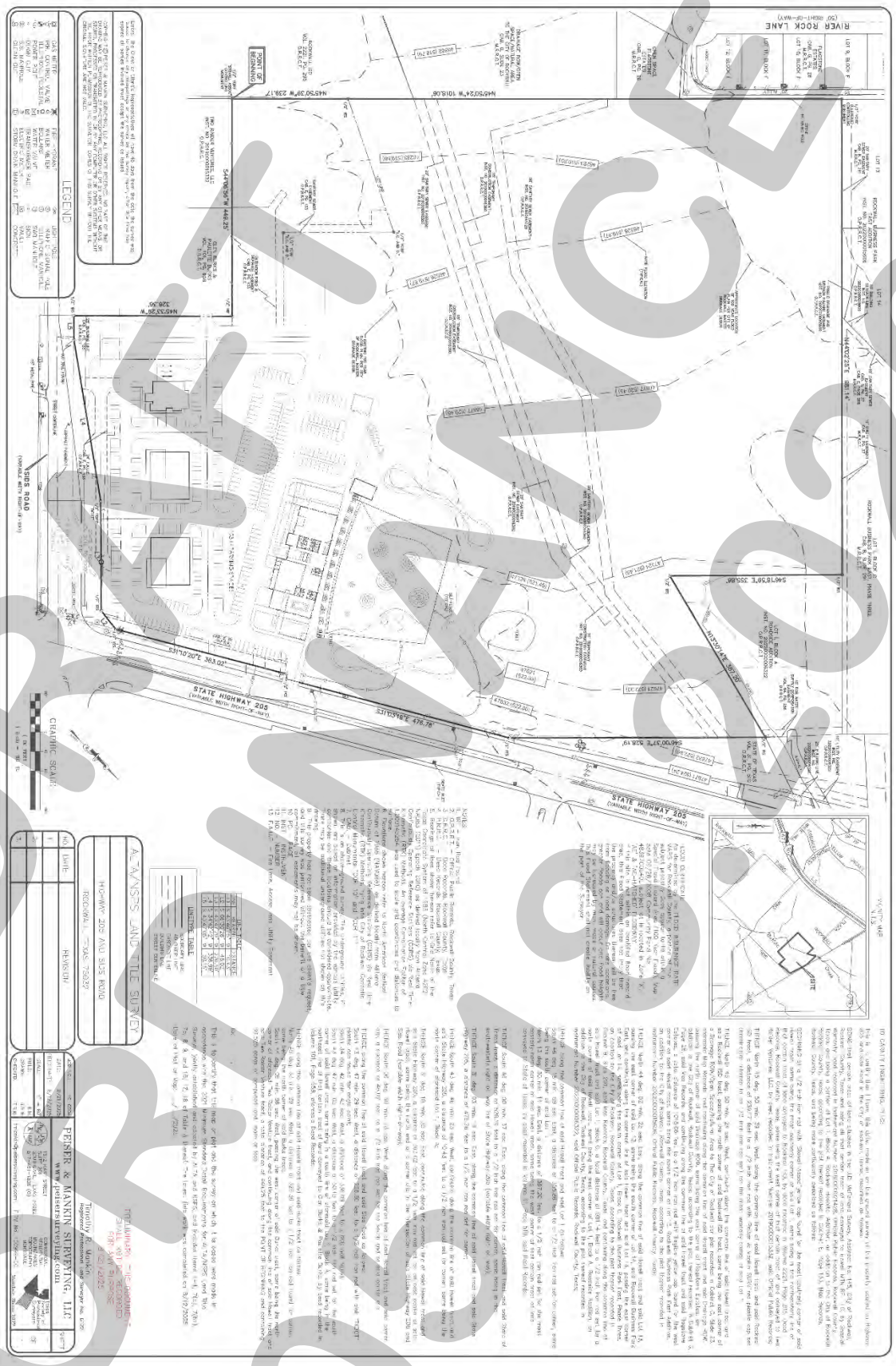
THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.

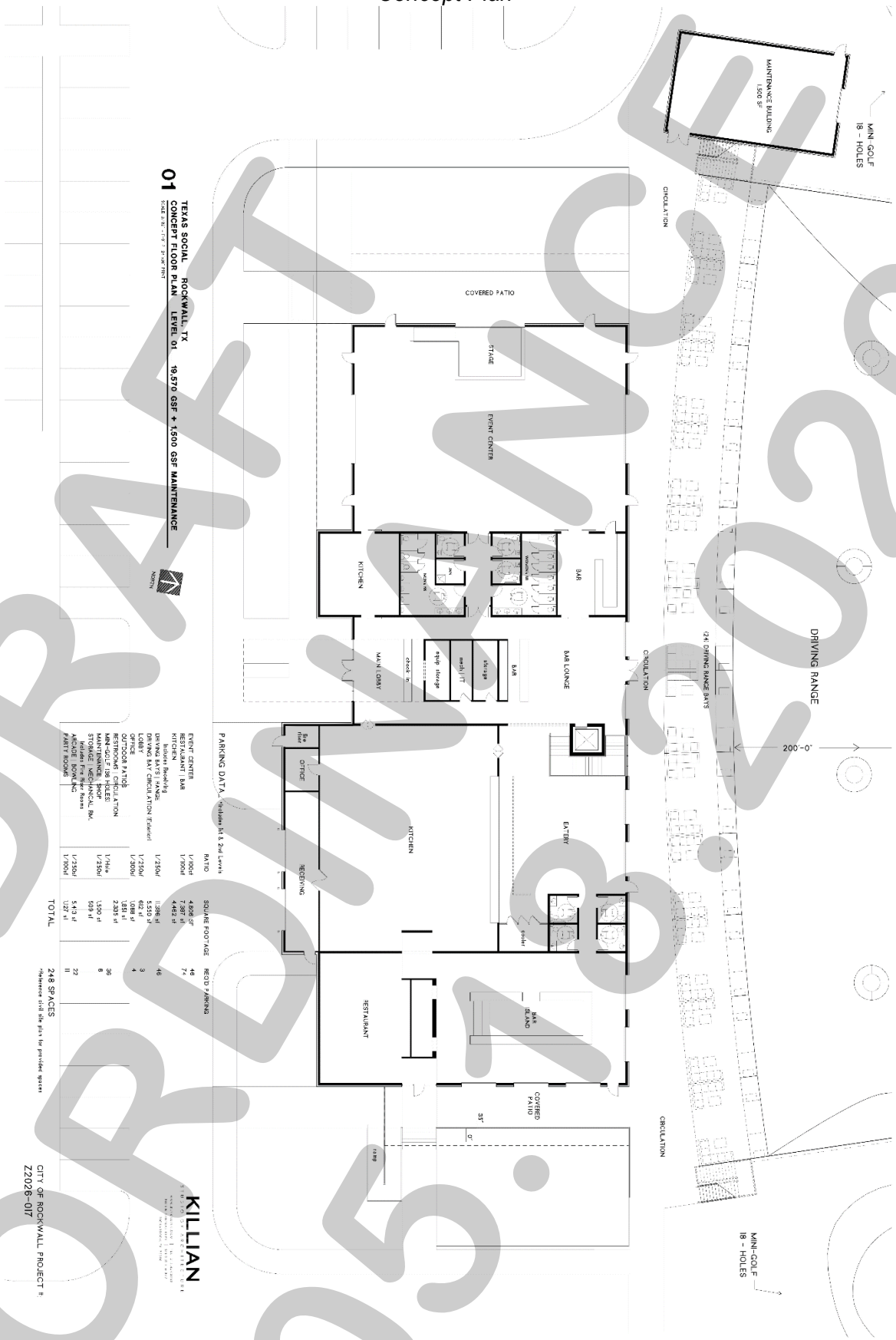
DRAFT ORDINANCE 05.18.2026

Exhibit 'B':
Concept Plan



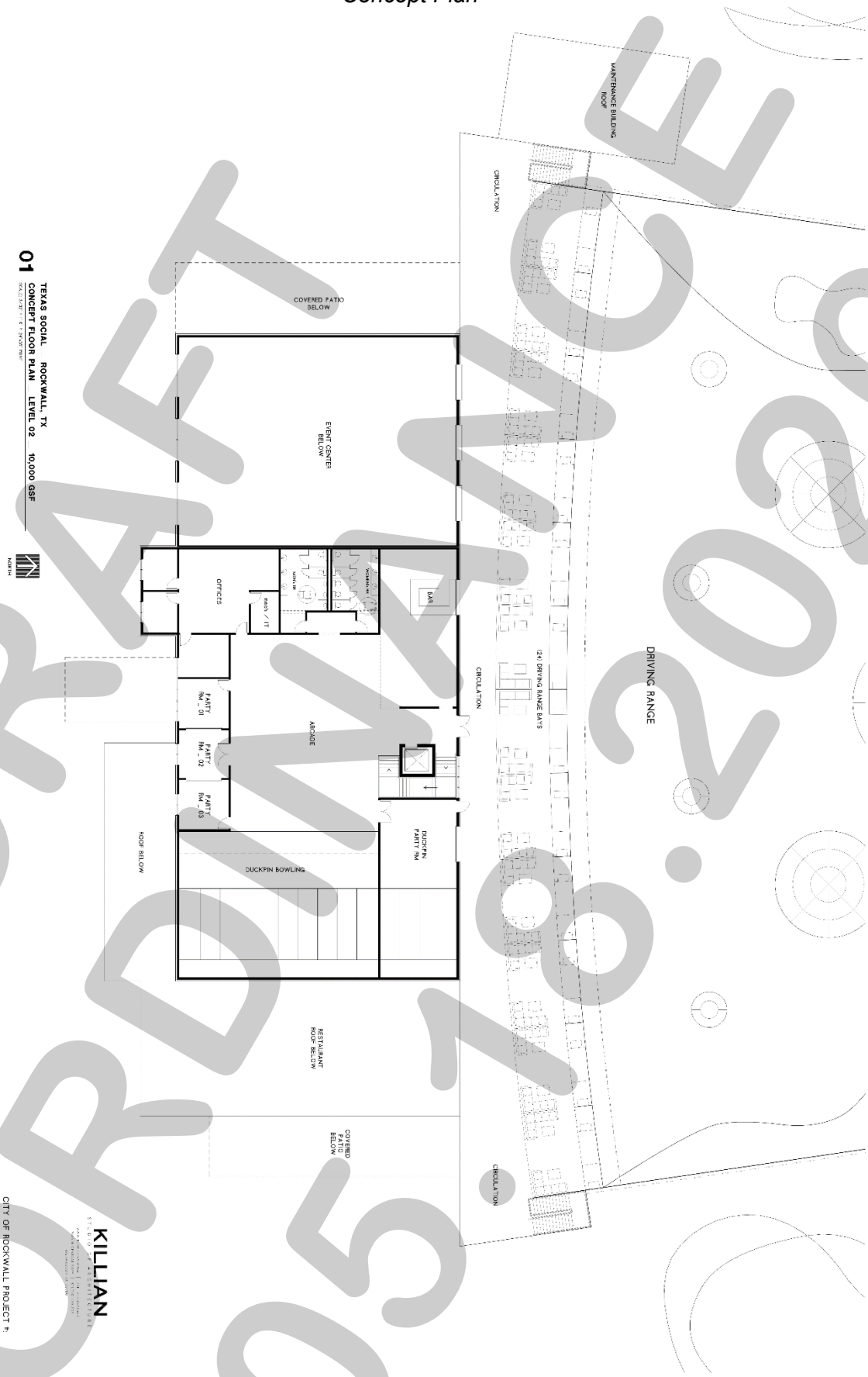
DRAFT
ORIGINAL
2026

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
05.18.2026

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
05.19.2026

Exhibit 'C':
Golf Netting Height



DRAFT
03.18.2026

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:	May 18, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-018; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 804 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. On September 14, 1896, the subject property was platted with the F & M Addition, and was identified as a portion of Block 9 and Block 10, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On September 8, 2020, a demolition permit [*i.e. RES2020-3387*] was issued to remove an existing single-family home and a detached garage from the subject property. On December 20, 2021, the City Council approved a final plat [*i.e. Case No. P2021-058*], establishing the subject property as Lot 3, Block A, Kinsey Addition. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 804 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 806, 808, & 810 Kernodle Street*] developed with single-family homes. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels that are a part of Phase 1 of the Harris Heights Addition, which consists of 58 lots, and has been in existence since February 1, 1970. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is one (1) parcel of land [*i.e. 802 Kernodle Street*] developed with a single-family home. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is one (1) parcel of land [*i.e. 704 Kernodle Street*], which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [*i.e. 803 Austin Street*] developed with a single-family home. Beyond this is Austin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various parcels developed with single-family homes that make up part of the F & M Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Kernodle Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1) parcel of land [*i.e. 803 Kernodle Street*] developed with a single-family home. West of this is N. Fannin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the F & M Addition, which consists of 63 lots, is 90.48% developed, and has been in existence since September 14, 1896. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Kernodle and Austin Street	Proposed Housing
Building Height	One (1) Story Homes and One (1), Two (2) Story Home	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Kernodle Street
Year Built	1914-2022	*N/A*
Building SF on Property	1,080 SF – 3,825 SF	3,962 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Green, Brown, Red, Tan, Grey	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Kernodle Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 4¼-inches in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

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 Kernodle and Austin Street and also provided 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 April 21, 2026, staff mailed 95 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received two (2) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

    (a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

    (b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

    (c) 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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Brock absent, and Commissioner Hagaman recusing himself.

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	804 Kernodle St Rockwall TX 75087				
SUBDIVISION			LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	JMS Custom Homes LLC	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	Same
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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 16 DAY OF April 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030



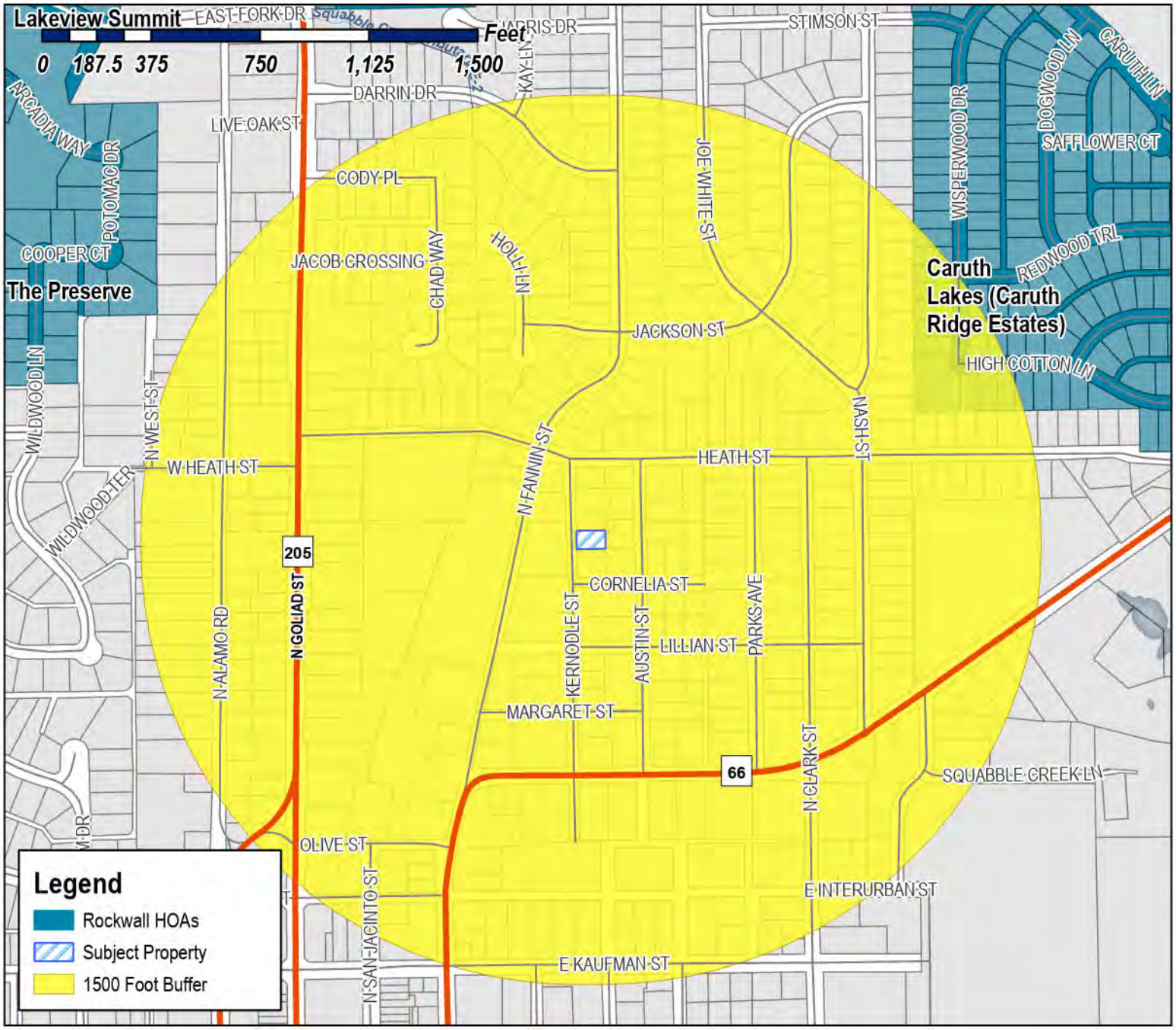
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street



Date Saved: 4/17/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-018]
Date:	Wednesday, April 22, 2026 9:03:30 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.17.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-018: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

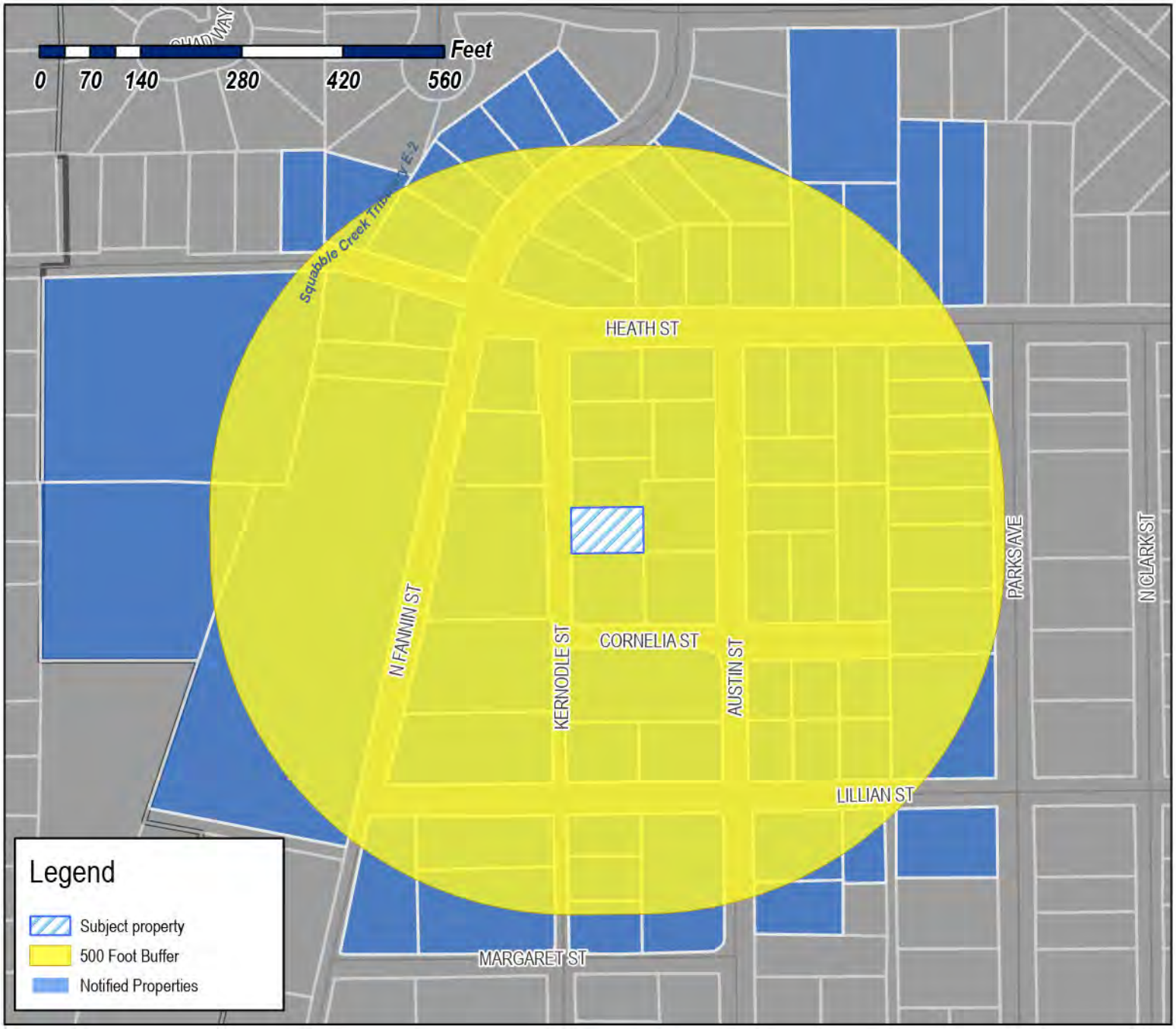
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street



Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE
GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-018: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

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:

Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kemodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-018: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

There is Already too much over development

Name: [redacted]

Address: [redacted]

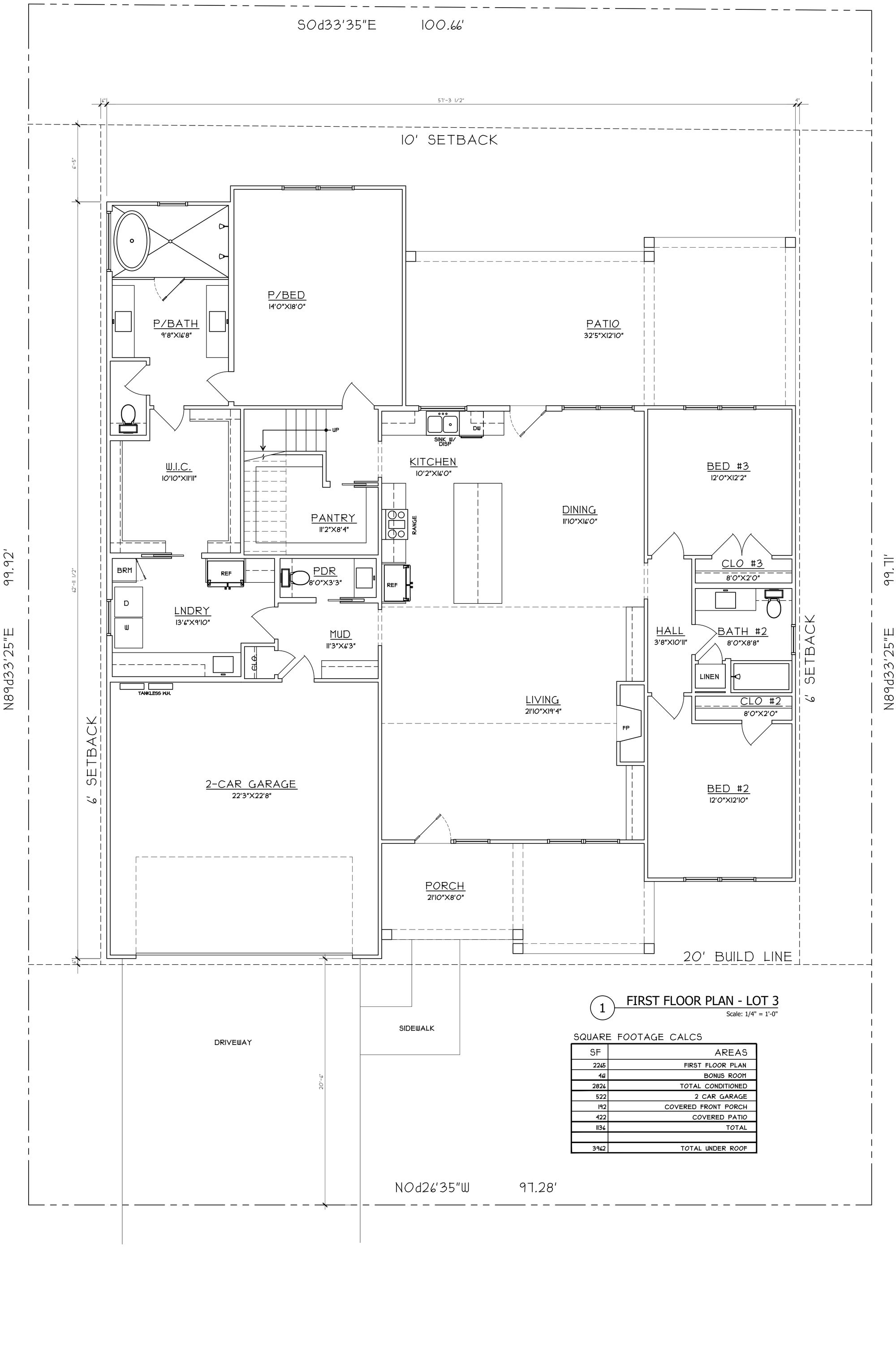
Tex. Loc. Gov. Code. Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

From:	tiffanie bushnell
To:	Planning
Subject:	Case Z2026-018, Z2026-019
Date:	Saturday, May 2, 2026 7:15:33 PM

We oppose the size of these two houses. They will not fit well in our neighborhood. There was one lot (one house torn down) without notification sent out. These houses are just to much for the lots and so close together. Please consider single level homes !
Thank you ,
Michael and Tiffanie Bushnell
[redacted]

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



1 FIRST FLOOR PLAN - LOT 3

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

SQUARE FOOTAGE CALCS

SF	AREAS
2265	FIRST FLOOR PLAN
461	BONUS ROOM
2826	TOTAL CONDITIONED
522	2 CAR GARAGE
192	COVERED FRONT PORCH
422	COVERED PATIO
1136	TOTAL
3962	TOTAL UNDER ROOF

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

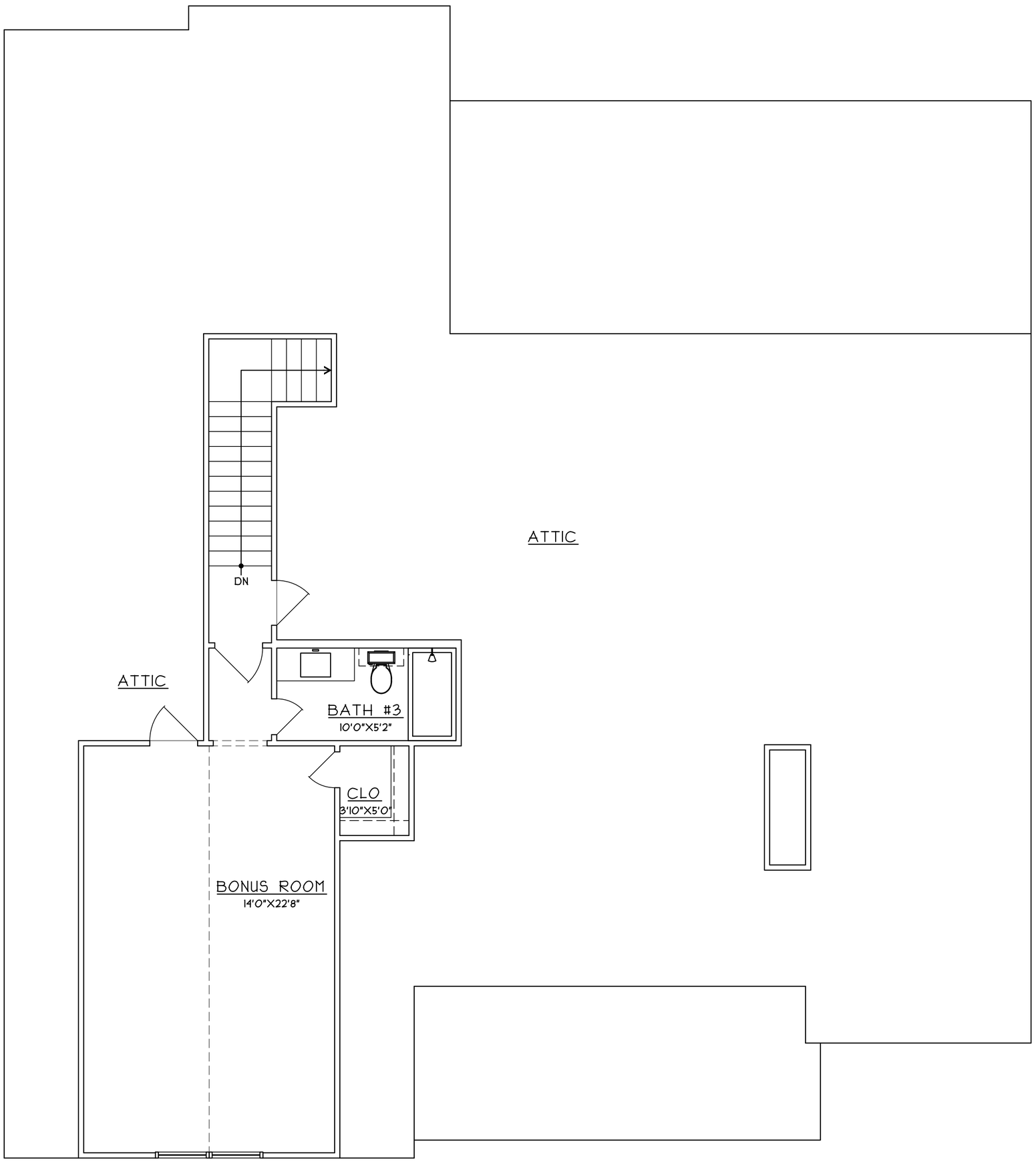
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

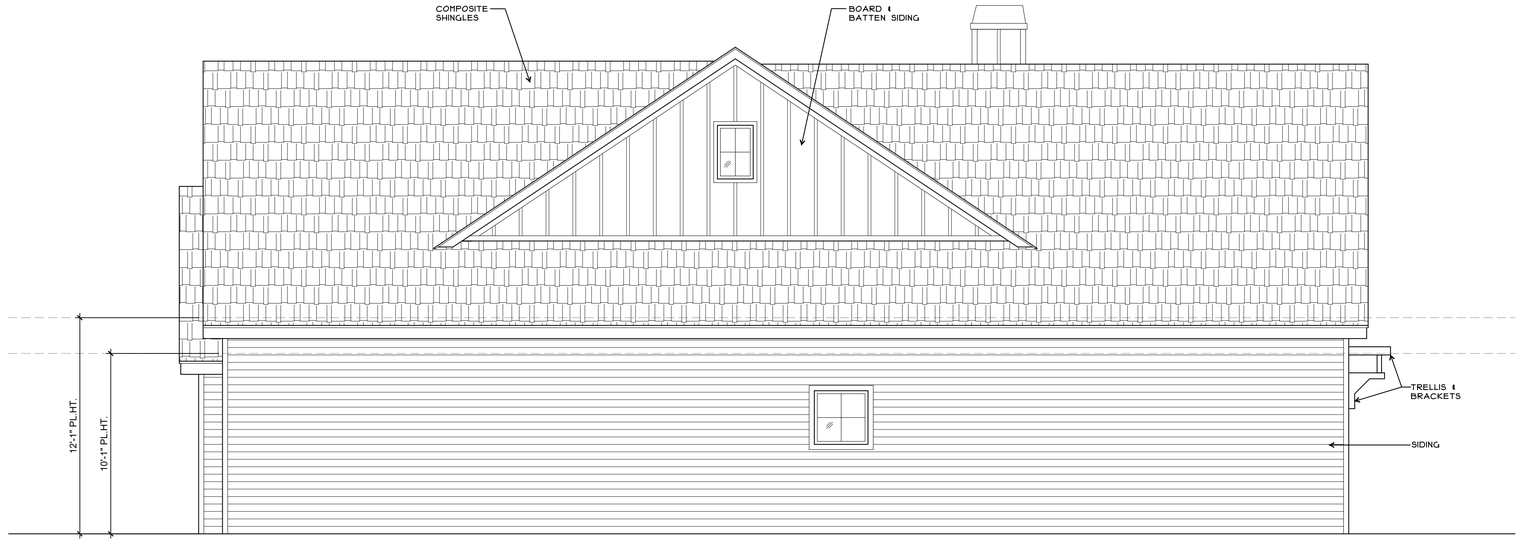
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

BONUS ROOM



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



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

Job Number: 26103
Date: 4/16/2026
Sheet Number: E1

ELEVATIONS

LOT 3 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

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

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

Job Number: 26103
Date: 4/16/2026
Sheet Number: E2
ELEVATIONS

LOT 3 KERNOODLE
NEW CONSTRUCTION
ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilipps.com
214.284.8734

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-018

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
802 Kernodle Street	Single-Family Home	1939	1,826	*80*	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	*780*	Brick
804 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	*120*	Brick
806 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	*128*	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	*N/A*	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	*80*	Brick
801 Austin Street	Single-Family Home	1980	2,874	*N/A*	Brick
803 Austin Street	Single-Family Home	2022	3,825	*N/A*	Siding
809 Austin Street	Single-Family Home	1991	2,010	*N/A*	Siding
811 Austin Street	Single-Family Home	1985	1,080	*N/A*	Siding
	AVERAGES:	1975	2,387	238	

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



802 Kernodle Street



803 Kernodle Street



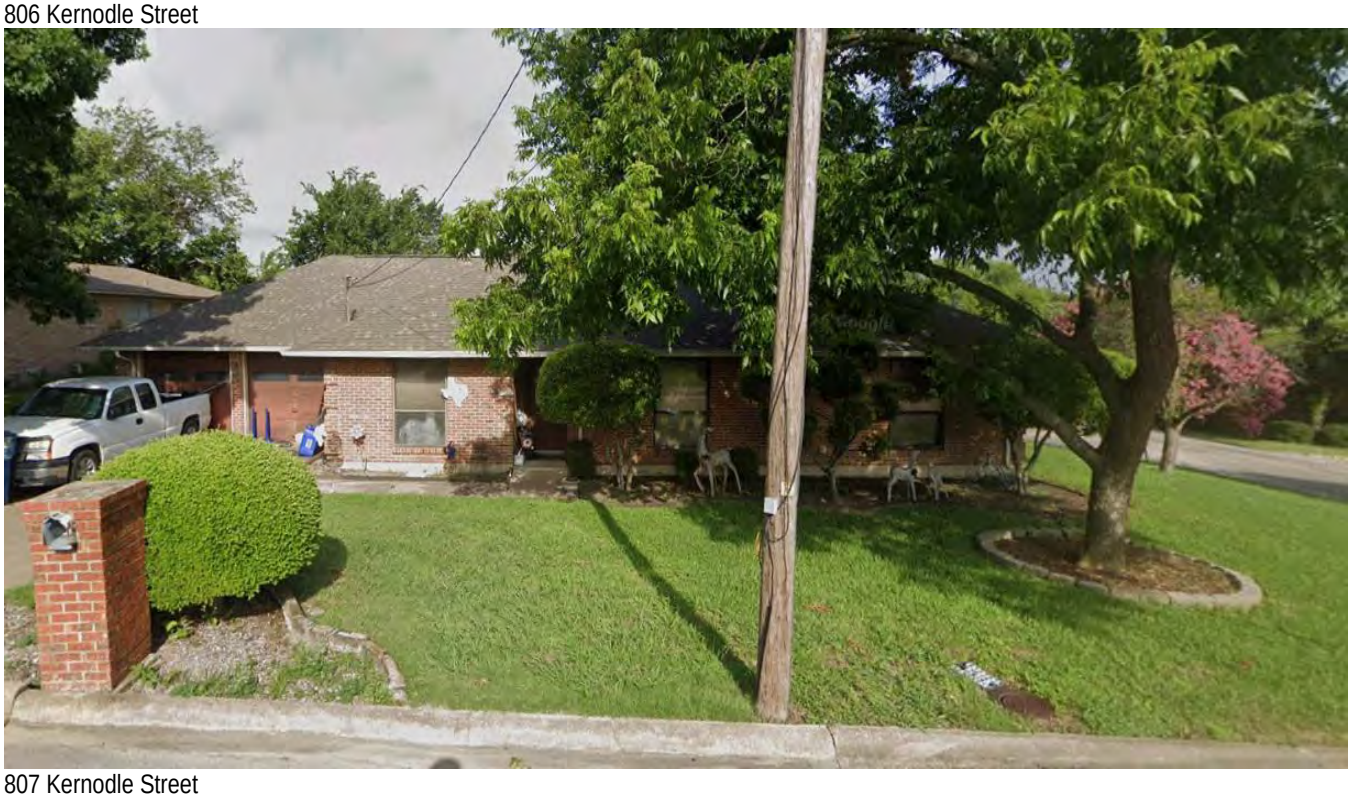
804 Kernodle Street



805 Kernodle Street



806 Kernodle Street



807 Kernodle Street



808 Kernodle Street



810 Kernodle Street

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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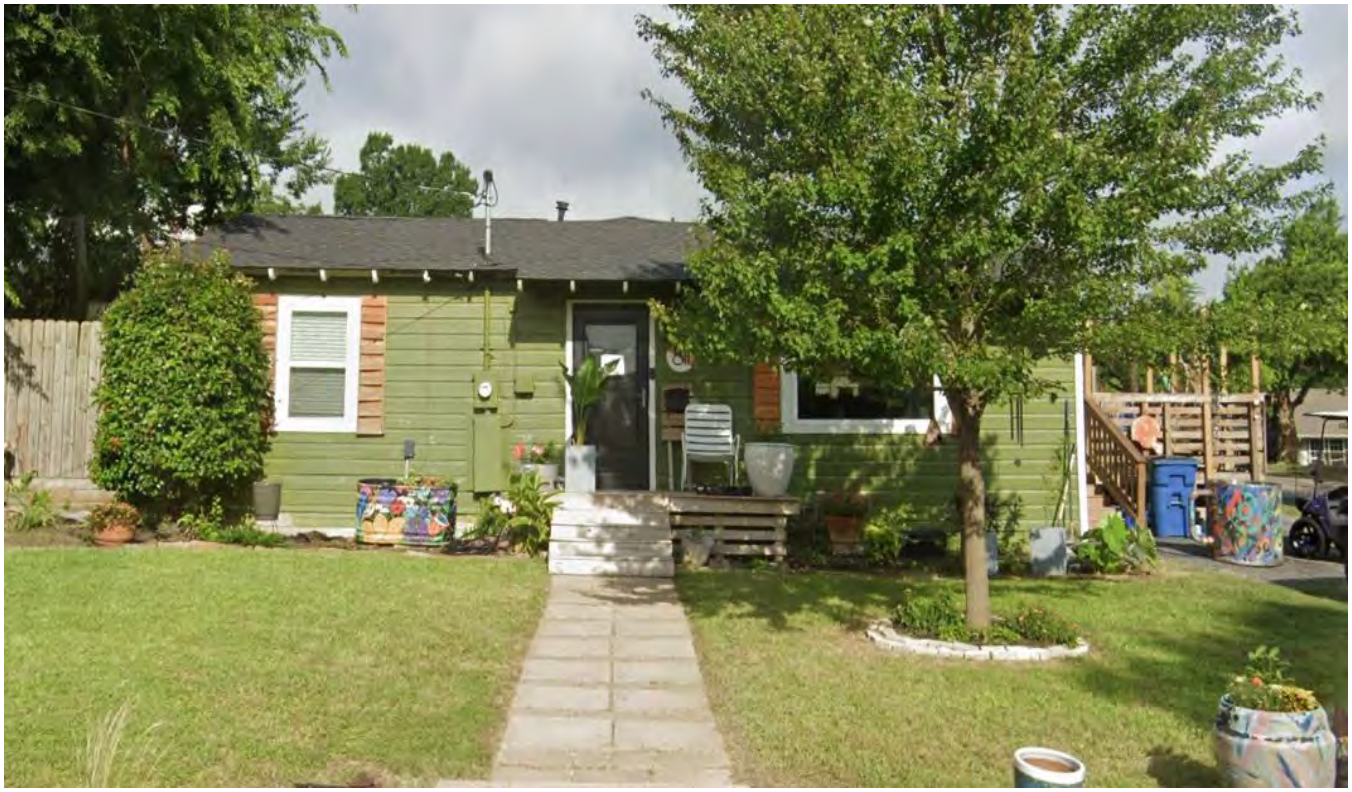
801 Austin Street



803 Austin Street



809 Austin Street



811 Austin Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 05.14.2026

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

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT NOT FOR ORDINANCE 03.18.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Location Map

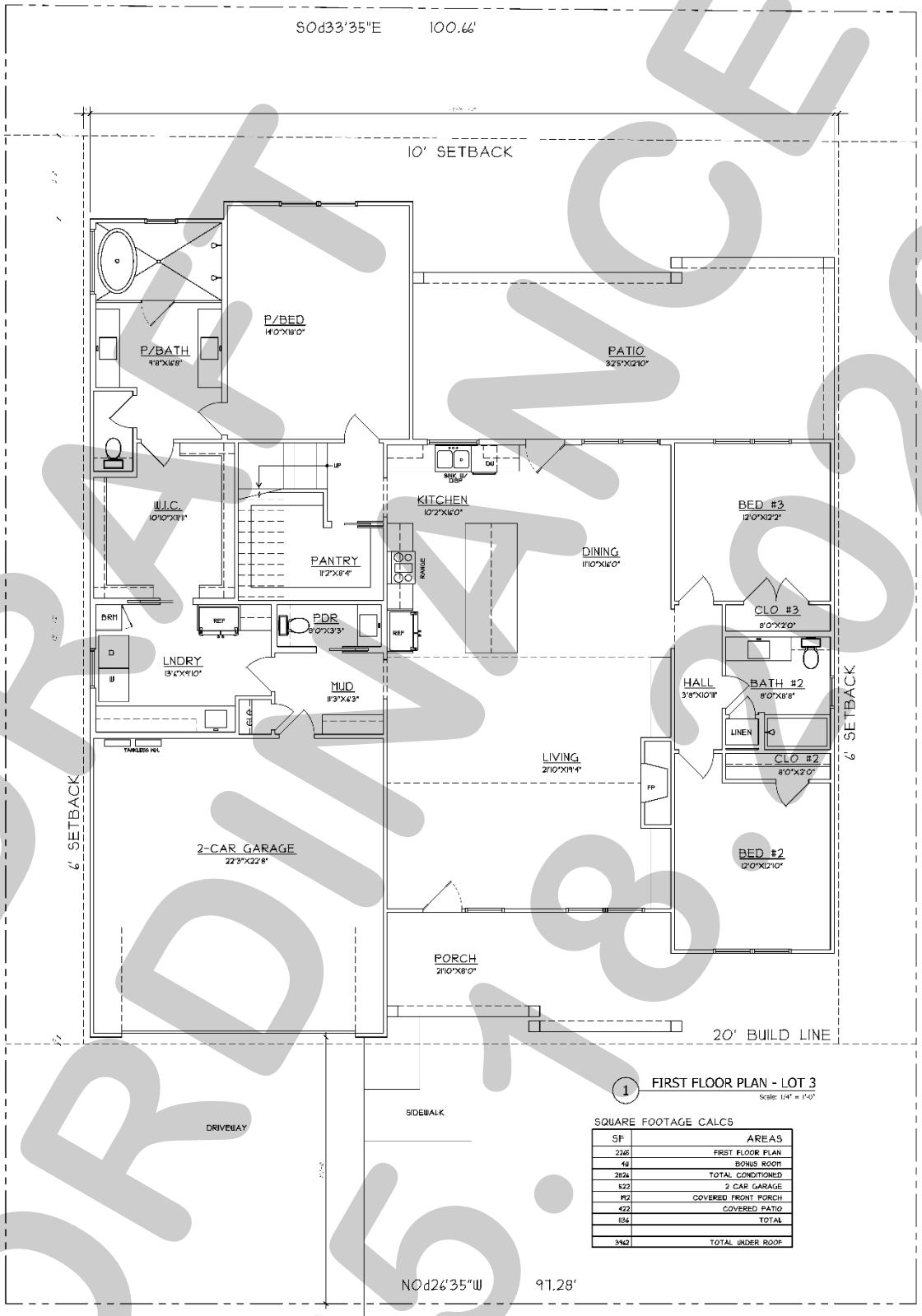
Address: *804 Kernodle Street*

Legal Description: *Lot 3, Block A, Kinsey Addition*



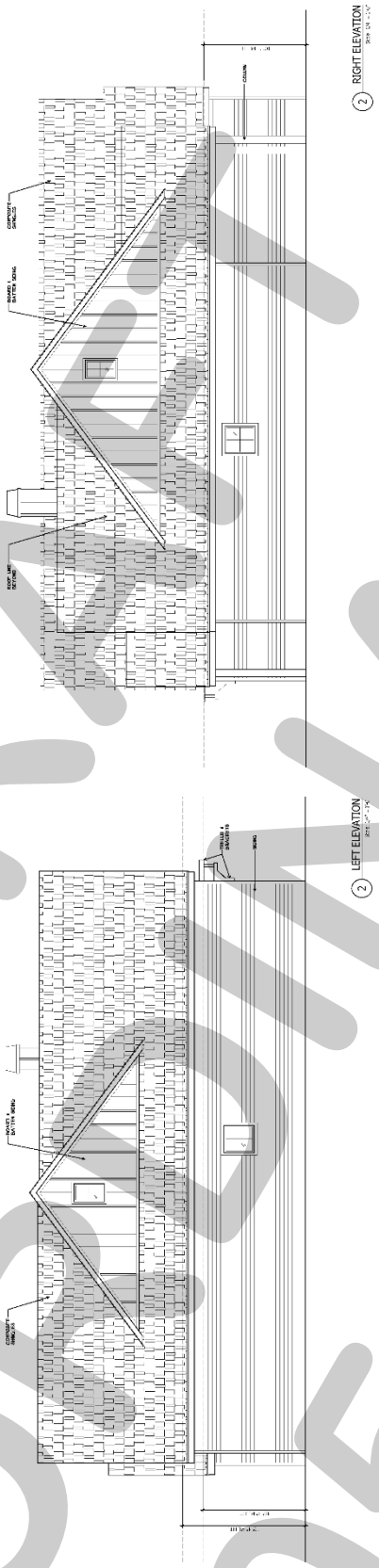
DRAFT
05/18/2026

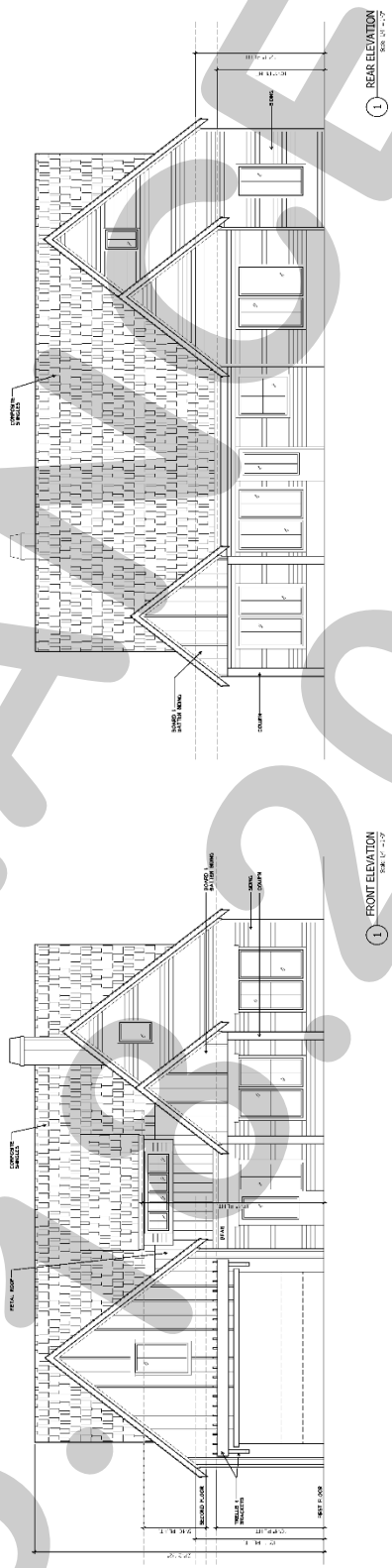
Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
05.18.2026

Exhibit 'C':
Building Elevations





DRAFT
ORDINANCE
05.06.2026

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:	May 18, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-019; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 806 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. On September 15, 1896, the subject property was platted with the F & M Addition, and was identified as a portion of Block 9 and Block 10, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On September 8, 2020, a demolition permit [*i.e. RES2020-3387*] was issued to remove an existing single-family home and a detached garage on the subject property. On December 20, 2021, the City Council approved a final plat [*i.e. Case No. P2021-058*], establishing the subject property as Lot 2, Block A, Kinsey Addition. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 806 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land [*i.e. 808, & 810 Kernodle Street*] developed with single-family homes. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels that are a part of Phase 1 of the Harris Heights Addition, which consists of 58 lots, and has been in existence since February 1, 1970. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is one (1) parcel of land [*i.e. 802 Kernodle Street*] developed with a single-family home and one (1) vacant lot [*i.e. 804 Kernodle Street*]. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is one (1) parcel of land [*i.e. 704 Kernodle Street*], which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) parcels of land [*i.e. 803 & 809 Austin Street*] developed with single-family homes. Beyond this is Austin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various parcels developed with single-family homes that make up part of the F & M Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Kernodle Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land [*i.e. 803 & 805 Kernodle Street*] developed with single-family homes. West of this is N. Fannin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the F & M Addition, which consists of 63 lots, is 90.48% developed, and has been in existence since September 14, 1896. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and

the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Kernodle and Austin Street	Proposed Housing
Building Height	One (1) Story Homes and One (1), Two (2) Story Home	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Kernodle Street
Year Built	1914-2022	*N/A*
Building SF on Property	1,080 SF – 3,825 SF	3,942 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Green, Brown, Red, Tan, Grey	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Kernodle Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 6-feet, 3½-inches in front of the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

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 Kernodle and Austin Street and also provided 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 April 21, 2026, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor and three (3) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

    (a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

    (b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

    (c) 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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

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	806 Kernodle st Rockwall TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☑ OWNER	JMS Custom homes LLC	☑ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	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 Javier Silva [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 16 DAY OF April 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Court

SUSAN COURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030



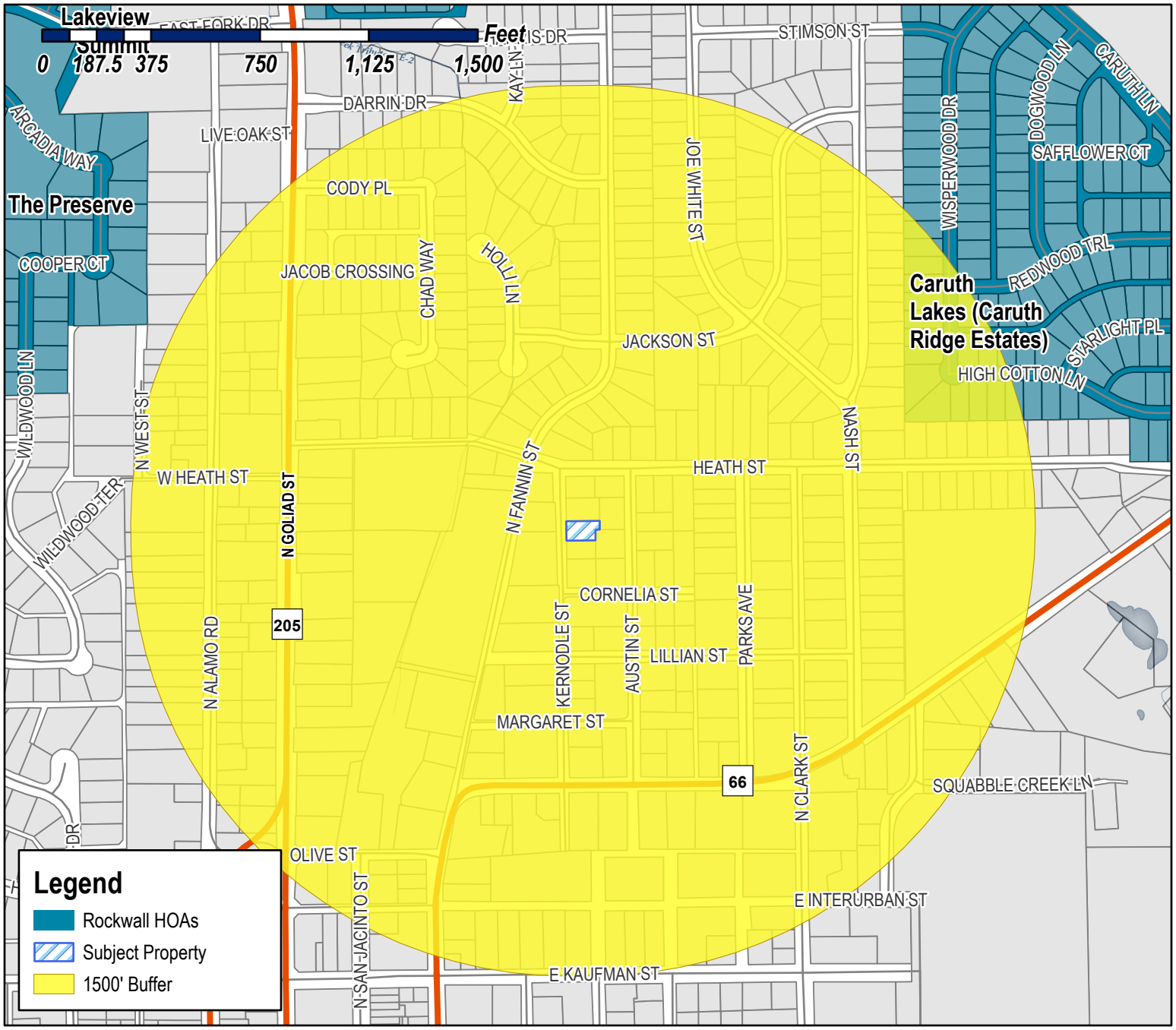
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

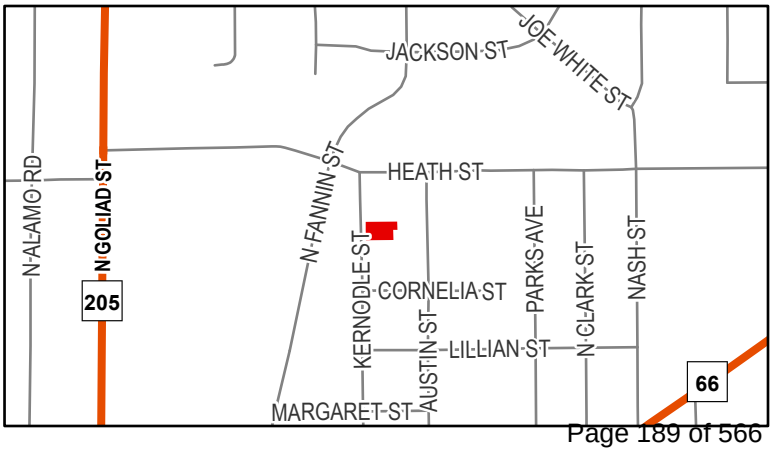
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Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street



Date Saved: 4/16/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program {Z2026-019]
Date:	Wednesday, April 22, 2026 9:05:28 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.16.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-019: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

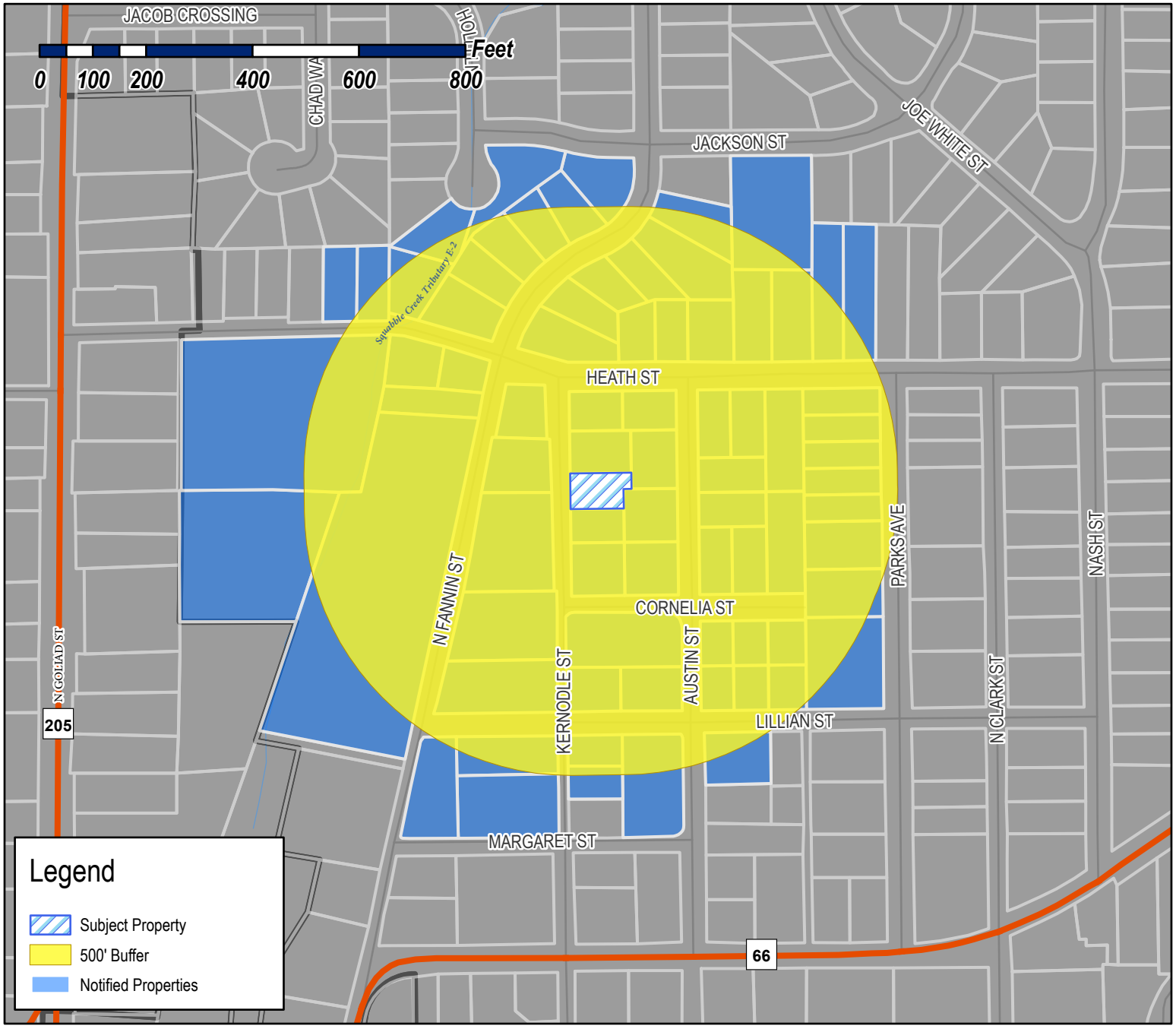
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

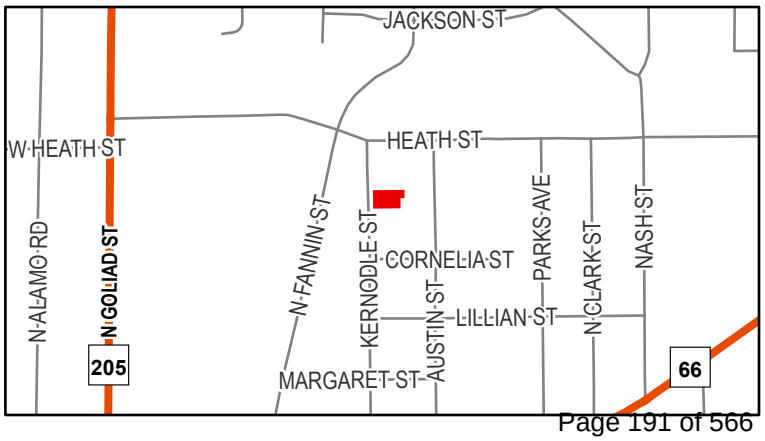
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street



Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-019: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER z2026-019 sup

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Bonnie Messenger

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I feel two story houses are not in line with street or neighborhood. The majority of houses are older homes.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

Case No. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name: G. Crowder

Address: [redacted]

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PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

The City Development has gone too far too fast

Name: John Roe

Address: [redacted]

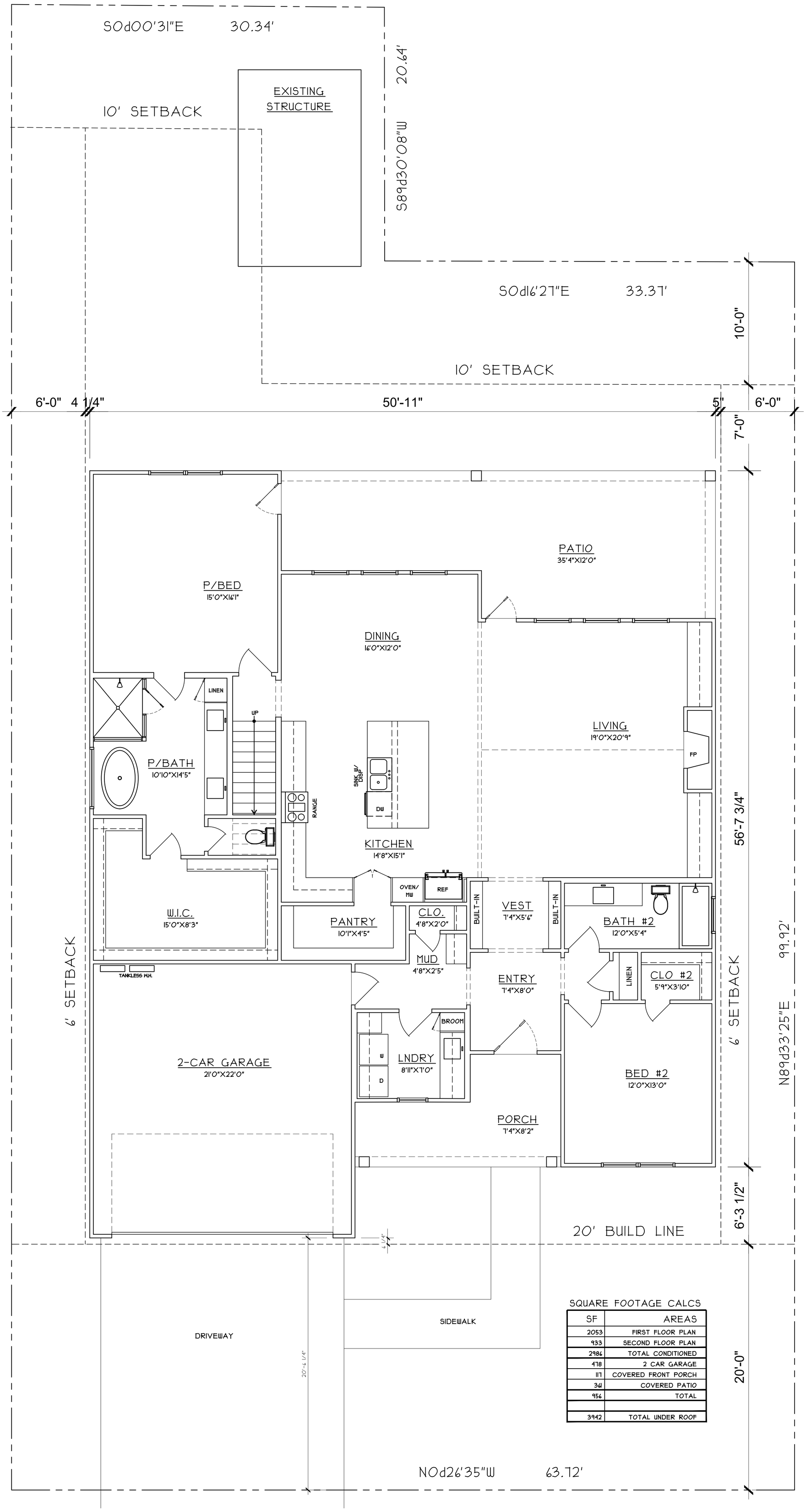
Tex. Loc. Gov. Code, Sec. 211.006 [d] If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

From:	tiffanie bushnell
To:	Planning
Subject:	Case Z2026-018, Z2026-019
Date:	Saturday, May 2, 2026 7:15:33 PM

We oppose the size of these two houses. They will not fit well in our neighborhood. There was one lot (one house torn down) without notification sent out. These houses are just to much for the lots and so close together. Please consider single level homes !
Thank you ,
Michael and Tiffanie Bushnell
[redacted]

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



SQUARE FOOTAGE CALCS

SF	AREAS
2053	FIRST FLOOR PLAN
933	SECOND FLOOR PLAN
2986	TOTAL CONDITIONED
478	2 CAR GARAGE
117	COVERED FRONT PORCH
361	COVERED PATIO
956	TOTAL
3942	TOTAL UNDER ROOF

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

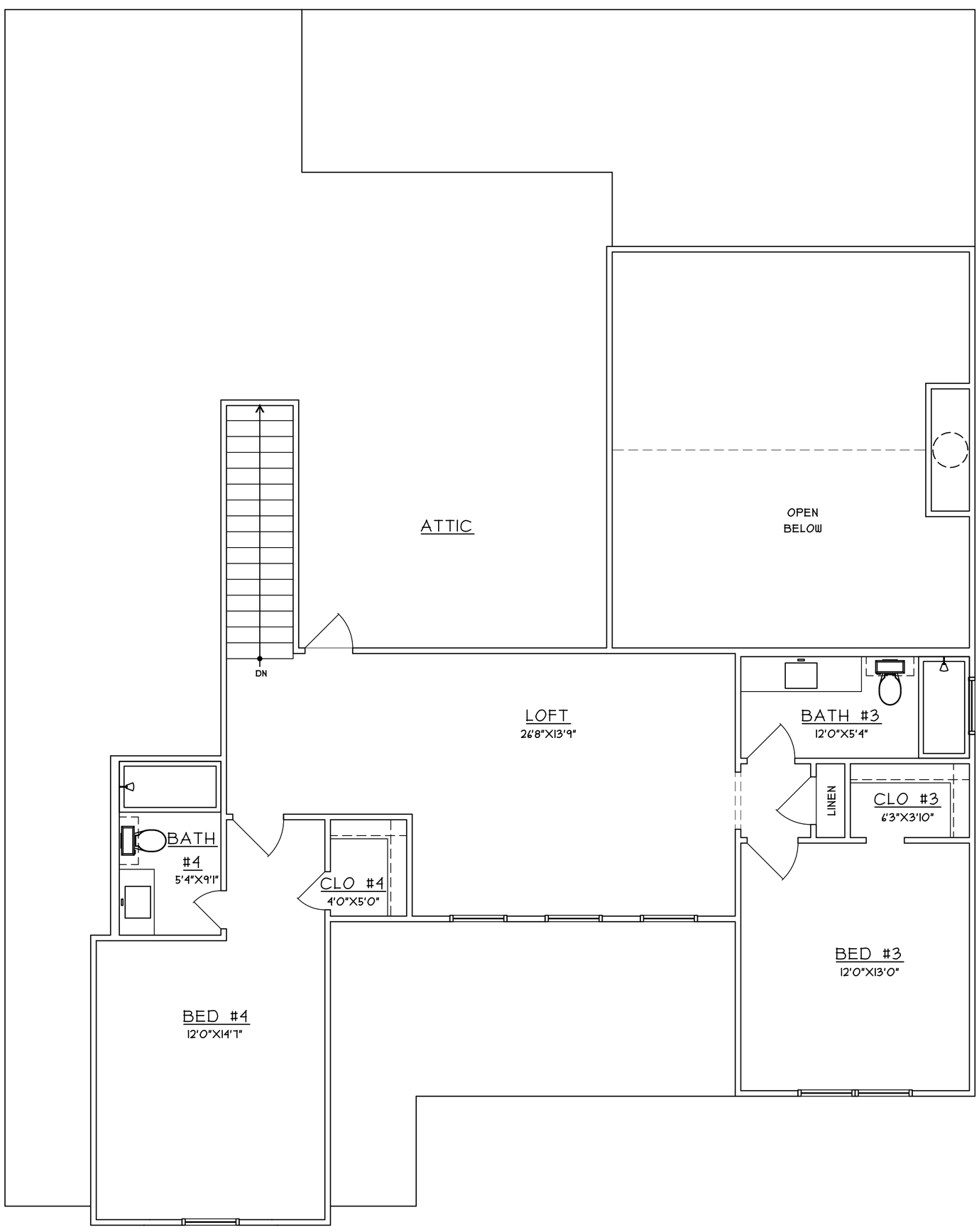
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

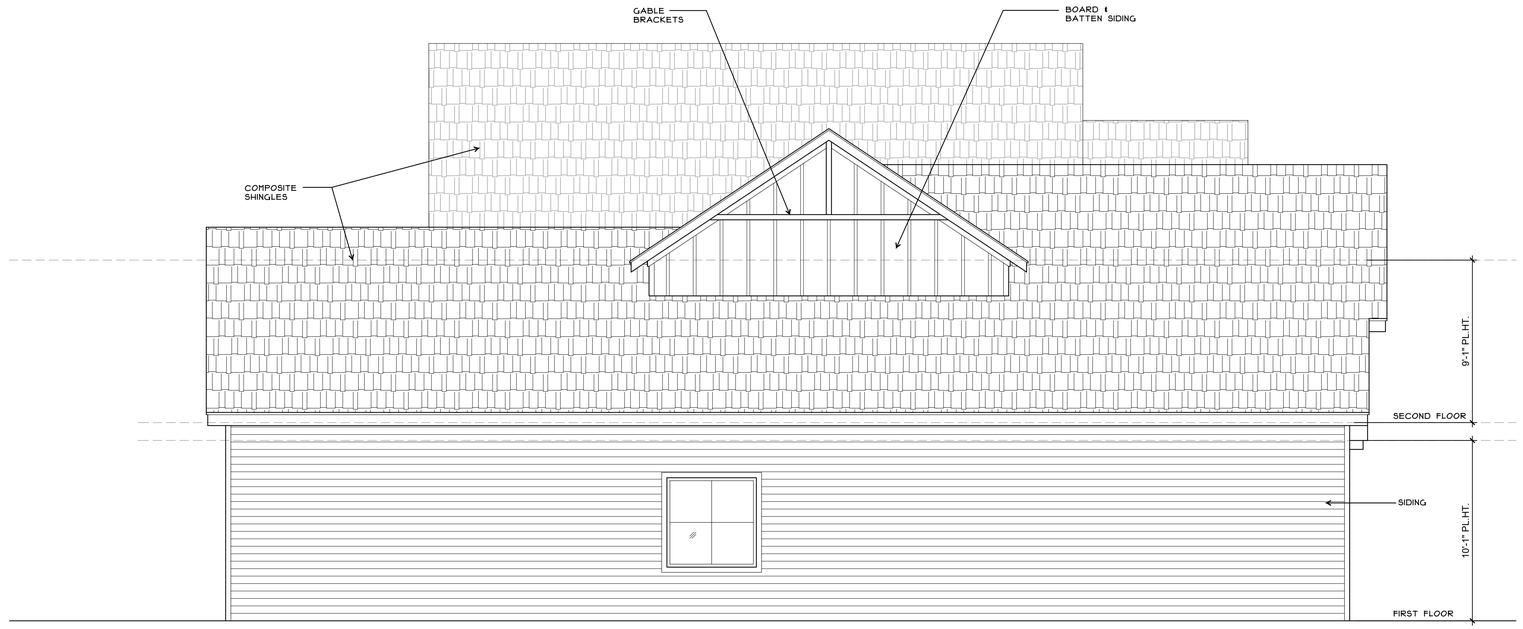
Rockwall, TX 75078

NORTH

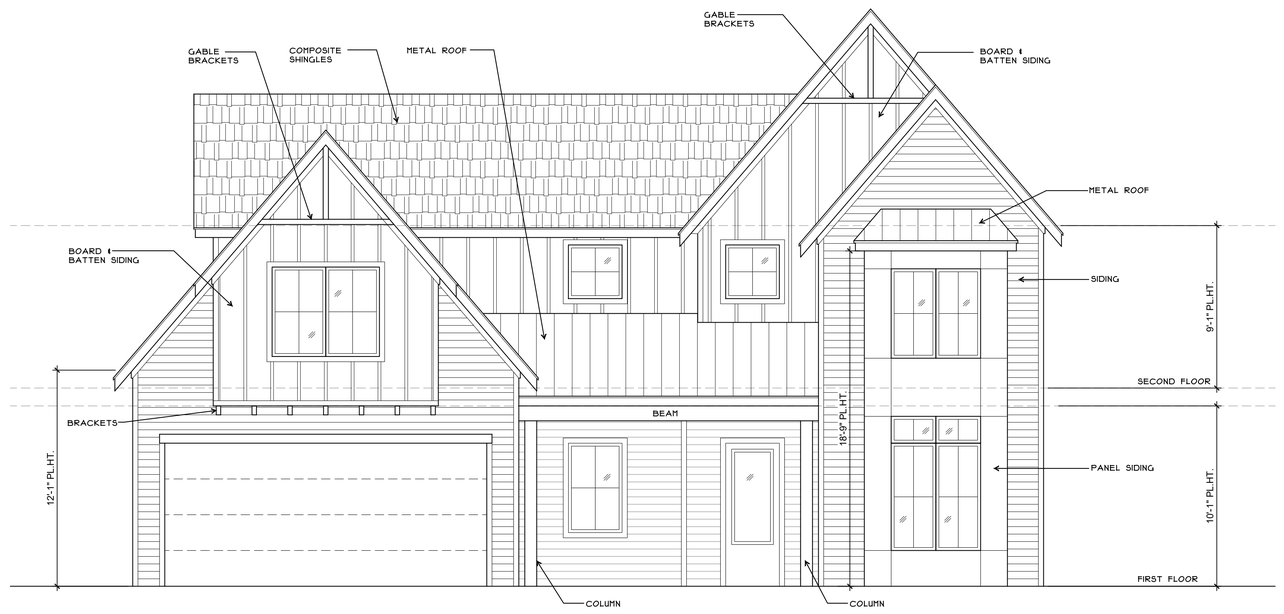
Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

SECOND FLOOR PLAN



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



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

Job Number: 26103
Date: 4/16/2026
Sheet Number: E1
ELEVATIONS

LOT 2 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

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

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

Job Number: 26103
Date: 4/16/2026
Sheet Number: E2
ELEVATIONS

LOT 2 KERNOODLE
NEW CONSTRUCTION
ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-019

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
802 Kernodle Street	Single-Family Home	1939	1,826	*80*	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	*780*	Brick
804 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	*120*	Brick
806 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	*128*	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	*N/A*	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	*80*	Brick
801 Austin Street	Single-Family Home	1980	2,874	*N/A*	Brick
803 Austin Street	Single-Family Home	2022	3,825	*N/A*	Siding
809 Austin Street	Single-Family Home	1991	2,010	*N/A*	Siding
811 Austin Street	Single-Family Home	1985	1,080	*N/A*	Siding
	AVERAGES:	1975	2,387	238	

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



802 Kernodle Street



803 Kernodle Street



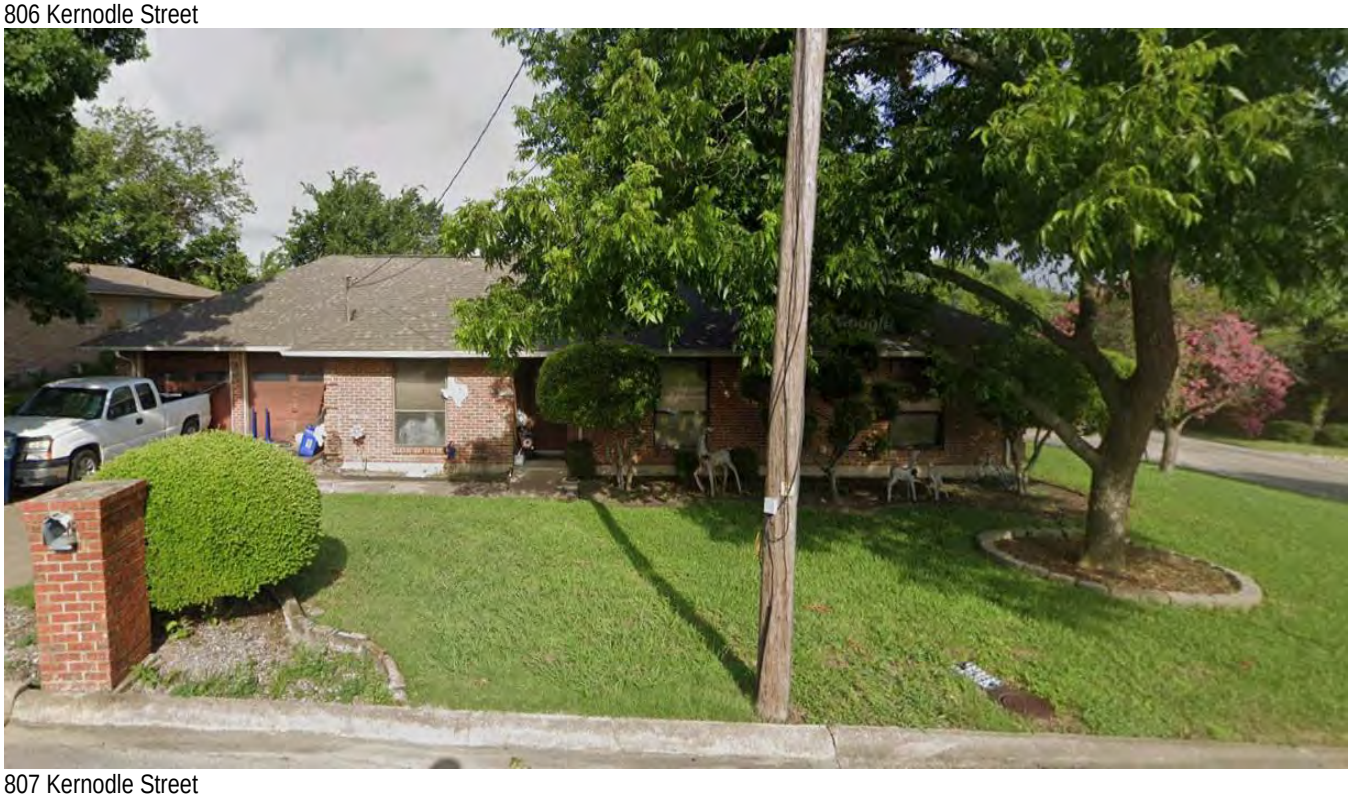
804 Kernodle Street



805 Kernodle Street



806 Kernodle Street



807 Kernodle Street



808 Kernodle Street



810 Kernodle Street



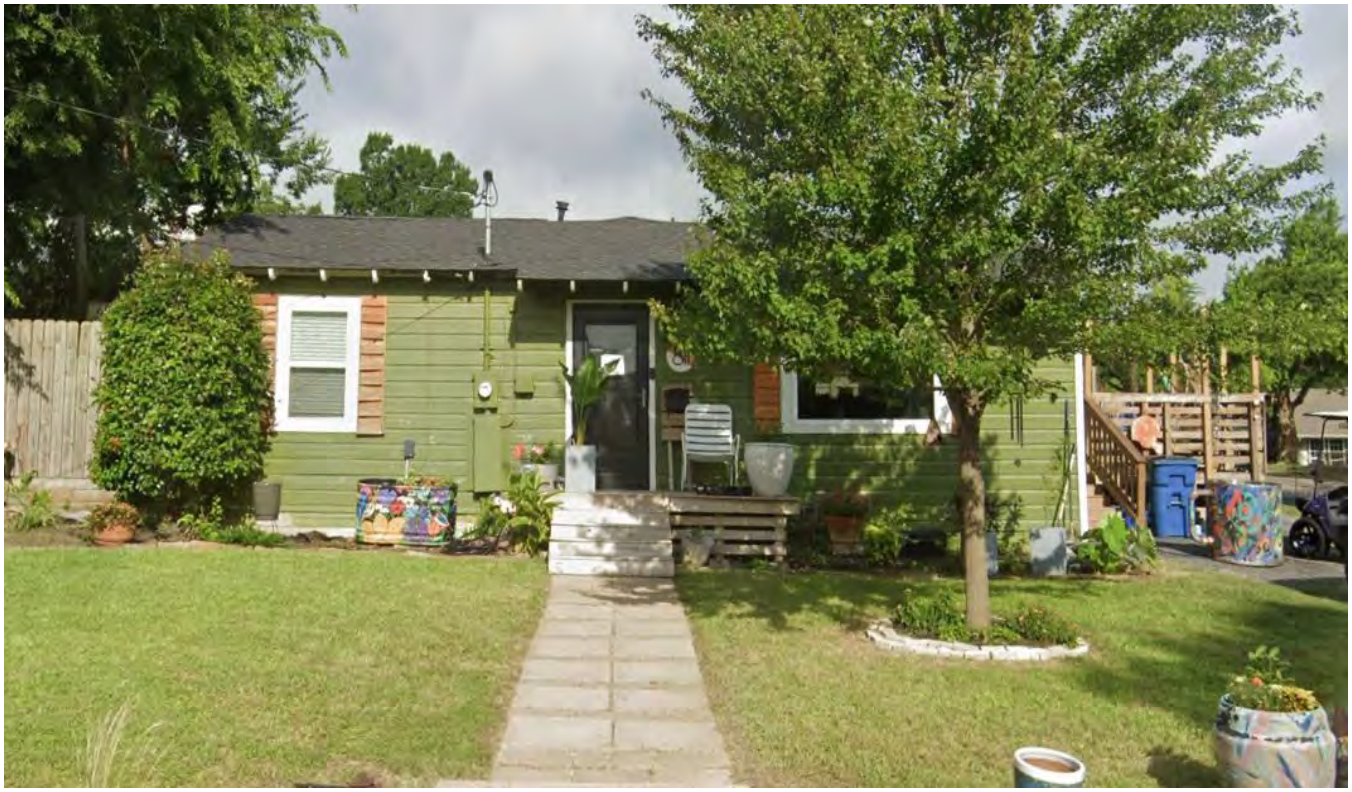
801 Austin Street



803 Austin Street



809 Austin Street



811 Austin Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 05.14.2026

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

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT NOT FOR ORDINANCE 03.18.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Location Map

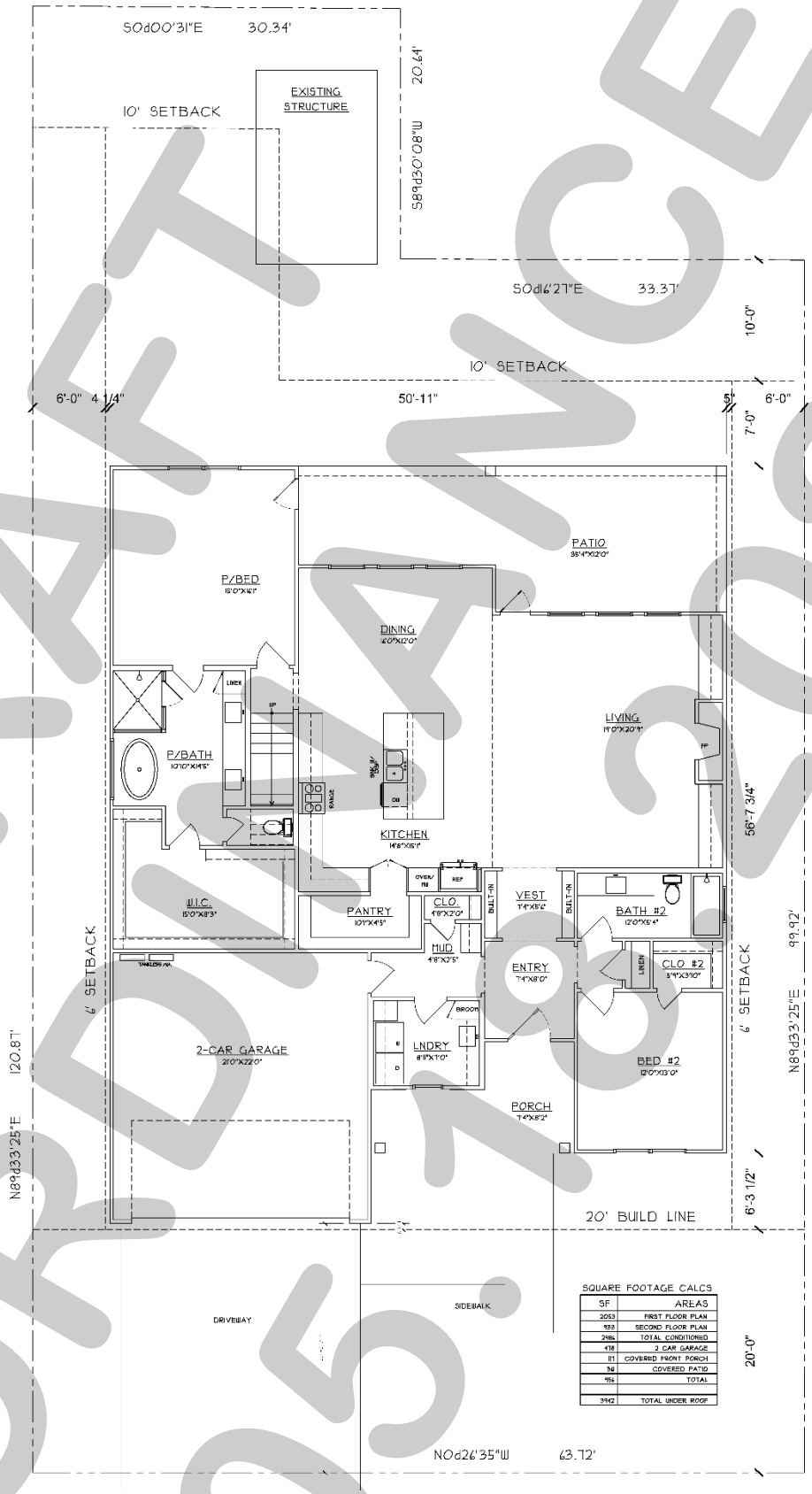
Address: *806 Kernodle Street*

Legal Description: *Lot 2, Block A, Kinsey Addition*



DRAFT
Do Not Sign

Exhibit 'B':
Residential Plot Plan

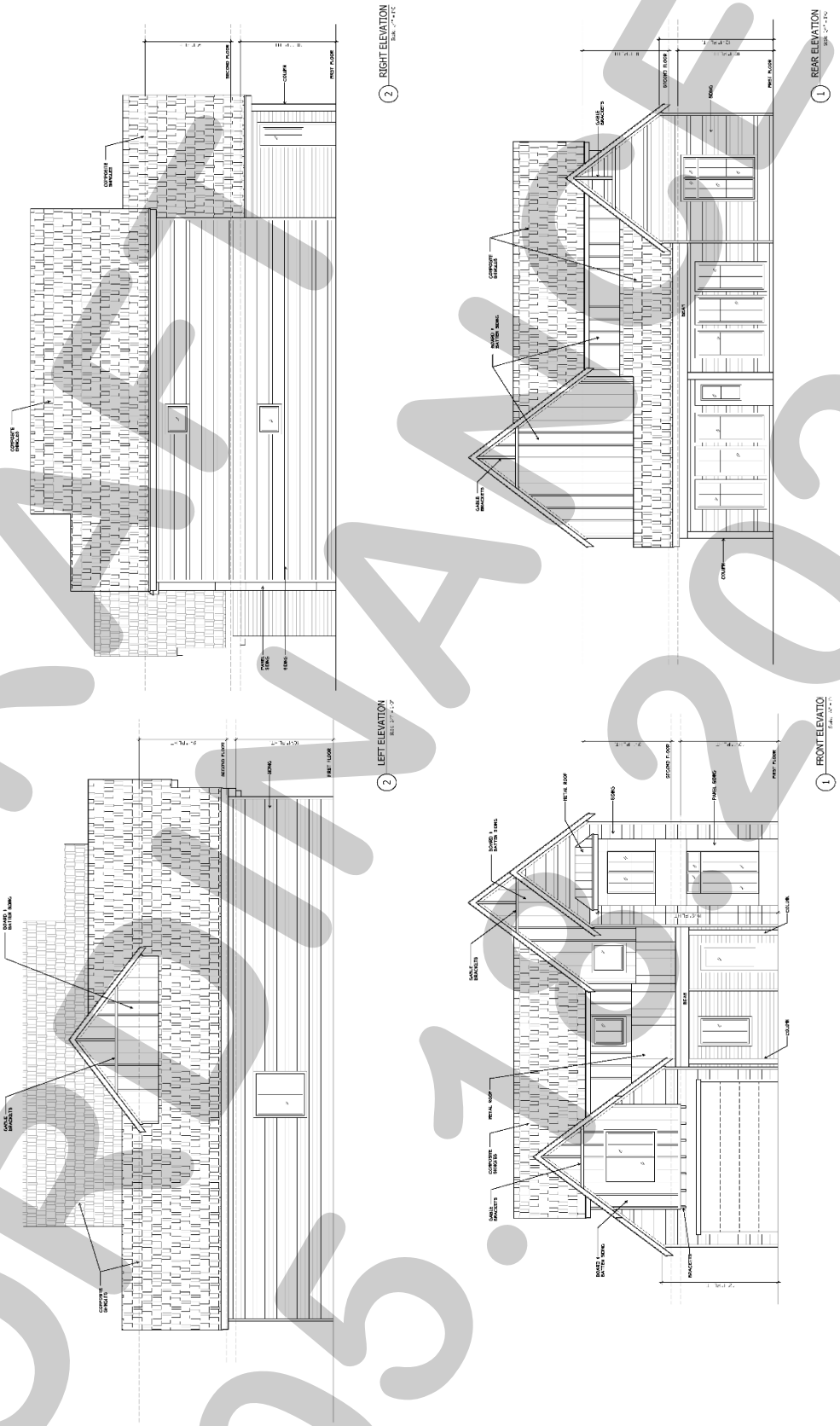


SQUARE FOOTAGE CALCS

SF	AREAS
2053	FIRST FLOOR PLAN
933	SECOND FLOOR PLAN
2986	TOTAL CONDITIONED
418	2 CAR GARAGE
111	COVERED FRONT PORCH
36	COVERED PATIO
954	TOTAL
3942	TOTAL UNDER ROOF

DRAFT ORDINANCE 05.18.2026

Exhibit 'C':
Building Elevations



DRAFT
05.12.2026

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:	May 18, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-020; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 508 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983. The subject property has remained zoned Single-Family 7 (SF-7) District since this change. Based on aerial images, an existing single-family home was situated on the subject property as of April 2013; however, this home and a metal building were removed from the property through a demolition permit [*i.e. DEM2015-0003*], which was issued on April 21, 2015. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 508 Munson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Munson Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of the Dawson Subdivision, which consists of 16 lots, and has been in existence for more than ten (10) years. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are various parcels of land that make up part of three (3) different subdivisions [*i.e. B.F. Boydstun, Shields, and Dodson Hardin Subdivisions*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is Storrs Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Mill Co. Subdivision, which consists of 18 lots, and has been in existence for more than ten (10) years.

East: Directly east of the subject property is one (1) parcel of land [*i.e. 402 S. Clark Street*] developed with a single-family home that makes up the Danny Barker Subdivision. Beyond this is S. Clark, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.7379-acre tract of land [*i.e. Block 105A-1 of the B.F. Boydston Addition*] developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) parcels of land [*i.e. 502, 504, & 506 Munson Street*] developed with single-family homes. Beyond this is Tyler Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are various parcels of land that make up part of the Eppstein Subdivision. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the Dawson Subdivision, which has been in existence for more than ten (10) years, consists of 16 lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Clark and Munson Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Munson Street
Year Built	1901-1987	*N/A*
Building SF on Property	748 SF – 2,720 SF	3,502 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Grey, Brown, Yellow, Red, Blue, White, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Munson Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 4-feet, 6½-inches behind the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

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 Munson Street and also provided 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 April 21, 2026, staff mailed 101 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the ***Specific Use Permit (SUP)*** ordinance and which are detailed as follows:

(a) The development of the *Subject Property* shall generally conform to the ***Residential Plot Plan*** as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the ***Building Elevations*** depicted in *Exhibit 'C'* of the draft ordinance.

(c) The subject property shall be replatted prior to the issuance of a Building Permit; and,

(d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the ***Specific Use Permit (SUP)*** by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

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	508 Munson ST Rockwall TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE		
PROPOSED ZONING		PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☑ OWNER	JMS Custom Homes LLC	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	Same
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 Javier Silva [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 16 DAY OF April 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030



City of Rockwall

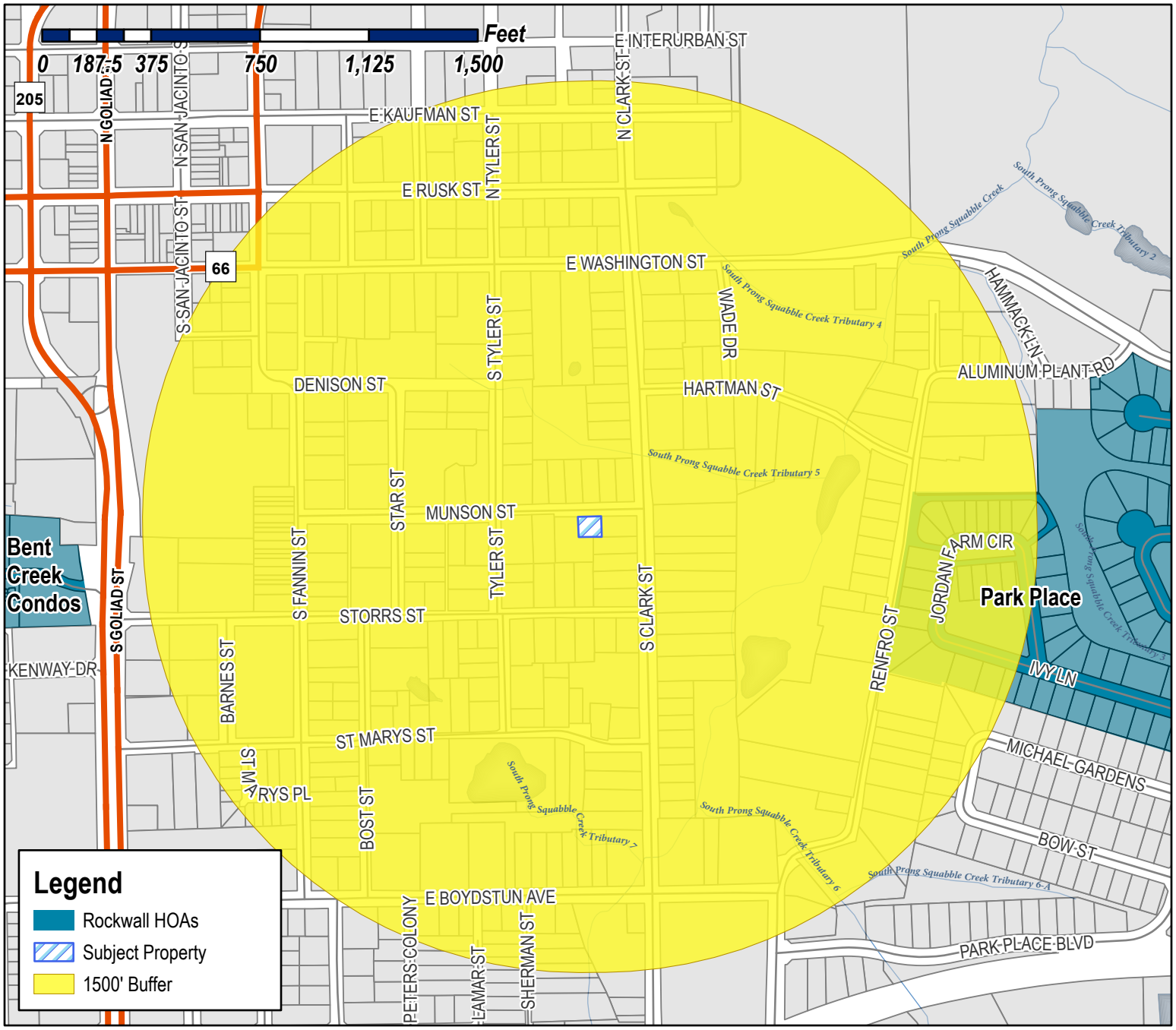
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

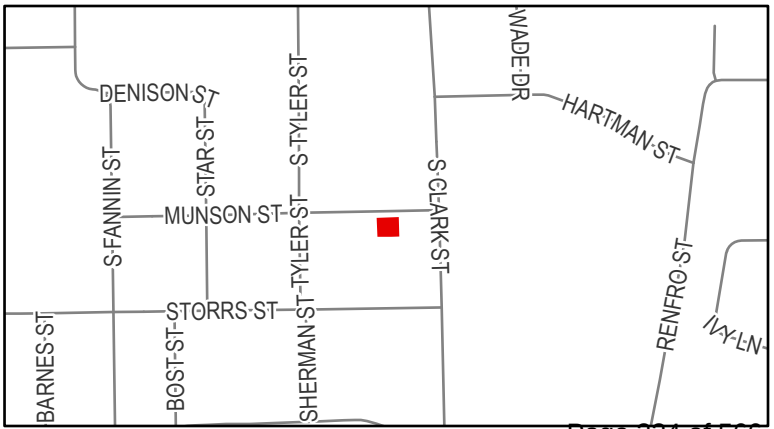
City of Rockwall

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Case Number: Z2026-020
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 508 Munson Street



Date Saved: 4/16/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-020]
Date:	Wednesday, April 22, 2026 9:07:09 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.16.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-020: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

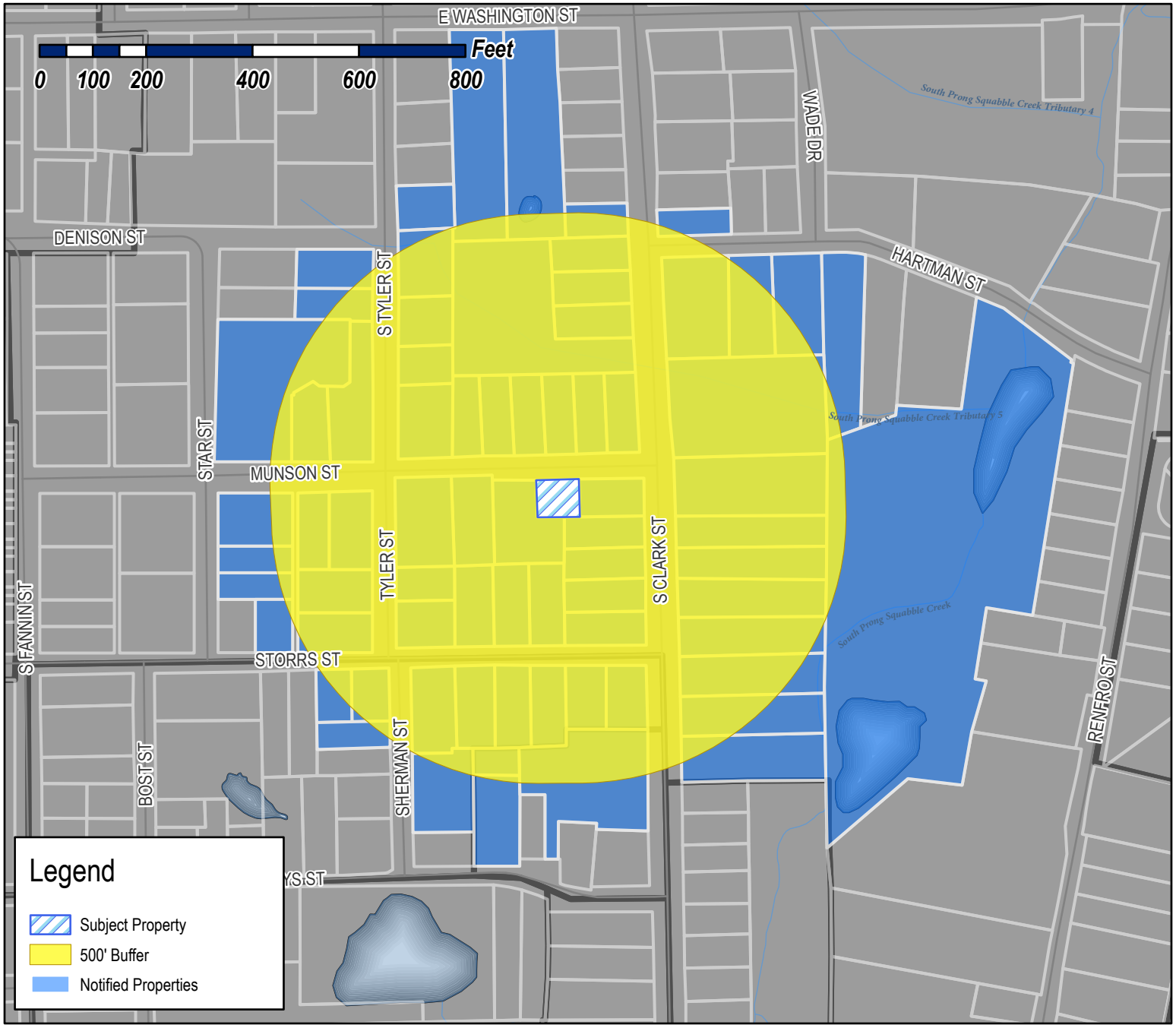
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

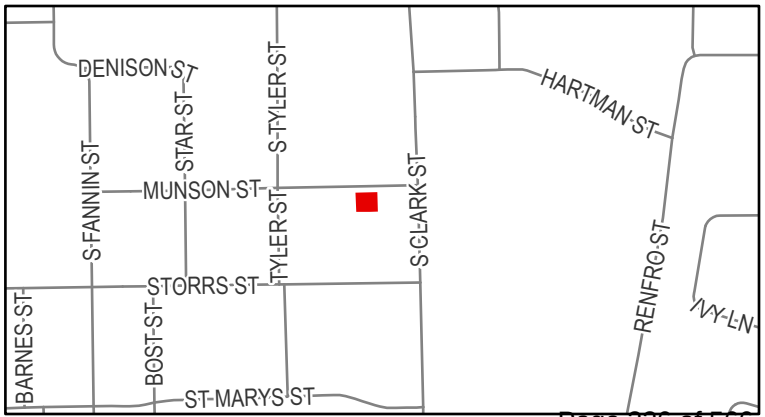
City of Rockwall

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

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Case Number: Z2026-020
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 508 Munson Street



Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

HALL BLAKELEY AND CATHERINE
1006 TIMBERLINE DRIVE
ROCKWALL, TX 75032

CROW SHERRY AND
DWAYNE RHEA
11507 WICKCHESTER LANE
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SIXFOLD VENTURES LLC
1321 CRESCENT COVE DR
DALLAS, TX 75214

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

HALL BLAKELEY AND CATHERINE
207 EAST RUSK STREET
ROCKWALL, TX 75087

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

LOWREY SUSAN
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RICHARD HARRIS LIVING TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

RESIDENT
302 S CLARK ST
ROCKWALL, TX 75087

YANEZ MARIA ISAURA
304 TYLER STREET
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

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

ALLEGRETTO RICHARD JR & SARAH ANN
402 MUNSON ST
ROCKWALL, TX 75032

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 Star St
Rockwall, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE
406 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

MOSES MATTHEW & KENDRA
408 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
408 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RESIDENT
409 MUNSON ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
501 SHERMAN ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

RESIDENT
504 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

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

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

RESIDENT
510 S CLARK
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

RESIDENT
601 STORRS ST
ROCKWALL, TX 75087

LEE STEPHANIE
602 Storrs St
Rockwall, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
607 ST MARY
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

RESIDENT
608 STORRS ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

RESIDENT
612 STORRS ST
ROCKWALL, TX 75087

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

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

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

501 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
710 AGAPE CIR
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK
710 AGAPE CIR
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
ROCKWALL, TX 75087

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

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

RESIDENT
N/A
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

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

PUBLIC NOTICE

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

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

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

Z2026-020: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-020: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Case No. Z2026-020: SUP for Residential Infill

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

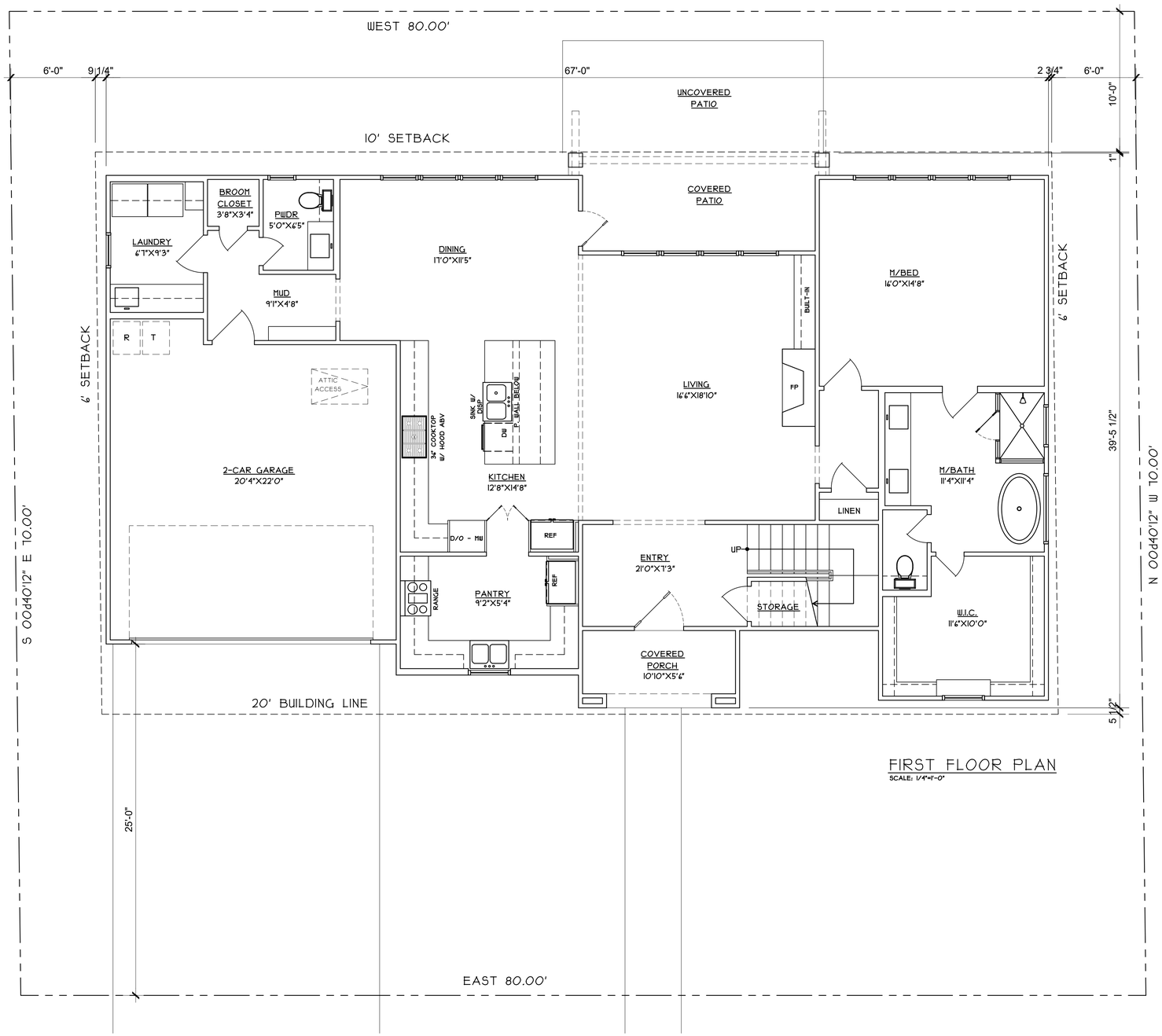
Having a new home built in an older neighborhood is always a problem. There are new two-story homes on Clark Street that make the older homes by them look bad. Hopefully this new home will "fit" into the neighborhood and will be a good option for home buyers.

Name: Sherri Johnston

Address: [redacted]

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

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



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
1750	FIRST FLOOR PLAN
1120	SECOND FLOOR PLAN
2870	TOTAL CONDITIONED
452	2-CAR GARAGE
62	COVERED PORCH
118	COVERED PATIO
632	TOTAL
3502	TOTAL UNDER ROOF

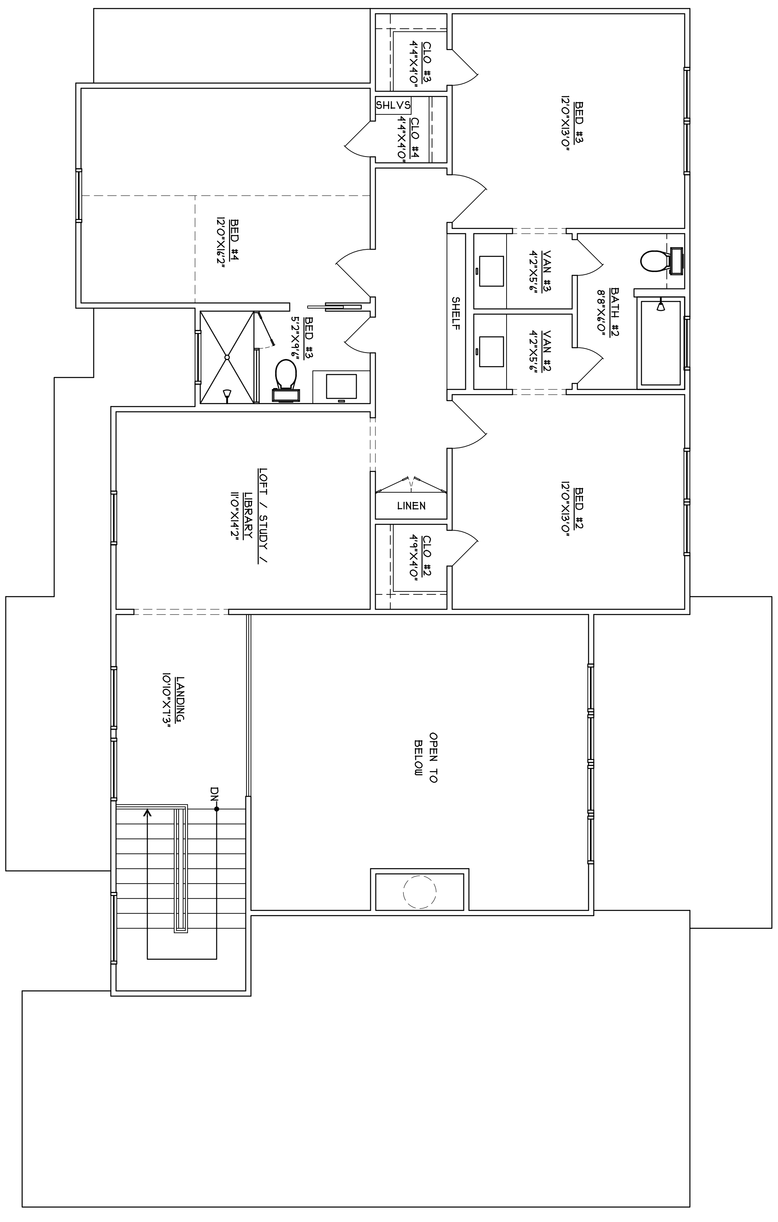
NORTH

01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Job Number: 26103
Date: 4/16/2026
Sheet Number: A1
FIRST FLOOR PLAN

MUNSON AVE
NEW CONSTRUCTION
Rockwall, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



NORTH

01 SECOND FLOOR PLAN

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

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

MUNSON AVE

NEW CONSTRUCTION

Rockwall, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

SECOND FLOOR PLAN

Page 234 of 566

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

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

Job Number: 26103
Date: 4/16/2026
Sheet Number: E1

ELEVATIONS

MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

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

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

Job Number: 26103
Date: 4/16/2026
Sheet Number: E2

ELEVATIONS

MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilipps.com
214.284.8734

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
501 Munson Street	Single-Family Home	1901	2,720	*400*	Siding
502 Munson Street	Single-Family Home	1980	1,713	*N/A*	Brick
503 Munson Street	Single-Family Home	1980	1,214	*N/A*	Siding
504 Munson Street	Single-Family Home	1975	1,520	*N/A*	Siding
505 Munson Street	Single-Family Home	1954	1,803	*192*	Siding
506 Munson Street	Single-Family Home	1973	2,200	*152*	Brick
507 Munson Street	Single-Family Home	1985	2,104	*192*	Siding
508 Munson Street	Vacant	N/A	N/A	*N/A*	N/A
509 Munson Street	Single-Family Home	1980	748	*312*	Siding
511 Munson Street	Single-Family Home	1967	906	*N/A*	Siding
513 Munson Street	Single-Family Home	1982	1,032	*N/A*	Siding
402 S. Clark Street	Single-Family Home	1987	1,688	*374*	Siding
	AVERAGES:	1969	1,604	270	



501 Munson Street



502 Munson Street

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



503 Munson Street



504 Munson Street



505 Munson Street



506 Munson Street

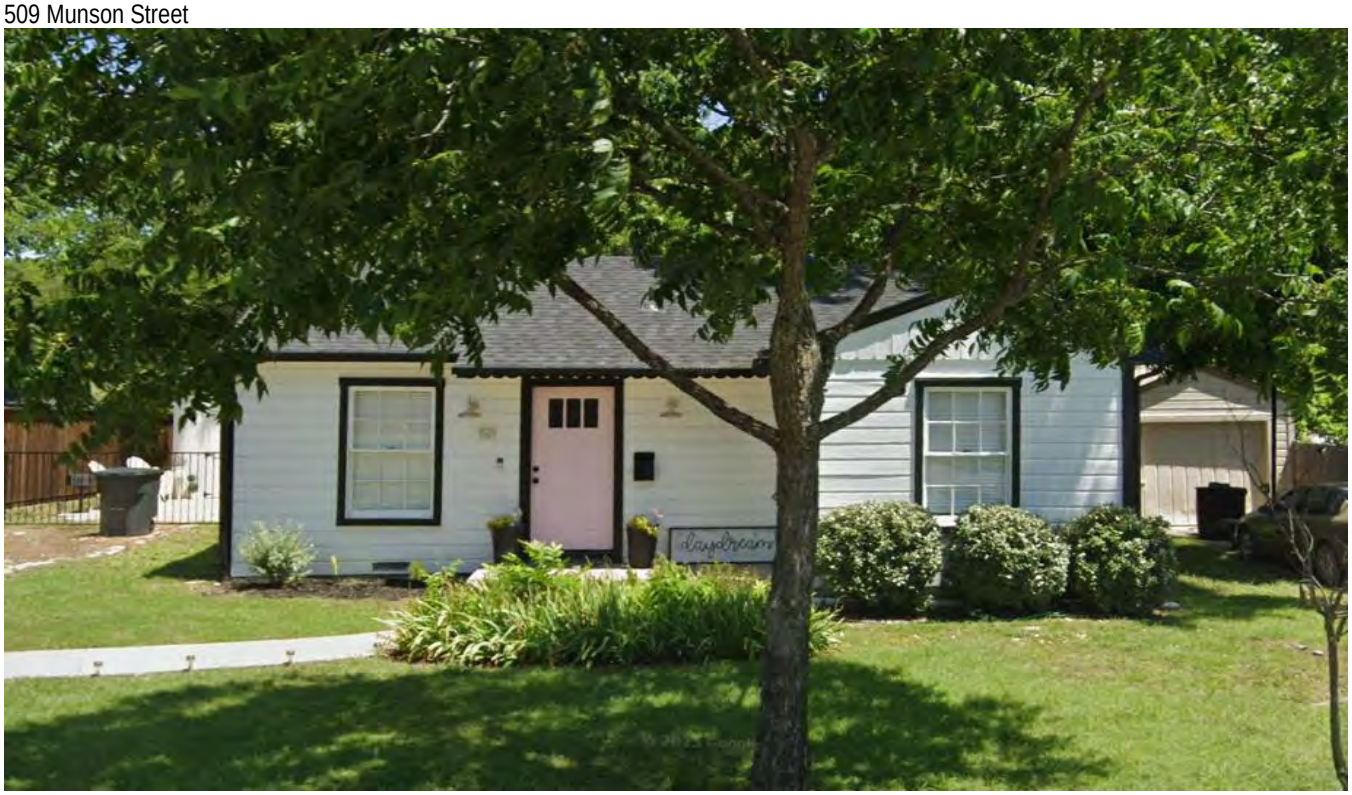


507 Munson Street


508 Munson Street



509 Munson Street



511 Munson Street



513 Munson Street



402 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.138-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 52C OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre parcel of land identified as Block 52C of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 05/14/2026

(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 subject property shall be replatted prior to the issuance of a Building Permit.

3) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 05.18.2026

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 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Location Map

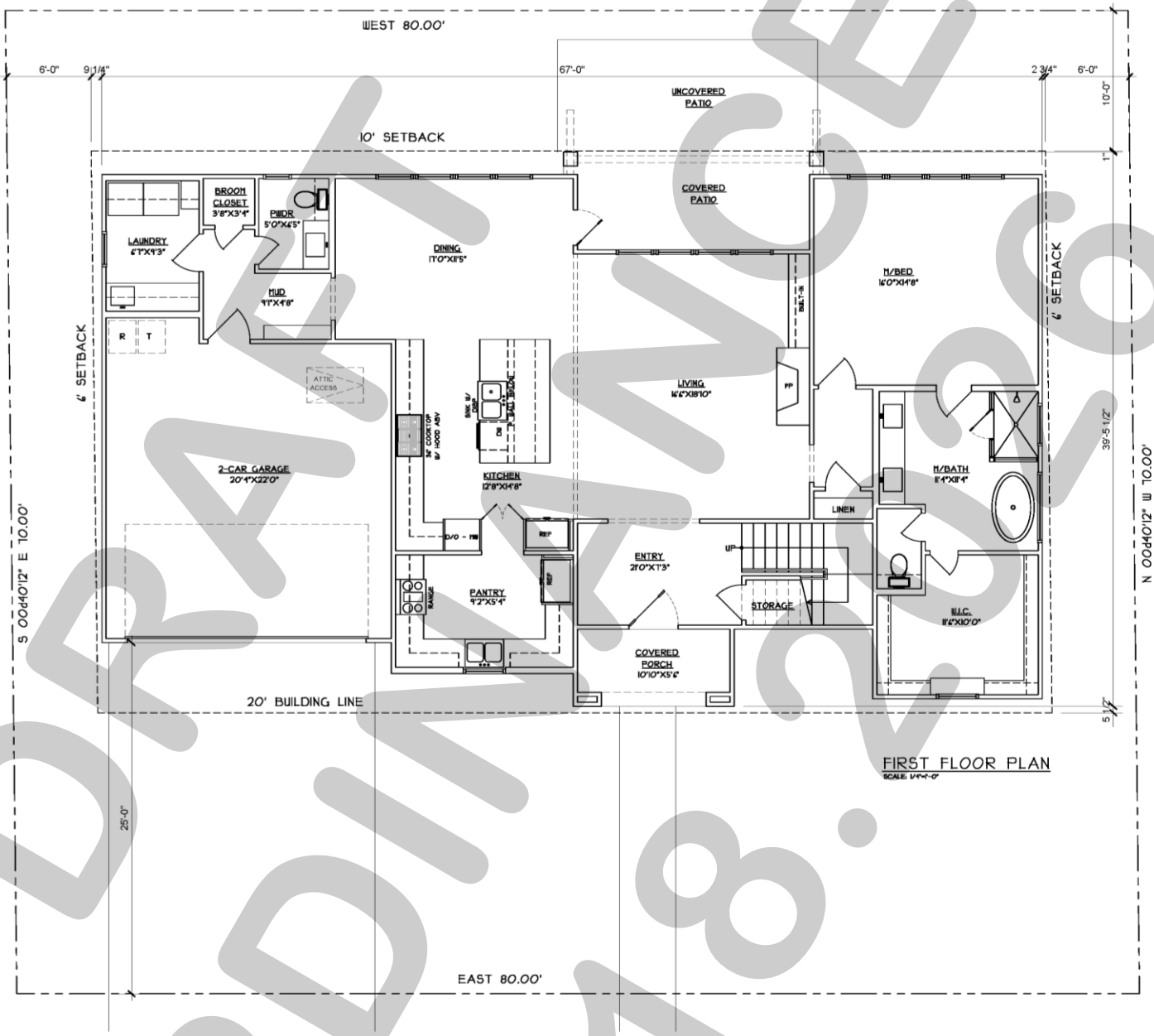
Address: *508 Munson Street*

Legal Description: *Block 52C of the B. F. Boydston Addition*



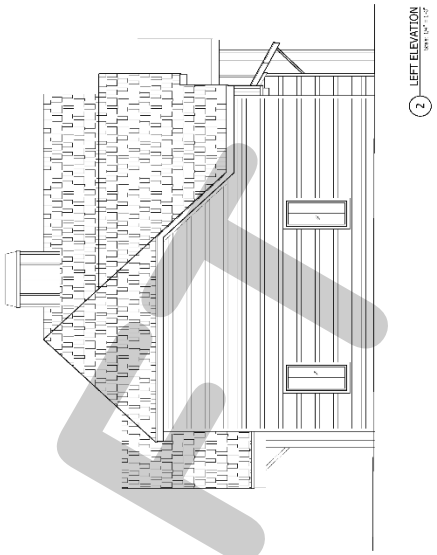
DRAFT
05.18.2026

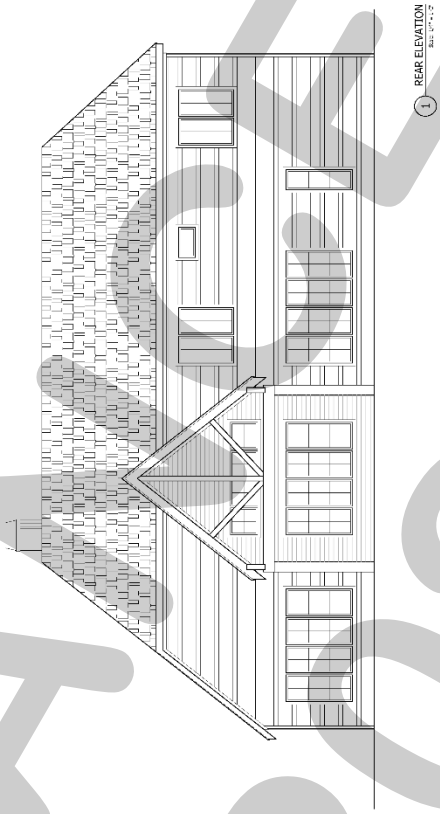
Exhibit 'B':
Residential Plot Plan

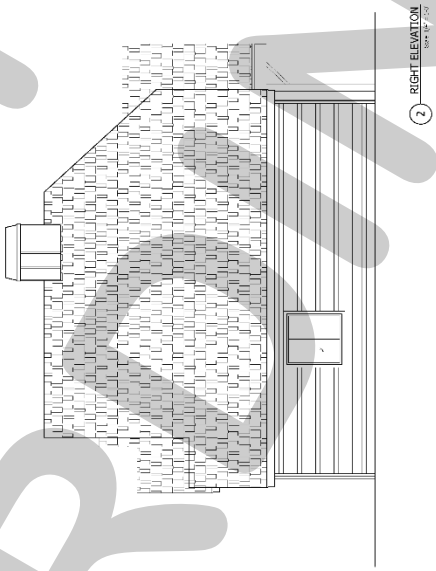


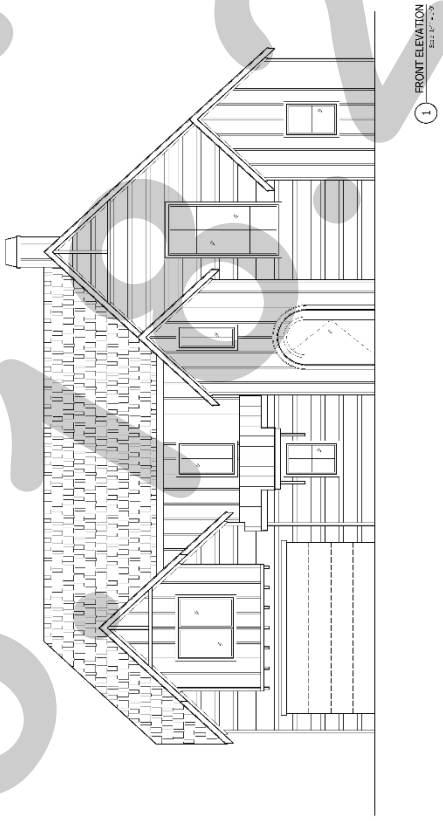
DRAFT ORDINANCE 05.18.2026

Exhibit 'C':
Building Elevations









DRAFT
ORIVAL
05-06-2026

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:	May 18, 2026
APPLICANT:	Ron Hawkins
CASE NUMBER:	Z2026-021; *Zoning Change (AG to LI) for 4571 SH-276*

SUMMARY

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

BACKGROUND

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

PURPOSE

On April 17, 2026, the applicant -- *Ron Hawkins* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

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

ADJACENT LAND USES AND ACCESS

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

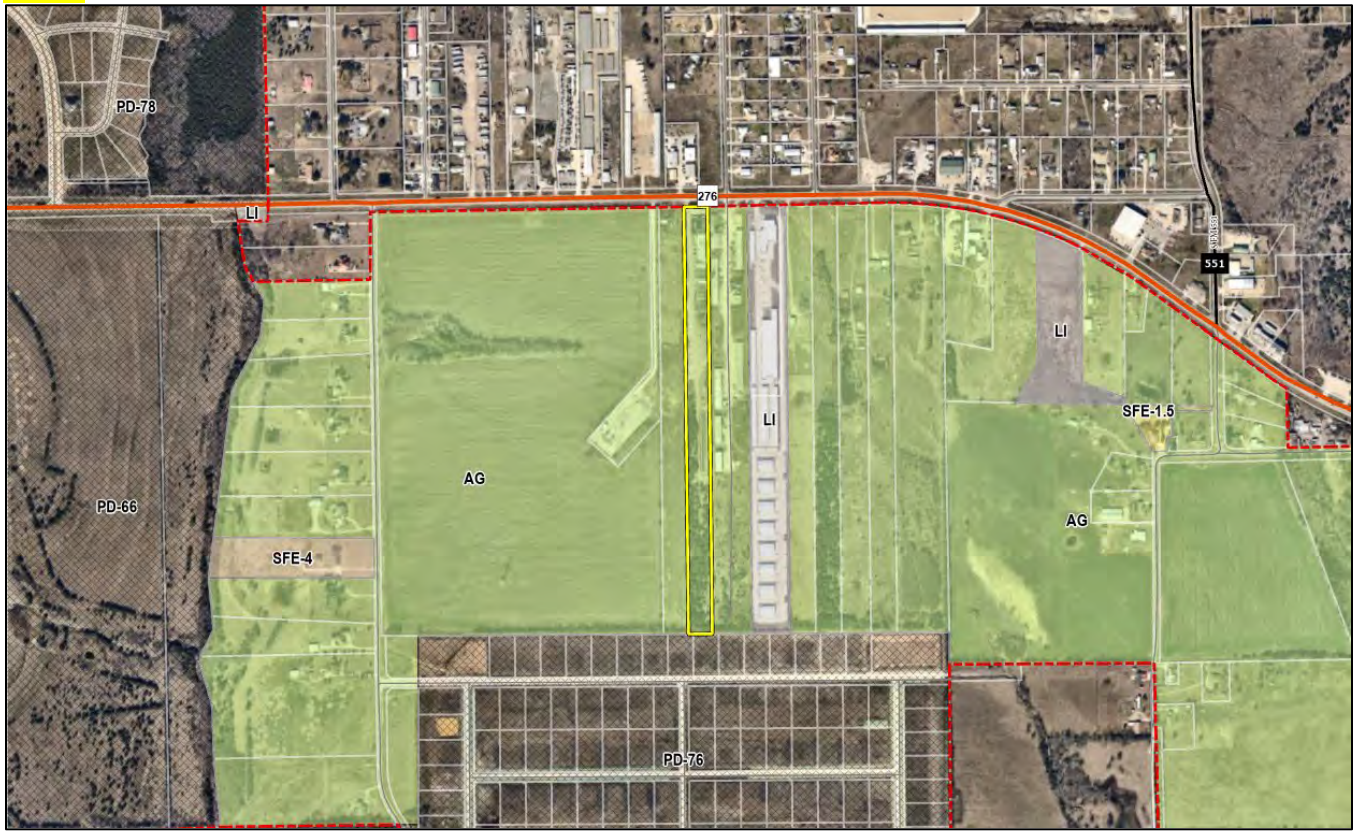
North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.

South: Directly south of the subject property is the Emerson Farms Subdivision which consists of 116 single-family lots and was established in 2023. Emerson Farms is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.

East: Directly east of the subject property is a is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. East of this is another 15-acre parcel of land (*i.e. Lot 1, Block A, Valk 276 Addition*). This lot is zoned Light Industrial (LI) District and developed with a *mini-warehouse facility* (*i.e. Storage 365*).

West: Directly west of the subject property is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home situated on it. Beyond that is a 4.461-acre tract of land (*i.e. Lot 1, Block A, Substation Addition*), which is owned and operated by *Oncor Electric Delivery Company* and zoned Agricultural (AG) District. West of this is 106-acre tract of land (i.e. *Tract 1 of the J. H. Bailey Survey, Abstract No. 34*), which is zoned Agricultural (AG) District and is currently vacant. Beyond this is the corporate limits of the City of Rockwall. Beyond that are two (2) properties situated within the City's Extraterritorial Jurisdiction (ETJ) that have single-family homes situated on them.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses … [*and*] is intended for industrial parks and larger, cleaner types of industries." In this case, the applicant has a legally non-conforming *garden supply/plant nursery* and has been operating a *coffee shop* and *event hall/banquet facility* without a Certificate of Occupancy (CO). According to the Permissible Use Charts, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *event hall/banquet facility* is permitted by Specific Use Permit (SUP) and the *coffee shop* is permitted by-right. If rezoned, the applicant will be required to request a Specific Use Permit (SUP) for the *event hall/banquet facility* and any further development on the property would be subject to the density and dimensional requirements for a property in a Light Industrial (LI) District as specified by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

Minimum Lot Area	12,500 SF
Minimum Lot Width	100'
Minimum Lot Depth	125'
Minimum Front Yard Setback [1]	25'
Minimum Side Yard Setback [2] & [3]	15' + ½ Height Over 36'
Minimum Rear Yard Setback [2] & [3]	10'
Minimum Between Buildings [2] & [3]	15' + ½ Height Over 36'
Maximum Building Height [4]	60'
Maximum Building Size	*N/A*
Maximum Lot Coverage	60%
Minimum Landscaping	15%

General Notes:

[1]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.

[2]: Not to exceed 50-feet.

[3]: ½ Height Over 36-feet with a fire rated wall.

[4]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is further developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District*, which -- *based on the District Description for the South Central Estates District* -- "…has the potential to have a mixture of land uses, but is currently relatively undeveloped." This section goes on to make the observation that "(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots." The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 7,000 SF *garden supply/plant nursery* situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is "…characterized by employment-oriented businesses, which are generally situated in larger centers (*i.e. Rockwall Technology Park*) with access to key transportation networks." In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on this, the applicant's request to change the zoning of the subject property from Agricultural (AG) District to a Light Industrial (LI) District conforms to the Comprehensive Plan.

NOTIFICATIONS

On April 21, 2026, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any responses concerning the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District Light Industrial (LI) District, then staff would propose the following conditions of approval:

(1) The applicant shall be required to submit a ***Specific Use Permit (SUP)*** for the *banquet facility/event hall* prior to the submission of a Site Plan for the subject property.

(2) The applicant shall be required to submit a ***Site Plan*** for the subject property.

(3) The applicant shall be required to submit a ***Final Plat*** for the subject property.

(4) The applicant shall be required to submit a building permit for any unpermitted structures on the subject property.

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

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the ***Zoning Change*** by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

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 ~~1984~~ 4571 Hwy 267 Rockwall TX
SUBDIVISION — LOT 1 BLOCK A
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG — CURRENT USE Nursery
PROPOSED ZONING Light Industrial — PROPOSED USE Nursery
ACREAGE 9.94 — 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	Ron Hawkins	☐ APPLICANT	
CONTACT PERSON	-	CONTACT PERSON	
ADDRESS	[redacted]	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 Ronald Hawkins [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 350 *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 15 *DAY OF* April, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson

JULIE THOMPSON
Notary Public, State of Texas
Comm. Expires 07-22-2028
Notary ID 126599769

MY COMMISSION EXPIRES 7/22/2028



City of Rockwall

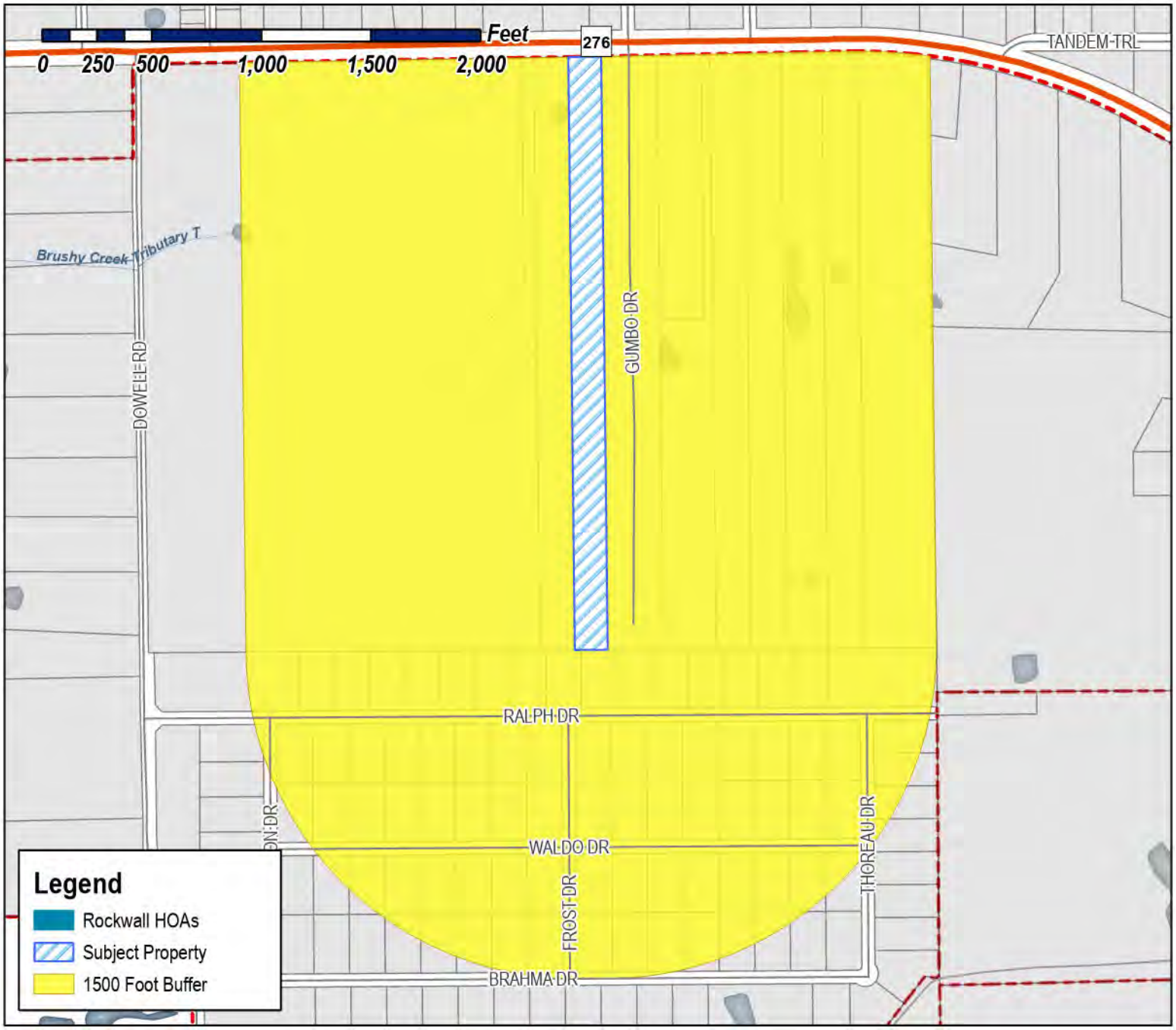
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

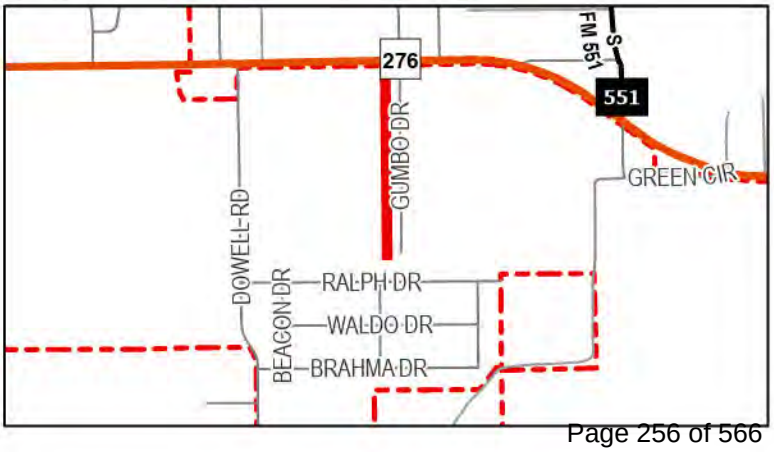
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Case Number: Z2026-021
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4571 SH 276

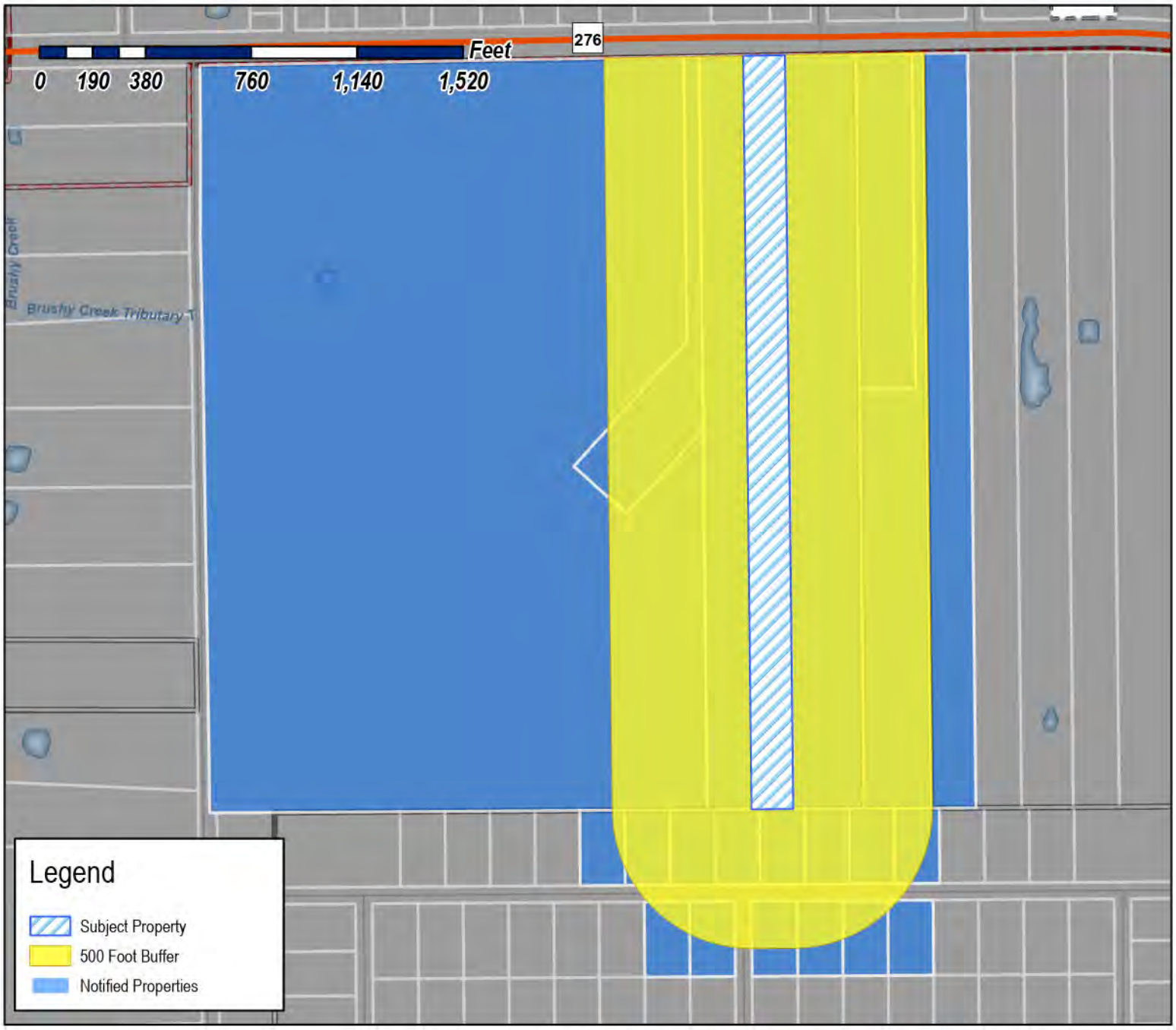


Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

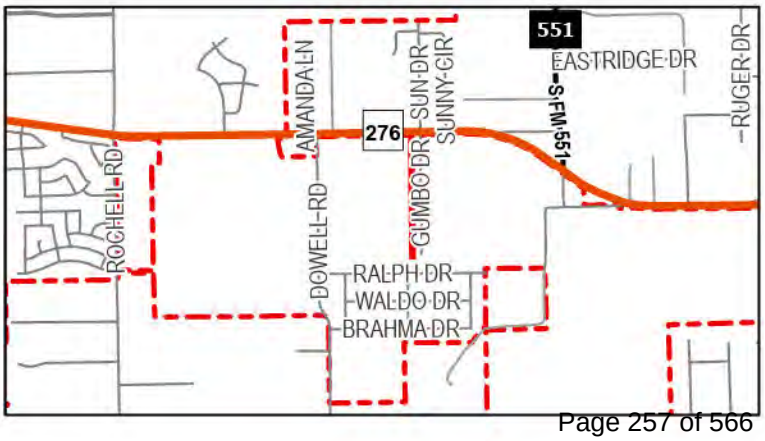
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Case Number: Z2026-021
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4571 SH 276



Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

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

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

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

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

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

RESIDENT
4507 HWY276
ROCKWALL, TX 75087

RESIDENT
HWY276
ROCKWALL, TX 75087

RESIDENT
3290 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
114 GUMBO
ROCKWALL, TX 75087

RESIDENT
4503 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4476 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4488 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4452 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4530 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4542 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4506 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4464 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4473 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4485 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4539 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4527 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4515 RALPH DR
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-021: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-021: Zoning Change from AG to LI

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER All Zoning Requests

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Seth Conner

ADDRESS 4518 Lorion Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am writing to express my opposition to any rezoning of land currently designated as Agricultural (AG).

My family chose this area because of its rural character, open space, and lower density—qualities directly supported by AG zoning. These conditions are central to the quality of life we expected when we moved here.

Rezoning AG land for more intensive use would fundamentally change that character, bringing increased density, traffic, and strain on infrastructure. While growth is inevitable, it should align with the established intent of the area and respect existing zoning.

AG zoning provides an important buffer against urban encroachment. Once changed, it cannot be undone and sets a precedent for further erosion of the community's character.

I respectfully urge the Commission to deny such requests and preserve the integrity of existing AG zoning.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☑ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

Ron Hawkins
4571 SH-276, Rockwall, TX 75032
rjhawk6@aol.com
972-670-4293
04/16/26

Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,
Ron Hawkins



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

_____
Ronald Hawkins, Owner

STATE OF TEXAS
COUNTY OF _____

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

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

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

_____
Jeniree Hawkins, Owner

STATE OF TEXAS
COUNTY OF _____

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

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

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED:

I hereby certify that the above and foregoing 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 _____, 2026.

_____ _____
Mayor of the City of Rockwall *Planning and Zoning Chairman*

_____ _____
City Secretary *City Engineer*

KNOW ALL MEN BY THESE PRESENTS:

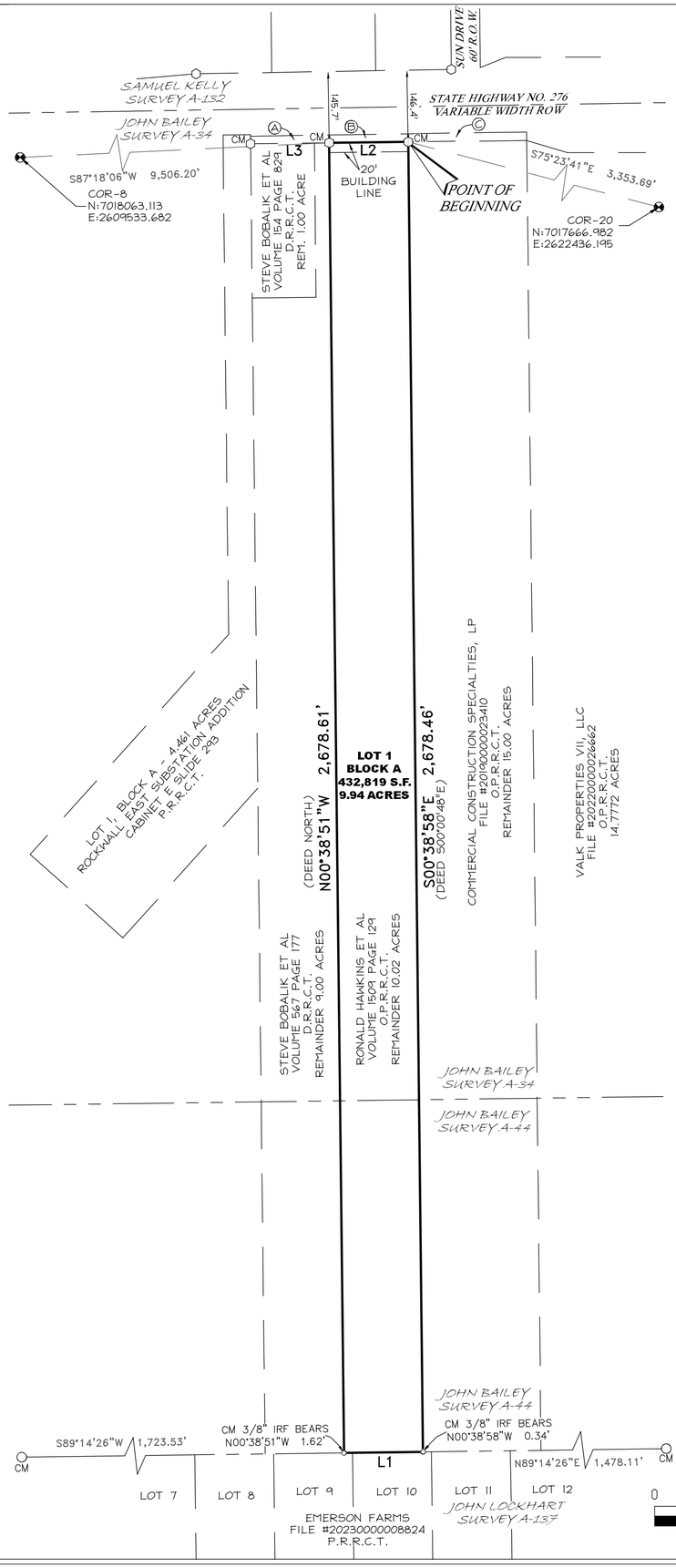
That I, Tina Y. Hague, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

This _____ day of _____, 2026

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tina Y. Hague
Registered Professional Land Surveyor No. 6746

NOTES:
1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
11. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
12. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
14. Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



Ⓐ STATE OF TEXAS
FILE #20210000002709
O.P.R.R.C.T.
PARCEL 31 - 0.0586 ACRE

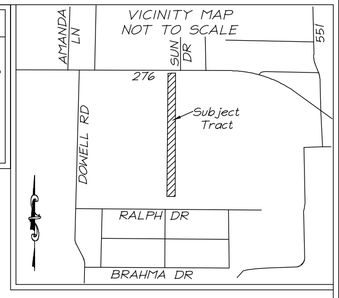
Ⓑ STATE OF TEXAS
FILE #20210000013521
O.P.R.R.C.T.
PARCEL 33 - 0.0602 ACRE

Ⓒ STATE OF TEXAS
FILE #20220000011525
O.P.R.R.C.T.
PARCEL 35 - 0.0934 ACRE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°14'26"W	161.64'
L2	N89°17'39"E	161.54'
L3	S89°17'39"W	160.98'

(DEED N89°38'02"W 162.30')

LEGEND
CM CONTROLLING MONUMENT
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
○ 1/2" IRON ROD FOUND
o POINT FOR CORNER
⬡ 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkings et al, by Warranty Deed with Vendo's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds East, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #20210000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT
LOT 1, BLOCK A
RONALD HAWKINS

BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND
BEING ONE (1) LOT,
9.94-ACRES OR 432,819 SQUARE FEET
SITUATED IN THE
J. H. BAILEY SURVEY, ABSTRACT NO. 34 &
J. H. BAILEY SURVEY, ABSTRACT NO. 44
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-_____

OWNER - RONALD & JENIREE HAWKINS
4571 STATE HIGHWAY 276, ROCKWALL, TX 75032
PHONE NUMBER: 972-670-4293

ADDRESS:
4571 HWY 276
ROCKWALL, TEXAS
ACREAGE: 9.94 ACRES
ZONING: AG
PREPARED: 4/13/2026
BY-LINE JOB NO: 2026-427
SCALE: 1" = 200'
TECHNICIAN: TYH

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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CASE NO. P2026-_____

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

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

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

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

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

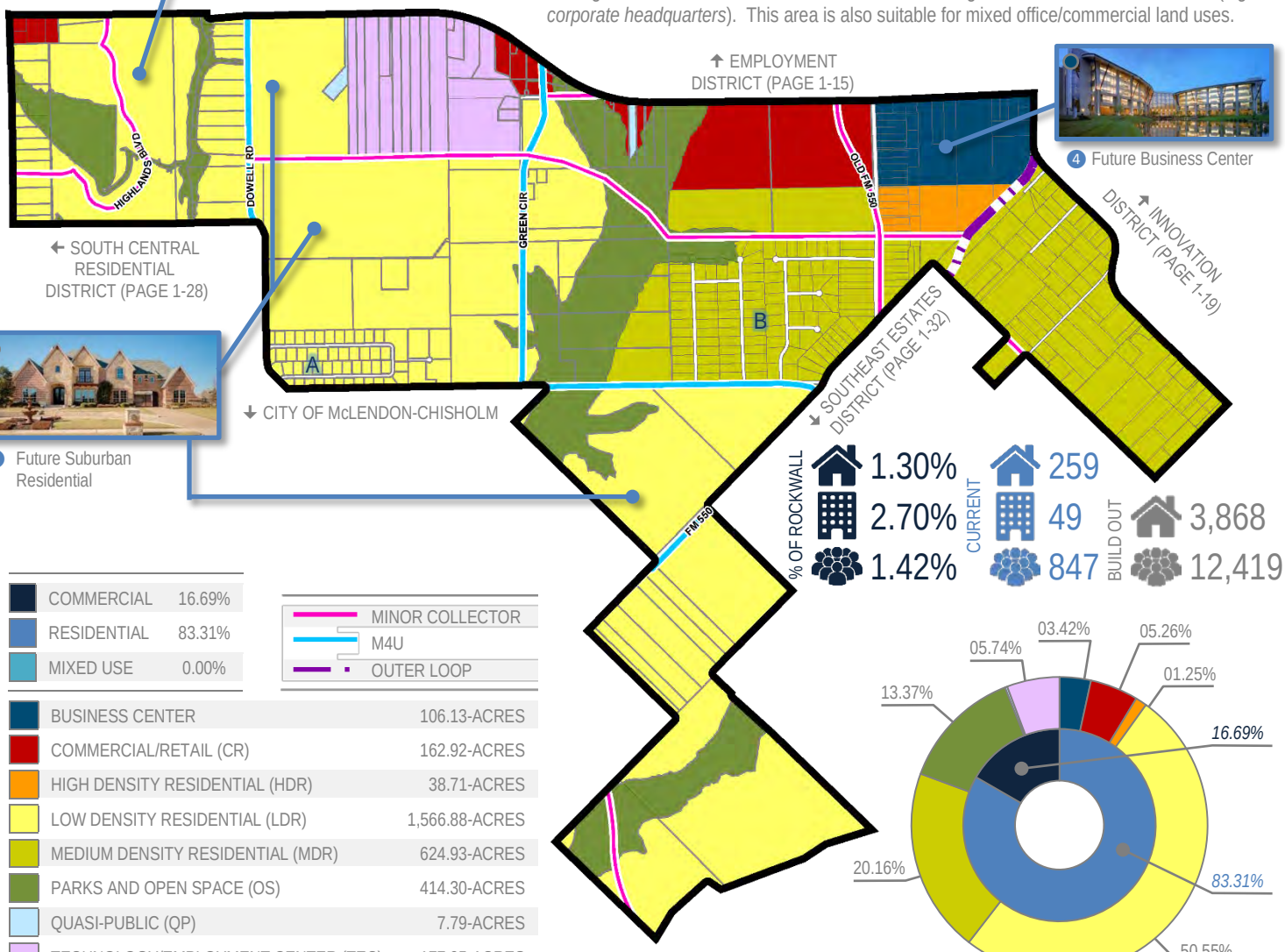


2 Future Suburban Residential

4 Future Business Center



2 Future Suburban Residential



COMMERCIAL	16.69%	
RESIDENTIAL	83.31%	
MIXED USE	0.00%	

MINOR COLLECTOR	
M4U	
OUTER LOOP	

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

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

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna~~,~~ as an Accessory	(2)	(1)	P

LEGEND:	
	Land Use *NOT* Permitted
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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna~~,~~ for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District,* and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 01-26

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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

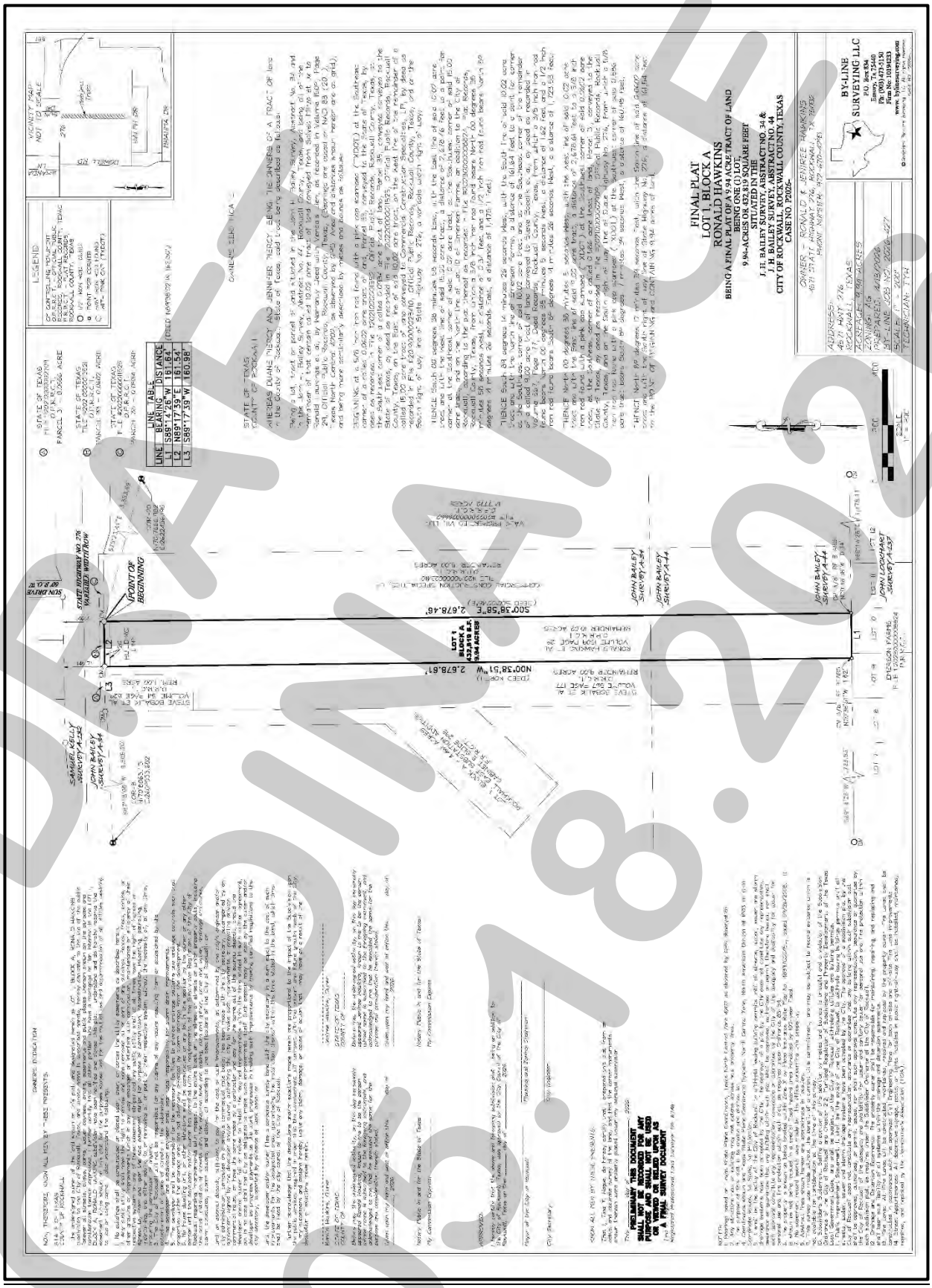
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A'
Legal Description


FINAL PLAT
LOT 1, BLOCK A
RONALD HAWKINS
BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND
BEING ONE (1) LOT
9.94-ACRES, 433,219 SQUARE FEET
SITUATED IN THE
J. H. BAILEY SURVEY, ABSTRACT NO. 34 &
J. H. BAILEY SURVEY, ABSTRACT NO. 44
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2025-
OWNER - RONALD & JENNIFER HAWKINS
401 STATE HIGHWAY 276, ROCKWALL, TX 75087
PHONE NUMBER: 972-870-4591
ADDRESS:
401 STATE HIGHWAY 276
ROCKWALL, TEXAS
ACREAGE: 9.94 ACRES
ZONING: AG
PREPARED: 4/18/2026
BY - LINE JOB NO. 2026-027
SCALE: 1" = 200'
TECHNICIAN: TTH
BY-LINE
SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Phone: 903-473-3636
Firm No: 10194233
www.bylinesurveying.com
LEGEND
VICINITY MAP
NOT TO SCALE
LINE TABLE
LINE BEARING DISTANCE
L1 S89°14'26"W 161.64'
L2 N89°17'39"E 161.54'
L3 S89°17'39"W 160.98'
FRONTAGE ROAD
STATE HIGHWAY NO. 276
VARIABLE WIDTH ROW
POINT OF BEGINNING
FINAL PLAT
LOT 1, BLOCK A
RONALD HAWKINS
S00°38'58"E 2,678.48'
NO0°38'51"W 2,678.81'
JOHN BAILEY SURVEY A-44
SAMUEL KELLY SURVEY A-137
DIESSNER FARMS
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT

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:	May 18, 2026
APPLICANT:	Ankit Parmar
CASE NUMBER:	Z2026-022; *Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision at 401 Cornelius Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01* [*i.e. Case No. A2009-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On May 6, 2024, the City Council approved a *Zoning Change* [*Case No. Z2024-015*] from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Peoples Tract Addition, which included the subject property. On April 15, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-009*] for the Peoples Tract Addition establishing the subject property as Lot 4, Block A, Peoples Tract Addition. The subject property has remained vacant since rezoning.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 451 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established in 1983 and consists of 19 single-family residential lots. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District.

South: Directly south of the subject property Phase I of the Terraces Subdivision, which consists of 263 lots and is zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. Beyond that is a 55.08-acre tract of land (*i.e. Tract 11, of the W.M. Dalton Survey, Abstract 72*), which is zoned Agricultural (AG) District and developed with two (2) *Agricultural Accessory Structures*- (*i.e. a 7,448 SF barn and a 1,107 SF pole barn*) that were constructed in 1966.

East: Directly east of the subject property are four (4) parcels of land (*i.e. 451, 487, 525, and 555 Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition.

Beyond this is a 12.231-acre tract of land (*i.e. Tract 10, of the W.M. Dalton Survey, Abstract No. 72*) which is zoned Agricultural (AG) District and developed with a Single-Family home.

West: Directly west of the subject property are three (3) parcels of land (*i.e. 375, 333, and 291 Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition. West of this is a four (4) acre parcel of land owned by the City of Rockwall that is zone Agricultural (AG) District and developed with a *Public Park*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to the Meadowview Ranch Estates Subdivision, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 1.5 (SFE-1.5) District, requires a Specific Use Permit (SUP).

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

summary of observations concerning the housing along Cornelius Road and Marilyn Jane Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Cornelius Road
Year Built	1888 - 2012	*N/A*
Building SF on Property	2,046 SF – 7,986 SF	9,017 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	210-Feet
Side	10-feet or Greater	25-Feet
Rear	10-feet or Greater	163-Feet
Building Materials	Brick and Siding	Stone, Stucco, Wood Siding, Metal Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch and garage orientation. According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch". In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. In addition, according to Subsection 04.01, *Lots Less Than Five (5) Acres*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration…". In this case, the applicant is proposing a side-entry garage, which is typical of large estate lots. A waiver to the roof pitch and garage orientation requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch and garage orientation requirements will be waived. With the exception of the roof pitch and side-entry garage, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

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 Cornelius and Marilyn Jane Road and the proposed building elevations in the attached packet. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in favor or in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of the draft ordinance.

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(c) 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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

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	401 Cornelius Rd, Rockwall 75087				
SUBDIVISION	Peoples Tract Addition	LOT	4	BLOCK	
GENERAL LOCATION	Between Terraces Phase 2 and Cornelius R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-1.5	CURRENT USE	Vacant Land		
PROPOSED ZONING	SF- 1.5	PROPOSED USE	Single Family Home		
ACREAGE	1.59 Lot	LOTS [CURRENT]	Lot 4	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		☐ APPLICANT	
CONTACT PERSON	ANKIT PARMAR	CONTACT PERSON	
ADDRESS	[redacted]	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 Ankit Parmar (Applicant) [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 $ 223.85 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April *, 20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

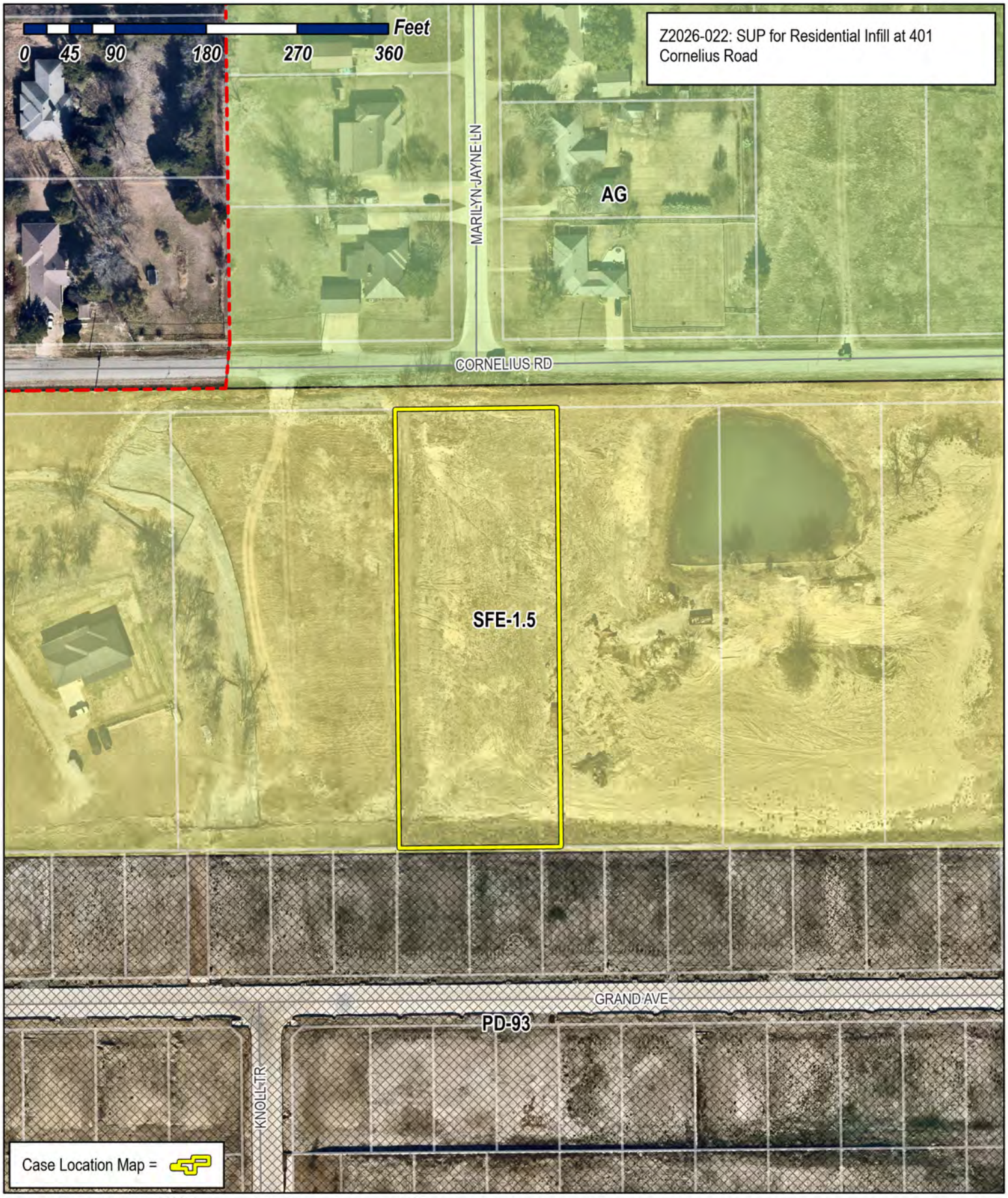
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April *, 20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Natalie Wall

NATALIE WALL
Notary Public
STATE OF TEXAS
ID# 135503881
My Comm. Exp. Feb. 23, 2026

MY COMMISSION EXPIRES NOTARY WITHOUT BOND



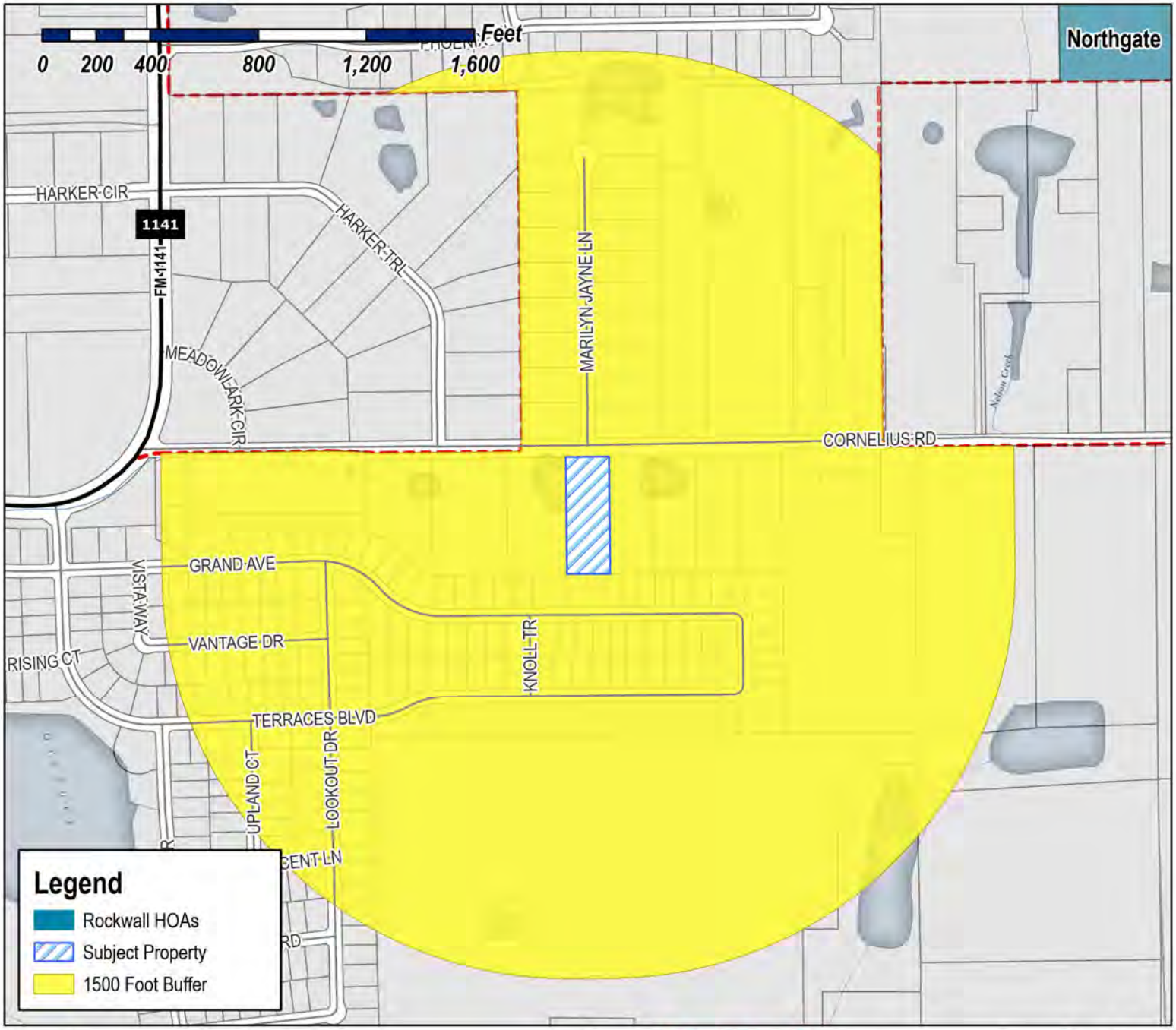
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

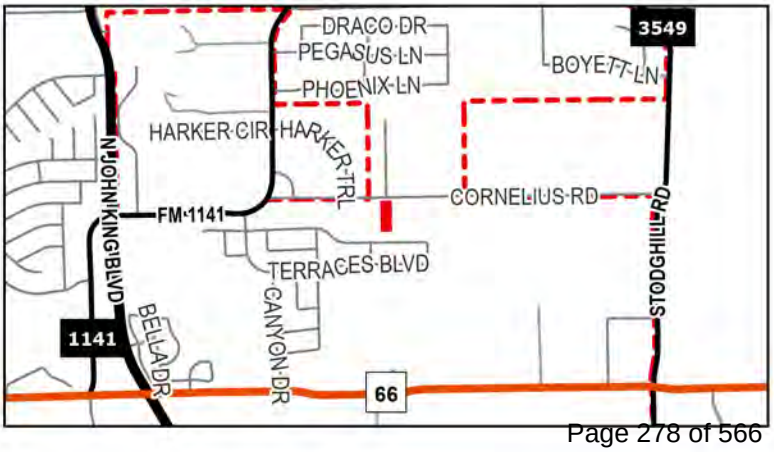
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Case Number: Z2026-022
Case Name: SUP For Residential Infill at 401 Cornelius Road
Case Type: Zoning
Zoning: Single Family Estate 1.5 (SFE 1.5) District
Case Address: 401 Cornelius Road

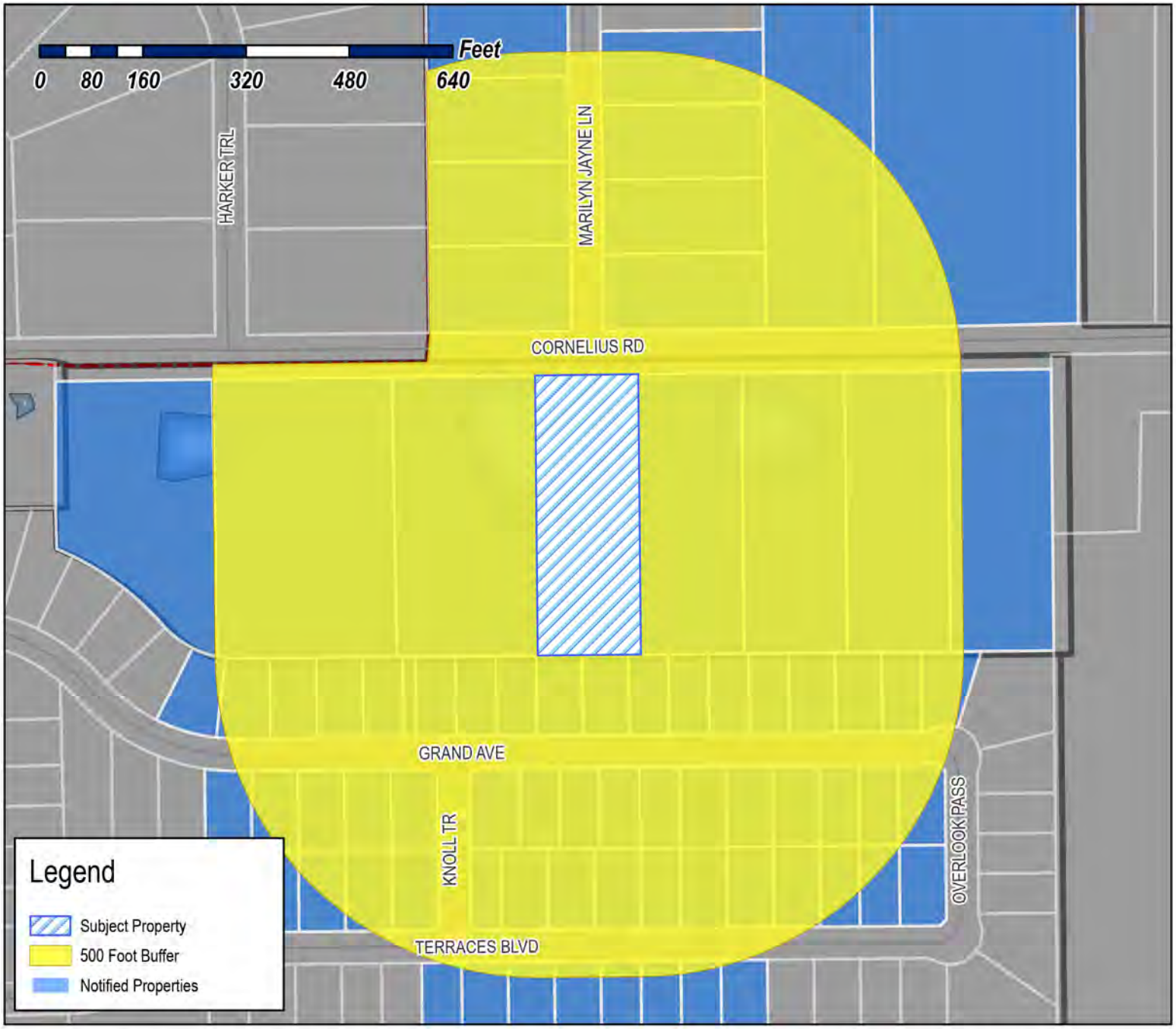
Date Saved: 4/17/2026
For Questions on this Case Call (972) 771-7745



City of Rockwall

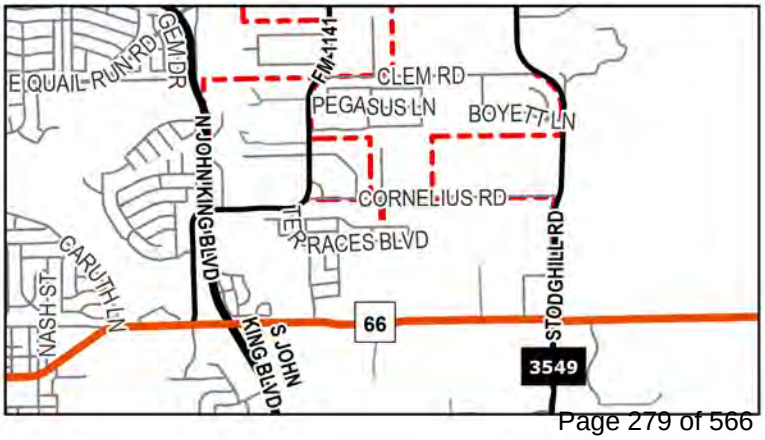
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Case Address: 401 Cornelius Road

Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745



THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

RESIDENT
2032 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2037 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2038 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2043 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2044 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2044 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2049 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2055 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2061 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2062 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2064 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2068 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2103 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2104 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2105 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2106 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2109 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2110 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2111 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2112 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2115 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2116 GRAND AVE
ROCKWALL, TX 75087

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2117 GRAND AVE
ROCKWALL, TX 75087

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2118 TERRACES BLVD
ROCKWALL, TX 75087

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2121 TERRACES BLVD
ROCKWALL, TX 75087

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2122 GRAND AVE
ROCKWALL, TX 75087

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2123 GRAND AVE
ROCKWALL, TX 75087

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2124 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2127 TERRACES BLVD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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2135 GRAND AVE
ROCKWALL, TX 75087

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2136 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2139 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2140 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2200 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2201 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2202 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2203 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2206 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2207 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2208 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2212 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2213 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2214 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2218 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2219 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2220 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2224 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2225 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2226 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
401 CORNELIUS RD
ROCKWALL, TX 75087

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

RESIDENT
451 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

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:

Z2026-022: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-022: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

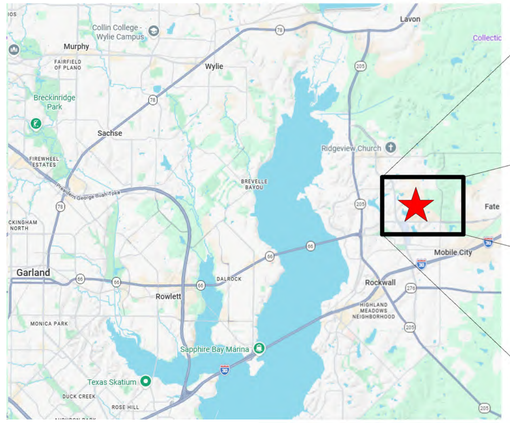
☐ I am opposed to the request for the reasons listed below.

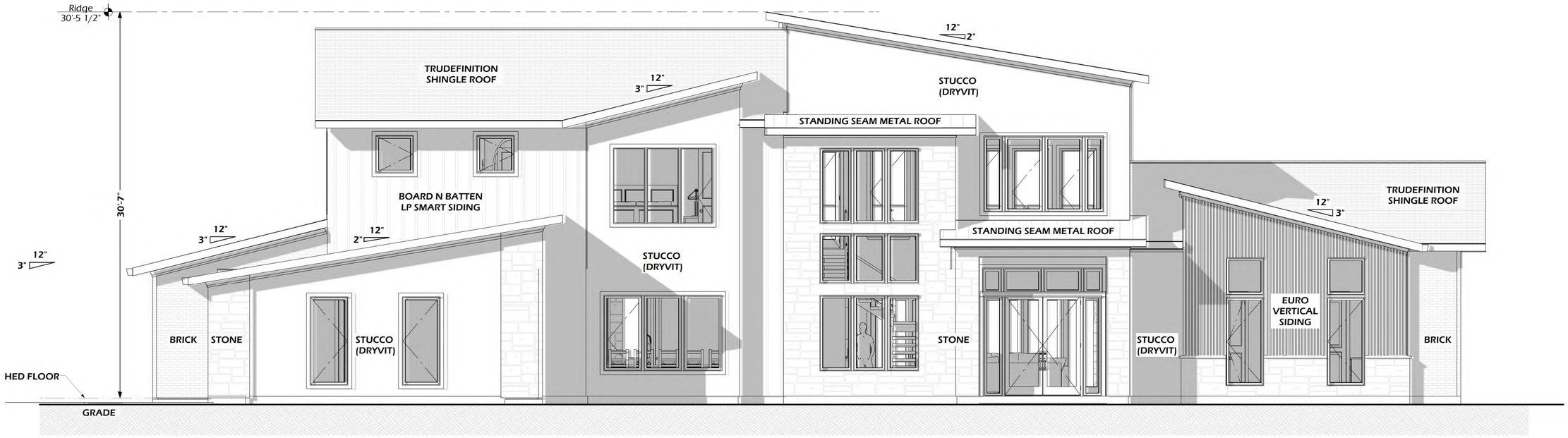
Name:

Address:

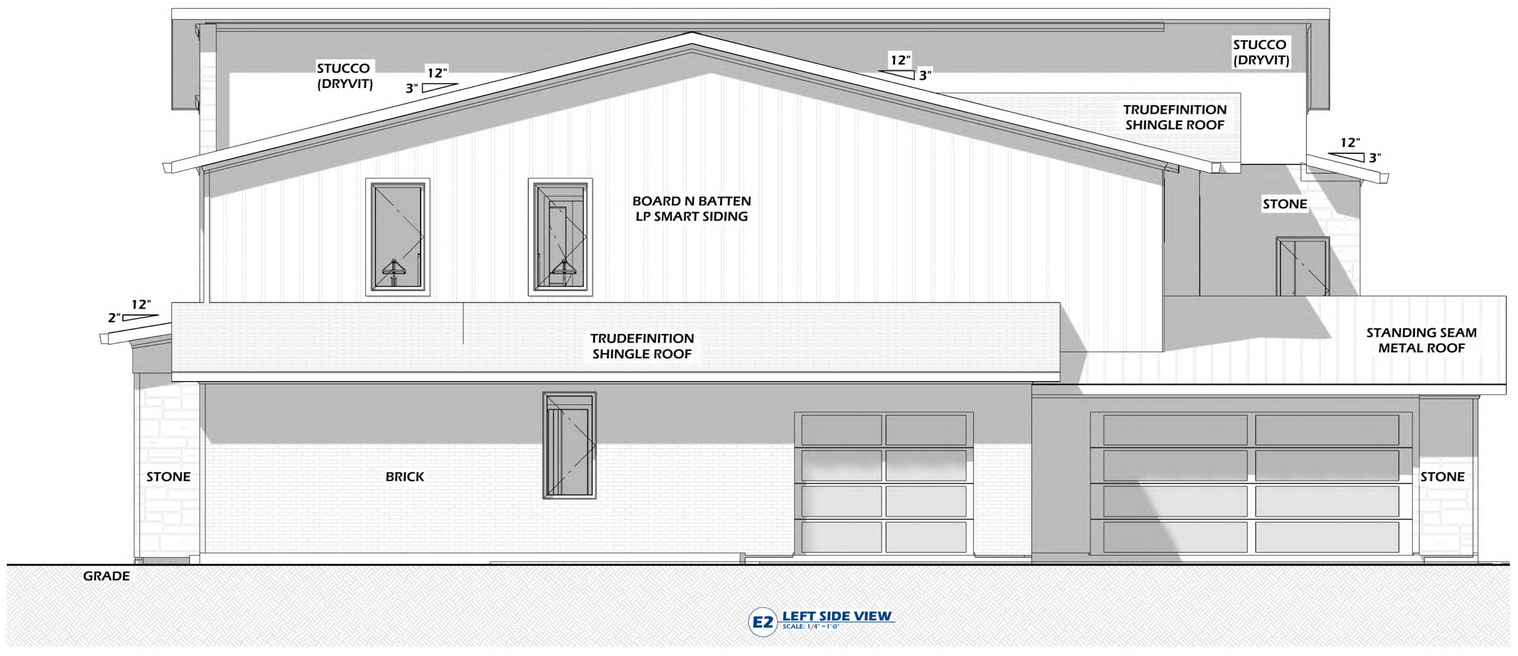
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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


Collin College - Wylie Campus
Murphy
Wylie
Lavon
Collectic
FAIRFIELD OF PLANO
Breckinridge Park
Sachse
Ridgeview Church
FIREWHEEL ESTATES
BRUSHY CREEK
BRUSHY CREEK
BRUSHY CREEK



E1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



E2 **LEFT SIDE VIEW**
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

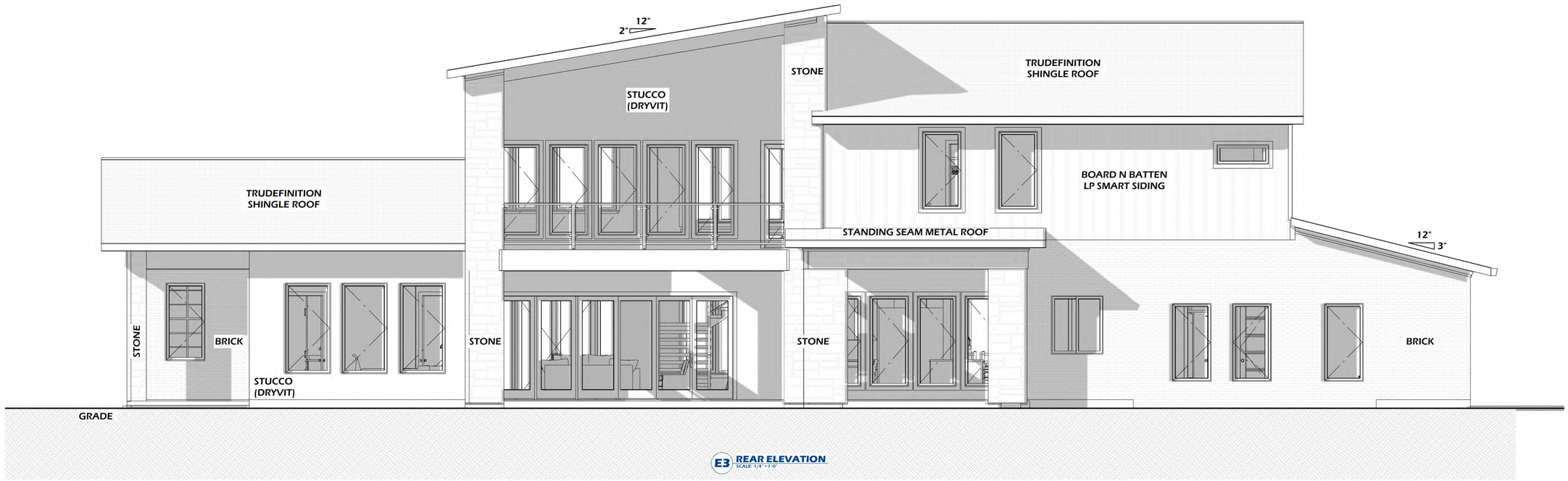
SHEET NUMBER **A.03**
REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

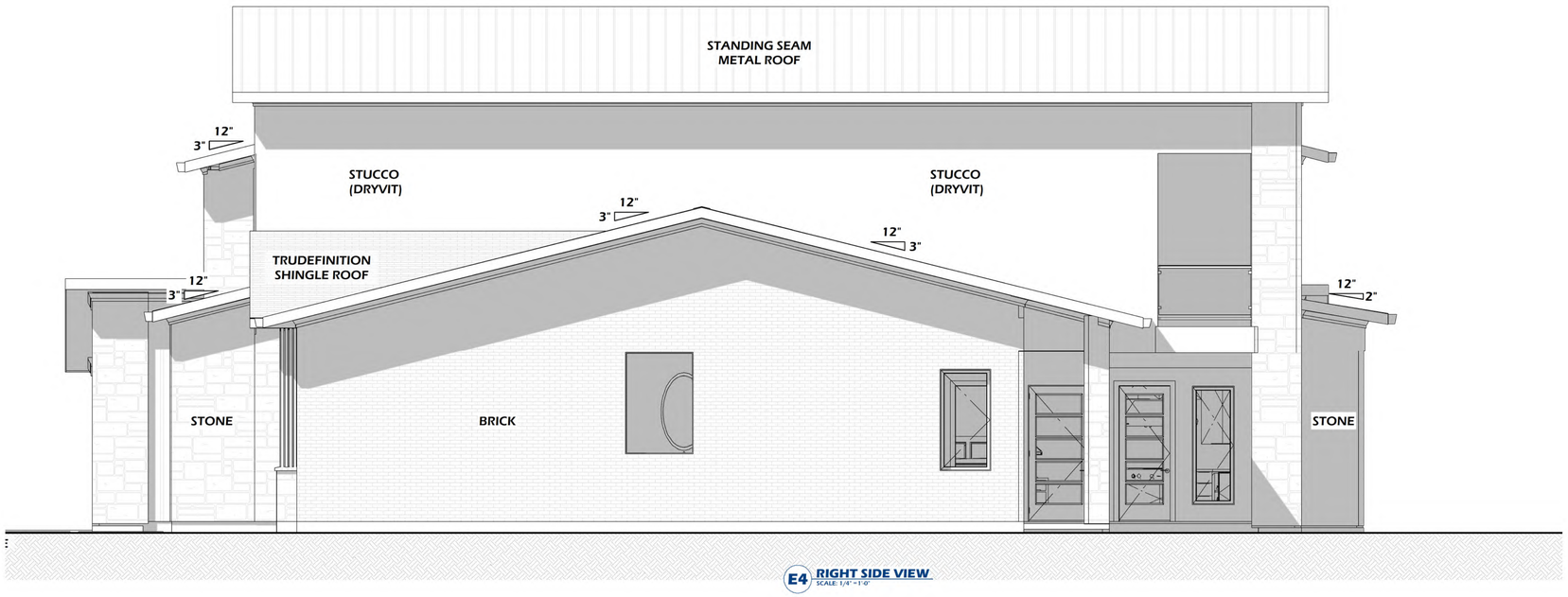
EXTERIOR ELEVATIONS
FRONT AND LEFT SIDE VIEWS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



E4 RIGHT SIDE VIEW
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

SHEET NUMBER **A.04** REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

EXTERIOR ELEVATIONS
REAR AND RIGHT SIDE VIEW

MEMBER AIBD AMERICAN INSTITUTE OF ARCHITECTURAL DRAFTING

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E1 FRONT 3D RENDERING
SCALE: NOT TO SCALE



E2 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE



E3 REAR 3D RENDERING
SCALE: NOT TO SCALE



E4 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

Case Number (Z2026-022)

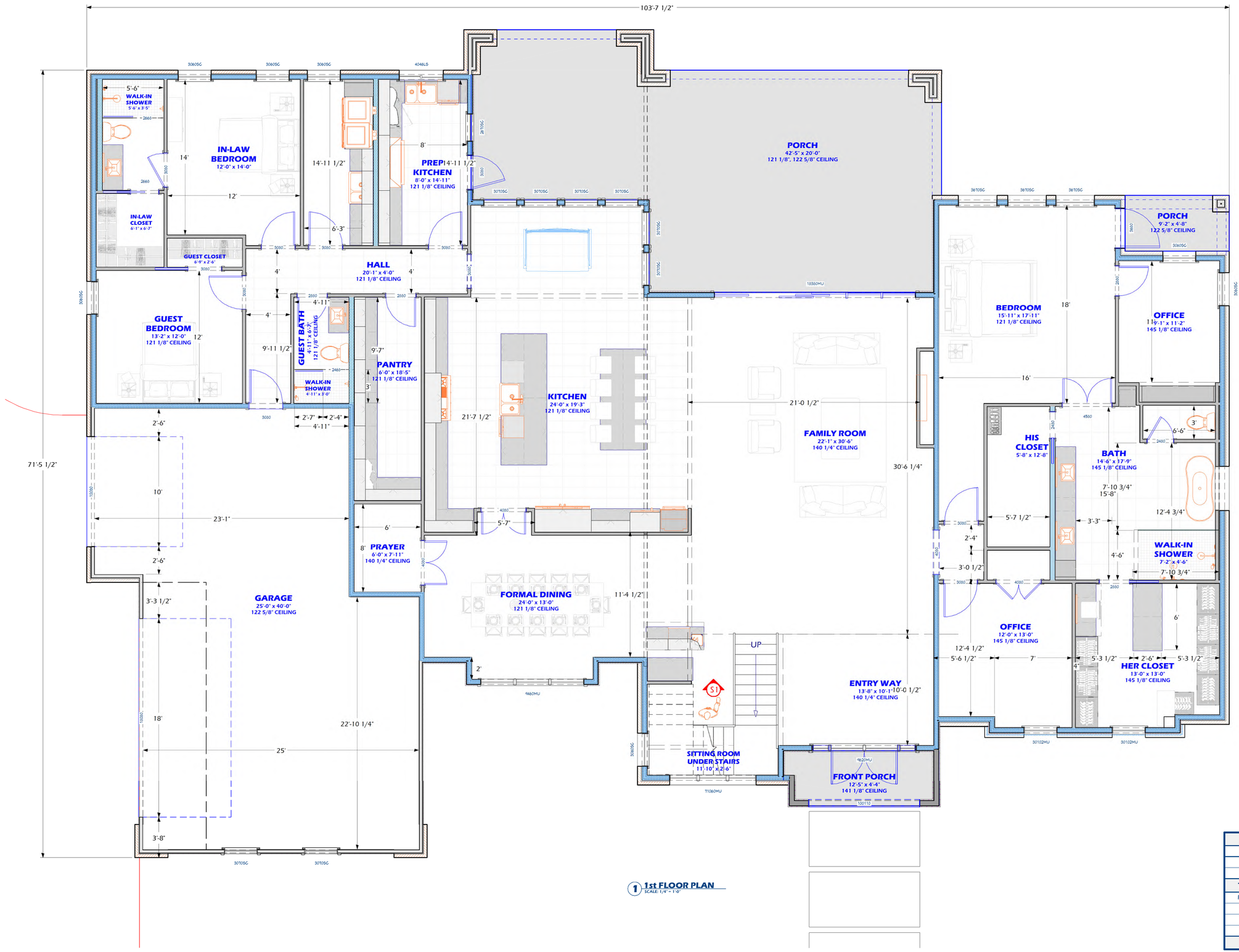
SHEET NUMBER A.05
REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

EXTERIOR RENDERINGS
FRONT, RIGHT, REAR AND LEFT VIEWS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGNERS

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,367
2nd FLOOR PLAN	2,077
TOTAL HEATED	**6,444**
FRONT PORCH ENTRY	70
LARGE BACK PORCH	781
2nd FLOOR PORCH	527
3 CAR GARAGE	1,057
TOTAL	**8,927**

Case Number (Z2026-022)

SHEET NUMBER **A.01** | REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

1st FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGNERS

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

2 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

SHEET NUMBER A.02
REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

2nd FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
	AVERAGES:	1975	3,481	



1200 Marilyn Jane



1201 Marilyn Jane



487 Cornelius Road



520 Cornelius Road



525 Cornelius Road



555 Cornelius Road



588 Cornelius Road



589 Cornelius Road



614 Cornelius Road



628 Cornelius Road



635 Cornelius Road



657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT 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 Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

DRAFT 05.18.2026

in the future -- and with the following conditions:

3.1 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 *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

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

DRAFT ORDINANCE 03.18.26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Location Map

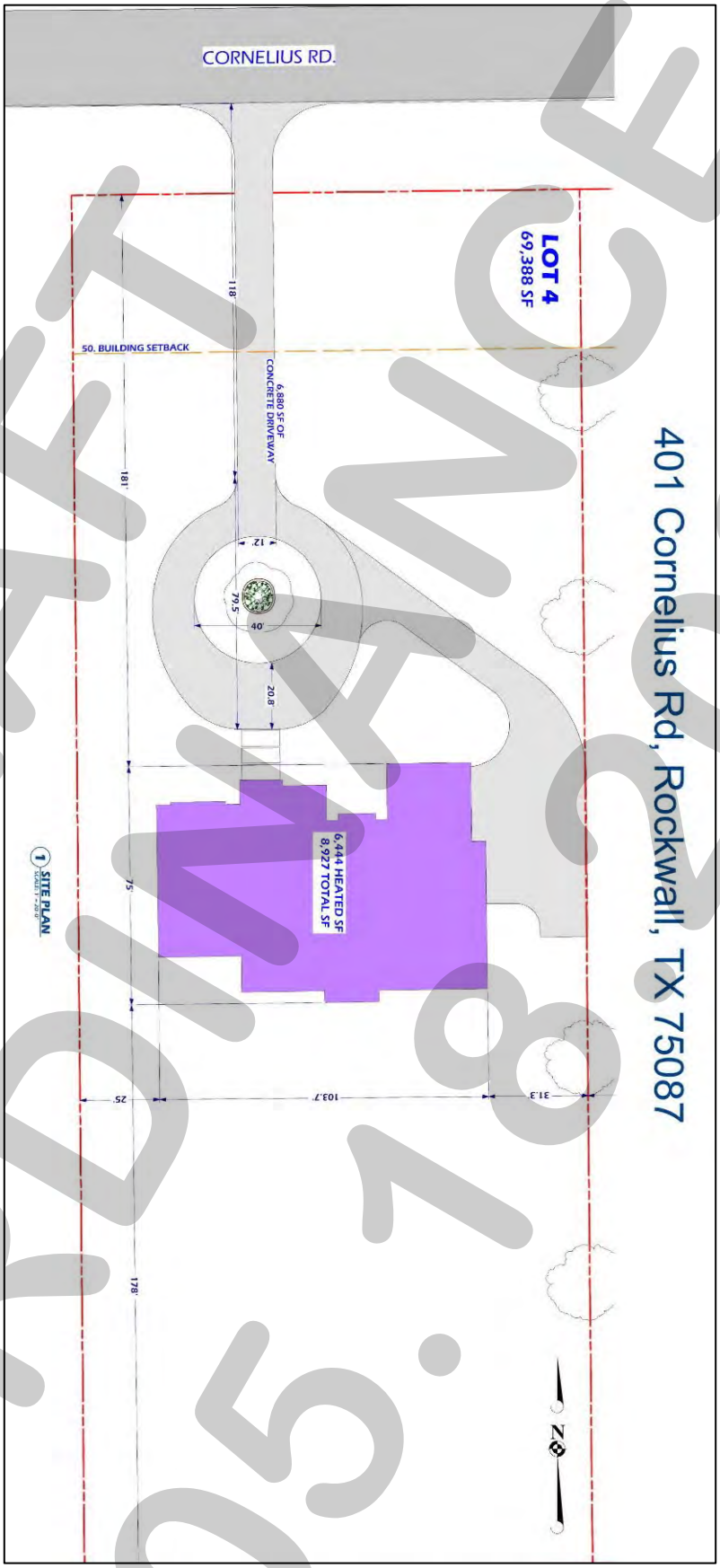
Legal Description: Lot 4, Peoples Tract Addition
Address: 401 Cornelius Road



DRAFT
05.2026

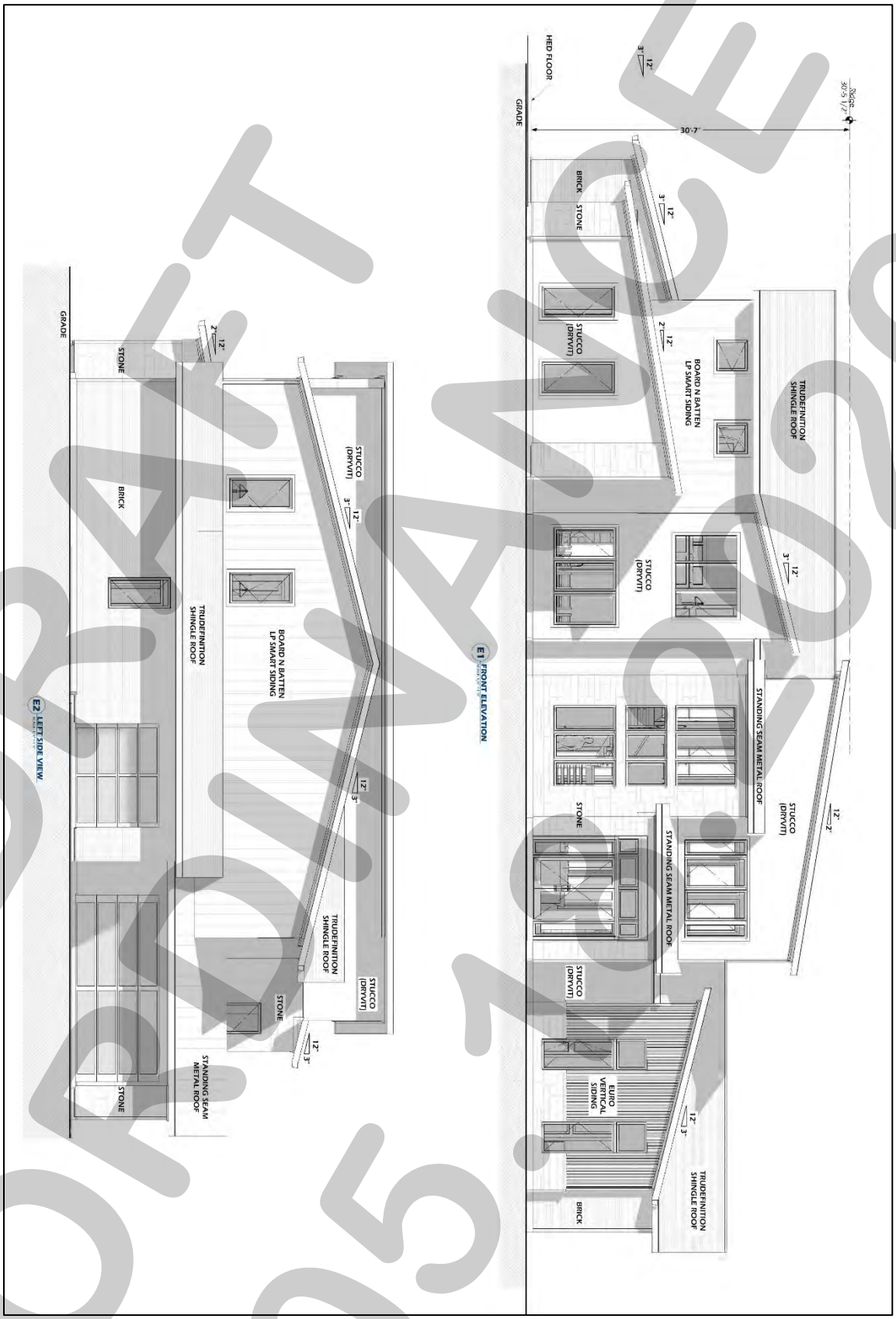
Exhibit 'B':

Residential Plot Plan



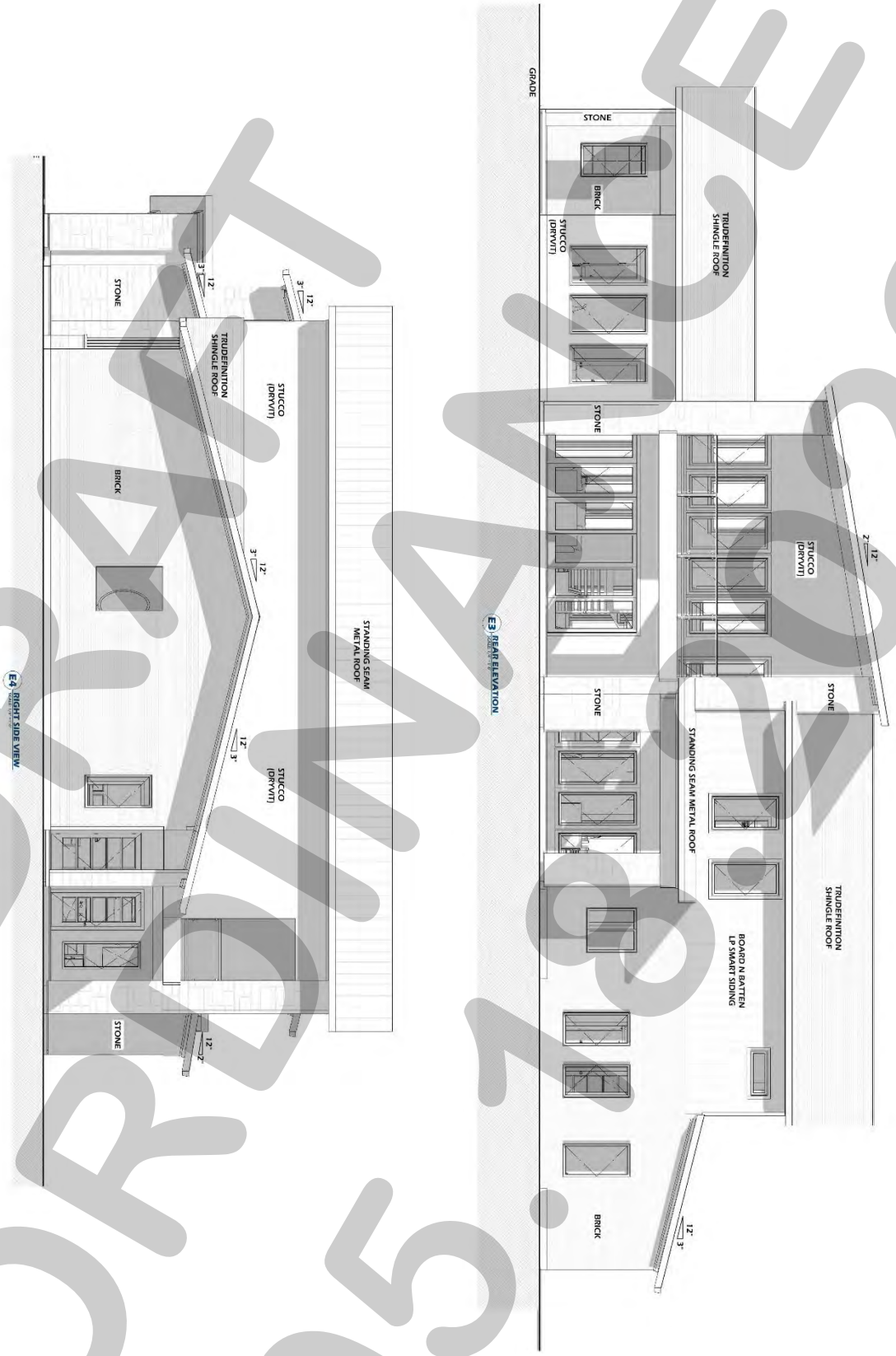
DRAFT ORDINANCE 05.18.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.19.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.18.2026

Exhibit 'D':
Renderings



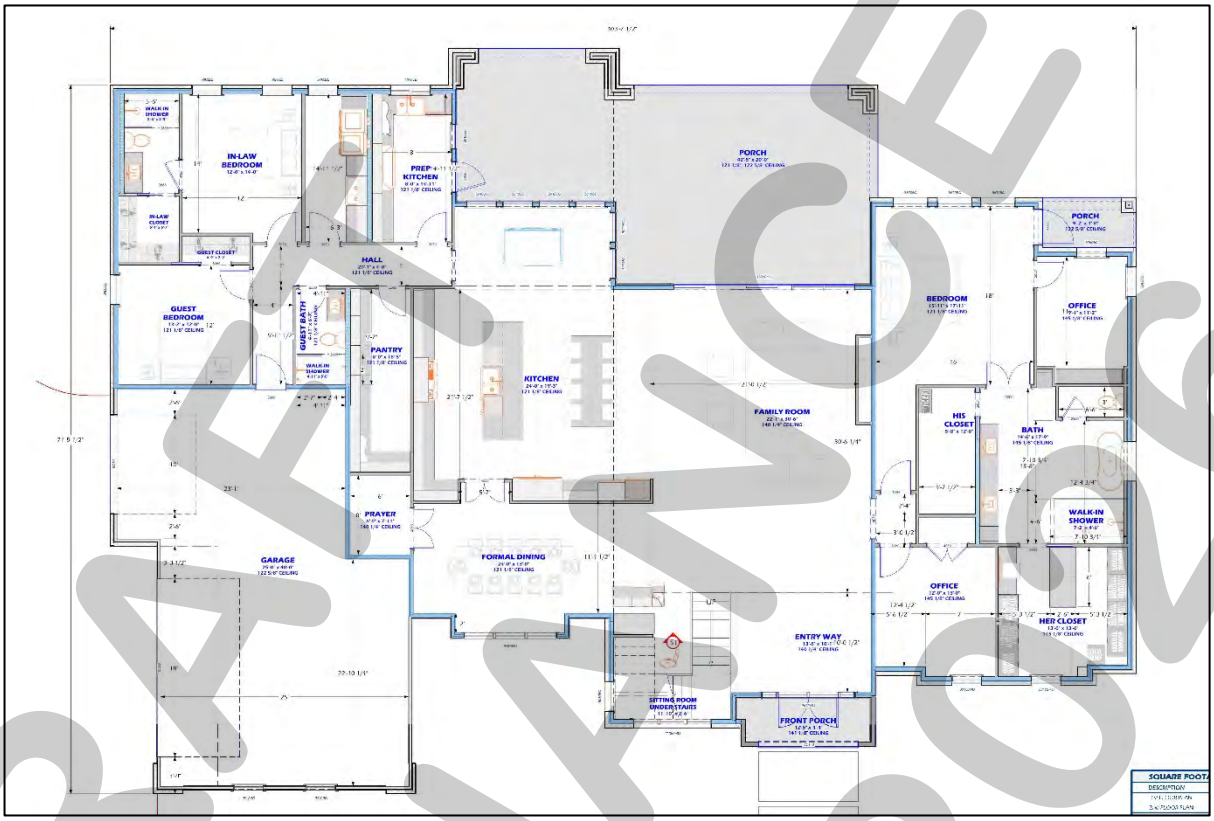


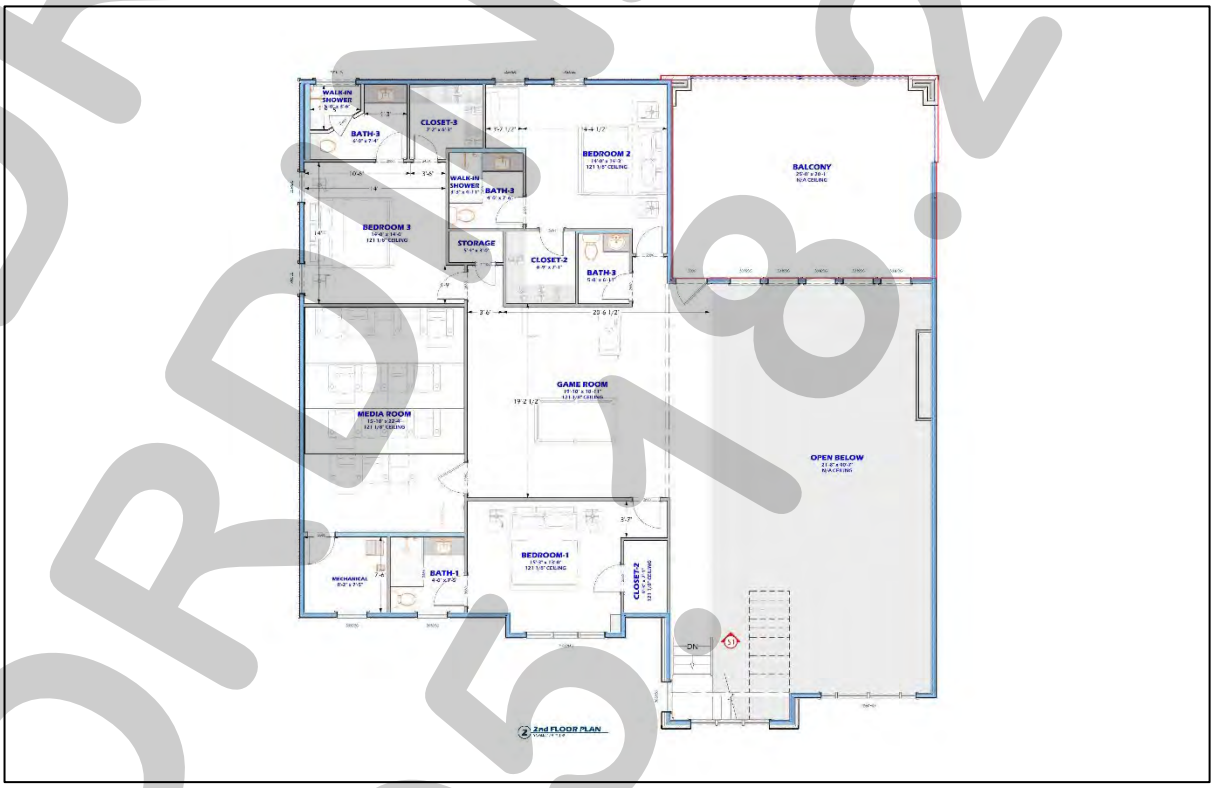




DRAFT 05/21/2026

Exhibit 'E':
Floor Plan





DRAFT
ORDINANCE
05.18.2026

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:	May 18, 2026
APPLICANT:	Samuel Angel Hernandez Ramirez
CASE NUMBER:	Z2026-023; *Specific Use Permit (SUP) for an existing Accessory Structure at 304 E. Bourn Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

BACKGROUND

Based on the *Dedication Deed* for the Canup Addition and *Ordinance No. 59-02*, the subject property was annexed sometime after December 4, 1944 and before July 6, 1959. The subject property was originally platted as Lot 48 of the Canup's Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned Single-Family 7 (SF-7) District. On January 4, 2021, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2020-049*] allowing the construction of a single-family home on the subject property. According to Rockwall Central Appraisal District (RCAD), there is currently a 3,431 SF single-family home, a 288 SF pergola, and a 418 SF deck on the subject property; however, staff was notified by the Building Inspections Department that an unpermitted structure was under construction and exceeded the maximum size requirements. This prompted the applicant to submit an application for a Specific Use Permit (SUP) to bring the structure into conformance. During the review process, staff also became aware of an additional unpermitted structure on the property. The applicant has since submitted a building permit [*i.e. RES2026-1604*] for this structure.

PURPOSE

The applicant -- *Samuel Angel Hernandez Ramirez* -- is requesting the approval of a *Specific Use Permit (SUP)* for an existing accessory structure on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 304 E. Bourn Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Bourn Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a house of worship (*i.e. New Caldonia Baptist Church; 301 E. Bourn Street*) zoned Single-Family 7 (SF-7) District. North of this are various parcels of land that make up a part of the Sanger Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 905 & 907 Sam Buffington Street*) developed with single-family homes. Beyond this is Emma Jane Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land that make up a part of two (2) subdivisions [*i.e. Kayce Lynn No. 1 & Canups Additions*]. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street*) developed with single-family homes. Beyond this is Davy Crockett Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this this is one (1) parcel of land (*i.e. 408 Bourn Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is one (1) parcel of land (*i.e. 901 Sam Buffington Street*) developed with a single-family home. Beyond this is Sam Buffington Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are four (4) parcels of land [*i.e. 202, 204, 206 & 208 E. Bourn Street*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

Based on the site plan and building elevations submitted by the applicant, the existing accessory structure measures 24-feet by ten (10) feet (*or 240 SF*), and is located within the rear yard of the subject property. The overall height of the structure is ten (10) feet and it is currently supported on concrete blocks. As previously noted, the structure was constructed without a permit and does not comply with the maximum size requirements. Additionally, it fails to meet the required separation distance between structures. To achieve compliance with the minimum distance requirement, the applicant has changed the site plan and will be reducing the structure's size by four (4) feet, which will reduce the overall size of the structure to 200 SF. These conditions, along with the current state of the structure, are illustrated in *Figure 1*.



Figure 1: Existing Structure

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. The existing accessory structure is a total of 200 SF and there is currently one (1) other accessory structures situated on the subject property that has a building footprint of 96 SF. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 7 (SF-7) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=1; In Conformance*
Accessory Structure (Maximum Square Footage)	*144 SF*	*200 SF; Not in Conformance*
Minimum Rear Yard Setback	*3-Feet*	*5-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*15-Feet; In Conformance*
Maximum Building Height	*15-Feet*	*10-Feet; In Conformance*
Distance Between Buildings	*6-feet*	*6-Feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the accessory structure was constructed without a permit and exceeds the maximum size requirement by 56 SF. Additionally, there is another 96 SF, accessory structure that was also constructed without a permit on the subject property. If the applicant's request is approved, no additional accessory structures may be constructed on the subject property.

Although the request exceeds the size requirements stipulated by the Unified Development Code (UDC), it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 123 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for an existing *Accessory Structure* then staff would propose the following conditions of approval:

(1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(b) The applicant shall modify the existing, unpermitted structure to meet the concept plan contained in the SUP ordinance.

(c) The *Accessory Structure* shall not exceed a maximum size of 200 SF.

(d) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(e) No additional *Accessory Structures* may be constructed on the *Subject Property*.

(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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	304 E. Bourn St. Rockwall, TX 75087			
SUBDIVISION		LOT	48	BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]	LOTS [PROPOSED]	

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

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

☑ OWNER	Samuel Angel Hernandez Ramirez	☑ APPLICANT	Samuel Angel Hernandez Ramirez
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Samuel Angel Hernandez Ramirez [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 $ 1215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* Six *DAY OF* April, 20 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

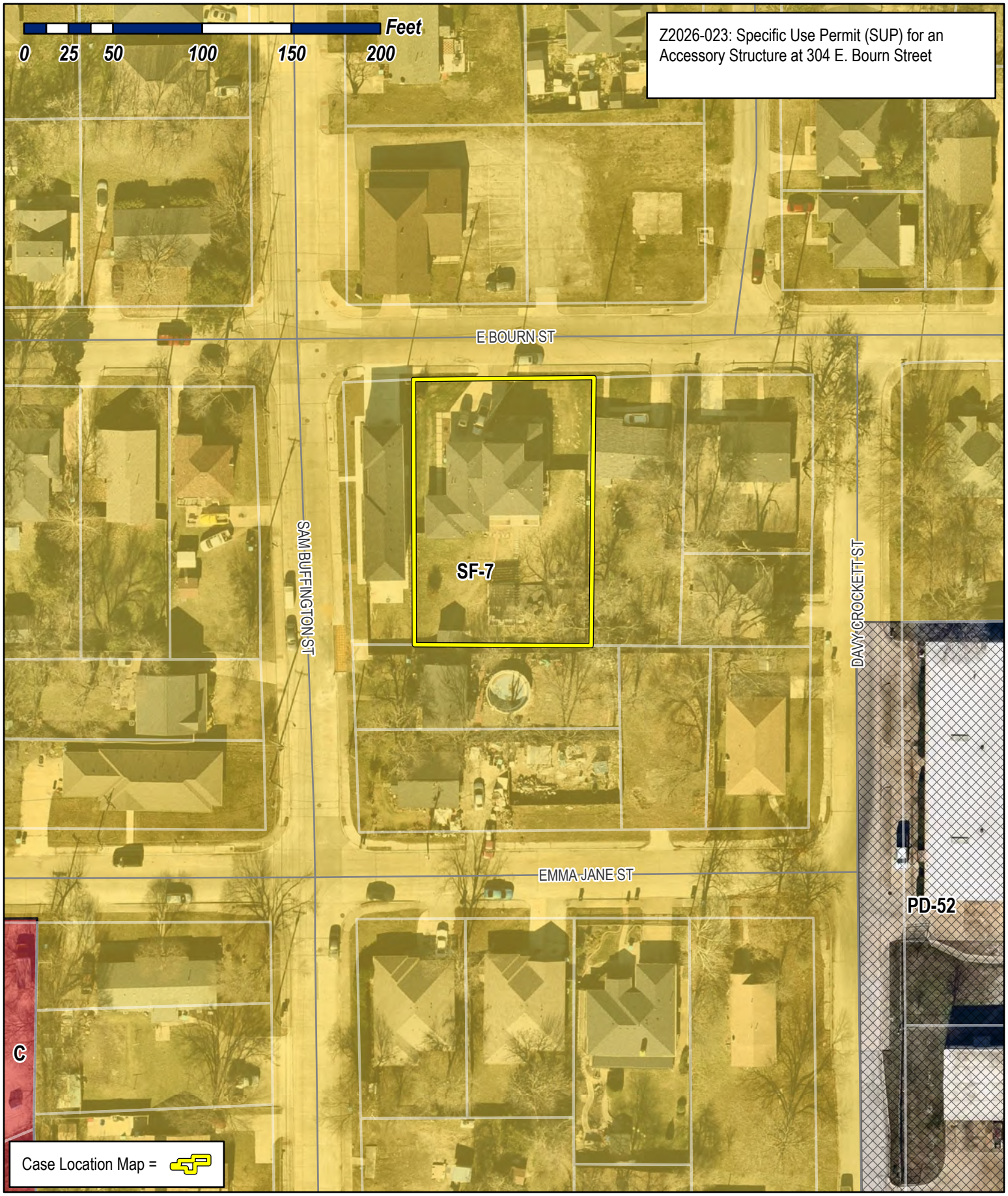
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF April, 20 26.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SEBASTIAN GUTIERREZ-OLVERA
Notary Public, State of Texas
Comm. Expires 09-04-2028
Notary ID 135075371

MY COMMISSION EXPIRES



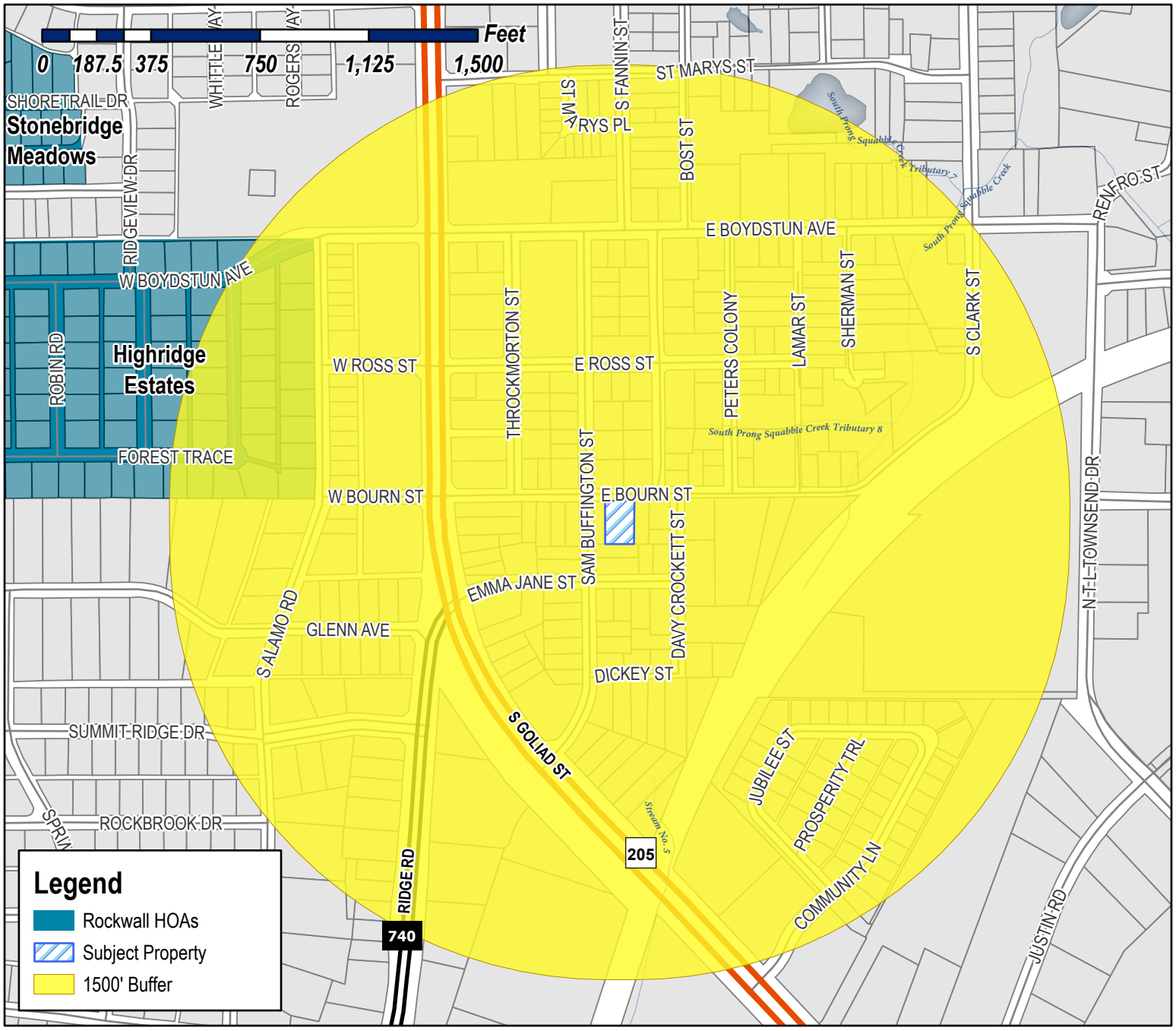
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

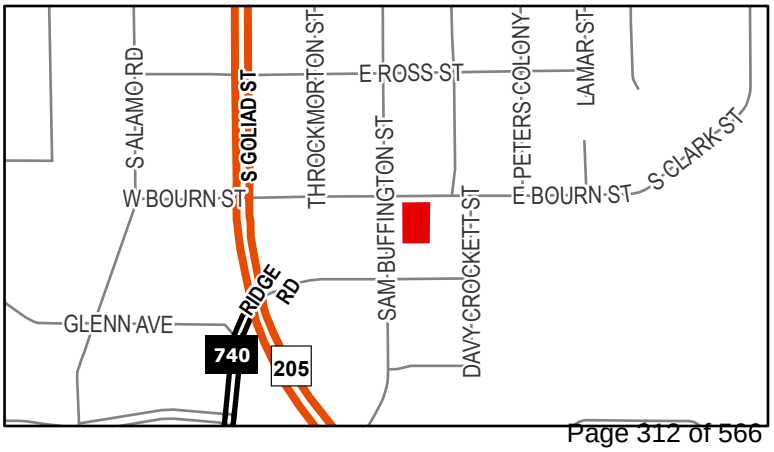
City of Rockwall

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Case Number: Z2026-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 304 E. Bourn Street



Date Saved: 4/17/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-023]
Date:	Wednesday, April 22, 2026 9:15:33 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-023: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a Specific Use Permit (SUP) for an existing Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

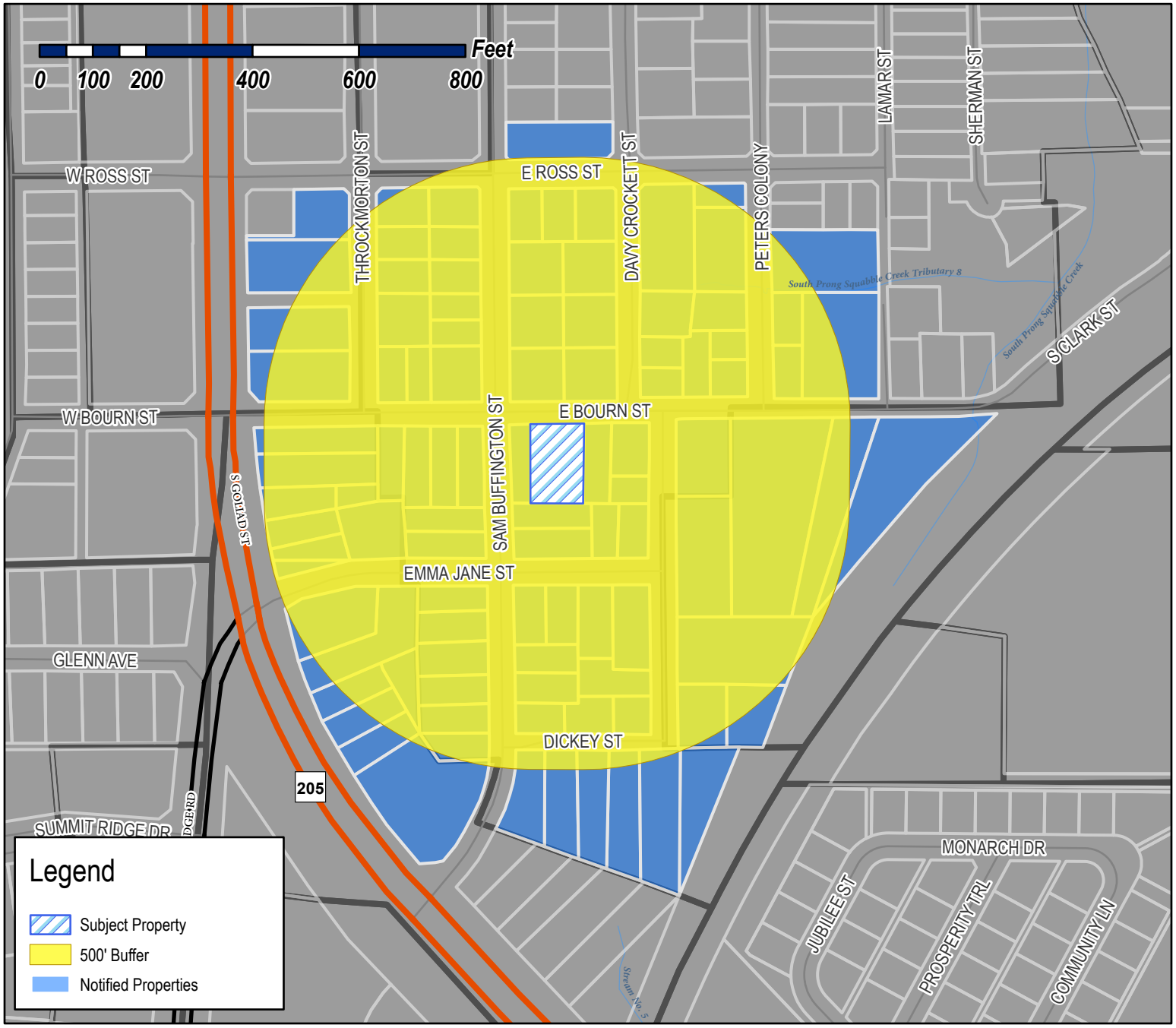
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

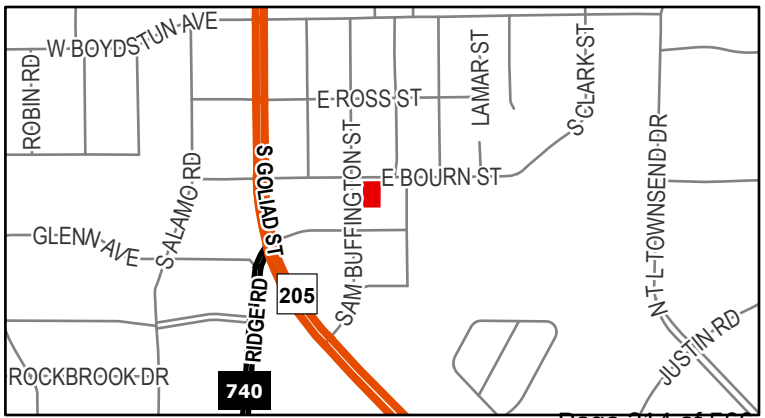
City of Rockwall

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

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.



Case Number: Z2026-002
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 304 E. Bourn Street



Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1006 DAVY CROCKETT
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1009 SAM BUFFINGTON ST
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1010 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

REVOLVER ROOFING LLC
1288 PETALUMA DR
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

PARNES DROR
15 KESTREL COURT
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

NVH PROPERTY GROUP LLC
1705 BROOKRIDGE PATH
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
308 BOURN
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

ESTATE OF MARY E WALTER
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

LAFAYETTE FAMILY TRUST
ESTELLE LAFAYETTE - TRUSTEE
801 THROCKMORTON ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM BUFFINGTON ST
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM BUFFINGTON ST
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

PORTER BRANDON &
NOELLE PELLECER
901 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING, LLC
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
907 S GOLIAD
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-023: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-023: SUP for an Accessory Structure

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

Case No. Z2026-023: SUP for an Accessory Structure

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: Frederick Patricia Strange

Address: [redacted]

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

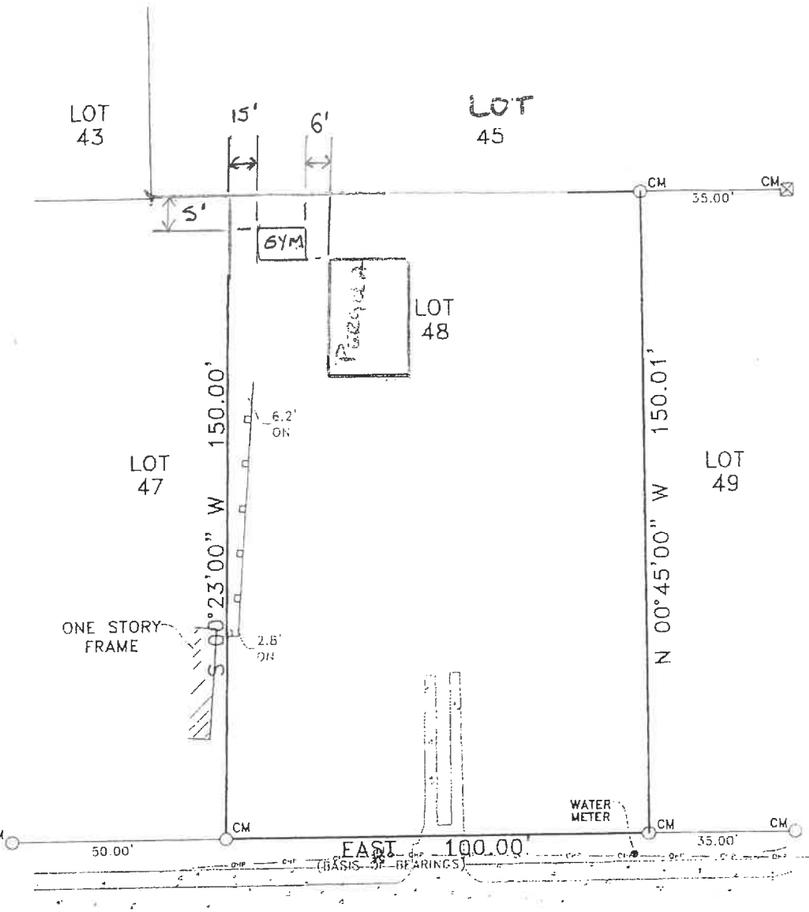
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

C.B.G. Surveying, Inc.

Allegiance TITLE COMPANY

304 Bourn Street

Being Lot 48, of Canup Subdivision, an addition in Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas.



GYM
10X20

LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
60d NAIL FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	—IF— IRON FENCE
▲ UNDERGROUND ELECTRIC	—X— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	EDGE OF GRAVEL
—O— CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040 L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____ _____ Purchaser

Drawn By: BM
Scale: 1" = 30'
Date: 04/13/15
GF NO.: 1550812-10GH
Job No. 1504703

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL SURVEYOR

THOMAS MAUK
R.P.L.S. NO. 5119

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN EXISTING *ACCESSORY STRUCTURE* ON A 0.344-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 48 OF THE CANUP 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 Samuel Hernandez for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 304 E. Bourn Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT 03-18-26

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The applicant shall modify the existing, unpermitted structure to meet the concept plan contained in this ordinance.

3) The *Accessory Structure* shall not exceed a maximum size of 200 SF.

4) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

5) No additional *Accessory Structures* may be constructed on the *Subject Property*.

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 1ST DAY OF JUNE, 2026.

DRAFT ORDINANCE 05.18.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

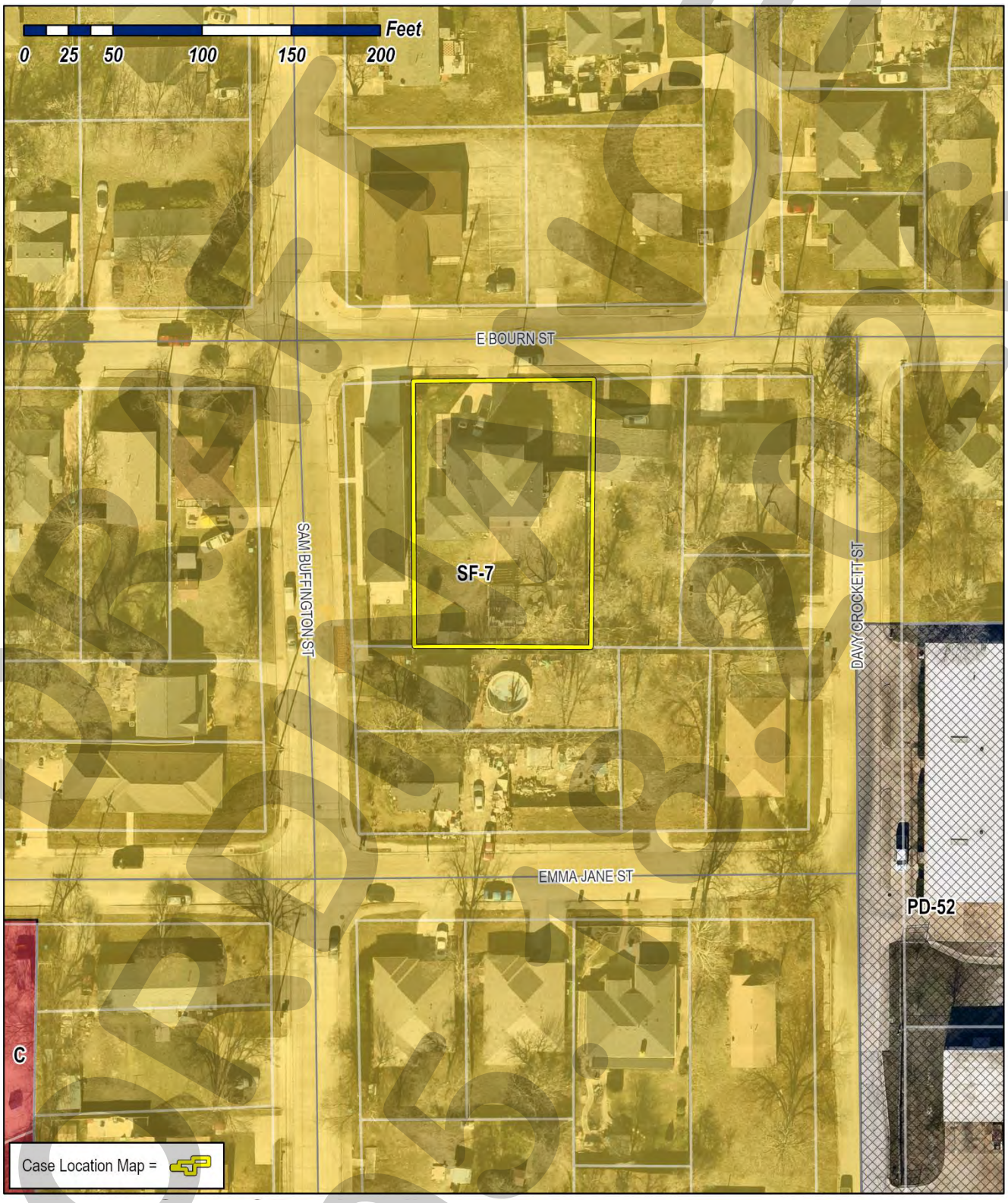
2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Location Map

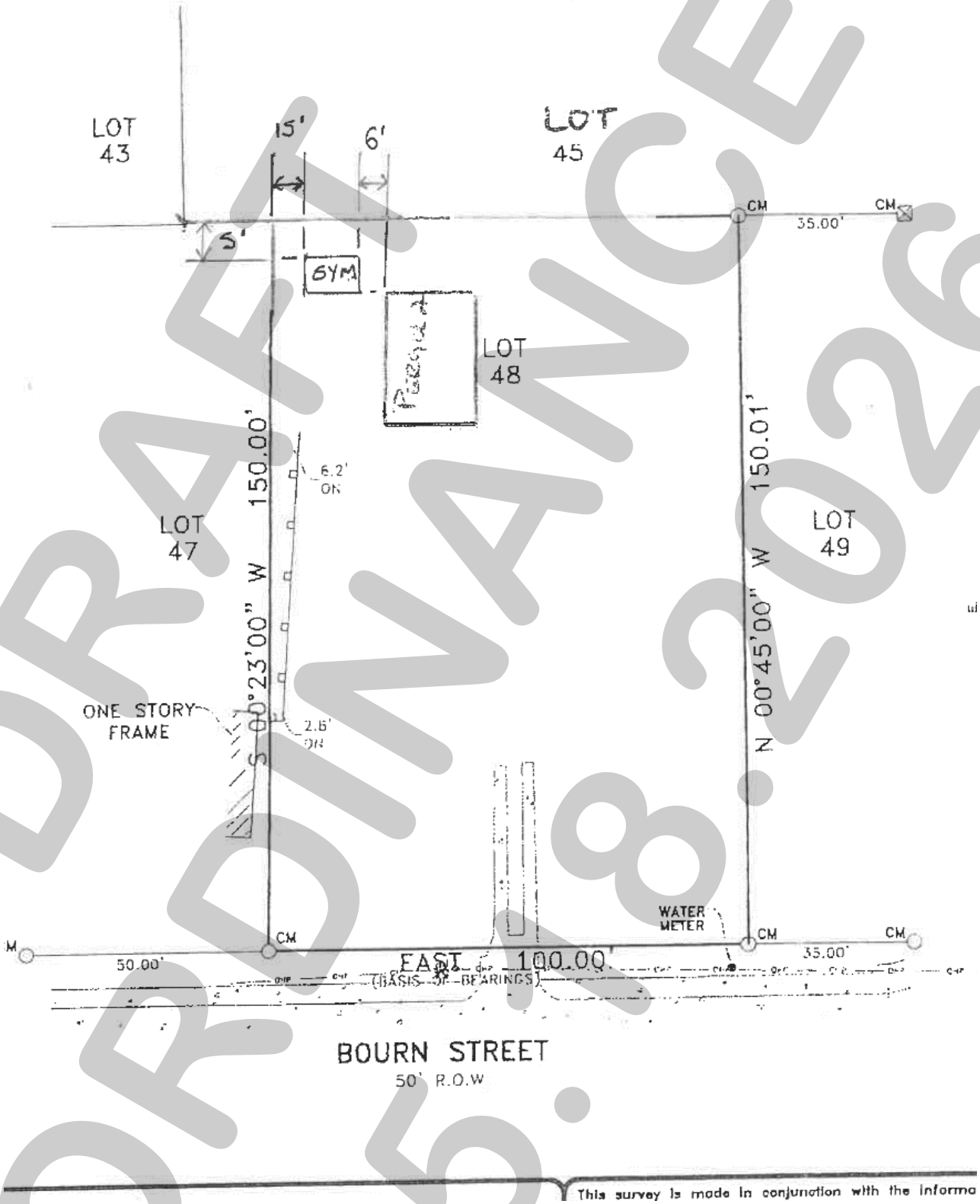
Address: *304 E. Bourn Street*

Legal Description: *Lot 48 of the Canup Addition*



DRAFT
Do Not Copy

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 05.18.2026

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:	May 18, 2026
APPLICANT:	Stephen Geiger
CASE NUMBER:	Z2026-024; *Zoning Change (C to HC)*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 702 SF *office building*, an 80 SF storage building, and a 350 SF canopy, all of which were constructed in 1986. On April 6, 1998, the City Council approved a zoning change [*Case No. PZ1998-004-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. No other changes have occurred to the subject property since annexation.

PURPOSE

On April 17, 2026, the applicant -- *Stephen Geiger* -- submitted an application requesting to change the zoning of the subject property from a Commercial (C) District to a Heavy Commercial (HC) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 960 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) tracts of land (*i.e. 965, 967, & 981 Sids Road*) that serve as bus storage for the Rockwall Independent School District (RISD), and are zoned Heavy Commercial (HC) District. Beyond this are two (2) vacant tracts of land (*i.e. Lot 1, Block A, Rockwall Hospital Addition; Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) zoned Commercial (C) District.

South: Directly south of the subject property is a 1.50-acre parcel of land (*i.e. Lot 1, Block A, Rayburn Electric Cooperative Office Addition*) developed with an *Office Building*, zoned Heavy Commercial (HC) District. Beyond this is a vacant five (5) acre tract of land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) zoned Agricultural (AG) District. Beyond this is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 31.380-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) developed with office buildings, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District land uses.

West: Directly west of the subject property is vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE **TO THE CITY'S CODES**

According to Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists." In this case, the applicant has stated that the request to rezone subject property is to provide consistent zoning with the adjacent tracts of land. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Heavy Commercial (HC) District:

TABLE 1: HEAVY COMMERCIAL (HC) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK [(1)]	25'

MINIMUM SIDE YARD SETBACK [(2)]	15'
MINIMUM REAR YARD SETBACK [(2)]	20'
MINIMUM BETWEEN BUILDINGS [(2)]	20'
MAXIMUM BUILDING HEIGHT [(3)]	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

[1]: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*

[2]: *NOT TO EXCEED 50-FEET.*

[3]: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. The *Southwest Residential District* "…contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*) and commercial land uses." *Strategy #2* in the *Southwest Residential District* indicates that the properties surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "…these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing to change the zoning from a Commercial (C) District to a Heavy Commercial (HC) District, which is consistent with the surrounding properties on both sides of Sids Road. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved. In addition, when the subject property is developed, their portion of Sids Road must be constructed in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 14 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from a Commercial (C) District to a Heavy Commercial (HC) District, then staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

DEVELOPMENT APPLICATION

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

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: 960 Sids Rd, Rockwall, TX 75032

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Sids Rd west of the SH205 intersection

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial — CURRENT USE: N/A

PROPOSED ZONING: Heavy Commercial — PROPOSED USE: TBD

ACREAGE: 1.50 — 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	Stephen Geiger	☐ APPLICANT	
CONTACT PERSON	[redacted]	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 Stephen Geiger [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 $ 222.5 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8 *DAY OF* April *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

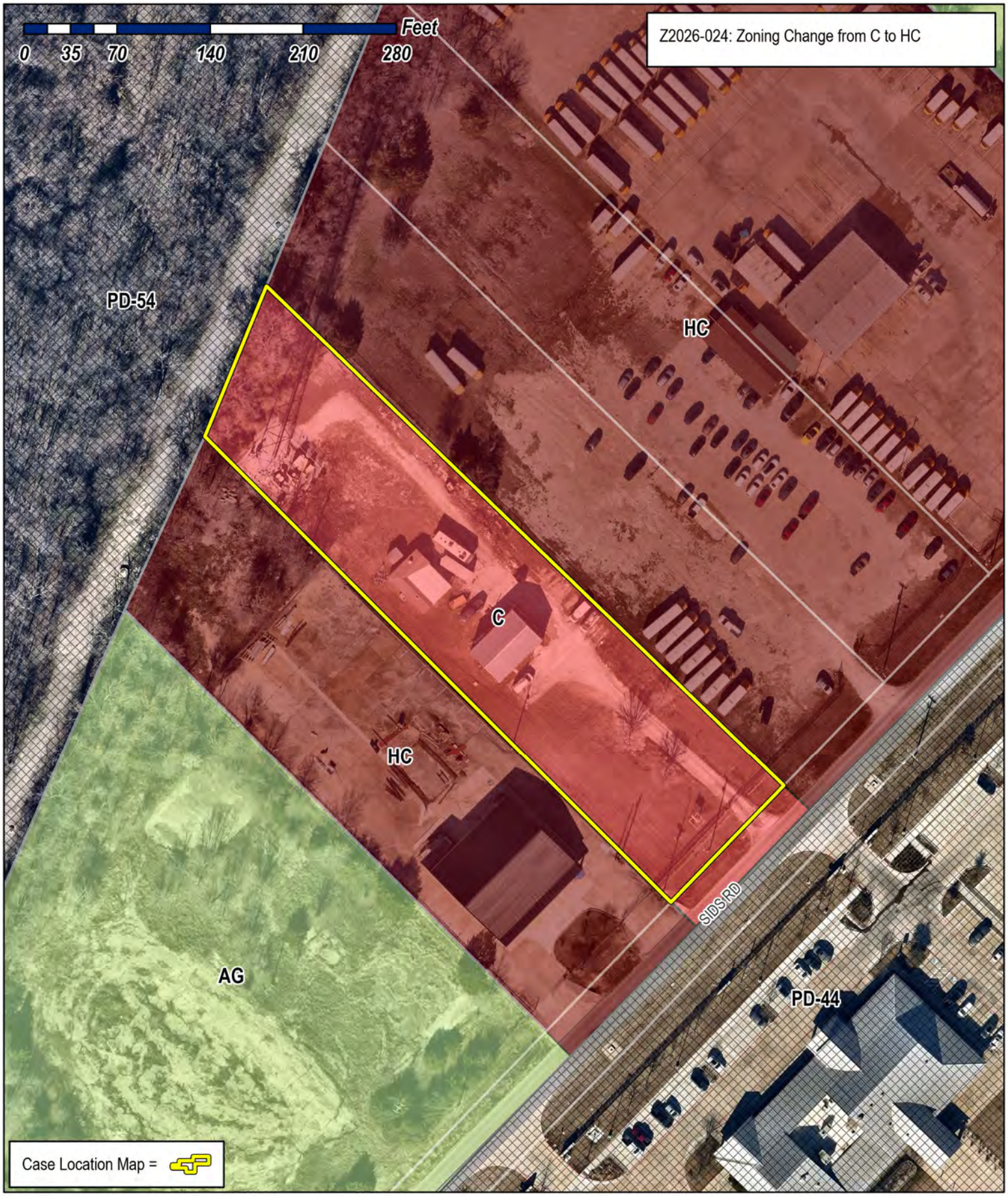
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* April *20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PBuie

MY COMMISSION EXPIRES

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018



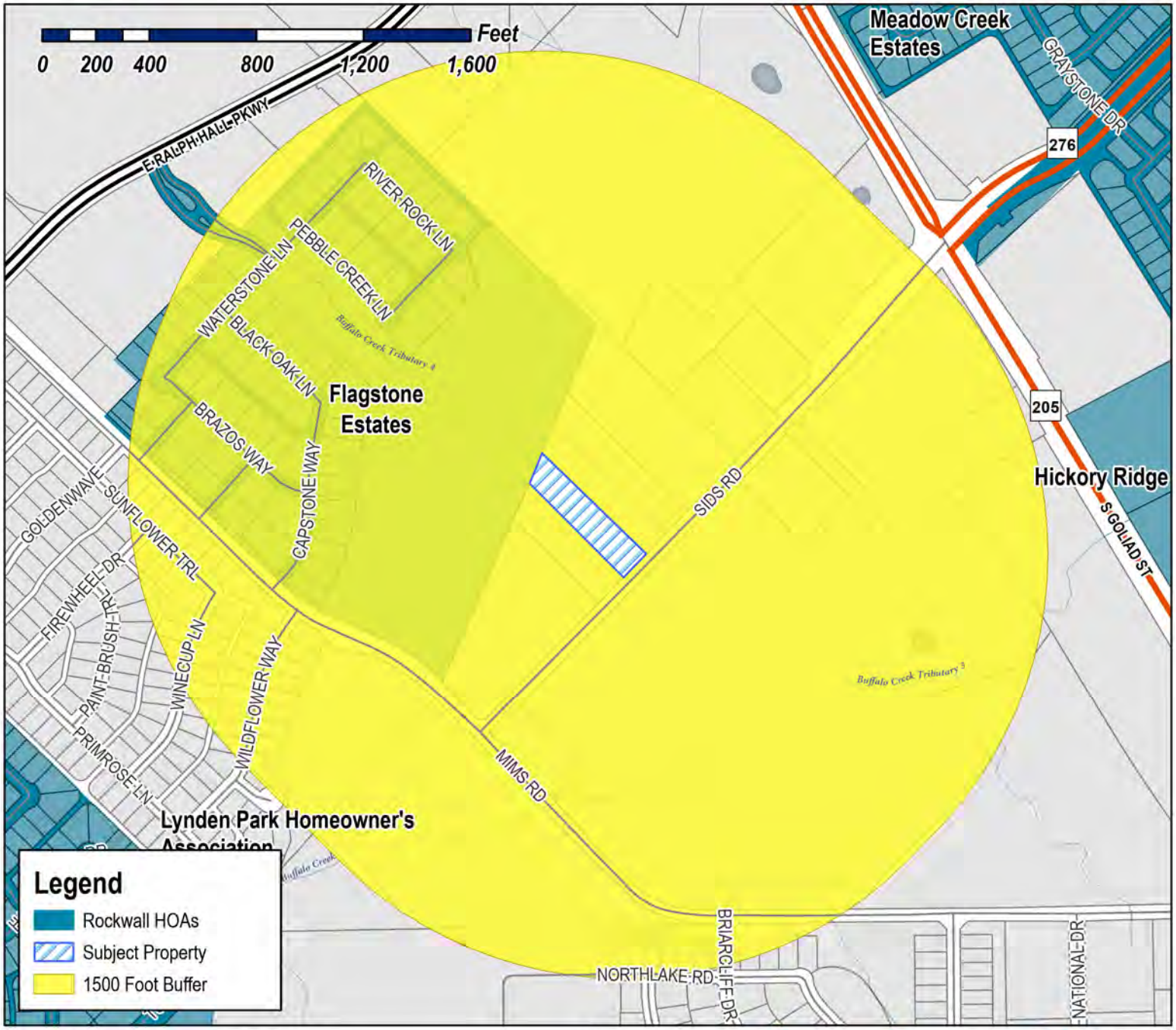
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-024]
Date:	Wednesday, April 22, 2026 9:18:09 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.17.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-024: Zoning Change from C to HC
Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

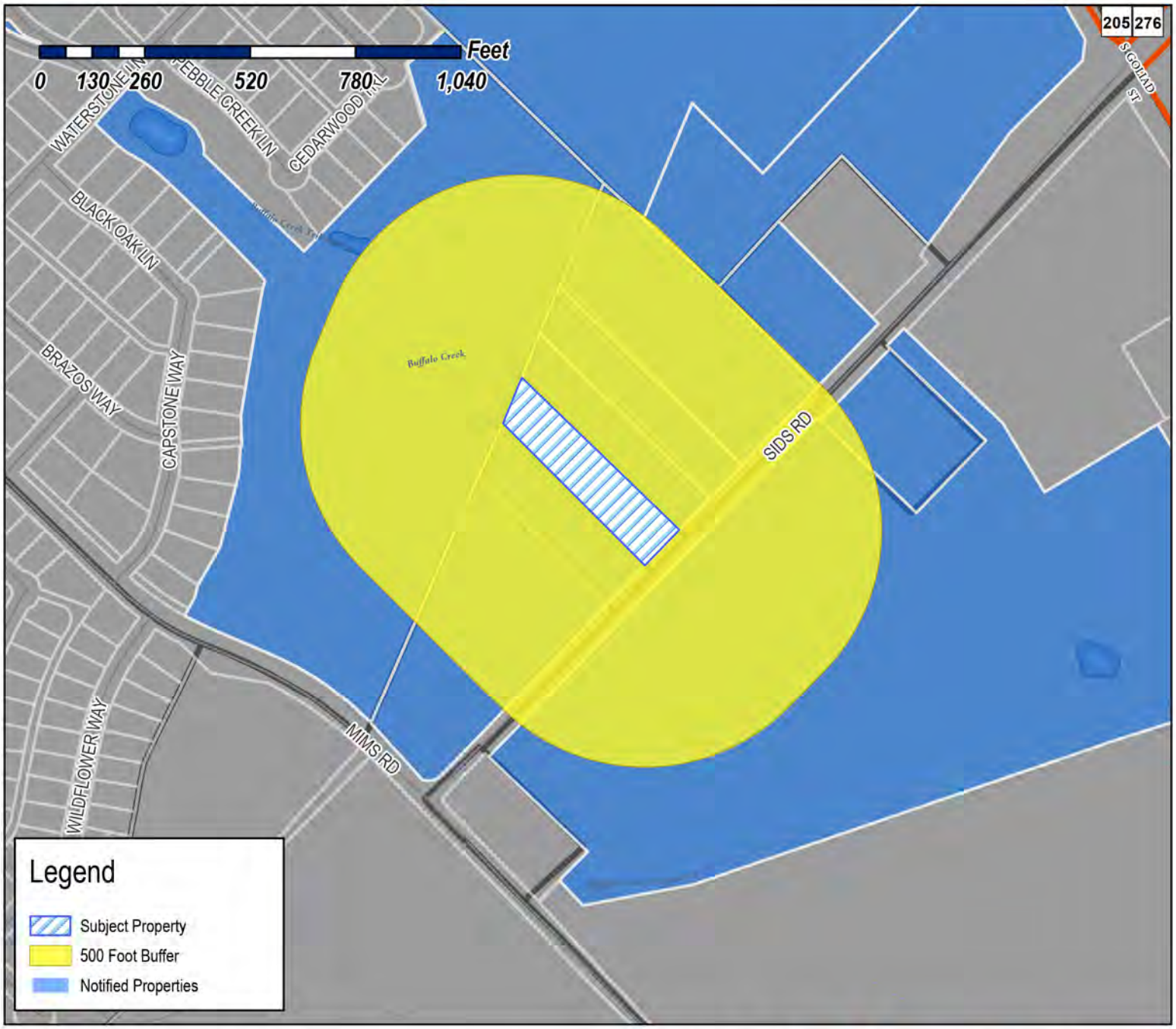
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

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:

Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-024: Zoning Change from C to HC

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

PUBLIC NOTICE

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

APR 28 2026

RECEIVED

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Z2026-024: Zoning Change from C to HC

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2026-024: Zoning Change from C to HC

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.

Growth of City

Name: Stephanie Beers/WHITE

Address: 960 Sids Rd Rockwall, TX 75032

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

4/7/2026

Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:
Zach Schultz
D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

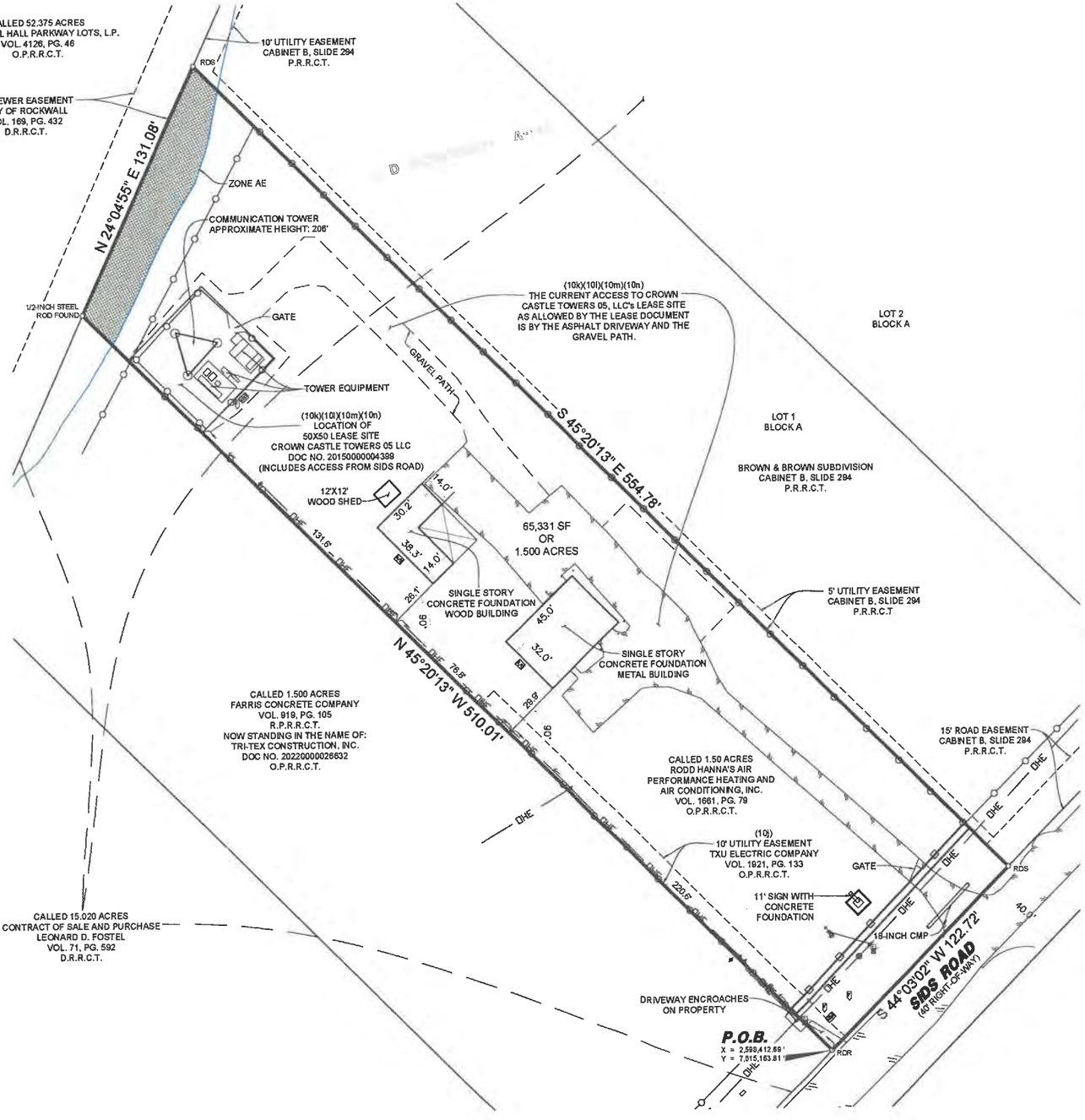


VICINITY MAP
NOT TO SCALE

0 30 60 90
SCALE - 1" = 30'

LEGEND

POB	= Point Of Beginning
R.O.W.	= Right-of-Way
PG.	= Page
NO.	= Number
VOL.	= Volume
DOC NO.	= Document Number
O.P.R.R.C.T.	= Official Public Records of Rockwall County, Texas
R.P.R.R.C.T.	= Real Property Records of Rockwall County, Texas
D.R.R.C.T.	= Deed Records of Rockwall County, Texas
P.R.R.C.T.	= Plat Records of Rockwall County, Texas
SF	= Square Feet
SRF	= Steel Rod Found
RDS	= 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM 10155000"
RDR	= 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM 10155000"
CMP	= Corrugated Metal Pipe
	= Chain Link Fence
	= Wrot Iron Fence
	= Asphalt
	= Unimproved
	= Easement (as noted)
	= Floodplain Boundary
OHE	= Overhead Electric
	= Power Pole
	= Power Pole with Light Fixture
	= Guy Anchor
	= Telephone Pedestal
	= Fiber Cable Marker
	= Electric Meter
	= Water Meter
	= AT&T Vault
	= Air Conditioning Unit
	= Bollard
	= Covered Awning
	= Concrete
	= Special Flood Hazard Area: Zone AE



Notes:

The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS
FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025

Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 28, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 8, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clerk's File No. 20150000004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 29th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM, referred to elsewhere on this survey, some portions of this property appear to lie within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department Of Housing And Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.

STATE OF TEXAS REGISTERED WAYNE C. TERRY 4184 PROFESSIONAL LAND SURVEYOR

Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1.500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

rdelta ENGINEERS
615 Main Street, Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	SCALE:	SHEET:
CBW	WCT	1"=30'	1 OF 1

DATE: DECEMBER 2025 | RDE Proj. No. 3473-25

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 04.01*, General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 03-18-26

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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

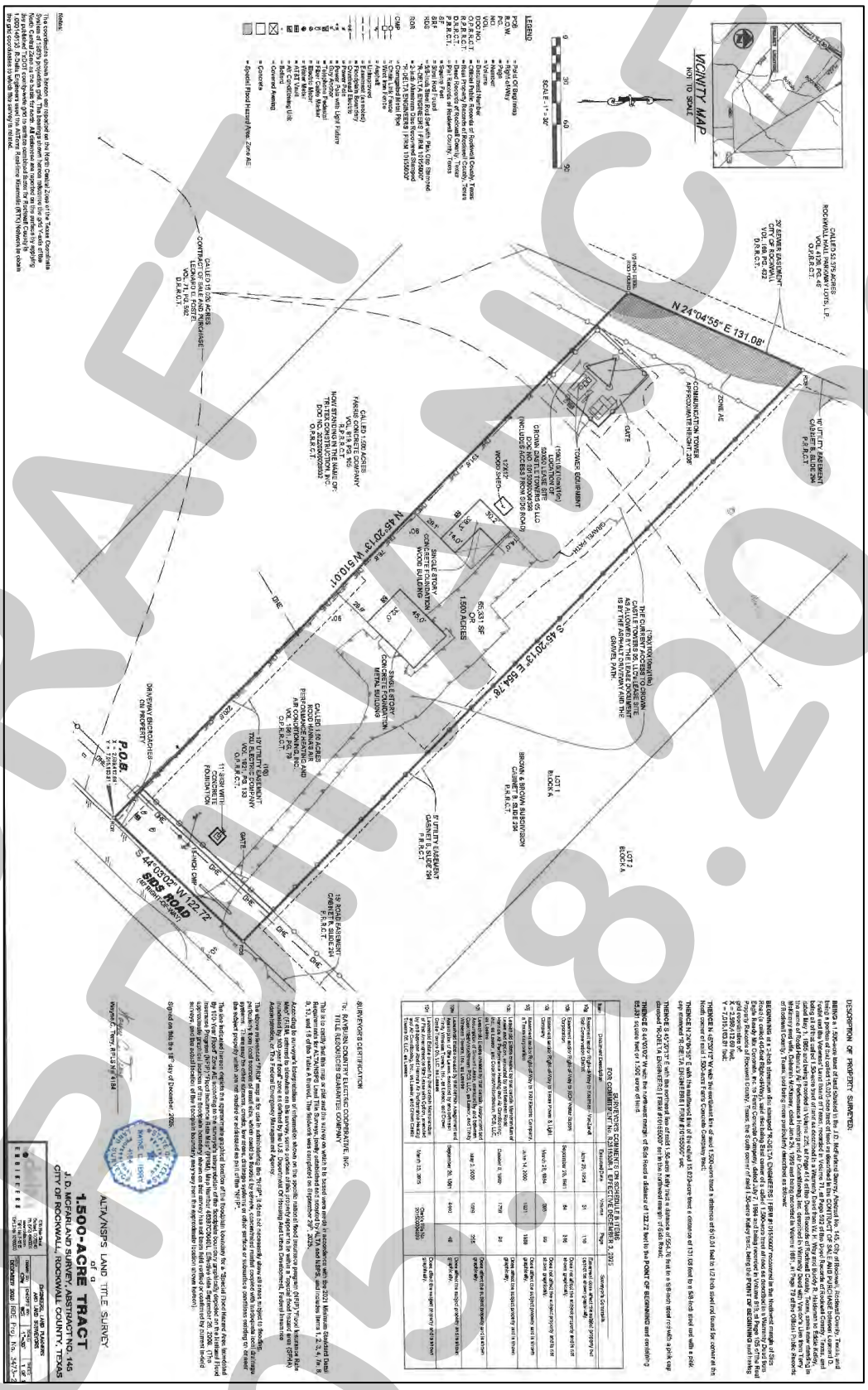
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelley tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

DRAFT ORDINANCE 05.18.2026

Exhibit 'B'
Zoning Exhibit



DRAFT
12.18.2025

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:	May 18, 2026
APPLICANT:	Eric Williams; *Teague, Nail, and Perkins*
CASE NUMBER:	Z2026-025; *SUP for a Commercial Freestanding Antenna Tower*

SUMMARY

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12* [*Case No. A2004-003*]. At the time of annexation the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved a zoning change (*i.e. Case No. Z2015-035; Ordinance No. 16-08*) changing the zoning from an Agricultural (AG) District to Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] for Single-Family 8.4 (SF-8.4) land uses. On November 16, 2026, the City Council approved a *Preliminary Plat* [*i.e. Case No. P2020-044*] for Saddle Star North Subdivision. On December 20, 2021, the City Council approved a *Final Plat* [*i.e. Case No. P2021-060*] for the Saddle Star North Subdivision, which expired on June 18, 2022. On August 27, 2026, the Planning and Zoning Commission approved a *Site Plan* [*i.e. Case No. SP2024-038*] for a North Texas Municipal Water District's *Meter Vault* located on the subject property.

PURPOSE

On April 17, 2026, the applicant -- *Eric Williams of Teague Nail, and Perkins* -- submitted an application requesting Specific Use Permit (SUP) to allow the construction of a *Commercial Freestanding Antenna* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the west side of John King Boulevard, north of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is a vacant 44.5250-acre tract of land (*i.e. Tract 7-1, of the J Simmons Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is FM-552 which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 12.362-acre parcel of land (*i.e. Lot 2, Block 1, Rockwall Middle School #4 Addition*), which is zoned Single-Family

16 (SF-16) District, owned by the City of Rockwall, and is currently vacant. South of this is the Stone Creek Subdivision, which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Beyond this is E. Quail Run Road which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is 17.3750-acre tract of land (*i.e. Tract 7-05, T.R. Bailey Survey, Abstract No. 30*), which is zoned Planned Development District 74 (PD-74) for General Retail (GR) District land uses and is currently vacant. Beyond that is Phase 9 of the Breezy Hill Subdivision, which was established in 2016 and consists of 55 single family homes. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of a 44.557-acre tract land (*i.e. Tract 3 of the T.R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall. West of this is Phase 2 of the Hidden Valley Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval for a *Freestanding Commercial Antenna on Public Property* consisting of a monopole structure with an overall height of approximately 50-feet. The installation is designed as a self-supporting monopole with attached antenna equipment and associated ground-mounted infrastructure.

Based on the submitted site plan, the monopole is located near the frontage along N. John King Boulevard and is integrated into the overall site layout, with access provided via internal drive aisles. The facility includes a dedicated equipment area at the base of the monopole, enclosed by a six (6) foot wrought-iron security fence to restrict access. Landscape elements, including trees and shrubs, are proposed around the perimeter to reduce visual impacts from adjacent public rights-of-way and surrounding properties.

Overall, the request represents a typical small-scale wireless communication facility intended to enhance service coverage while incorporating design elements aimed at maintaining compatibility with surrounding development.

CONFORMANCE TO THE CITY'S CODES

The proposed freestanding commercial antenna has been evaluated for compliance with the applicable provisions of the Unified Development Code (UDC), including use-specific standards, site design requirements, and adjacency criteria.

Pursuant to Subsection 02.03(K) of Article 04, *Commercial Freestanding Antennas* are required to be enclosed by a wrought-iron fence and screened with a continuous hedge. The applicant has provided a six (6) foot wrought-iron fence consistent with this requirement. While canopy trees, specifically dwarf southern magnolias, are proposed around the perimeter, staff notes that canopy trees alone may not fully satisfy the intent of a continuous, low-level opaque hedge without supplemental shrubbery. Parking requirements have also been met, as the previously approved *Site Plan* (*Case No. SP2024-038*) provides two (2) off-street parking spaces, exceeding the minimum requirement of one (1) space.

With respect to residential adjacency, the subject property abuts future residential uses along the western boundary. The Unified Development Code (UDC) requires three (3) tiers of landscaping (*i.e. canopy trees, understory trees, and shrub*) to ensure adequate screening. The submitted plan does ***not*** demonstrate full compliance with this standard; however, this condition was previously approved with the associated *Site Plan*.

Finally, the proposed monopole exceeds the maximum height permitted within the underlying Single-Family 10 (SF-10) District by approximately 14-feet. As such, the request does not conform to the base zoning height standards, necessitating consideration through a Specific Use Permit (SUP).

STAFF ANALYSIS

Pursuant to Subsection 02.03, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Commercial Freestanding Antennas on Public Property* are permitted by right, regardless of the underlying zoning designation; however, such facilities remain subject to the development standards of the base zoning district, including height and setback requirements, unless modified through an agreement or approved by the City Council via a Specific Use Permit (SUP).

In this case, while the use itself is permitted, the proposed monopole exceeds the allowable height of the Single-Family 10 (SF-10) District by approximately 14 feet. Based on this the request requires Specific Use Permit (SUP) approval to allow for the deviation from the established height standard.

A Specific Use Permit (SUP) is a discretionary action by the City Council, following a recommendation from the Planning and Zoning Commission. In evaluating the request, consideration is typically given to compatibility with surrounding land uses, mitigation of visual impacts, and overall conformance with the intent of the Unified Development Code (UDC).

NOTIFICATIONS

On April 21, 2026, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Breezy Hill Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in favor or opposition of the request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* to construct a *Commercial Freestanding Antenna*, 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) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(b) No more than three (3) separate equipment buildings shall be located on a single lot.

(c) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

(d) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.

(e) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

(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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

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 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-8.4 CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4 PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

☐ ***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	NORTH TEXAS MUNICIPAL WATER DISTRICT	☑ APPLICANT	TEAGUE, NALL, & PERKINS
CONTACT PERSON	ELISA CARDONA	CONTACT PERSON	ERIC WILLIAMS
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Mark A. Simon [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 $ 206 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* April *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

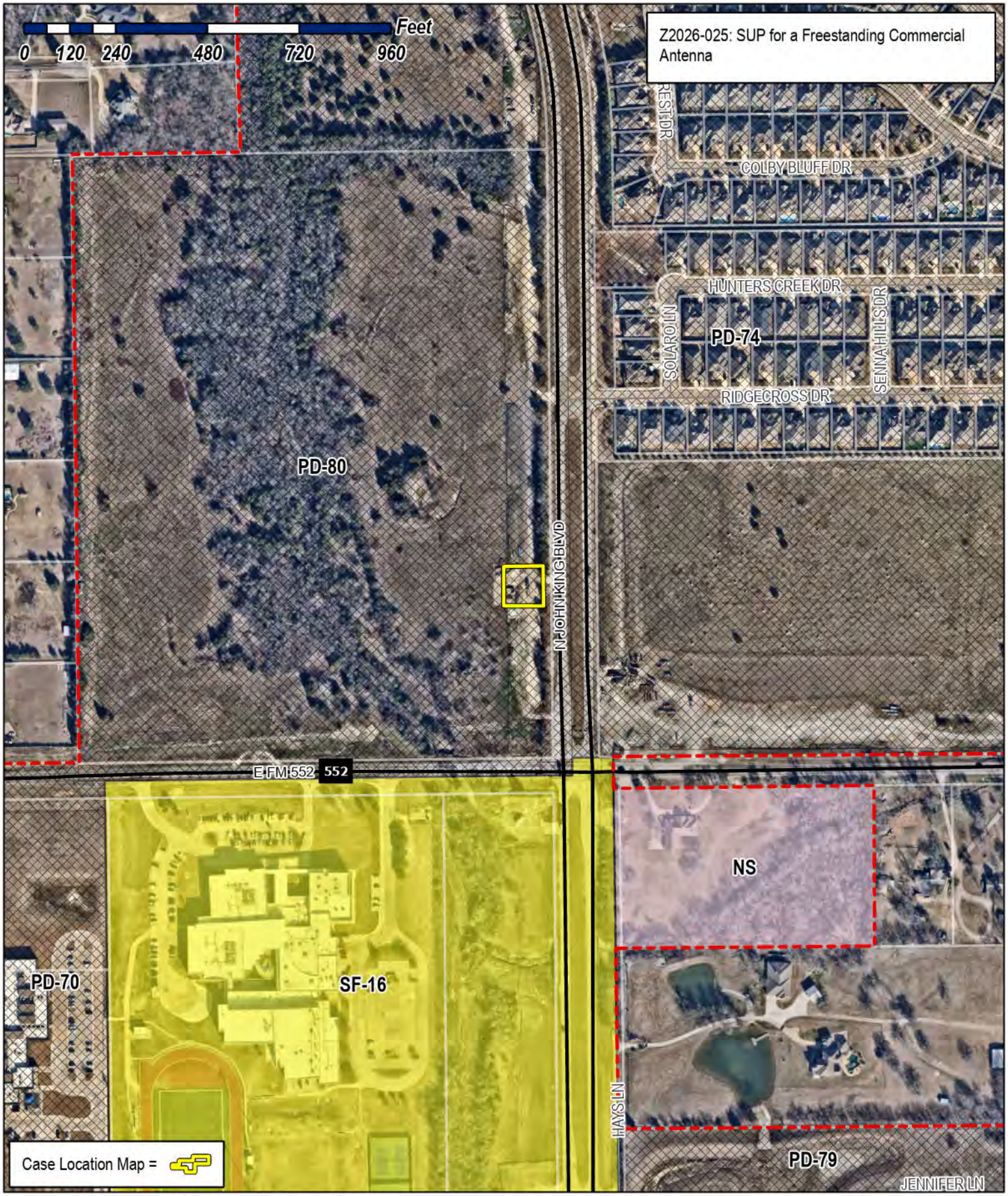
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shawnna Helmberger

MY COMMISSION EXPIRES 6/29/2026

SHAWNNA HELMBERGER
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 131626980



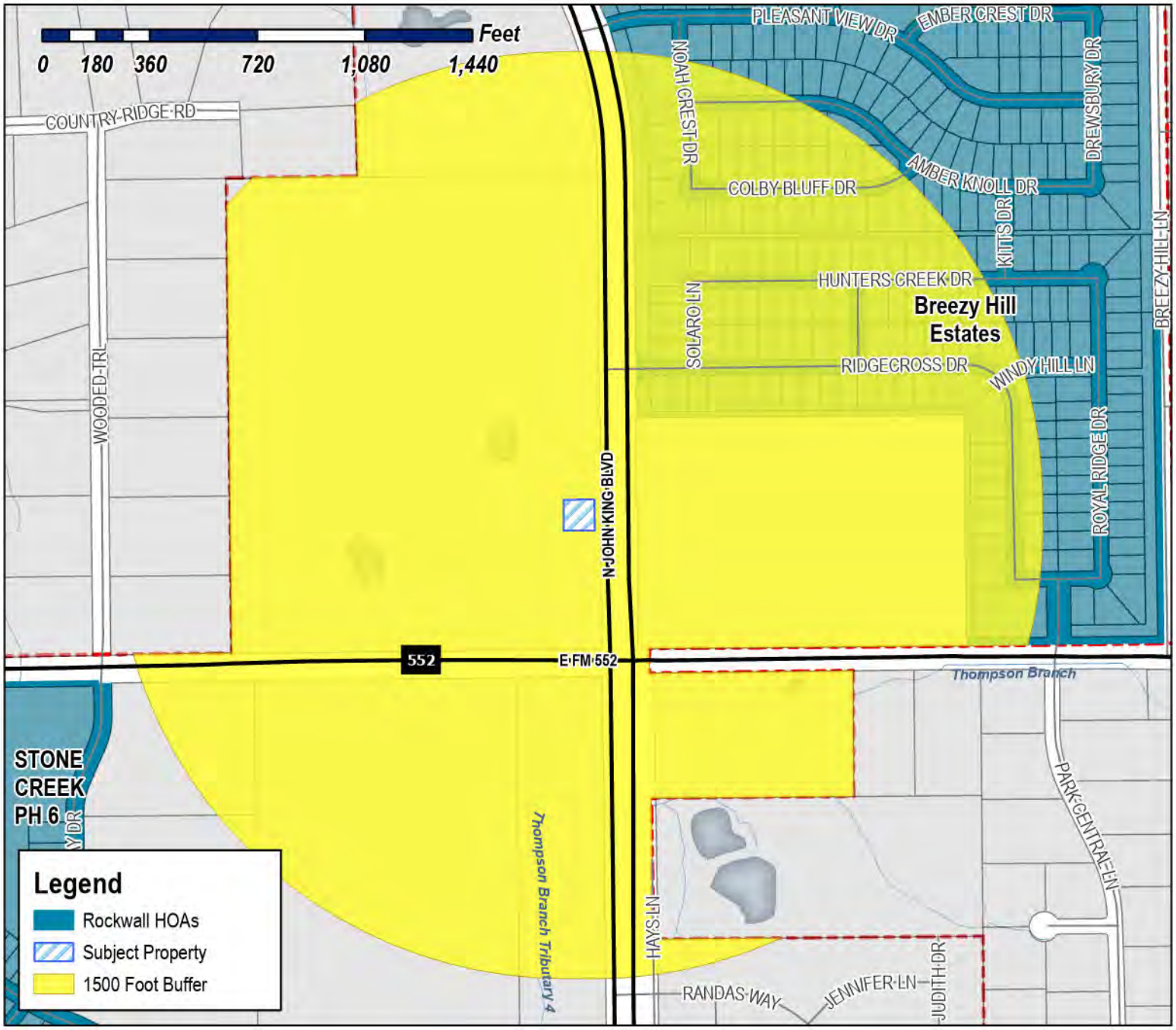
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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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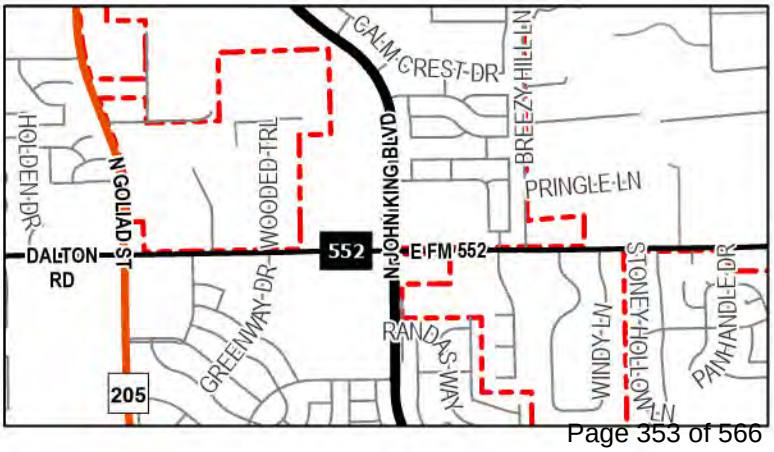
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Case Number: Z2026-025
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development 80 (PD-80) District
Case Address: NW Corner of John King Blvd and 552

Date Saved: 4/21/2026

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



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2026-025]
Date:	Wednesday, April 22, 2026 9:19:52 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-025: SUP for a Freestanding Commercial Antenna
Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

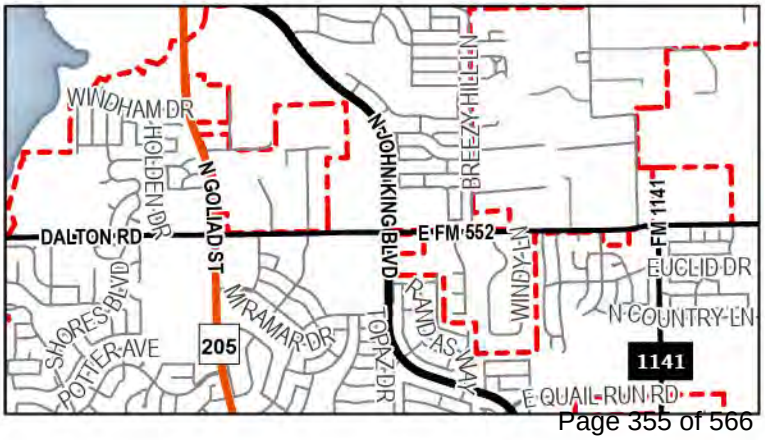
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2026-025
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development 80 (PD-80) District
Case Address: NW Corner of John King Blvd and 552
Date Saved: 4/21/2026

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

SHARMA DHAWAL &
SUNKET SHARMA
3529 RIDGE CROSS DR
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA
3533 RIDGECROSS DR
ROCKWALL, TX 75087

BEERAM SAI SAGAR
3537 RIDGECROSS DR
ROCKWALL, TX 75087

ESQUIBEL DERRICK
3541 Ridgecross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

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:

Z2026-025: SUP for a Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-025: SUP for a Freestanding Commercial Antenna

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

Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

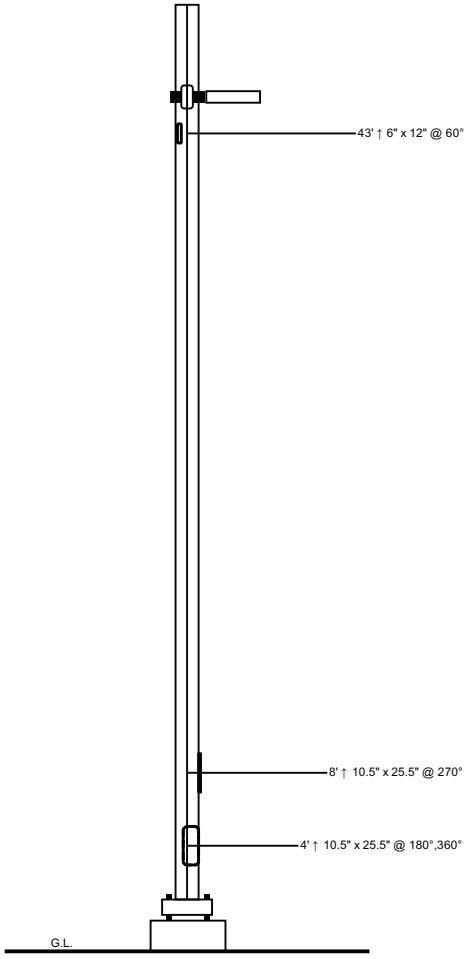
Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
6) Tower Rating: 15.9%

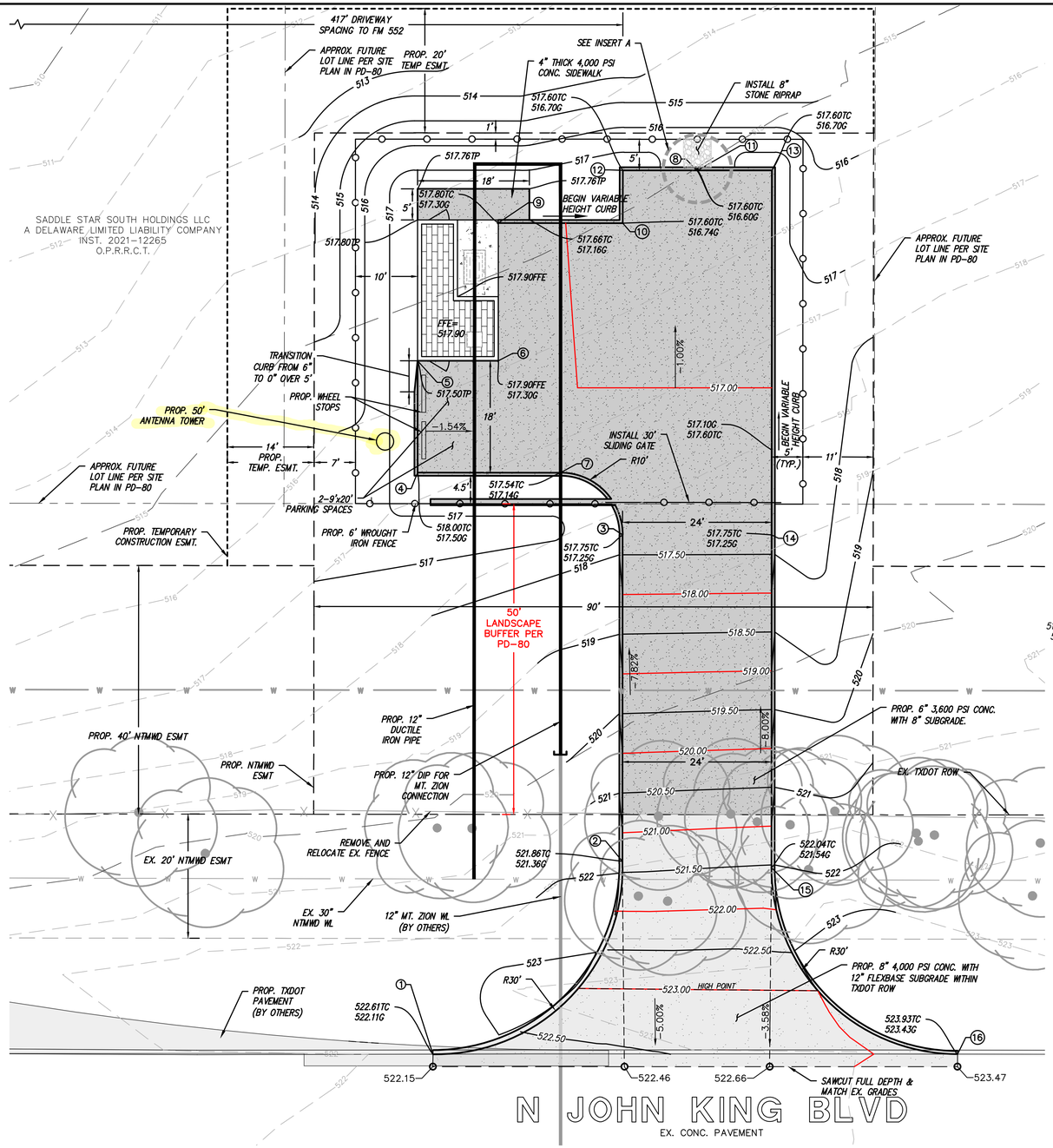
Length (ft)	Number Of Sides	Thickness (in)	Lap Splice (ft)	Top Diameter (in)	Bottom Diameter (in)	Taper (in/ft)	Grade	Weight (lbs)	Overall Steel Height (ft)
49'-0"	18	1/4"		16"	16"	0	A572-65	2585	49



Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

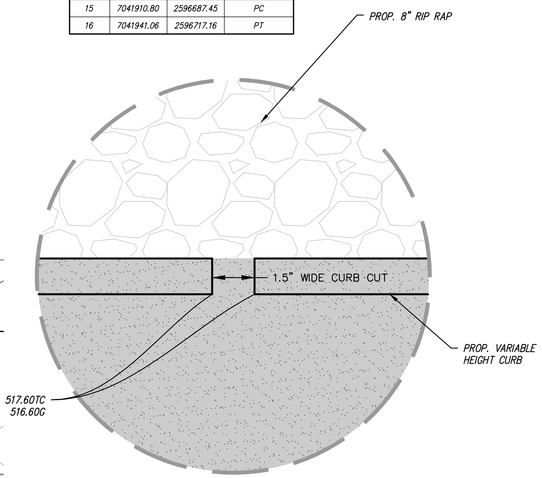
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Job:	**566060**
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	8/26/2025 By: ARH



COORDINATE CONTROL TABLE			
Point #	Northing	Easting	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

G=GUTTER ELEVATION
TC=TOP OF CURB ELEVATION
TP=TOP OF PAVEMENT ELEVATION
FF= FINISHED FLOOR ELEVATION



INSERT A
N.T.S.

UTILITY NOTE:

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-8377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

- PROP. WATER LINE
- PROP. TEMPORARY ESMT.
- PROP. PERMANENT NTMWD ESMT.
- EX TXDOT ROW
- EX WATER LINE
- PROP. 6' WROUGHT IRON FENCE
- 8" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- PROP. TXDOT PAVEMENT (BY OTHERS)

NOTES:

1. CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
2. CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
3. REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
4. SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
5. WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.

VICINITY MAP
N.T.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
Witness our hands this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman *Director of Planning & Zoning*

GRAPHIC SCALE
10 0 5 10 20

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

JUSTIN N. WALTON, P.E. Date: 8/27/2024

Tx. Reg. # 97267

scale
when bar is 1 inch long
horiz 1"= 10'
vert N/A
AUG 2024

NORTH TEXAS MUNICIPAL WATER DISTRICT

WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

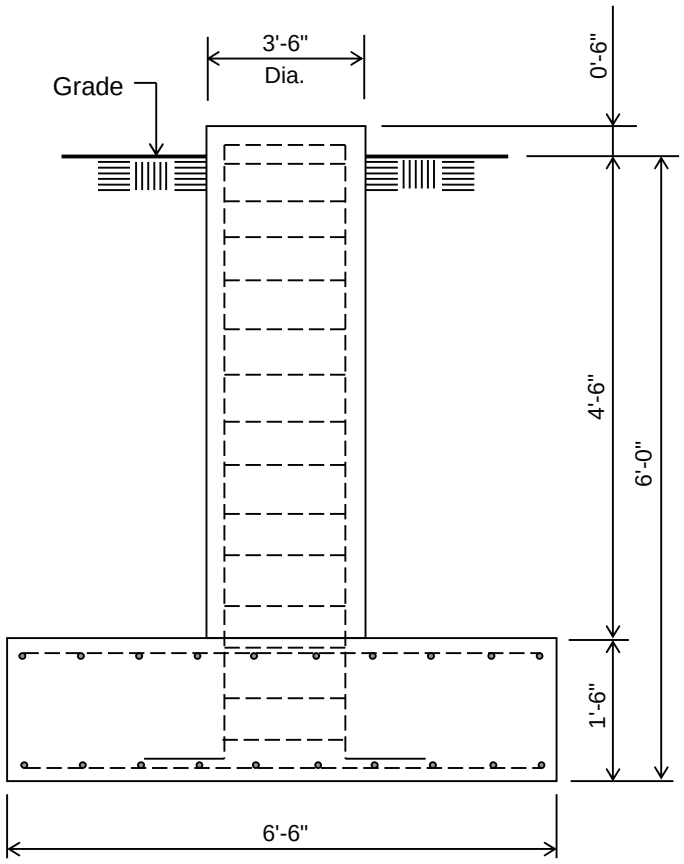
MT. ZION METER VAULT SITE PLAN

tnp project NTW22113
sheet 33

Drawing: C:\Users\EWILLI~1\AppData\Local\Temp\AcPublish_5752\Site Plan.dwg at Aug 27, 2024-9:36am by ewilliams
Layout: MT ZION METER VAULT SITE PLAN (2) Xrefs: XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZE-BASE.dwg - DIS-JLM_LA.dwg

No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50’ Monopole



ELEVATION VIEW
(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3” concrete cover.
4) All exposed concrete corners to be chamfered 3/4”.
5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
6) See the geotechnical report for compaction requirements, if specified.
7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

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 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described 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 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*]; and Subsection 01.01*, Land*

DRAFT ORDINANCE 03.16.26

Use Schedule, of Article 04*, Permissible Uses*; and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02*, General Overlay District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) No more than three (3) separate equipment buildings shall be located on a single lot.

(3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

(4) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.

(5) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

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

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

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

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

DRAFT ORDINANCE 05.18.2026

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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.18.2026

Exhibit 'A':
Location Map

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30
General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552



Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

Base Plate Dimensions

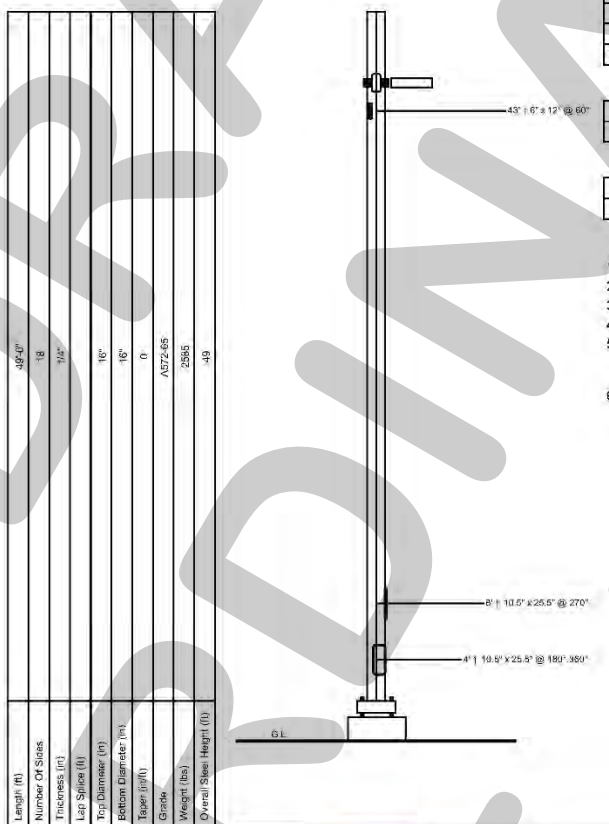
Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
91"	1"	1.25"	113.6	F1554-105	Galv

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
6) Tower Rating: 15.9%



Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-0630
Fax: (712) 279-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job:	566060
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	8/26/2025 By: ARH

Page 1

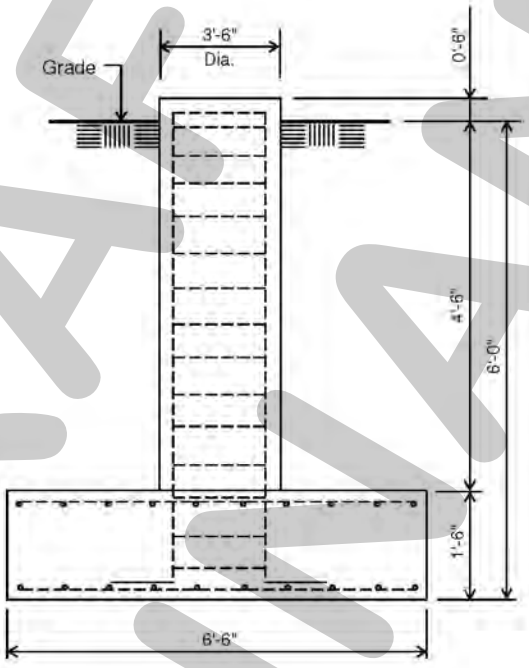
DRAFT ORDINANCE 09.18.2026

Exhibit 'B':
Concept Building Elevations

Sabre Industries
INNOVATION DELIVERED

No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50' Monopole



ELEVATION VIEW
(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3" concrete cover.
4) All exposed concrete corners to be chamfered 3/4".
5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
6) See the geotechnical report for compaction requirements, if specified.
7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

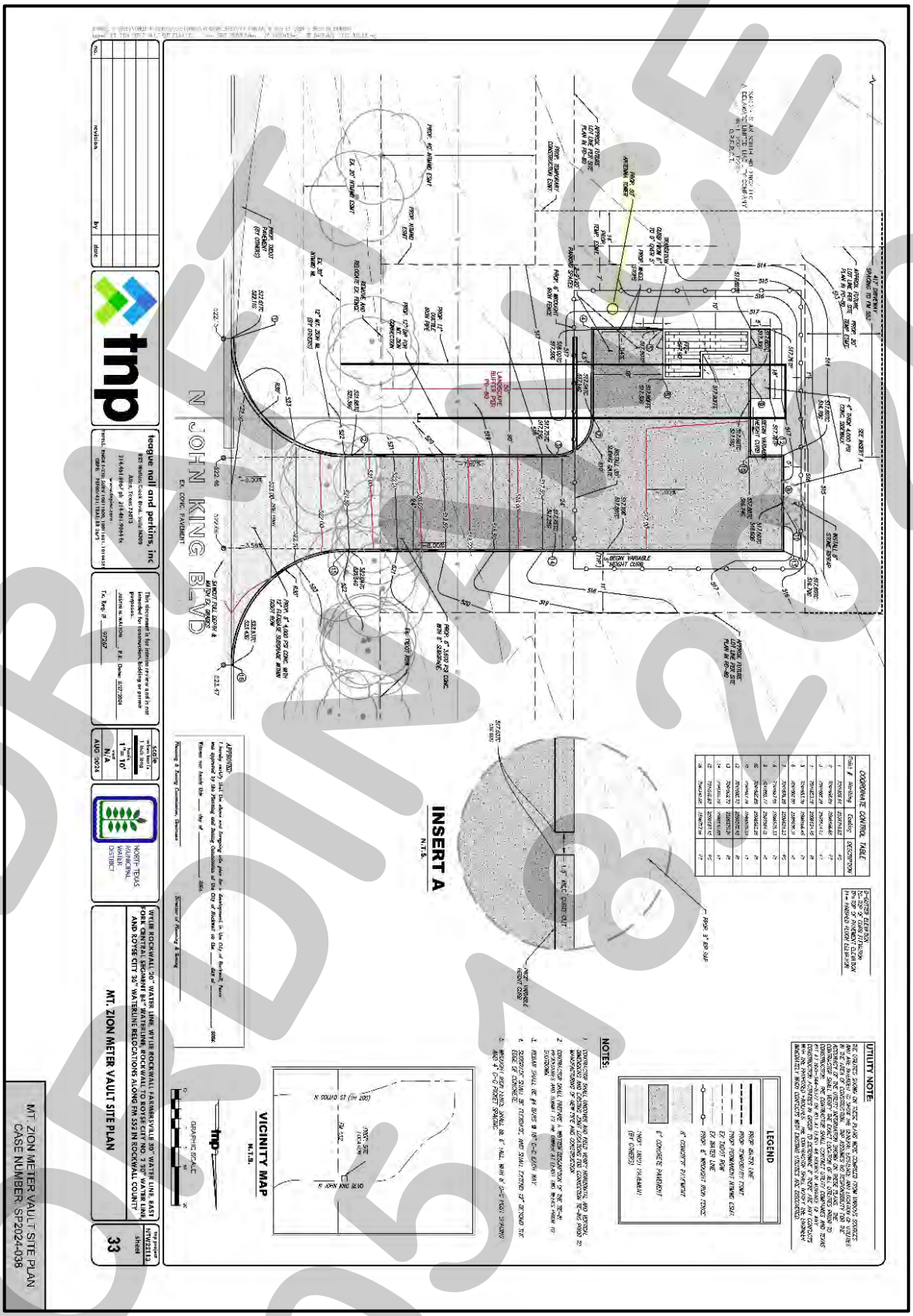
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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

Page 2

DRAFT ORDINANCE 03.18.2026

Exhibit 'C':
Site Plan



DRAFT
05/18/2026

Youth Advisory Council

25-26 Year End Recap

OFFICERS



CHAIR



SECRETARY



HISTORIAN

SENIOR SPOTLIGHT

4 Graduates from Rockwall High School

1 Graduate from Rockwall Heath High School

ETHAN



- Top Ten, RHS
- Attending TCU
- Double Majoring in Finance and Business Information Systems

My favorite part of YAC was the summits because I got to learn new things and network with different people.

SHELDON



- Valedictorian, RHHS
- Attending Johns Hopkins University
- Majoring in Cellular and Molecular Biology

My favorite part about YAC was getting to interact with the youth of our county and participating in Teen Court.

LUKE



- Salutatorian, RHS
- Attending the United States Military Academy at West Point
- Majoring in mechanical engineering

My favorite part of YAC was learning about all the jobs within government and the impact they have in our community.

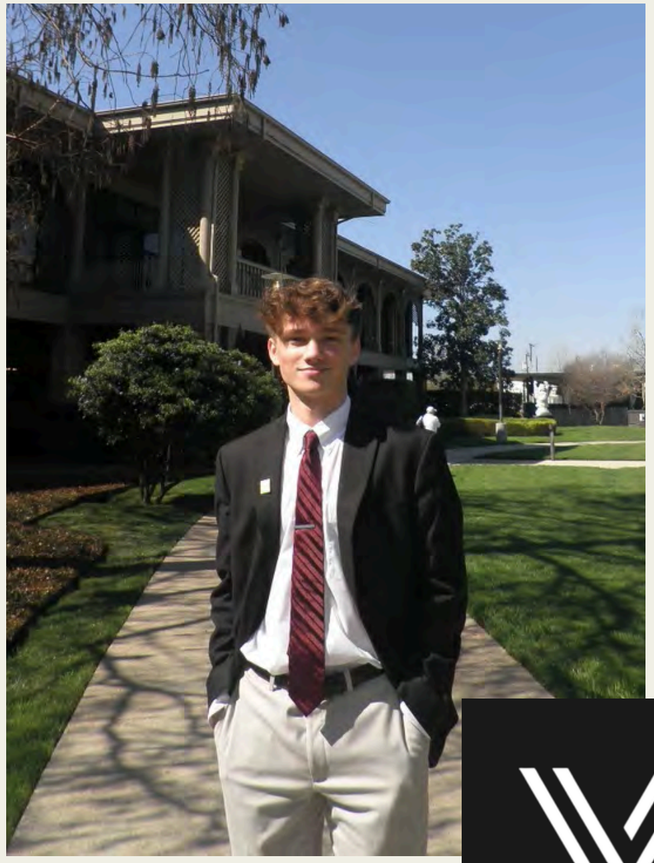


ELLIE

- Graduating from RHS
- Has served 4 years on the YAC
- Thanks to YAC, has been part of Royse City Teen court for 4 years as well
- Will attend University of Kentucky for their 3+ 3 Program and their Law and Policy Living Program.
- Majoring in Law and legal studies with Minor in History
- Goal - to become a Criminal Defense Lawyer

My favorite YAC memory was everything about the YAC SUMMIT '23-'24 .

VINCENT



- RHS Graduate
- 2-Term YAC Chairman. 3-year member
- Assist. Coordinator, Royse City Teen Court
- Will spend summer continuing internship with Rockwall Chamber of Commerce
- Attending UNT for Bachelor’s of Business Administration in Management with a minor in Computer Science
- Founder / CEO of Visonix, LLC

My favorite memory was the escape room experience from the YAC Summit ‘23-’24.

SEPTEMBER

- To kick off our year, YAC started with some team bonding at Shenaniganz.
- Our students had fun getting to know each other and bowling.
- We welcomed new members, Sheldon B., Ainsley S., London S., and Eva K.







OCTOBER

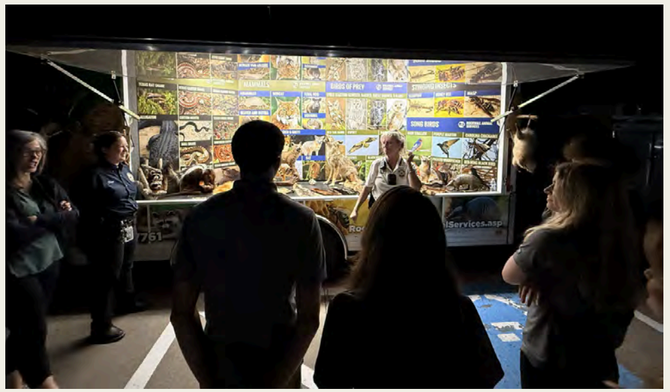
- We elected our officers.
- Candidates brought presentations and other creative advertising to more clearly present their campaigns.
- Voting was decided after candidates presented their skills and explained why they should be elected.

SCARE ON THE SQUARE

- For this volunteer event YAC helped our city’s youth make some fun and festive painted wood ornaments.

NOVEMBER

- Joyce Ross, Rockwall Animal Services Supervisor and her Co-Worker, Dana, visited and shared their experiences.
- The Youth Advisory Council was able to tour the “Wild” Trailer, which features animals found in Rockwall.



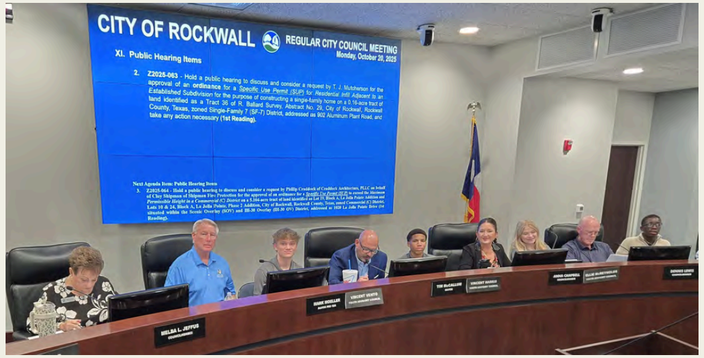




NOVEMBER COUNCIL MEETING

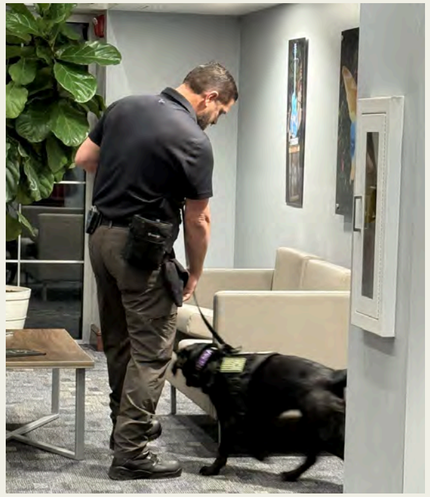
- YAC attended the November City Council Meeting.
- Shadowed Council members and learned about local government.





DECEMBER

- Detective Phillip Young and his Electronic Storage Detection K9, Nessa
- Nessa is specially trained to find any electronic device by sniffing out the chemical coating on the device.
- They will serve together for about 5-8 years before her retirement.









HOMETOWN CHRISTMAS

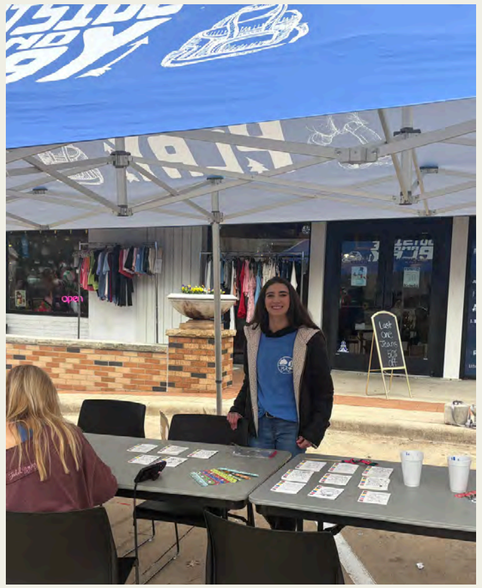
- Volunteered at City of Rockwall's Annual Hometown Christmas event.
- YAC helped kids with painting Christmas cards.











JANUARY

- Jodi Willard – Guest Speaker
  - Discussed importance of tourism, marketing, Hotel Occupancy Tax Funding, special events, hosting conferences, her background, education, etc.

YAC SUMMIT 2026

YAC Summit - hosted by Cedar Hill Mayor's Teen Council.

- The theme was "Strong Futures, Stronger Minds," which focused on mental health and empowerment to work through challenges.

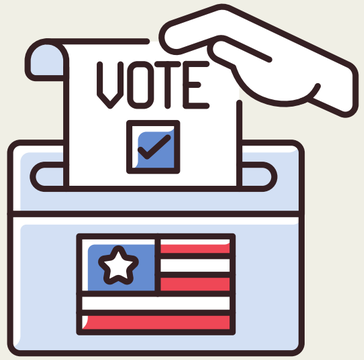






FEBRUARY

- Kristy Teague discussed “hot topics” (current city events)
- Topics included city elections, the Charter Review Commission, proposed charter amendments, review of the voting process, Citizen Fire Academy, Fire Explorers Academy, Citizens Police Academy, Youth Cadet Program through Rockwall PD.
- Touched on new subdivisions coming to Rockwall, as well as new roads and construction.



FEBRUARY

- Attended Royse City Teen Court - YAC observed real court cases.
- Volunteered as Jurors, collaborated with other youth and worked together to give thoughtful sentences.
- 2 YAC members serve as attorneys in the program,Vincent Vento and Ellie McReynolds, who had real cases they presented that night.









MARCH

- Guest speaker - Special Events and Marketing Supervisor for Rockwall Parks & Recreation, Hallie Smith.
- Shared start to finish RE: planning special events in Rockwall.



EASTER EGGSTRAVAGANZA

- YAC volunteered by hosting a booth
- RHA's Interact Club partnered with YAC to set up games and pass out easter eggs
- YAC raffled off two Easter baskets.











APRIL

- Building Inspector, Marcus McCloure, presented what he does for the City
- Shared his background, training/certifications
- Learned about importance of building codes, safety and inspections.



CANDIDATE FORUM

- YAC assisted in setup and cleanup of the venue
- Supported the mayor through helping candidates navigate the event and placing their seating arrangements between the debate rounds.
- Helped execute seamless transition between discussions, ensuring that the candidates were comfortable and ready to engage with the audience.
- Helped by reading questions posed by audience members.
- YAC was honored to assist and promote the importance of youth engagement in local government.







MAY

- Year End Social Event
  - Pickleball @ The Park @ Hickory Ridge
- Year End Recap to City Council











THANK YOU

City of Rockwall
The New Horizon

MEMORANDUM

To: **Mayor and City Council Members**

From: **Mary Smith, City Manager**

Date: **May 15, 2026**

Subject: **Comp Plan Updates**

The Council initiated the process of updating the Comprehensive Plan by appointing the Advisory Committee (CPAC) and then holding a joint meeting between Council and Planning and Zoning Commissioners in July 2025 to discuss items they wanted to be addressed during the CPAC review work.

A series of meetings has been held over the last many months with the CPAC members and the Planning staff to work through the plan chapter by chapter. This work concluded with the members voting to move the revised Comprehensive Plan forward to the City Council. This discussion will be held at the Council meeting on Monday May 18th.

The City's Charter in Section 9.04 requires that the "City Manager will submit the proposed changes to the Council, together with any recommendations". Relying on the hard work of the very experienced members of the Committee and the detailed work of the Planning staff under the direction of Ryan Miller to write the plan I can confidently recommend the Plan with the understanding that both Planning and Zoning Commission and City Council will have items they want to further evaluate.

Following the Council's discussion the plan is to be forwarded to the Planning and Zoning Commission for their discussion and a Public Hearing before the Commission. The calendar dates are included in the following memo that includes all of the CPAC's recommendations.

I can't say enough good thoughts about the time and effort that the entire Planning Department put into this review. This dedicated group gives up many evenings each month for their normal meeting schedule and then these added meetings as well. We have an amazing staff who genuinely care about making this City better in the long run.

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

TO: Mayor and City Council

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

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

DATE: May 18, 2026

SUBJECT: 2026 Update to the OURHometown Vision 2040 Comprehensive Plan

On April 22, 2026, the Comprehensive Plan Advisory Committee (CPAC) reviewed the proposed *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and approved a motion to send the plan forward to the City Council by a vote of 5-0, with Committee Members Lyons and Cherry absent. In the attached packet the City Council will find a marked-up copy of the proposed Comprehensive Plan showing all edits in RED; however, staff should note that due to space limitations, the *Districts* that makeup the *Future Land Use Plan* could not be marked up and all changes contained in these sections are *not* indicated in RED. Since the marked-up copy of the document may be difficult to read in certain sections, staff has also included a clean copy of the plan for the City Council's review. In addition, staff has outlined the major policy changes and added implementation strategies in the below sections of this memorandum. These appear to fully address the objectives as defined by the City Council and Planning and Zoning Commission, which are outlined in *Exhibit 'B'* of this document along with staff and the CPAC's comments concerning each objective. In addition, staff has also included an outline of the CPAC's objectives in *Exhibit 'A'* of this document along with staff and the CPAC's comments.

For the upcoming meeting, staff will briefly outline the work in these documents, and ask the City Council if they are ready to direct staff to bring the plan forward through the public process. Should the City Council identify additional items they would like to change or send back to the Comprehensive Plan Advisory Committee (CPAC), staff will make the necessary modifications and take the plan back to the CPAC for review. Should the City Council choose to direct staff to proceed through the approval process, staff anticipates that the schedule for the adoption of the *2026 Comprehensive Plan Update* will be as follows:

Work Session with the Planning and Zoning Commission: June 30, 2026
Planning and Zoning Commission Public Hearing: July 14, 2026
City Council Public Hearing and First Reading of the Ordinance: July 20, 2026
City Council Second Reading of the Ordinance: August 3, 2026

In addition, the City Manager has provided her recommendation to the City Council concerning the proposed update in accordance with the requirements of the City's Home Rule Charter. This has been provided in the attached packet.

FUTURE LAND USE PLAN

- *OBJECTIVE*: Review the *Future Land Use Plan* to ensure conformance with the proposed policies of the 2026 Comprehensive Plan Update.

  (1) *PROPOSED CHANGES TO THE FUTURE LAND USE MAP*: The following changes have been made to the acreages and percentages for each *Future Land Use Designation* contained on the *Future Land Use Map*:

	CURRENT COMPREHENSIVE PLAN		PROPOSED COMPREHENSIVE PLAN		
FUTURE LAND USE DESIGNATION	ACREAGE	%	ACREAGE	%	CHANGE
LOW DENSITY RESIDENTIAL (LDR)	9,462.79	35.08%	12,946.49	45.85%	3,483.70
MEDIUM DENSITY RESIDENTIAL (MDR)	6,558.38	24.31%	2,603.26	9.22%	-3,955.12
HIGH DENSITY RESIDENTIAL (HDR)	267.40	0.99%	642.40	2.27%	375.00
COMMERCIAL/RETAIL (C/R)	1,380.93	5.12%	1,943.76	6.88%	562.83

COMMERCIAL/INDUSTRIAL (C/I)	126.32	0.47%	57.17	0.20%	-69.15
TECHNOLOGY/EMPLOYMENT CENTERS (TEC)	1,560.08	5.78%	1,684.41	5.96%	124.33
SPECIAL COMMERCIAL CORRIDOR (SC)	963.99	3.57%	963.98	3.41%	-0.01
BUSINESS CENTER (BC)	369.14	1.37%	366.07	1.30%	-3.07
MIXED USE (MU)	364.67	1.35%	116.81	0.41%	-247.86
DOWNTOWN (DT)	37.67	0.14%	37.67	0.13%	0.00
LIVE/WORK (L/W)	67.81	0.25%	106.10	0.38%	38.29
OPEN SPACE (OS)	4,828.84	17.90%	5,465.51	19.35%	636.67
PUBLIC (P)	557.90	2.07%	727.78	2.58%	169.88
QUASI-PUBLIC (QP)	374.74	1.39%	513.32	1.82%	138.58
CEMETERY (CEM)	56.59	0.21%	63.81	0.23%	7.22
	26,977.25	100.00%	28,238.54	100.00%	1,261.29

KEY: RED = DECREASE; GREEN = INCREASE

NOTE: ACREAGES DO NOT INCLUDE RIGHT-OF-WAY.

In looking at this chart, it should be noted that the increase in land area of 1,261.29-acres between 2019 and 2025 is largely the result of the expansion of the City's Extraterritorial Jurisdiction (ETJ), and the incorporation of the newly created *Far East District*. This new *District* pushes the City's Extraterritorial Jurisdiction (ETJ) into Hunt County, and replaces the *Far North Estates District* which was dropped by the City Council on August 2, 2021 by *Ordinance No. 21-35*. This increase in land area was based on the statutory requirements established by Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code (TLGC) and is tied to the population of the City.

With regard to the fluctuations in acreage of the *Future Land Use Designations*, staff should point out that the change to the density calculation (*i.e. moving to calculating density on the net as opposed to the gross*) has changed the classifications of multiple *existing* subdivisions (*e.g. the Highlands, Windmill Ridge, Lynden Park, and Lake Rockwall Estates*) through out the City. Specifically, many of these subdivisions were designated for *Medium Density Residential (MDR)* land uses under the gross calculation method, and are now designated for *High Density Residential (HDR)* land uses under the net calculation method. This explains the increase of ~375.00-acres in land designated for *High Density Residential (HDR)* land uses; however, staff should note that the Comprehensive Plan Advisory Committee (CPAC) is *not* recommending any new undeveloped land be designated for *High Density Residential (HDR)* land uses.

Another change in the proposed *Future Land Use Plan* that staff should point out is the increase in the amount of land designated for *Low Density Residential (LDR)* land uses. In following the City Council's recommendation to lower residential density throughout the City, the CPAC reclassified ~3,483-acres of land in the City's Corporate Limits and its Extraterritorial Jurisdiction (ETJ) from *Medium Density Residential (MDR)* to *Low Density Residential (LDR)*. It should also be pointed out that there was an increase in the area designated for *Commercial/Retail (C/R)* land uses as this was used in favor of the *Mix Use (MU)* designation for certain areas around the anticipated Outer Loop alignment.

MAJOR POLICY CHANGES TO CHAPTERS

ADMINISTRATIVE/STAFF

- *OBJECTIVE*: Address legislative changes that have been adopted since the original adoption of the Comprehensive Plan:

  (1) *CH. 1 | Section 02.01 | Goal 02 | Annexation*: Due to the changes imposed by HB347 -- *which effectively ended unilateral annexation for the cities* -- and SB2038 -- *which allows a property owner to disincorporate themselves from a city's Extraterritorial Jurisdiction (ETJ)* --, staff changed the goal related to annexation. This goal was originally written in 2018 to require the study of an annexation plan that could guide the orderly growth of the City of Rockwall; however, with the passage of these bills, staff has rewritten the goal to focus on planning within the City's existing municipal boundaries while still addressing the possibility of future incorporations of land within the ETJ.

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) [*SEE EXHIBIT 'A'*]

- *OBJECTIVE*: Utilize the *Live/Work* land use designation on the *Future Land Use Map* to promote transition of land uses while maintaining the community's established character.

(1) *CH. 1 | Section 02.03 | Goal 05 | Live/Work*: This goal was added to expand the strategic use of the *Live/Work* land use designation to support adaptive reuse and context sensitive transitions between residential and non-residential land uses. This goal is intended to preserve community character while providing flexibility in areas experiencing changing development patterns. This also ties into the Comprehensive Plan Advisory Committee's (CPAC's) recommendation to increase the *Live/Work* land use designation along N. Goliad Street, north of the Downtown (*i.e. Planned Development District 50 [PD-50]*), to the areas along N. Alamo Street in the *Future Land Use Plan*. This also mirrors the City Council's adoption of *Ordinance No. 25-19*, which expanded the boundaries of Planned Development District 50 (PD-50) to incorporate properties along N. Alamo Street.

- *OBJECTIVE*: Establish goals and policies targeted at redevelopment and infill development.

(1) *CH. 1 | Section 02.07 | Goal 01 | Redevelopment and Infill as a Growth Management Strategy*: The Comprehensive Plan Advisory Committee (CPAC) requested that staff incorporate a new section into the *Land Use and Growth Management* section of the Comprehensive Plan that would directly address redevelopment and revitalization of the City. Under this goal, staff established redevelopment and infill strategies that could act as a primary tool for managing future growth in a fiscally responsible and context-sensitive manner. This goal emphasizes reinvestment in existing developed areas to promote efficient land use and maximize prior public infrastructure investments, while preserving the City's small-town character. More specifically, this goal and its associated policies support redevelopment and infill projects that enhance established neighborhoods, strengthen commercial corridors, and improve underutilized properties without creating additional long-term infrastructure obligations. Particular emphasis is placed on the adaptive reuse of aging commercial centers, vacant structures, and select large-lot residential areas where new users can be introduced in a manner compatible with surrounding development. The policies also encourage incremental redevelopment in transitional areas to foster opportunities for small businesses while maintaining established development patterns.

(2) *CH. 1 | Section 02.07 | Goal 02 | IH-30 and SH-276 Corridor Redevelopment*: Through the Comprehensive Plan update, the Comprehensive Plan Advisory Committee (CPAC) identified the IH-30 and SH-276 corridors as priority areas for long-term reinvestment and repositioning. This goal focuses on transitioning aging and underutilized commercial properties into high-quality, modern developments that enhance community character, strengthen the local tax base, and reinforce these corridors as key economic drivers for the City. This goal supports phased redevelopment strategies that encourage adaptive reuse, architectural upgrades, and site improvements consistent with the City's non-residential design standards. Along IH-30, emphasis is placed on attracting destination-oriented, regional-scale commercial, office, and entertainment uses that reinforce the corridor's function as the City's primary economic gateway and sales tax generator, while improving visual quality and connectivity. Along SH-276, the policies promote the corridor's evolution into a modern business and employment center, supporting high-quality industrial, office, and complementary commercial land uses that are appropriately buffered from adjacent residential areas.

(3) *CH. 7 | Goal 13 | Preserve Community Character through Redevelopment and Revitalization*: A new goal was added to the *Community Character* section of the Comprehensive Plan reinforcing the principle that redevelopment should strengthen established areas while maintaining Rockwall's small-town identity. This goal emphasizes reinvestment strategies that enhance, rather than replace, the character of existing neighborhoods and commercial centers. The goal and its supporting policies support continued implementation of adaptive reuse requirements for vacant, underutilized, or transitioning properties to encourage rehabilitation and repurposing in lieu of demolition. This approach promotes preservation of the community's fabric while allowing structures to meet contemporary needs.

- *OBJECTIVE*: Identify older neighborhoods and identify strategies to prevent decline and support revitalization.

(1) *CH. 8 | Section 02.01 | Goal 01 | Identification and Revitalization of Older Neighborhoods*: This proposed goal establishes a proactive framework for identifying and supporting the City's older residential neighborhoods that are in decline and ensuring that strategies are in place to support their continued health, stability, and long-term value. This goal emphasizes targeted revitalization strategies that preserve each neighborhood's distinct character while enhancing livability and connectivity. The goal and its related policies call for coordinated engagement with residents, neighborhood associations, and community groups to better understand localized priorities and tailor revitalization initiatives to each neighborhood's unique issues. It supports reinvestment in aging housing stock through exterior

improvements, architectural enhancements, and programs that strengthen curb appeal while respecting established development patterns. With regard to infill development and redevelopment of vacant or underutilized lots, the policies encourage projects that will retain compatibility with existing aesthetics. The policies also call for identifying opportunities to improve walkability, trail connections, and pedestrian access to parks, schools, and commercial areas to enhance mobility and safety in the neighborhoods. Finally, the update promotes a strengthening of property maintenance standards and code compliance efforts through education outreach to homeowners and Homeowner's Associations (HOAs).

PLANNING AND ZONING COMMISSION [*SEE EXHIBIT 'B'*]

- *OBJECTIVE*: Provide more opportunities for Senior Housing.

  (1) *CH. 1 | Section 02.02 | Goal 03 | Senior Living Changes*: This goal was added to support the integration of diverse senior housing types -- *including independent living, assisted living, memory care facilities, and age-restricted single-family neighborhoods* -- at appropriate locations that are compatible with surrounding land uses and that are adequately supported by infrastructure and public services. The update also introduces a policy framework for considering limited density incentives within the age-restricted single-family developments. These incentives would be evaluated only where a project demonstrates exceptional design quality, enhanced architectural and landscape standards, and meaningful community benefits. Any consideration of increased density should be contingent upon the preservation of existing neighborhood character and advancing the City's broader design and development objectives.

- *OBJECTIVE*: Address aging infrastructure and costs.

  (4) *CH. 4 | Section 02.02 | Goal 03 | Aging Infrastructure and System Reliability*: This proposed policy change prioritizes reinvestment in the City's aging water and wastewater infrastructure to ensure long-term system reliability, regulatory compliance, and public safety. The key policy direction includes establishing a structured replacement schedule for critical water and wastewater lines based on a material type, age, and documented history. The policy initiative also calls for the replacement of undersized lines in older neighborhoods to improve system capacity, water flow, and fire protection. Where feasible, trenchless rehabilitation methods are encouraged to minimize disruption to residents and businesses in developed areas while extending the useful life of existing infrastructure.

CITY COUNCIL [*SEE EXHIBIT 'B'*]

- *OBJECTIVE*: Change the density calculation from *Gross Density* to *Net Density*. Density should only be calculated on developable acres.

  (1) *CH. 1 | Section 05 | Subsection 01.01 | Residential*: The density calculation was changed from *Gross Density* (*i.e. Proposed Number of Units/Gross Acreage = Gross Density*) to *Net Density* (*i.e. Proposed Number of Units/Gross Acreage – Floodplain = Net Density*). This will have the effect of *reducing* the density of developments being proposed under the *Low*, *Medium* and *High Density Residential Designations*. For example, a development of 200 lots on a 100-acre tract of land that has 25-acres of floodplain under *Gross Density* would be calculated as 2.00 dwelling units per acre (*i.e. 200 Lots/100-acres = 2.00 DU/AC*); however, under *Net Density* this same development would be calculated as 2.67 dwelling units per acre (*i.e. 200 Lots/[100-acres less 25-acres of Floodplain] = 2.66667 DU/AC*). Under this example the proposed development would be classified as *Low Density Residential* under *Gross Density* calculation method and *Medium Density Residential* under *Net Density* calculation method.

- *OBJECTIVE*: Review the *Residential Design Standards* and look at the possibilities of increasing the minimum lot size, reintroducing cul-de-sacs into subdivision design, require curve-linear and slip streets, create stronger anti-monotony standards to promote custom homes, and strengthen the subdivision entrance design standards.

  (1) *CH. 8 | Section 02.03 | Goal 03 | Policy 2*: A policy was added under *Goal 03 | Single-Family Housing Strategies and Design Standards* stipulating that lots in newer, traditional subdivisions should be a minimum of 10,000 SF in size and have a minimum lot frontage of 80-feet or greater. Both of these requirements would stipulate that the minimum lot standards for new subdivision should -- *at a minimum* -- follow the development standards for the Single-Family

10 (SF-10) District. As staff stated in the *Joint Planning and Zoning Commission/City Council Meeting* on July, 24 2025, the City performed an economic study in 2003 that determined the 10,000 SF lot size was the most cost-effective lot to service in terms of the City's cost of service.

(2) *CH. 4 | Section 02.01 | Goal 01 | Policy 2*: Language discouraging *cul-de-sacs* was removed from the policies addressing the goal relating to the City's *Street Network*. This policy now only encourages connected streets that offer multiple points of access to all single-family residential lots as opposed to specifically discouraging *cul-de-sacs*.

(3) *CH. 4 | Section 02.01 | Goal 03 | Policy 4*: A policy under the goal addressing *Neighborhood Streets* was added encouraging the use of curvilinear street patterns in new development where tract configuration, topography, and natural features reasonably allow. This approach supports context-sensitive neighborhood design that responds to existing land contours rather than relying solely on rigid grid layouts.

(4) *CH. 4 | Section 02.01 | Goal 03 | Policy 5*: A policy under the goal addressing *Neighborhood Streets* was added to encourage the use of slip streets in residential subdivisions that abut major roadways. This design approach provides an internal access street parallel to the arterial roadway, reducing direct driveway access onto a higher-volume street and enhancing the overall traffic safety. The policy also further recommends incorporating berms, landscaping, and tree plantings within the buffer area between the slip street and the major roadway. This should enhance the buffer, not only improving aesthetics, but also mitigating traffic noise.

(5) *CH. 8 | Section 02.03 | Goal 03 | Policy 9*: A policy was added under *Single-Family Housing Strategies and Design Standards* that recommends strengthening anti-monotony standards for all new single-family residential developments to ensure long-term neighborhood quality and architectural diversity. This policy is intended to promote custom home character, enhance curb appeal, and protect property values by reducing repetitive design patterns. The policy calls for meaningful variation in architectural styles, rooflines, massing, and exterior materials through multiple elevation options. It emphasizes distinctive front facades and articulation to prevent repetitive designs on adjacent or opposing lots along the same block face. Additionally, the policy supports limiting the percentage of homes within any block that may share the same front elevation.

(6) *CH. 8 | Section 02.03 | Goal 01 | Policy 6*: A new policy was added to the goal that deals with *Creating Unique and Distinctive Neighborhoods* that recommends strengthening design expectations for entrance features in all new single-family and suburban residential subdivisions. This policy is intended to create a cohesive and identifiable sense of place while reinforcing the overall quality and character of new neighborhoods. Specifically, this policy calls for well designed entry elements that may include monument style signage with pedestrian-oriented components, enhanced landscaping, accent lighting, and high-quality materials. Entrance features should be thoughtfully integrated into the subdivision's overall layout and reflect the character of the development and the broader community.

- *OBJECTIVE*: Focus on retention ponds as opposed to detention ponds in residential development.

(1) *CH. 4 | Section 02.02 | Goal 07 | Retention Ponds*: A goal was added encouraging the integration of retention ponds within residential subdivisions, where feasible. Rather than removing such features, this goal supports incorporating them into the subdivision design as stormwater retention/detention facilities that also serve as a neighborhood amenity. This approach enhances the visual character of the subdivision while providing a suitable alternative to dry detention ponds.

- *OBJECTIVE*: Only allow curb and gutter streets.

(1) *CH. 4 | Section 05.01 | Street Cross Sections*: The *Rural Local Roadway* street cross section was removed as a permitted street cross section from the Comprehensive Plan. This may not stop requests for these types of streets in the future; however, by removing this street cross section, this is no longer a permitted street cross section and would be up to the City Council's discretion to adopt it as an alternative to a curb and gutter street.

- *OBJECTIVE*: Provide fully developed parks with the first phases of a subdivision.

(1) *CH. 2 | Goal 01 | Policy 1*: This policy encourages the early delivery of neighborhood park facilities in conjunction with the initial phases of new residential developments where feasible. The intent is to provide timely recreational amenities that support neighborhood identity, enhance marketability, and deliver immediate benefit to residents; however, staff should point out that the City's authority to require park improvements is governed by the statutory limitations and applicable case law related to exactions. Any requirement that a developer construct a fully developed park facility must demonstrate a clear nexus and rough proportionality to the impacts of the proposed development and must remain consistent with the City's adopted parkland dedication and fee structure; however, this policy can be used to incentivize developers to provide these improvements through the zoning process (*i.e. through Planned Development District as has been done in the Terracina and Southside Hills Subdivisions*) or through the participation in grant programs (*i.e. as has been done in the Breezy Hill and Stone Creek Subdivisions*).

- *OBJECTIVE*: Make sure the City is planning for the *Next Generation*.

(1) *CH. 1 | Section 02.02 | Goal 04 | Next Generation Housing*: This goal was added to advance a balanced approach to accommodating future housing needs while preserving the City's established character and long-term livability. The goal focuses on encouraging high-quality and diverse housing options -- *where appropriate* -- that serve emerging generations of residents ***without*** compromising development standards or the community's small-town identity. The policies associated with this goal emphasize strategic infill and redevelopment within existing neighborhoods as the preferred mechanism for introducing modern housing types. By directing residential opportunities to appropriate sites within the current city footprint, the City can support housing diversity without increasing overall density.

- *OBJECTIVE*: The Downtown District should be focused on preservation.

(1) *CH. 7 | Goal 04 | Downtown Identity*: The goal dealing with *Downtown Identity* was changed to reinforce the preservation and enhancement of Downtown Rockwall as the historic and civic heart of the community. This goal emphasizes conserving the architectural integrity, traditional block pattern, and unique sense of place that define the Downtown District, while guiding thoughtful reinvestment and context-sensitive infill. The goal and its associated policies prioritize the continued use of the central gathering spaces for civic, cultural, and community events. Preservation of existing structures is identified as a primary objective, with strong support for rehabilitation and adaptive reuse that maintains the architectural continuity and reinforces the established development pattern. A key implementation measure is the preparation of a comprehensive Downtown Plan that establishes a new long-range vision focused on preservation, reinvestment, circulation, parking, open space, streetscape enhancements, branding, land use, and development standards. The Plan also calls for strengthening the review process to ensure that new construction and building renovations remain consistent with adopted preservation priorities and visual character.

IMPLEMENTATION STRATEGIES

To implement the policy changes listed above, the Comprehensive Plan Advisory Committee (CPAC) also recommended adding the following *Implementation Strategies* to the 2026 Comprehensive Plan Update:

(1) Develop a density bonus framework within the Unified Development Code (UDC) for Planned development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporated enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development.

Staff Response: This will require an amendment to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) to establish standards for age-restricted single-family subdivisions seeking consideration of a density bonus. Such an amendment would need to define the eligibility criteria, required amenity, open space expectations, architectural and landscape standards, and the parameters for evaluating compatibility with surrounding development. Staff anticipates that this could be addressed as part of the next major package of code amendments following the adoption of the 2026 Comprehensive Plan Update.

(2) Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock.

Staff Response: This implementation strategy will likely require a combination of policy analysis, targeted zoning amendments, and coordination among the Planning and Zoning Department, Neighborhood Improvement Services Division, Building Inspections Division, and Engineering Department. Staff recommends first identifying the older subdivisions where reinvestment and context-sensitive redevelopment are most feasible, and then evaluating what regulatory barriers may limit modest rehabilitation, redevelopment, or infill opportunities. Any future changes should be structured or support attainable housing options while maintaining compatibility with the established character of the surrounding neighborhood. Staff estimates that the initial evaluation of these areas could be completed within two (2) years of adoption of the 2026 Comprehensive Plan Update, with any resulting code or policy changes to follow thereafter.

(3) Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as *Live/Work* on the Future Land Use Map.

Staff Response: This has been completed by the Comprehensive Plan Advisory Committee (CPAC) as part of the update to the *Future Land Use Plan* through the 2026 Comprehensive Plan Update. If ratified by the City Council, this will provide the policy framework for evaluating future zoning changes in areas where residential properties are experiencing transition pressures due to their adjacency to non-residential development or higher intensity commercial corridors.

(4) Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).

Staff Response: This process has already been initiated by the Parks and Recreation Department, with public meetings regarding the design of the parks held on February 19, 2026 for Ben A. Klutts Park and on February 26, 2026 for Alma Williams Park. Through those meetings, the public identified multipurpose fields as one of the more desirable elements for Alma Williams Park; however, the public did not identify multipurpose fields as appropriate for Ben A. Klutts Park. Through public participation, it was determined that Ben A. Klutts Park was better suited to be designed as a more passive, nature-oriented park.

(5) Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies.

Staff Response: This process should be led by the Engineering Department and implemented through the City's Capital Improvements Program (CIP). The action plan should identify replacement priorities based on infrastructure age, material type, capacity deficiencies, maintenance history, and documented performance issues, while also establishing potential funding strategies for implementation. Staff estimates that preparation of this plan and its integration into the City's long-range capital planning process could take between three (3) and five (5) years to fully implement.

(6) Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.

Staff Response: This implementation strategy would involve the preparation of a policy guide led by the Parks and Recreation Department, with support from the Planning and Zoning Department and other affected departments, to establish consistent standards for wayfinding signage throughout the City. The Plan should identify appropriate signage types, locations, design standards, and branding elements for use in parks, trails, neighborhoods, and other public areas. Staff anticipates that this effort could be completed in-house and could likely be prepared within one (1) year of adoption of the 2026 Comprehensive Plan Update.

(7) Review the City's existing Downtown (DT) District -- *including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements* -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns.

Staff Response: Although the Downtown (DT) District standards are currently contained within the Unified Development Code (UDC), completion of this implementation strategy would be best preceded by the preparation of a new Downtown Plan to establish updated policy direction and design expectations for the area. Once such a plan has been completed,

staff could evaluate whether amendments to the zoning regulations for the Downtown (DT) District are needed to better reinforce the historic character and traditional development pattern of Downtown Rockwall. Staff believes that the planning component of this effort could be initiated within one (1) year of adoption of the 2026 Comprehensive Plan Update; however, the overall timeline will depend on the process and scope as directed by the City Council.

(8) Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts.

Staff Response: This implementation strategy would involve a series of administrative and policy changes, along with the possible preparation of a policy manual or program framework focused on older subdivisions within the City. This effort would require an ongoing enforcement role from the Neighborhood Improvement Services Division, with support from the Building Inspections Division and Planning and Zoning Department. Staff estimates that the initial phases of this strategy could begin relatively quickly following adoption of the 2026 Comprehensive Plan Update; however, the overall objective would likely require an ongoing effort and could take approximately three (3) years to fully establish.

(9) Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development.

Staff Response: This implementation strategy would be led by the Planning and Zoning Department and would involve preparation of design guidance tailored to the City's older established neighborhoods. The guidance could be used to inform future zoning amendments, discretionary review processes, and neighborhood planning efforts by establishing clearer expectations for compatible infill. Staff believes this effort could also be paired with other neighborhood-focused planning initiatives as part of a broader *Existing Neighborhood* or *Neighborhood Revitalization* planning efforts called for by this update. Due to the scope of work and the need to prioritize other implementation items, staff estimates that this objective could take approximately three (3) years to complete.

(10) Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a *Neighborhood Revitalization Area* on the *Future Land Use Map*, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value.

Staff Response: This implementation strategy would be a long-range planning effort led by the Planning and Zoning Department in coordination with the Engineering Department, Neighborhood Improvement Services Division, Building Inspections Division, and Parks and Recreation Department. Each plan would need to be tailored to the conditions and needs of the individual neighborhood and should include public input from residents and property owners. Given the scale of this effort, staff recommends that the City prioritize the identified *Neighborhood Revitalization Areas* and prepare these plans incrementally rather than simultaneously. Staff estimates that the first plan could be initiated within three (3) years of adoption of the 2026 Comprehensive Plan Update, with full implementation of this strategy occurring over multiple years as staffing and funding allow.

(11) Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments.

Staff Response: This implementation strategy should be led by the Planning and Zoning Department with support from the Engineering Department and Parks and Recreation Department. The purpose of this effort would be to establish a clear inventory of pedestrian and trail deficiencies in older neighborhoods and to identify projects that could be incorporated into the City's Capital Improvements Program (CIP), or other future mobility initiatives. Staff anticipates that this audit could be completed in phases, beginning with neighborhoods identified for revitalization in the *Future Land Use Plan*. Staff estimates that an initial framework for this audit could be developed within three (3) years of adoption of the 2026 Comprehensive Plan Update, with more detailed neighborhood-level assessments occurring thereafter.

(12) Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts.

Staff Response: This implementation strategy would require coordination among the Planning and Zoning Department, the City Manager's Office, the City's Public Information Officer, and any other affected departments. The strategy should establish a consistent framework for communicating with residents regarding neighborhood planning efforts, infrastructure improvements, available programs, and participation opportunities through public meetings, mailed notices, online resources, and other communication tools. Staff believes this could be developed as an administrative strategy and implemented early in the overall revitalization process. Staff estimates that this strategy could be prepared within one (1) year to three (3) years of adoption of the 2026 Comprehensive Plan Update.

(13) Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals.

Staff Response: This implementation strategy would require ongoing coordination between the Planning and Zoning Department, the Rockwall Economic Development Corporation (REDC), and the City Manager's Office. The objective of this effort would be to ensure that future business recruitment and redevelopment activities within the SH-276 corridor align with the *Future Land Use Plan* and the City's long-term economic development objectives. In addition to business recruitment, this strategy may involve evaluating opportunities for land assemblage, access improvements, and infrastructure coordination that could support higher quality employment and office development within the corridor. Staff believes this coordination could begin immediately following adoption of the 2026 Comprehensive Plan Update; however, actual implementation will be ongoing and dependent on market conditions and property owner interest.

(14) Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment.

Staff Response: This implementation strategy should be incorporated into the City's existing Capital Improvements Program (CIP) planning process and coordinated among the Engineering Department, Public Works Department, and Planning and Zoning Department. The objective is to ensure that infrastructure investment decisions are informed by the redevelopment priorities identified in the Comprehensive Plan so that public improvements can support reinvestment, improve service efficiency, and maximize the return on public expenditures. Staff believes that this can be integrated into ongoing CIP discussions following adoption of the 2026 Comprehensive Plan Update and implemented as part of the City's annual and capital planning process.

(15) Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects.

Staff Response: This implementation strategy would be led by the Planning and Zoning Department with coordination from the Engineering Department, Public Works Department, the City Manager's Office, and the Rockwall Economic Development Corporation (REDC). The identification of these areas would provide a more focused framework for future land use decisions, economic development efforts, and capital investment planning. Staff anticipates using factors such as infrastructure availability, redevelopment potential, vacancy patterns, underutilized properties, and corridor conditions to identify priority areas for reinvestment. Staff estimates that an initial inventory and prioritization of these *Redevelopment and Infill Areas* could be completed within three (3) years of adoption of the 2026 Comprehensive Plan Update.

(16) Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors.

Staff Response: This implementation strategy would require coordination among the City Manager's Office, the Rockwall Economic Development Corporation (REDC), and any other affected departments. The purpose of this effort would be to identify available funding sources and partnership opportunities that could help offset the cost of public improvements and support targeted reinvestment within the City's redevelopment corridors. Potential tools may include grant programs, façade improvement initiatives, infrastructure participation agreements, and other public/private funding mechanisms, as appropriate. Staff anticipates that this effort should begin within a year of the adoption of the 2026 Comprehensive Plan Update and continue on an ongoing basis as opportunities become available.

EXHIBIT 'A': PRIORITIES FROM THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

LAND USE AND GROWTH MANAGEMENT	PARKS, OPEN SPACE, AND TRAILS	CONNECTIVITY AND INFRASTRUCTURE	ECONOMIC DEVELOPMENT	COMMUNITY CHARACTER	HOUSING AND NEIGHBORHOODS
REDEVELOPMENT OF SH-276 & IH-30 (1.14) CPAC: ADDED GOALS [CH. 01 | 02.07 | G2].	MORE SPORTS FIELDS AND MULTI-SPORT COMPLEXES (1.00) STAFF: ALREADY IN PLAN [CH. 03 | G1 | P2]. CPAC: ADDED IMPLEMENTATION STRATEGY #6 IN CHAPTER 2.	INFRASTRUCTURE PLANNING (1.00) CPAC: ADDED GOALS [CH. 04 | 02.02 | G1 – G3].	COMMERCIAL REDEVELOPMENT (1.28) CPAC: ADDED GOALS [CH. 01 | 02.07 | G1 & G2] & [CH. 07 | G13].	UTILIZE RESIDENTIAL OFFICE IN APPROPRIATE AREAS OF THE CITY (1.00) CPAC: ADDED GOAL [CH. 01 | 02.06 | G5].	STRICTER MULTI-FAMILY STANDARDS (2.57) CPAC: REVIEWED WITH NO ACTION. THE GOALS/POLICIES IN CH. 8 ARE SUFFICIENT.
MIXED USE IN THE DOWNTOWN (1.57) STAFF: ALREADY IN PLAN [CH. 01 | 02.06 | G1 | P3].	PUBLIC/PRIVATE PARTNERSHIP FOR LAKE FRONT PROPERTIES (1.57) CPAC: ADDED POLICY [CH. 02 | G2 | P4].	WALKABILITY & PARKING IN AND AROUND DOWNTOWN (1.14) CPAC: ADDED POLICY [CH. 7 | G4 | P7].		REVIEW COMMERCIAL DESIGN STANDARDS (1.14) CPAC: REVIEWED WITH NO ACTION. CH. 9 IS SUFFICIENT. STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.	
LOWER RESIDENTIAL DENSITY (1.57) CPAC: CHANGED THE DENSITY CALCULATION WITHIN THE LAND USE DESIGNATION SECTION.		WALKABILITY THROUGHOUT THE CITY (1.28) CPAC: ADDED POLICY [CH. 08 | 02.01 | G3 | P1] AND NEW TRAIL PLAN.		COMMUNITY OUTREACH (1.28) CPAC: ADDED IMPLEMENTATION STRATEGY #8 IN CHAPTER 8.	
SENIOR LIVING (1.71) CPAC: ADDED GOAL [CH. 01 | 02.02 | G3]		TRAFFIC (1.57) CPAC: CONTINUE THE NEIGHBORHOOD CONCEPT.			

KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE; ORANGE: CPAC PRIORITY SCORE (1.00: HIGHEST IMPORTANCE)

EXHIBIT 'A': PRIORITIES FROM THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

LAND USE AND GROWTH MANAGEMENT	PARKS, OPEN SPACE, AND TRAILS	CONNECTIVITY AND INFRASTRUCTURE	ECONOMIC DEVELOPMENT	COMMUNITY CHARACTER	HOUSING AND NEIGHBORHOODS
SINGLE-FAMILY SENIOR LIVING (2.14) CPAC: ADDED GOAL [CH. 01 | 02.02 | G3]		BIKE LANES (2.71) CPAC: NEW TRAIL PLAN.			
REVIEW LAND USES ALONG JOHN KING BOULEVARD (2.14) CPAC: THE LAND USE DESIGNATIONS FOR THE VACANT, UNENTITLED LAND ALONG JOHN KING BOULEVARD IS APPROPRIATE.					
REVIEW LAND USES ALONG OUTER LOOP (2.85) CPAC: SEE DISTRICTS #03 & #17 ON THE FUTURE LAND USE PLAN.					

KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE; ORANGE: CPAC PRIORITY SCORE (1.00: HIGHEST IMPORTANCE)

EXHIBIT 'B': PRIORITIES FROM THE JOINT PLANNING AND ZONING COMMISSION/CITY COUNCIL MEETING ON JULY 24, 2025

PLANNING AND ZONING COMMISSION

- REVIEW COMMERCIAL DESIGN STANDARDS
  - INCREASE COMMERCIAL DESIGN STANDARDS
    CPAC: REVIEWED WITH NO ACTION. THE DIRECTION IN CH. 9 APPEARS TO BE SUFFICIENT.
    STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.
  - COMMERCIAL CENTERS SHOULD MATCH THE SAME DESIGN STANDARDS
    CPAC: ADDED POLICY [CH. 9 | G8 | P3]
- DEMOGRAPHICS
  - PROVIDE MORE OPPORTUNITIES FOR SENIOR LIVING
    CPAC: ADDED GOAL [CH. 1 | 02.02 | G3]
- REVIEW COMMUNITY CHARACTER
  - PRESERVE SMALL TOWN CULTURE
    CPAC: REVIEWED WITH NO ACTION.
    STAFF: THIS IS ALREADY ADDRESSED THROUGHOUT THE DOCUMENT, SPECIFICALLY IN CH. 7.
- INFRASTRUCTURE
  - PROVIDE MORE TRAFFIC CIRCLES
    STAFF: ALREADY REFERENCED IN CH. 4 [CH.4 | 02.01 | G3 | P3].
  - ADDRESS AGING INFRASTRUCTURE AND COSTS
    CPAC: ADDED GOAL [CH. 4 | 02.02 | G3].
- PARKS AND RECREATION
  - WORK WITH THE RISD ON JOINT PLAYGROUNDS AND PARKS FOR LARGER AMENITIES
    STAFF: ALREADY IN THE PLAN [CH. 1 | 02.01 | G1 | P3].
  - PROVIDE HIKE AND BIKE TRAILS
    CPAC: ADDRESSED WITH NEW TRAIL PLAN.
- LEGISLATION
  - MAKE SURE THE CPAC UNDERSTANDS THE STATE'S LEGISLATIVE INITIATIVES
    STAFF: ADDRESSED IN THE FIRST MEETING WITH THE CPAC. STAFF ALSO PROVIDED THE CPAC WITH A COPY OF THE EXISTING CONDITIONS REPORT.
- REVIEW LAND USE
  - ADDRESS DOWNTOWN GROWTH
    STAFF: ALREADY ADDRESSED IN CH. 1 [CH.1 | 02.06 | G1].
- REVIEW GROWTH MANAGEMENT POLICIES
  STAFF: CHANGED ANNEXATION POLICIES [CH. 1 | 02.01 | G1].
  CPAC: REDEVELOPMENT [CH.1 | 02.07 | G1 & G2 AND CH. 7 | G13].

CITY COUNCIL

- REVIEW THE DENSITY CALCULATION
  - NET VS. GROSS DENSITY > SHOULD BE *ONLY* THE DEVELOPABLE AREA (*I.E. REMOVE FLOODPLAIN*)
    CPAC: CHANGED THE DENSITY CALCULATION WITHIN THE LAND USE DESIGNATION SECTION.
- REVIEW RESIDENTIAL LAND USE DESIGNATIONS
  CPAC: REVIEWED WITH NO ACTION. RESIDENTIAL LAND USE DESIGNATIONS WERE DEEMED TO BE APPROPRIATE.
- REVIEW RESIDENTIAL DESIGN STANDARDS
  - MINIMUM LOT SIZE OF 10,000 SF
    CPAC: ADDED POLICY [CH.08 | 02.03 | G3 | P2].
  - REDUCE LOT COVERAGE
    STAFF: WILL BE REVIEWED AND INCORPORATED INTO THE UNIFIED DEVELOPMENT CODE (UDC) WITH THE PROPOSED UPDATE.
  - INCREASE SIDE SETBACKS
    STAFF: ALREADY IN THE PLAN [CH. 08 | 02.03 | G3 | P4].
  - BRING BACK CUL-DE-SACS
    CPAC: REMOVED THE PROHIBITION [CH. 04 | 02.01 | G1 | P2].
  - STRONGER ANTI-MONOTONY REQUIREMENTS TO PROMOTE CUSTOM HOMES
    CPAC: ADDED POLICY [CH. 08 | 02.03 | G3 | P9].
  - CREATE MORE UNIQUE NEIGHBORHOODS
    STAFF: ALREADY IN THE PLAN [CH. 08 | 02.03 | G1].
    CPAC: REVIEW WITH NO ACTION. THE EXISTING APPEARS TO BE SUFFICIENT.
  - CURVE LINEAR STREETS
    CPAC: ADDED POLICY [CH.04 | 02.01 | G3 | P4].
  - SUBDIVISION ENTRANCE STANDARDS
    CPAC: ADDED POLICY [CH.08 | 02.03 | G1 | P6].
- PARKLAND DEDICATION
  - FULLY DEVELOPED PARKS WITH BEGINNING OF SUBDIVISIONS
    CPAC: ADDED POLICY [CH.02 | G1 | P1].
  - MORE POCKET PARKS THROUGHOUT SUBDIVISIONS
    STAFF: ALREADY IN THE PLAN [CH. 03 | G1 | P3].
  - FOCUS ON MORE HIKE AND BIKE TRAILS
    CPAC: ADDRESSED WITH NEW TRAIL PLAN.

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KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE

CITY COUNCIL (CONTINUED)

- REVIEW FUTURE LAND USE MAP
  - FOCUSING ON JOHN KING BOULEVARD, SH-205, AND THE OUTER LOOP
    STAFF: JOHN KING BOULEVARD IS CURRENTLY ONLY HAS 11.67% VACANT LAND THAT IS NOT ENTITLED. SH-205 CURRENTLY ONLY HAS 0.71% VACANT LAND THAT IS NOT ENTITLED. BASED ON THIS THERE IS LIMITED CHANGES THAT CAN BE MADE TO THE FUTURE DEVELOPMENT OF THESE CORRIDORS.
    CPAC: THE LAND USE DESIGNATIONS FOR THE VACANT, UNENTITLED LAND ALONG JOHN KING BOULEVARD AND SH-205 ARE APPROPRIATE. FOR CHANGES ADJACENT TO THE OUTER LOOP SEE DISTRICTS #03 & #17.
- DRAINAGE AND DETENTION
  - FOCUS ON RETENTION PONDS AS OPPOSED TO DETENTION PONDS FOR RESIDENTIAL DEVELOPMENTS
    CPAC: GOAL ADDED [CH. 04 | 02.02 | G6].
- REVIEW STREET REQUIREMENTS
  - CURB AND GUTTER STREETS ONLY
    CPAC: REMOVED RURAL CROSS SECTION FROM CHAPTER 04.
  - SLIP STREETS ADJACENT TO MAJOR ROADWAYS
    CPAC: ADDED POLICY [CH. 04 | 02.01 | G3 | P5].
- REVIEW COMMERCIAL DESIGN STANDARDS
  CPAC: REVIEWED WITH NO ACTION. THE DIRECTION IN CH. 9 APPEARS TO BE SUFFICIENT.
  STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.
- REVIEW COMMUNITY CHARACTER
  - DOWNTOWN SHOULD BE FOCUSED ON PRESERVATION
    CPAC: ADDED GOAL [CH. 07 | G4].
  - CREATE A DESTINATION CITY
    STAFF: ALREADY IN THE PLAN [CH. 07 | G1 & G2].
- DEMOGRAPHICS
  - DON'T MISS PLANNING FOR THE NEXT GENERATION
    CPAC: ADDED GOAL [CH. 01 | 02.02 | G4].



OUR HOMETOWN VISION 2040

COMPREHENSIVE PLAN | 2026 UPDATE



THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THIS EVENT MARKED THE COMPLETION OF THE DOWNTOWN CAPITAL IMPROVEMENT PROJECTS.



FORMER COMPREHENSIVE PLAN UPDATE/ADOPTION ACKNOWLEDGEMENTS

2012 COMPREHENSIVE PLAN UPDATE | LAND USE AND THOROUGHFARE PLAN

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Margo Nielsen
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CONSULTANTS
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Jim Richards, *Townscape, Inc.*
Andrew Howard, *Kimley-Horn & Associates*

2007 COMPREHENSIVE PLAN UPDATE | RESIDENTIAL POLICIES

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John King
Billy Morris

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CONSULTANTS
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James Richards Studio, Inc.
Newman, Jackson, Bieberstein, Inc.
Parsons Transportation Group

ACKNOWLEDGEMENTS

2017-2018 COMPREHENSIVE PLAN | OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

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Bennie Daniels
Trace Johannesen
Dana Macalik
Patrick Trowbridge

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Lindsay Gnann, *GIS Analyst*
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Andy Hesser, *Director of Parks and Recreation*
Jeffrey Widmer, *Building Official*
Kirk Riggs, *Chief of Police*
Kenneth Cullins, *Fire Chief*
Ariana Hargrove, *Fire Marshal/Assistant Fire Chief*





DISCOVERY STATUE (DEDICATED APRIL 13, 2023): THE STATUE, BY ARTIST JIM BRYANT, COMMEMORATES THE DISCOVERY OF THE ROCK WALL, FOR WHICH THE CITY WAS LATER NAMED IN 1852.

CITY COUNCIL

Tim McCallum, *Mayor*
Mark Moeller, *Mayor Pro-Tem*
Richard Henson
Melba Jeffus
Sedric Thomas
Dennis Lewis
Anna Campbell

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Travis Sales, *Director of Parks and Recreation*
Edward Fowler, *Chief of Police*
Kenneth Cullins, *Fire Chief*



THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THE PARADE, ENTITLED "ROCKWALL THROUGH THE DECADES", THE PARADE HIGHLIGHTED THE RICH HISTORY OF THE CITY.

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EXECUTIVE SUMMARY

HOMETOWN 2000

The HOMETOWN 2000 Comprehensive Plan was adopted on December 17, 2001, with the intention of directing Rockwall's planning efforts toward the physical form of the City by addressing land use, urban design, open space and parks, and transportation. Through a collaborative planning process, this plan laid out a vision for the City in a series of vision and policy statements, and -- *through the creation of a physical land use plan* -- intended to guide the community's growth over a 20-year period. This plan included provisions for land use that targeted creating a compact and integrated mix of land uses, a greater variety of housing to accommodate a broad range of individual and family demand, pedestrian-oriented retail areas, and preservation of the City's natural and open space areas. The plan also looked to strengthen the Downtown's position as the cultural heart of the community, and utilized guidelines for the City's natural gateways and public spaces to establish a cohesive and unique urban design framework. Through the *Urban Design* guidelines contained in the plan, non-residential development was envisioned in unison with the City's existing residential development, and the *Transportation* section addressed offering mutually supportive transportation choices intended to create an interconnected and diverse street pattern.

These principles collectively were intended to build on the City's small town character with the future of Rockwall being envisioned as a City that, "… retains and builds upon its charming small town Texas ambience, as expressed in its historic architecture, its Old Town Square, its tree-lined streets and its traditional neighborhoods; that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and our quality of life; that is a true lakefront community taking maximum advantage of our dramatic site, our shorelands, and our views to and from the water; that takes maximum advantage of our rolling topography, our wooded areas and our creek valleys to help shape a distinctive town character; that is an attractive, memorable place -- one of Texas' most desirable, admired and emulated communities; that is a great HOMETOWN."

2007 COMPREHENSIVE PLAN UPDATE

The 2007 Comprehensive Plan update focused its planning efforts on adding residential policies to the plan. *Resolution 07-03*, approved on January 16, 2007, incorporated these residential policies into *Appendix A* of the document. This was changed under the current plan and the residential policies were codified into the *Residential* section of the plan.

2012 COMPREHENSIVE PLAN UPDATE

The 2012 Comprehensive Plan update (*commenced in 2010*) centered on incorporating updates that addressed the roughly 3,500-acres of land that was annexed from the 2007 Comprehensive Plan update. Some of the updates addressed in this process included adding new land use designations (*i.e. Employment Center, Special Commercial Corridor, and Special Districts*), and incorporating recommendations that included addressing and encouraging sustainability and environmental conservation. This update also included the codification of a *Downtown Plan* and the *John King Boulevard Design Concept Plan*.

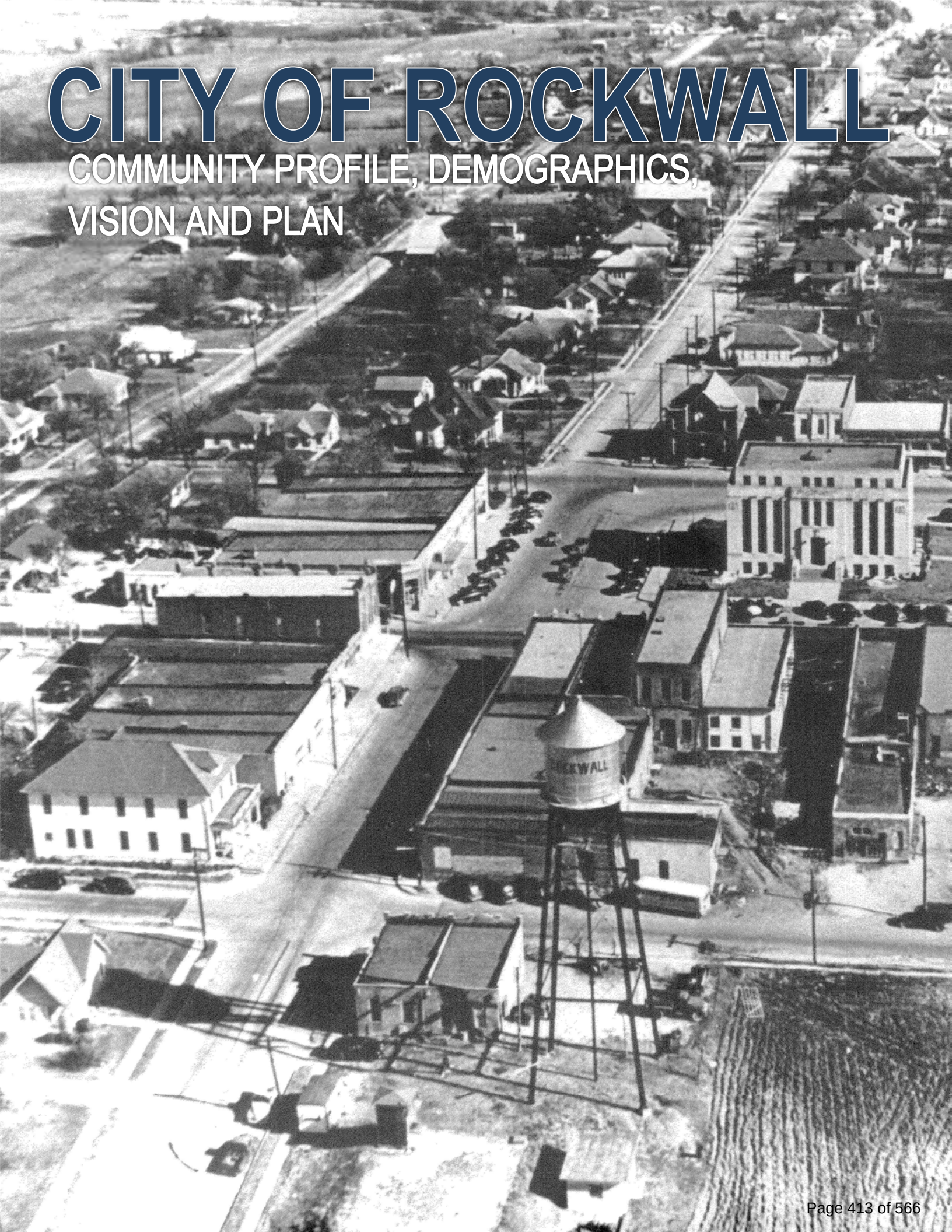
OURHOMETOWN VISION 2040

The 2017 Comprehensive Plan update commenced in January 2017 with the intent of taking the vision established in the HOMETOWN 2000 Comprehensive Plan and updating the goals and policies to address growth and changes in development patterns that have occurred over the last 17-years. In addition, the update sought to take the current plan and increase the scope to make it more comprehensive in nature. This included reducing the rhetoric contained in the plan to make the document easier to reference.

The major policy objectives addressed in this update included a reorganization of the plan and the incorporation of additional sections that include *Infrastructure*, *Public Health, Services and Safety*, and *Economic Development*. In addition, the *Urban Design Framework* and *Urban Design Development* sections were changed to *Community Character* and *Non-Residential* to better convey the intent of these sections. The residential policies created with the 2007 Comprehensive Plan updated were moved from the appendix to a standalone *Residential* section to highlight the importance of the City's future residential growth, and an *Environment and Ecology* section was created from policies contained in the previous *Land Use* section. Additional emphasis was placed on creating updated policies to address infrastructure, connectivity, housing and the future growth of the community.

CITY OF ROCKWALL

COMMUNITY PROFILE, DEMOGRAPHICS, VISION AND PLAN





I. COMMUNITY PROFILE

HISTORICAL CONTEXT

EARLY 1800's – 1890: THE FOUNDING OF ROCKWALL AND ROCKWALL COUNTY

Prior to the arrival of the first Anglo-American settlers, the land that makes up the present day City of Rockwall was occupied by various tribes of the Caddo Indians. The Caddo Indians were an agricultural-based people that used the rich black soil and surrounding springs to grow corn, squash, and beans.

On December 14, 1839, the Texas Congress established the *National Road of the Texas Republic* (*also known as the Central Road and the Military Road*), which was intended to connect established areas throughout the republic. On February 4, 1841, the Texas Congress enacted a law that allowed land to be granted to people who settled unclaimed public land. In January 1844, Charles Fenton Mercer was granted a contract by President Sam Houston to settle 100 families per year for five (5) years. This later became known as the *Mercer Colony*. The boundaries of the colony extended from the present day cities of Waco, north to McKinney, and east of Dallas into the land that would become the City of Rockwall. According to documents from the Mercer Colony, the first Anglo-Americans to settle in what is now Rockwall County were Sterling Rex Barnes and the Heath family who arrived in 1846 and established homesteads near the crossing of the *National Road of the Texas Republic*.

Colonists continued to arrive and settle the area and in 1852, a Baptist Church was established to serve the population. Two (2) years later in 1854, Elijah Elgin donated 40-acres of land on a hill east of the river overlooking the valley for the purpose of establishing a town. The community became known as Rockwall, with its name hailing from a strange geological formation discovered by a farmer digging a well. The formation resembled a rock wall, with its origins being attributed to both lost prehistoric tribes and natural geologic phenomena (1 *depicts the well where the rock wall was discovered in 1852; see Page IV*).

In 1855, the post office of which was located in the nearby community of Heath moved and reopened in Rockwall. During this time period, Rockwall served the surrounding cotton farming communities and contained services such as a blacksmith shop, grinding mill,

LEFT: Aerial image of the Downtown Square and N. Goliad Street in 1956.

church, general store, a (two [2] story Masonic Lodge) and school.

From its founding, the City of Rockwall was the northernmost part of Kaufman County. However, area residents felt that the county seat of Kaufman was too inconvenient, and successfully led an effort to lobby the Texas legislature to create a new county. In 1873, Rockwall County was formed and the City of Rockwall became the county seat. The first county courthouse was a wood-frame building that was constructed at the northeast corner of the town square. The town was platted in a grid pattern following cardinal directions, with the main commercial district surrounding and immediately to the south of the courthouse square. This building, along with all its records, was destroyed by fire on March 16, 1878. The second courthouse was a two (2) story wood-frame *Italianate* building designed by James Edward Flanders and constructed c. 1878. A second stone building was constructed on the courthouse grounds to house the City Secretary and county records. At the time of construction, the approximate cost of the courthouse and annex was $4,000.00. This buildings were located in the middle of the square and were utilized until they were destroyed by a fire on January 27, 1891 (2 *depicts the Rockwall County Courthouse in 1878*).

Rockwall County remained a largely agrarian-based economy focusing on farming and cattle ranching through the end of the 1800's. In 1886, the Greenville Railway -- *which was later incorporated as the Missouri, Kansas and Texas (MKT) railroad system* -- was constructed through Rockwall County, extending approximately one (1) mile southeast of Rockwall's courthouse. The arrival of the railroad elevated the town's status as a shipping point for locally-cultivated cotton, wheat, and corn. The following year, the first passenger depot was constructed. Rockwall was not a regular passenger stop along this rail line; however, trains would stop for those who signaled. The arrival of the railroad and the designation of Rockwall as the county seat spurred growth in the community attracting residents from nearby communities (*e.g. Heath and Blackland*), establishing the town as a governmental and commercial hub. In 1890, the City had a population of approximately 1,000 residents and had three (3) churches, a jail, a school, a weekly newspaper, and about a dozen various businesses.

1890 – 1920: GROWTH OF THE CITY

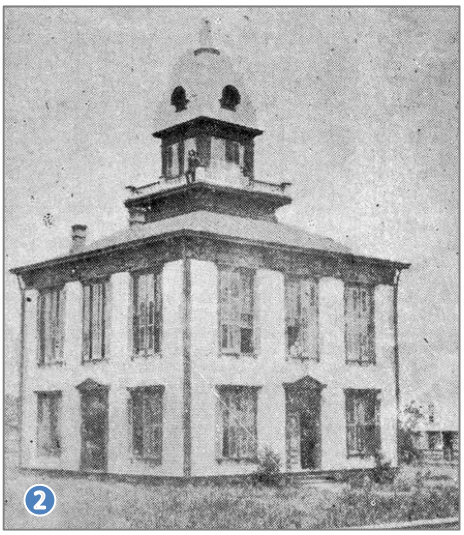
Rockwall continued to grow steadily during the remainder of the nineteenth and early twentieth centuries. The area around the courthouse square remained the central commercial center of the community, and was finished out with mostly one (1) and two (2) story brick buildings (3 *depicts shops around the town square c. 1900*). The increased sophistication of the design, materials, and methods of construction added to the sense of permanence and prosperity that the city experienced during this period. The advent of the rail service contributed to these trends, and the construction of the new courthouse in 1892 raised public awareness and appreciation for architectural design and construction. The courthouse was designed by Maximillian Anton Orlopp, Jr. and was a two (2) story stone building designed in the Romanesque Revival style. The cost of the building was approximately $25,000.00 to build (4 *depicts the Rockwall County Courthouse in 1892*).

In 1893, Professor J. K. Wells resigned as the Superintendent of the Rockwall School District to establish Wells College -- *also known as Rockwall College* --, a private institution located at the southeast corner of Rusk Street and San Augustine Street. In 1908, a $25,000.00 bond was approved and issued for the construction of a new three (3) story brick schoolhouse at the southwest corner of Fannin Street and Denison Street (*the current location of City Hall*). The new building served the first through eleventh grades, and was equipped with electricity, indoor plumbing, and an auditorium. This building continued to serve all grades until 1925, when a two (2) story high school was constructed east of Clark Street on Rusk Street. This facility served grades eighth through eleventh.

In addition to public facilities, the City of Rockwall had a number of other industrial, commercial, and religious-based institutions. Highlighting the primarily agrarian-based economy, the City had three (3) cotton gins, two (2) lumberyards, a cotton oil company, a gristmill, and an ice company by 1911 (5 *depicts Elite Barbershop in 1910*).

By 1923, the town had extended its corporate boundaries south to the *MKT* Railroad passenger depot and tracks, and one of the nation's earliest and most important east-west transcontinental highways, the Bankhead Highway had extended through Rockwall (6 *depicts local residents celebrating the dedication of the Bankhead Highway c. 1916*).


1


2



3



4


5

The establishment of this highway in 1916 led to an influx of motorists to Rockwall and encouraged the development of gas stations, auto dealerships, and auto repair facilities along the route (7 *depicts the Paul Snow Ford Dealership c. 1917 located on Fannin Street along the Bankhead Highway*). In the City of Rockwall, the Bankhead Highway extended along Williams Street, Fannin Street, and Rusk Street.

1920 – 1945: THE GREAT DEPRESSION AND WORLD WAR II

The City's population had reached 1,388 by 1926, after which time it began to stabilize. With the on-set of the *Great Depression* in the 1930's, the population started to slightly decline. The county as a whole suffered during these years, starting in 1930 with a decline in farm values by 60%. During this period, the City's commercial activity remained concentrated along the courthouse square. The City's residential neighborhoods extended to the north, east, and south of the downtown area. In general, residential development in the City remained dispersed and rural, with the greatest concentration of non-retail commercial and industrial development remaining in the City's southeast corner, in close proximity to the *MKT* Railroad.

The devastating effects of the Great Depression lingered throughout the region, and by 1940, approximately 16% of Rockwall County's workforce remained unemployed. Partially in response to the high unemployment numbers and structural deficiencies of the current courthouse, Rockwall County Judge Mike Reinhardt sought funding for a new courthouse through the Works Progress Administration (WPA) program. This program was instituted in the 1930's by then President Franklin D. Roosevelt to combat unemployment during the Great Depression. To secure funding, Judge Reinhardt traveled to Washington D. C. and petitioned lawmakers to obtain the *Works Project* grant for the courthouse construction. On January 19, 1940, the Judge was awarded a $52,000.00 grant that would go towards the complete construction cost of the courthouse, which totaled $92,000.00. Later that night, Judge Reinhardt came down with a case of acute pneumonia and died in the early morning hours of January 20, 1940 at Washington Hospital. However, with the grant secured, the old sandstone courthouse was razed in March 1941, and by December that same year the finishing touches on the new courthouse were complete. The new courthouse was designed by architects Voelcker and Dixon of Wichita Falls, utilizing an Art Deco architecture (8 *depicts the Rockwall County Courthouse dedication in 1941*). This building remains at the center of the downtown square and was renovated in 2002.

1945 – 1980: POSTWAR GROWTH

After World War II, Rockwall experienced renewed development and rapid growth. In addition, the economy started a fundamental shift with the advent of the suburbs. In 1948, it was estimated that 1/3 of the county's workforce commuted to jobs in Dallas. This helped transition Rockwall from a rural county to a part of the greater Dallas metropolitan area.

To address rapid residential growth during the late 1940's, the Rockwall School District consolidated over 20 smaller schools into the Rockwall Independent School District (RISD) in 1947. The purpose of this undertaking was to improve education in the public school system. To handle the growing number of children in the education system, the school district constructed a new elementary school in the fall of 1950.

In 1953, Richard Pickens started the Texas Aluminum Company, and opened the Aluminum Plant along W. Washington Street (9 & 10 *depicts the Aluminum Plant in the 1960's*). This was the second large-scale industrial operation established in the City of Rockwall, and would eventually grow to employ ~600 people in 1965. During its early years the plant produced hard aluminum alloy extrusions -- *some of which were used to build B-52 bombers for the US Military* --; however, the plant later shifted to making soft aluminum alloy in the 1970's. In 1979, the then owner -- *Howmet* -- added a slab casting facility. Ultimately, the plant operated as both an extrusion and casting facility until 1984 when Alumax Aluminum purchased the facility. Alumax Aluminum added powder coating to the operation, and at one point this facility was the largest extrusion powder coat line in the United States. The facility continued operations until 1988, when it was closed and was offered for sale. Today, a portion of the facility still exists along with the original foundations of the buildings built in 1953.

In 1959, Interstate Highway 30 or IH-30 -- *the successor of the Bankhead Highway* -- was constructed through Rockwall County. The highway was approximately 1½-miles south of the downtown square, allowing traffic to by-













pass the city center. With these improvements and the shift to a more automobile centric community, the *MKT* Railroad closed its passenger depot in the mid-1950's. In addition, the completion of IH-30 spurred growth for both residential and commercial land uses south of the downtown.

The years between 1960 and 1980 saw great change for both Rockwall and Rockwall County, as the area increasingly became a bedroom community of Dallas. In 1969, Lake Ray Hubbard was constructed along the western boundary of the town (11 *depicts the IH-30 crossing over Lake Ray Hubbard c. 2011*). During the construction process, the City of Dallas hired Marvin Springer, a land planner, to create a plan for roadway improvements and public access to the lake. The design concepts used by Mr. Springer were similar to the concepts used around White Rock Lake; the plan became known as the *Springer Plan*. However, the City of Rockwall never adopted the plan, opting to push for single-family subdivisions to line the shoreline of the lake. Regardless, the construction of the lake proved to be a boon for the local economy and its surrounding communities. Employment in the area tripled and the City's population almost doubled in the same period.

1980 – PRESENT: THE END OF TWENTIETH CENTURY AND BEGINNING OF THE TWENTY-FIRST CENTURY

The period between 1980 and 2000 saw some of the greatest growth for the City of Rockwall with the population growing almost 300% to 17,976 residents. The population as of the 2010 census was 37,000 residents, an increase of 106% between 2000 and 2010.

In 2005, the City of Rockwall broke ground on the Harbor Retail District, a 12.67-acre mixed retail, office, and restaurant development that overlooks Lake Ray Hubbard (12 *depicts the Harbor Retail District and Harbor Fountain*). Two (2) years later, the Hilton Hotel and Resort was constructed south of the Harbor Retail, providing resort amenities along with an ~11,800 SF ballroom, a 52-seat amphitheater, and ten (10) break out rooms with the ability to seat 50-attendees each (13 *depicts the Hilton Hotel and Resort*).

In 2009, the City of Rockwall added to the district, establishing a plan for a ~75.87-acre mixed residential, retail, and office district north of the Harbor Retail District. This district was intended to provide a walkable mixed-use environment along the shores of Lake Ray Hubbard. Development in this area has also served as the eastern gateway of the City from IH-30. Recently, this district has started to take shape with nearly all of the 1,161 urban condominiums being entitled and under construction.

More recently, the City of Rockwall completed the Downtown Capital Improvement Projects, which included retro-fitting the existing downtown sidewalks to make them ADA compliant, adding ADA ramps and crossings, incorporating decorative planters and landscape and hardscape elements, narrowing the streets to promote traffic calming, and adding additional decorative lighting to increase nighttime visibility (14 & 15 *show the intersection of San Jacinto Street and Rusk Street after the completion of the Downtown CIP*). In addition, the City added an additional 136 parking spaces to the downtown area through the construction of six (6) public parking lots. However, perhaps the greatest achievement of this $8.6 million bond package was the creation of San Jacinto Plaza, which is a pedestrian mall created from the existing San Jacinto Street. This element of downtown incorporates a stage area, public seating/tables, decorative lighting and landscaping (16 *depicts the annual Farm to Feast Event held in San Jacinto Plaza*).

Today the City of Rockwall remains a vibrant bedroom community of Dallas, as well as a thriving recreational, heritage tourism and retail destination. The City also continues to be a regional job creator as the Rockwall Economic Development Corporation (REDC) continues to successfully recruit new businesses into the City. Moving forward the City of Rockwall is expected to continue to grow in a steady and controlled manner, and provide the small town character that its residents currently enjoy.

REGIONAL CONTEXT

At a population of ~~42,120~~52,882[1] and a total area of ~~29.82~~30.09-square miles (*with another ~~22.79~~11.55-square miles in extraterritorial jurisdiction*), the City of Rockwall is the largest city in Rockwall County. It is the county seat of Rockwall County, which -- *at 149-square miles* -- is geographically the smallest county in the State of Texas. Lake Ray Hubbard -- *which consumes 22-square miles of the County* -- is situated along the western corporate limits of the City, and separates both the City and

[1] *: As of ~~2017~~2024; North Central Texas Council of Governments.*



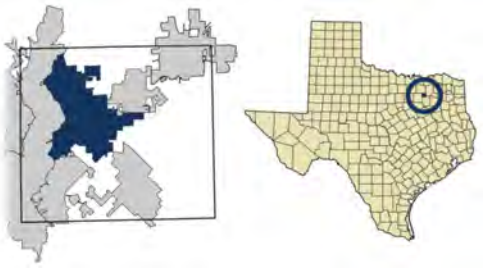








County from the larger metroplex[2]. The City and County are accessible by IH-30, which acts as the major east/west entry portal for both entities. The major north/south entry portal for both the City and County is SH-205.



MAP 1.1: Depicts the location of the City of Rockwall within Rockwall County and the location of Rockwall County within the State of Texas.

The City is approximately 30-minutes (*24.9-miles*) from downtown Dallas via IH-30. This proximity has greatly influenced the composition and growth of the community, and has firmly established the city as a suburban bedroom community of Dallas; however, in Rockwall County, the City of Rockwall is a job creator with an E-R Ratio[3] of 1.~~08~~-176 (*2023 Daytime Population [5-Year ACS] per the North Central Texas Council of Governments*). This means that after the morning commute, the City of Rockwall has ~~eight (8)~~17.60% percent more persons working in the city than currently live in the city limits. This figure is up 9.60% over the number reported in 2017. This can be attributed to [*1*] a continued and successful effort by the Rockwall Economic Development Corporation (REDC) to build an industrial base for the community, and [*2*] the City of Rockwall's position as a major commercial center for the region.

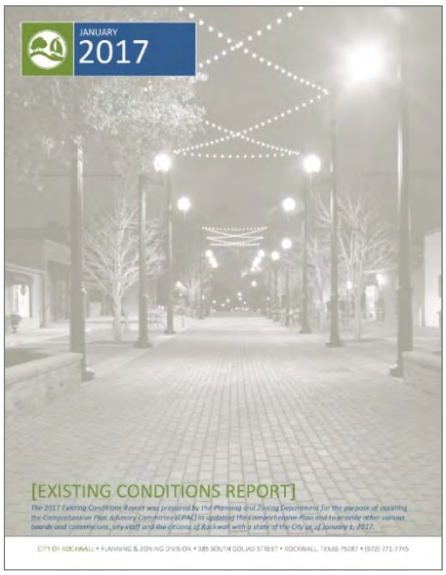
As of 2023, Rockwall County ~~is~~was ~~currently~~ the ~~sixth (6th)~~ wealthiest county in the State of Texas, with a per capita income of $~~33,274.00~~54,098.00, an average income of $158,752, and a median household income of $~~78,032.00~~124,917.00. During this same time period, ~~T~~the City of Rockwall had~~s~~ a slightly ~~higher~~ lower per capita income of ~$~~35,100.00~~51,908.00 and a slightly ~~higher~~ lower median income of ~~~~$~~86,597.00~~114,926.00; however, this increased to 127,548.00 in 2024. In addition, as of ~~2018~~–2025 the City of Rockwall was ranked first in the State of Texas as ~~having the third (3rd) highest *purchasing power index score*~~being the *Most Paycheck Friendly Places* in terms of its *Paycheck Friendly Score* (*i.e. a score of 86.57*), which equated to a ranking of 16th nationally ~~of all cities in the United States *(i.e. a score of 96.79)*~~[4], and consistently has a high per capita sales tax compared to other comparable cities in the region estimated to be $~~380.00~~533.26 per person in 20~~17~~24.

Looking forward, the City of Rockwall will continue to be the largest commercial and residential center in Rockwall County. This means that the City will need to take a lead role in regional planning initiatives that deal with natural resources, transportation, and the regional economy. Through its strategic planning and partnerships, the City of Rockwall can ensure the prosperity of Rockwall citizens and residents in the Rockwall County area.

II. DEMOGRAPHICS

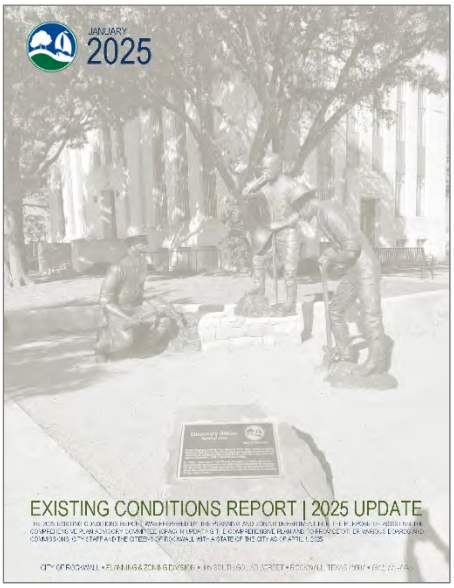
Prior to commencing with ~~this~~ drafting this Comprehensive Plan ~~Update~~, City staff assembled the *2017 Existing Conditions Report* and the *Tapestry Segmentation Report*. These two (2) documents were intended to provide detailed demographic data that could be used to assist the Comprehensive Plan Advisory Committee (CPAC) in making policy recommendations for this Comprehensive Plan ~~Update~~. When preparing for the 2025 Comprehensive Plan Update, a new *2025 Existing Conditions Report* was assembled for the Comprehensive Plan Advisory Committee (CPAC). The following is a summary of the updated findings with information from these documents.

2017 EXISTING CONDITIONS REPORT



The information contained in the *2017 Existing Conditions Report* ~~represents~~ represented the City of Rockwall as of January 1, 2017. This also represents the information that was used as the basis for the original adoption of this Comprehensive Plan planning effort.~~following information is summarized from the *2017 Existing Conditions Report*~~

2025 EXISTING CONDITIONS REPORT



The information contained in the *2025 Existing Conditions Report* represents the City of Rockwall as of April 1, 2025. The information formed the basis of the update of this Comprehensive Plan ~~, a~~and is more thoroughly stated and referenced in ~~that document~~the following sections.

POPULATION AND DEMOGRAPHICS

[2]: *A "Metroplex" is a contiguous metropolitan area that typically has two (2) larger cities that are of equal population and geographic area. This phrase is commonly associated with the Dallas/Fort Worth area.*

[3]: *An E-R Ratio~~n~~, or Employment to Residents Ratio, is a measure of the total number of workers working in a place relative to the total number of workers living in the place.*

[4]: ~~*Places with the Most Favorable Cost of Living (2018)*~~*Most Paycheck Friendly Places (2025). Retrieved April ~~1~~8, 20~~18~~25, from https://smartasset.com/taxes/paycheckcalculator#texas/~~https://smartasset.com/mortgage/cost-of-living-calculator.~~*

As of ~~2016~~2024, the City of Rockwall had ~~41,370~~52,882 residents living in its corporate boundaries, representing continued growth from the 41,370 residents in 2016 -- *when this Comprehensive Plan was drafted* -- and 17,050 residents in 2000. This reflects a cumulative increase of more than 210% growth since 2000, and approximately 28% growth since 2016. ~~population represents a 143% growth since 2000 when the population was 17,050 residents.~~

The population continues to trend toward a maturing community with notable growth in older age cohorts. Residents between the ages of 35-54 remain the City's largest age group; however, this group has decreased proportionally over the last three (3) US Census cycles, representing 27.61% of the population in 2020, compared to 33.24% in 2000. Despite this proportional decline, the number of residents in this age range has grown by 136.76% since 2000. ~~The majority of the City's current population is primarily between the ages of 35-54 (*i.e. 30.85%*), with the fastest growing age cohort being people between the ages of 45-54 (*i.e. growing at a rate of 102% from 2000-2010*). There has also been rapid increase in the number of children between 0-19 years of age, which represents 31.64% of the total population.~~

Residents aged 0-19 comprise the second largest age cohort at 26.39% of the population in 2020, decreasing from 31.64% in 2010, though the overall number of children increased significantly. Growth in this cohort continues to reflect the City's strong school district and desirability for families with children.

The fastest growing age cohort continues to be residents 65 years and older, whose proportion increased from 9.67% in 2000 to 17.09% in 2020, representing more than 403% growth over 20 years. This trend highlights the increasing importance of senior living options, health services, and *aging in place* strategies added to this Comprehensive Plan in 2025.

From a gender standpoint, the City ~~is~~ continues to be almost equally divided between its male and female residents with 49.52% of the population being male and ~~51~~50.48% of the population being female. The median age by gender is ~~35.3~~38.9 years old for males (*up 3.6 years since 2016*) and ~~37.3~~41.80 years old for females (*up 4.5 years since 2016*).

From a~~n~~ race/ethnicity standpoint, the City of Rockwall continues to diversify. While the *White* population remains the largest group, its proportional share has decreased from 82.40% in 2010 to 66.03% in 2020. All other racial and ethnic groups have grown significantly from 2010-2020, with notable increases in residents identifying as: [*1*] *Black* +111.11%, [*2*] *Asian* +92.70%, and [*3*] *Two or More Races* +697.02%. Rockwall's *Hispanic* or *Latino* population now comprises 20.23% of the total population with 10,352 residents, up from 16.60% in 2020.~~is primarily Caucasian at 82.4%; however, this has been changing in recent years with all other ethnicities growing at rates that range from 219% - 364% compared to the Caucasian cohort, which has grown at a rate of 88%.~~

From a cost of living and income basis, the City of Rockwall is relatively affluent with a high per capita income of ~$~~35,100.00~~56,146 and a~~n~~ ~~average~~ median household income of $~~78,032.00~~127,548.00. These numbers are higher than both the state and national averages, and reflect a 31.90% increase in median income since 2015; however, it is also important to point out that the cost of living growth (*i.e. 66.46%*) has outpaced income growth over the same period (*i.e. 2015-2024*). As was stated previously, the City of Rockwall was ranked as having one of the highest purchasing powers in the ~~country~~State of Texas (*i.e. 3rd*), which indicates an affordable cost of living with regard to the City's median income. In addition, the City of Rockwall has a high level of educational attainment with ~~91.70~~95.20% of its residents having at least a high school diploma. This is more than ten (10) percent higher than the state average (*i.e. ~~81.60~~82.45%*) and more than three (3) percent higher than the national average (*i.e. ~~88.40~~91.70%*). The Rockwall Independent School District (RISD) also has a ~~98~~99.70% graduation rate~~, which is 15% higher than the State of Texas average (83%)~~. In addition, ~~40~~61.30% of the population has a Bachelor's Degree, which is up 21.30% over 2016.~~ with another 33% having an Associate's Degree or some college.~~ These numbers exceed County, State, and National averages. Overall, the number of residents with college degrees have increased 23.10% between 2016-2024.

INFRASTRUCTURE AND TRANSPORTATION

The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to provide treated water and treatment of wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of treated water and the treatment of wastewater.

The majority of the City's infrastructure is relatively new with only an estimated ~~25%-30%~~27.83% of waterlines, 33.47% of wastewater lines, and 19.64% of stormwater lines being installed prior to 1990. ~~This is reflective of the growth experienced by the community over the last 20+ years.~~ Currently, in the City's corporate limits there are approximately ~~322.95~~370.18-linear miles of City owned water~~-~~lines (*up from 308.76-linear miles of City owned water lines in 2017*), ~~406.95~~298.63-linear miles of City owned wastewater lines (*up from ~~244.35~~244.35-linear miles of City owned wastewater lines in 2017*), and ~~143.58~~150.56-linear miles of City maintained stormwater lines (*up from 143.58-linear miles of City owned stormwater lines in 2017*).

In addition, the City has ~~287.21~~358.15-miles of roadways consisting of ~~59.90~~65.50-miles of State Highways, ~~209.51~~274.64-miles of City streets, and ~~17.81~~18.01-miles of private streets with 63.75-linear miles of alleyways (*increases from the 2017 totals of 287.21-linear miles of roadway and 61.16-linear miles of alleyways*). ~~The City also owns and maintains 61.16-miles of alleyways.~~

LAND USE AND ZONING

The City of Rockwall's corporate limits currently consists of ~~19,087.63~~19,258.44-acres or ~~29.81~~30.09-square miles (*i.e. an increase of 178.75-acres or an increase of 0.28-square miles since 2017*) that can be broken down into 20,610~~17,622~~ parcels of land. The Extraterritorial Jurisdiction (ETJ) of the City adds another ~~14,583.55~~7,393.45-acres or ~~22.79~~11.55-square miles, which represents a decrease of 3,078.95-acres or 4.81-square miles since 2017. A contributing factor to the decreases of the City's Extraterritorial Jurisdiction (ETJ) has been several key pieces of legislation that have been adopted by the Texas Legislature since 2017 that effect a City's ability to annex and regulate property within the Extraterritorial Jurisdiction (ETJ). The two (2) bills with the greatest impact to annexation and regulation within the ETJ for the City of Rockwall were HB347 -- *which was adopted in 2019 as part of the 86th Legislative Session* --, and SB2038 -- *which was adopted in 2023 as part of the 88th Legislative Session*.

Of the 19,258.44-acres currently inside the City's corporate limits~~incorporated land area~~, approximately ~~46.55~~55.79% (*i.e. ~~7,884.84~~10,743.38-acres; excluding right-of-way*) is developed, approximately 31.38% (*i.e. ~6,043.82-acres*) is vacant, and approximately ~~53.45~~12.83% (*i.e. ~~9,053.732~~,471.24-acres~~; excluding right-of-way~~*) is ~~vacant~~right-of-way; however, when accounting for entitlements that are currently working through the development process, or that have been granted within the last five (5) years, these numbers fall to 66.42-72.37% developed, 14.80-20.75% undeveloped, and 12.83% right-of-way. The majority of the developed land is consumed with single-family housing (*i.e. ~~25.94~~~30.00%*), with the next highest use being commercial/retail land uses (*i.e. ~~7.38~~10.24%*).

Based on this Comprehensive Plan Update, the City is anticipated to be ~~~62.42%~~primarily ~~single-family~~residential at buildout with a population ~~of 146,321~~that will range between 79,948 to 92,147 residents based on the current *Build Out Analysis* contained in the *2025 Existing Conditions Report*. ~~The remaining future land use breakdown is as follows: High Density Residential (HDR): 0.87%; Non-Residential land uses (*i.e. Commercial, Industrial and Office*): 15.21%; Public and Quasi-Public land uses: 3.04%; Mixed Use Districts: 1.53%; and Parks, Open Space and Cemeteries: 16.93%. Aggregating these land use categories in only commercial and residential (*i.e. removing public, quasi-public, parks and open space and cemeteries*) yields a 79.09% residential versus 20.91% commercial/mixed-use breakdown, which is consistent with the land use and growth policies contained in this document and in the City's *Strategic Plan*.~~

HOUSING AND NEIGHBORHOODS

As of January 1, 2025, the City of Rockwall had 23,013 residential housing units within its corporate boundaries. This represents an increase of 4,716 residential housing units or an increase of 25.77% since January 1, 2017. The ~~existing~~majority of this housing stock ~~in the City of Rockwall~~ is primarily single-family homes, which make up an estimated ~~82.54~~78.08% of the current housing composition (*down about 4.46% since 2017*). Multi-family is the next largest category of housing, making up another estimated ~~12.38~~17.41% (*up about 5.03% since 2017*). Assisted living at 4.~~54~~07% and government housing at 0.~~55~~43% have remained relatively unchanged since 2017~~complete the housing breakdown~~.

The majority of the City's single-family homes were built after 1990 (*i.e. ~~76.34~~68.30%*), which is consistent with the City's population growth. In addition, the City has seen large reinvestment in the housing stock that was constructed prior to 2000. This reinvestment is particularly noticeable in the Old Town Rockwall (OTR) Historic District, Lake Rockwall Estates Subdivision, Chandler's Landing Subdivision, and ~~portions of the Shores Subdivision~~the Lakeside Village Subdivision. In addition, the City has seen a~~n growth~~ increasing trend in the number of single-family housing starts ~~with the number of building permits steadily increasing every year from~~since 2008 (*~~with the exception of 2019, 2022, & 2023~~*). This coupled with a low homeowner vacancy rate of ~~2.1~~1.10% (*~~2010 US Census)~~* indicates an overall strong and sustainable housing market for new and pre-owned homes.

As of April 1~~January 1~~, ~~2017~~2025, there were approximately ~~1,006~~1,140 vacant single-family lots within 27 active subdivisions across the City. Under the City's current permitting trends for the last ten (10) years, this equates to a ~~2~~3½-year lot inventory. Additionally, the City had an estimated ~~2,786~~2,216 single-family lot~~s~~ that are ~~entitlement~~entitled~~s~~ (*but not platted*) ~~between~~ through various ~~planned~~ Planned ~~development~~ Development ~~districts~~Districts.

On the multi-family side of City's housing entitlements, the City had a total of ~~1,324~~973 entitled multi-family units (*down ~351-units since 2017*). This equates to a single-family to multi-family entitlement ratio of 68% single-family to 32% multi-family. If all entitlements were constructed and no additional entitlements were granted the City's housing mix as of January 1, 2017 would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

NON-RESIDENTIAL

Since ~~2012~~2021, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated ~~2,353,533~~2,424,187 SF of building area. This translates to an estimated value of $~~225,394,713.79~~494,199,450.00, based on the building permits issued between 2021-2025. A large part of this growth -- *on the commercial/non-retail side of development* -- can be attributed to the Rockwall Economic Development Corporation's (REDC's) ability to successfully recruit industrial businesses to the City's Technology Park. Over the last ~~five~~ (~~5~~ten (10) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakeries USA, Lollicup USA, ~~and~~ Pegasus Foods, Chewters Chocolates, and Flexpipe.

On the commercial/retail side of development, the City has proven to be an attractive market due to its expanded trade area, and its residents' high level of purchasing power. These aspects have allowed Rockwall to emerge as a regional commercial center. Moving forward, the City will continue to look to expand its current employment centers and preserve its strategic retail centers.

PUBLIC FACILITIES

~~The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and three (3) police facilities, totaling 38,341 SF of building area on ~11.048-acres of land. These 15 buildings total 142,919 SF of building area, on 147.65-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities in the near future.~~The City of Rockwall currently has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and, three (3) police facilities totaling 55,439 SF on 15.91-acres of land. These 15 buildings total 160,017 SF of building area on 152.51-acres of land.

Currently, the City of Rockwall does not have plans to expand existing facilities or build new administrative or support facilities; however, the City recently initiated a facilities assessment to evaluate the long-term operational and space needs of the City.

PARKS, TRAIL AND OPEN SPACE

Currently, there are 280.16-acres of community parks, 90.09-acres of neighborhood parks, 26.29-acres of sports complexes, and approximately 24.27-acres of specialty parks (*i.e. school parks, mini-parks and special-use parks*), along with 95.29-acres of greenbelts/greenways situated within the City. These acreages remain consistent between 2017 and 2025. ~~In addition, Rockwall has another 95.29-acres of greenbelts/greenways that help connect the 25.35 linear miles of neighborhood and park~~

~~trails to the larger 216.36-linear miles of on-street sidewalks.~~

In addition, the City of Rockwall now maintains 12.28-linear miles of park trails, 5.95-linear miles of mountain bike trails, and 259.06-linear miles of sidewalks (*increased from 216.36-linear miles in 2017*). These additions reflect the City's on-going investment in recreational connectivity and multimodal mobility.

COMMUNITY QUICK FACTS



TAPESTRY SEGMENTATION REPORT

ESRI -- *a Geographic Information Systems (GIS) Company that specializes in software development and demographic data* -- has developed a tool that breaks down the entire US population into 67 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. This tool has been utilized throughout various industries to identify the customers being served in various geographic areas. For cities, this tool can be used to make generalizations about their populations. The following is a breakdown of the City of Rockwall's 2016 population versus the 2024 population by *Tapestry Segments*, *LifeMode* groups, and *Urbanization* groups.

~~The Tapestry Segmentation Report was developed to help the Comprehensive Plan Advisory Committee (CPAC) better understand the community by breaking it up into specific segments. This process was based on ESRI's tools that take the entire population of the United States and break it down into 68 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. The following is a summary of the findings from this report.~~

TABLE 1.1: TAPESTRY SEGMENTS

Key: Red = Large Decrease; Blue = Large Increase; Green = Fastest Growing Segments; HH = Household

~~HH = Household~~

~~Tapestry Segment~~	~~% of HH~~
~~Up and Coming Families~~	~~20.8%~~
~~Boomburbs~~	~~16.6%~~
~~Soccer Moms~~	~~12.3%~~
~~Comfortable Empty Nesters~~	~~10.8%~~
~~In Style~~	~~9.7%~~
~~Bright Young Professionals~~	~~6.7%~~
~~Green Acres~~	~~6.5%~~
~~Savvy Suburbanites~~	~~4.9%~~
~~Down the Road~~	~~3.4%~~
~~Southwestern Families~~	~~2.5%~~
~~Professional Pride~~	~~2.5%~~
~~Retirement Communities~~	~~2.4%~~
~~Exurbanites~~	~~0.7%~~

	% of HH	
Tapestry Segment	2016	2024
Up and Coming Families	20.82%	16.77%
Boomburbs	16.57%	14.90%
Savvy Suburbanites	4.93%	11.41%
Retirement Communities	2.43%	10.78%
Soccer Moms/Work Day Drive [1]	12.32%	9.30%
In Style	9.66%	9.27%
Comfortable Empty Nesters	10.85%	8.66%
Bright Young Professionals	6.72%	6.46%
Green Acres	6.54%	6.38%
Down the Road	3.44%	3.05%
Professional Pride	2.45%	2.21%
Exurbanites	0.71%	0.81%
Southwestern Families	2.55%	0.00%
Rustic Outpost	3.44%	3.05%

NOTES:
[1]: In June of 2021 the Soccer Moms Tapestry Segment was renamed to Workday Drive.

TABLE 1.2: LIFEMODES GROUPS

Key: Red = Large Decrease; Blue = Large Increase; Green = Fastest Growing Segments; HH = Household

~~LifeMode Groups~~	~~% of HH~~
~~Affluent Estates~~	~~24.70%~~
~~Ethnic Enclave~~	~~23.30%~~
~~GenXUrban~~	~~20.50%~~
~~Family Landscape~~	~~6.70%~~
~~Middle Ground~~	~~6.70%~~
~~Cozy Country Living~~	~~6.50%~~
~~Rustic Outposts~~	~~3.40%~~
~~Senior Styles~~	~~2.40%~~

	% HH	
LifeMode Groups	2016	2024
Affluent Estates	24.66%	29.33%
Genxurban	20.51%	17.93%
Ethnic Enclave/Sprouting Explorers [1]	23.37%	16.77%
Senior Styles	2.43%	10.78%
Family Landscape	12.32%	9.30%
Middle Ground	6.72%	6.46%
Cozy Country Living	6.54%	6.38%

Notes:
[1]: In June of 2021 the Ethnic Enclave Lifemode Group was renamed to Sprouting Explorers.

TABLE 1.3: URBANIZATION GROUPS

Key: Red = Large Decrease; Blue = Large Increase; Green = Fastest Growing Segments; HH = Household

~~Urbanization Groups~~	~~% of HH~~
~~Suburban~~	~~68.70%~~
~~Metro Cities~~	~~12.10%~~
~~Urban Periphery~~	~~9.30%~~
~~Rural~~	~~6.50%~~
~~Semi-Rural~~	~~3.40%~~

	% of HH	
Urbanization Groups	2016	2024
Suburban Periphery	68.65%	64.07%
Metro Cities	12.09%	20.05%
Urban Periphery	9.27%	6.46%
Rural	6.54%	6.38%
Semi-Rural	3.44%	3.05%

According to *Table 1.1*, over 53.00% of Rockwall's population is split between four (4) *Tapestry Segments*. These segments are [*1*] *Up and Coming Families*, [*2*] *Boomburbs*, [*3*] *Savvy Suburbanites*, and [*4*] *Retirement Communities*. The *National* household profiles for these *Tapestry Segments* are summarized as follows:

~~According to this study, the majority of Rockwall's population is split between three (3) categories: *Up and Coming Families*, *Boomburbs*, and *Soccer Moms*. These groups are described as follows:~~

UP AND COMING FAMILIES (*16.77%*) ▼

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, ambitious, and more optimistic than previous generations. The median age of this segment is 31.40, and the average household size is 3.10. They live in new suburban neighborhoods, primarily in single-family homes valued at $194,400.00, with high homeownership rates at around 73.90%. Typically, people in this segment are considered to be well educated, with 67.00% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are hardworking, tech-savvy, and value-conscious, often shopping online and favoring practical vehicles. Their leisure revolves around family activities, fitness, and home entertainment.

BOOMBURBS (*14.90%*) ▼
People in the *Boomburbs* segment are described as affluent, family-focused 30-somethings with high incomes and financial means. They have a median income of $113,400.00, median age of 34, high rate of homeownership at 84% and an average household size of 3.25. Members of the *Boomburbs* segment live in new, single-family homes -- *with a median value of $350,000.00* --, and are considered to be well-educated, young professionals with 55.00% having college degrees. Their households typically have multiple earners and a high labor force participation at 71.30%. They are well connected, typically own the latest devices and are willing to trade longer commute times for the amenities of the suburbs. They tend to blend active lifestyles with financial planning and community involvement.

SAVVY SUBURBANITES (*11.41%*) ▲
The *Savvy Suburbanites* segment is composed of affluent, well educated households with a median age of 45.1, an average household size of 2.85, and a median income of $108,700.00. People in this segment predominately live in established suburban neighborhoods, in spacious single-family homes that have a median value of $362,900.00. They have a high rate of homeownership at 91.00%, with around 66.00% having mortgages. They value quality and research purchases, enjoy DIY projects like gardening or remodeling, and prioritize fitness and active lifestyles. They are tech-savvy and financially informed, invest heavily in their homes, vehicles, and personal well-being. They tend to blend suburban charm with a focus on culture, health, and leisure.

RETIREMENT COMMUNITIES (*10.78%*) ▲
Retirement Communities are senior-oriented neighborhoods with a median age of 53.9, an average household size of 1.88 people, and a household income of $40,800.00. Housing includes a mix of single-family homes and multi-unit structures, with 55.00% of people in this group renting. These communities often feature assisted living and senior care facilities. Residents value fiscal responsibility, prefer traditional media (*e.g. newspapers*), and enjoy low-key leisure activities like fishing, card games, and dining out. Brand loyalty and health-conscious habits -- *such as using name-brand medications* -- are common. Residents of these communities look for modest lifestyles focused on convenience and simplicity.

~~*UP AND COMING FAMILIES (20.8%)*~~

~~The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, and more optimistic than previous generations. The median age of this segment is 30.7, median household income is $64,000 and the average household size is 3.10. Generally, people in this segment are considered to be educated with 66% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are also described as being tech savvy and careful shoppers.~~

~~*BOOMBURBS (16.6%)*~~

~~People in the *Boomburbs* segment are described as affluent 30-somethings with high incomes/financial means. They have a median income of $105,000, median age of 33.6, high rate of home ownership at 84%, and an average household size of 3.22. Members of the *Boomburbs* segment are considered to be well-educated, young professionals with 52% having college degrees. They are well connected, typically own the latest electronic devices and are willing to trade longer commute times for the amenities of the suburbs.~~

~~*SOCCER MOMS (12.3%)*~~

~~*Soccer Moms* are described as a segment that have a relatively high median household income ($84,000), median age of 36.6 and an average household size of 2.96. This segment is considered to be an affluent, family-oriented market who have people that prefer the suburban periphery of metropolitan areas. This segment is a heavy user of timesaving devices and services like housekeeping and landscaping services, online banking, and online shopping. This group typically carries higher levels of debt including first and second mortgages and auto loans. They are also accustomed to longer than average commutes with a disproportionate number commuting from a different county.~~

For more information concerning current demographics, see the *City of Rockwall at a Glance* insert on the previous page or view the following reports:

- ~~*2017 Existing Conditions Report*~~*2025 Existing Conditions Report*
- ~~*Tapestry Segmentation Report*~~*2025 Tapestry Segmentation Report*

III. PLAN AND VISION

THE PURPOSE OF THE COMPREHENSIVE PLAN AND LONG-RANGE PLANNING

A City's Comprehensive Plan -- *also known as a general plan or master plan* -- is a roadmap to a community's future. Its purpose is to articulate the community's vision for itself, and provide the policies and goals necessary to achieve that vision. More specifically, a City's Comprehensive Plan is:

- A document that is designed to guide the future actions of the community, and layout a 20-year vision for the City.
- A document that is used to identify the long-term needs of a community, and their relationship between the structures and programs used to address these needs.
- A document that is intended to direct City staff, the City's various boards and commissions, and the City Council's action on policy decisions relating to land use and development regulations, and expenditures for capital improvements.
- A reference/umbrella document for the City's various other plans and policy guides.

Perhaps the most important aspect of the Comprehensive Plan is the involvement and *buy-in* from the public, which is necessary to create a community plan. Through this collaborative process, the community, City staff, and the elected and appointed officials design a plan intended to address the long-term needs of the community by using creative problem solving techniques to envision a better tomorrow. Without the Comprehensive Plan as a guiding document, cities would leave their future up to the possibility of disconnected decision-making. This means decision-making would be more apt to be reactive as opposed to proactive, which could lead to an uncertain future.

HISTORY OF THE COMPREHENSIVE PLAN IN ROCKWALL

The first Comprehensive Plan adopted by the City of Rockwall dates back to September of 1966. This plan -- *simply entitled "A Comprehensive Plan Report"* -- was composed of sections that addressed the economic base of the community, land uses, thoroughfares, and public facilities. Additional comprehensive planning efforts were adopted in 1986, 1995 and 2001.

The most recent Comprehensive Plan is the HOMETOWN 2000 Comprehensive Plan, which was adopted by the City Council on December 17, 2001 by *Resolution 01-40*. This plan had minor updates in 2004 (*i.e. to incorporate the Downtown Plan*) and 2007 (*i.e. to incorporate updated residential policies*), and an overhaul 2011. The framework of this plan can best be summarized through the vision and policy statements adopted in the document, and which are as follows: Land Use, Urban Design Framework, Urban Design Development, Open Space and Parks, Transportation, and the Implementation Plan.

PLANNING PROCESS

On October 3, 2016, the City Council directed staff to update the HOMETOWN 2000 Comprehensive Plan to account for the growth in population and land area experienced by the City from 2000 to present (*more specifically from 2011 to present*). To assist staff, the City Council appointed a seven (7) member Comprehensive Plan Advisory Committee (CPAC) that was tasked with performing an extensive review and revision of the existing plan. The CPAC committee was composed of members from the Planning and Zoning Commission, Architectural Review Board, Rockwall Economic Development Corporation's Board of Directors, and several citizens interested in the future of the community. This committee was an integral part in the update process, and served as the primary planning committee for the project.

Over the next two (2) years, this committee met regularly to revise the vision laid out in the original HOMETOWN 2000 Comprehensive Plan, and craft goals and policies that could be used to implement this vision in the future. The plan incorporated the planning efforts from the two (2) previous Comprehensive Planning updates (*i.e. 2007 & 2012*), and ~~integrated several~~integrated several plans and policy documents that had been drafted and approved since 2001.

PLAN STRUCTURE

The original HOMETOWN 2000 Comprehensive Plan established the following sections:

- Land Use
- Urban Design Framework
- Urban Design Development
- Open Space and Parks
- Transportation
- Implementation

EXAMPLES OF CPAC EXERCISES

EXERCISE #1: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

PRIORITY LIST	
PHYSICAL	1
SOCIAL	2
FISCAL	3

EXERCISE #2: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(1) What are ten (10) words that describe Rockwall today?

(a) Community
(b) Safe
(c) Family
(d) Scenic
(e) Active
(f) Growing
(g) Education
(h) Pro-Business
(i) Healthy
(j) Lakeside

Other answers by the CPAC included friendly, busy, faithful, beautiful, open, involved, growing, conservative, clean, resort, casual, bridge, education, committed and home.

(2) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(3) What trends have you seen develop in Rockwall that you feel are encouraging? What trends do you find discouraging?

The trends the CPAC feel are most encouraging are the developing downtown, parks, City events, and City sponsored activities. The CPAC also expressed that the high-ended growth, amount of locally owned restaurants, the diversity of development, City's pro-business attitude, chances for public involvement, and maintaining the hometown feel were trends that they found encouraging.

The trends that the CPAC found discouraging were roadway construction, traffic congestion, ability to easily enter the City, truck traffic in the Downtown area and along John King Boulevard, uncontrolled growth that could possibly change the small town feel and the beauty of Rockwall, water pollution, trash, maintenance of areas around the lake, decaying streets/alleys/sidewalks, lack of good sports facilities, and government spending.

(4) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(5) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

Through these sections, the plan specifically addressed the physical form of the City. After reviewing this effort, it was determined by the Comprehensive Plan Advisory Committee (CPAC) that -- *while the physical form of the City is one of the most important aspects of the Comprehensive Plan* -- the social and fiscal structures of the City were equally important in planning for the long-term success of the community. Based on this ideology, the CPAC proposed the following structure/revisions for the update:

- Land Use and Growth Management
- Environment and Ecology
- Parks, Open Space and Trails
- Infrastructure
- Public Health, Services and Safety
- Economic Development
- Community Character
- Residential
- Non-Residential
- Implementation

The purpose of this structure was to create a scope that was more comprehensive in nature and not limited to the constraints of the City's built environment. Specifically, the structure was changed to achieve the following:

(1) Change *Urban Design Framework* to *Community Character* and *Urban Design Development* to *Non-Residential* to better convey the intent of these sections.
(2) Change *Land Use* to *Land Use and Growth Management,* and add policies and goals directed at addressing the future growth of the community.
(3) Add *Economic Development* and *Public Health, Services and Safety* to increase the scope of the plan, and to plan for the future fiscal health of the community.
(4) Move the residential policies contained in Appendix 'A', *Residential Development Policies*, to a standalone section (*i.e. Residential*) to highlight the importance of residential land uses in the community.
(5) Change the *Transportation* section to *Infrastructure* and incorporate sections for water and wastewater.
(6) Move the environmental policies contained in the *Land Use* section of the plan into a standalone section entitled *Environment and Ecology*.

SECTIONS

At the beginning of the update process, staff constructed several exercises that were intended to identify the Comprehensive Plan Advisory Committee's (CPAC's) view of the community's significant issues and priorities.

EXAMPLES OF CPAC EXERCISES

EXERCISE #1: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

PRIORITY LIST	
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EXERCISE #2: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(6) What are ten (10) words that describe Rockwall today?

(k) Community
(l) Safe
(m) Family
(n) Scenic
(o) Active
(p) Growing
(q) Education
(r) Pro-Business
(s) Healthy
(t) Lakeside

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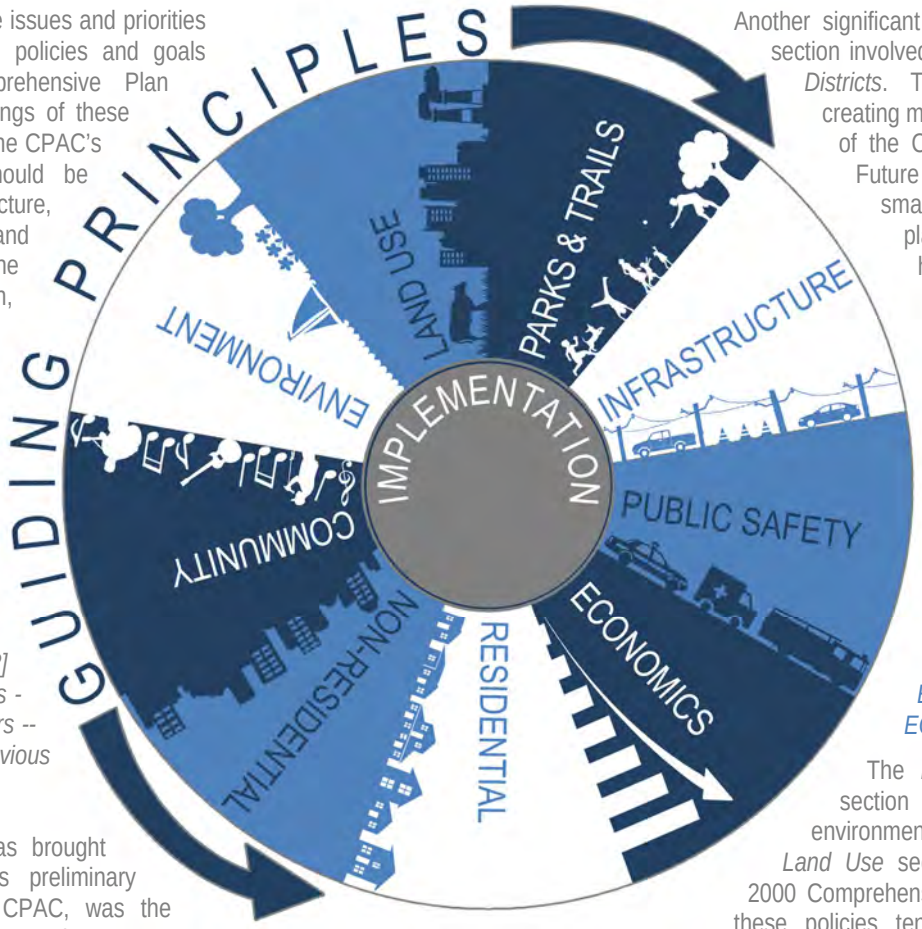
(9) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(10) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

The identification of these issues and priorities created a basis for the policies and goals detailed in this Comprehensive Plan Update. The initial findings of these exercises indicated that the CPAC's major policy efforts should be focused on infrastructure, housing, connectivity, and the future growth of the community. In addition, the CPAC indicated that a specific emphasis on the physical environment should be continued; however, the CPAC should also focus on the City's social and fiscal structures, and incorporate them into the plan as part of this planning effort (*two [2] examples of the exercises -- with the CPAC's answers -- are depicted on the previous page*).



Another change that was brought out through City staff's preliminary conversations with the CPAC, was the desire to create a document that was more succinct and easier to reference than the HOMETOWN 2000 Comprehensive Plan. The thinking behind this initiative was that the vision of the plan could be better conveyed utilizing less rhetoric. It was also hypothesized that this may have the added benefit of being more direct with regard to the intent of each goal and policy statement. This effort mostly involved a reorganization of the previous plan and a change in the language used in the document. Specifically, City staff and the CPAC chose a format that was broken down into [*1*] a vision statement, [*2*] goals targeted at achieving the vision statement, [*3*] policy statements describing how to meet the goals identified, and [*4*] implementation strategies detailing how each policy can be implemented into standard operations. Based on this direction and the changes to the structure of the document, the following describes the major policy directions identified by the CPAC for each section of the update.

LAND USE AND GROWTH MANAGEMENT

The *Land Use and Growth Management* section of this Comprehensive Plan expanded upon the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. The scope of this section was increased to include growth management strategies that will provide the targeted, steady and controlled growth required to maintain the character of the community. This initiative also included a reorganization of the land use policies into perspective land use categories for the purpose of making the section easier to reference.

A major component of this update focused on the residential and commercial screening standards and the separation of land uses. The purpose of this focus was to provide *soft transitions* (*large landscape buffers utilizing berms, trees and landscape screening to separate land uses*) and to avoid *hard transitions* (*i.e. direct adjacency of land uses separated by masonry screening walls or a single row of trees*). Another major policy focus for this section was the connectivity of land uses. The previous HOMETOWN 2000 Comprehensive Plan placed an emphasis on the *Neighborhood Concept* or *Neighborhood Unit* (*i.e. creating a block of residential that incorporates supportive commercial and public land uses*) and connectivity between commercial/retail land uses and adjacent residential land uses. The current update expands this emphasis to include connectivity between all land uses.

Another significant change to the *Land Use* section involved the creation of *Land Use Districts*. This process was aimed at creating micro plans for specific areas of the City to [*1*] break down the Future Land Use Plan in to smaller sections to convey the plan's objectives, and [*2*] to highlight the difference in character between different areas of the City (*e.g. the Harbor versus Downtown*). As part of this process, staff included a *Build Out Analysis* that can be used to understand what the ultimate composition of a particular area will be in the future.

ENVIRONMENT AND ECOLOGY

The *Environment and Ecology* section was created from the environmental policies contained in the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. While many of these policies tend to overlap information contained in the *Land Use and Growth Management* and *Parks, Open Space and Trails* sections of the plan, it was determined that it would be beneficial to isolate issues relating to floodplains, water conservation, water quality, environmental planning and design, light pollution, and tree coverage and preservation in a standalone section. The majority of these policies existed in various sections throughout the previous plan, and other than breaking them out into a standalone section no major shifts in the previous policy and goals were established.

PARKS, OPEN SPACE AND TRAILS

The *Parks, Open Space and Trails* section of the plan acted as an update to the *Open Space and Parks* section of the HOMETOWN 2000 Comprehensive Plan. Many of the policies and goals were updated to align with the *Parks, Recreation & Open Space Master Plan Update*, which was updated and adopted by the City Council in May 2017. In addition, the Master Trail Plan was added to this Comprehensive Plan Update to convey the intent of the City to construct an interconnected trail system that provides for hike and bike trail opportunities throughout the City.

INFRASTRUCTURE

The *Infrastructure* section of this Comprehensive Plan is intended to provide a more complete look at the City's streets, water and wastewater systems than was provided in the HOMETOWN 2000 Comprehensive Plan under the *Transportation* section. To achieve this objective, the CPAC drafted specific policies relating to the City's water and wastewater systems, and incorporated the Master Water Distribution System Plan and the Master Wastewater Collection System Plan into the update.

On the transportation side of the *Infrastructure* section, staff worked with the CPAC to update the Master Thoroughfare Plan and roadway cross sections. In addition, the policies contained in the original *Transportation* section were updated with an emphasis on creating an interconnected street system that could better accommodate traffic in the community.

PUBLIC HEALTH, SERVICES AND SAFETY

The addition to the *Public Health, Services and Safety* section of the Comprehensive Plan Update is intended to provide a section that addresses the City's services and facilities, and the community's health, safety and general welfare needs in the future. This section is also intended to make the scope of the update more comprehensive than the scope contained in the original HOMETOWN 2000 Comprehensive Plan.

As part of this section, policies targeted at public health were added to address the City's focus on making facilities and programs available to encourage healthy lifestyle choices for all age groups. The addition of the public safety section is intended to provide broad policy objectives that can complement the Police and Fire Department's strategic and operational objectives contained in their strategic plans, and the long-term goals each department. In addition, policies relating to public services were added to address all civilian departments, and the need for future City facilities.

ECONOMIC DEVELOPMENT

The *Economic Development* section of the Comprehensive Plan Update was added to provide an emphasis on the fiscal goals of the community, and to provide for policies that could help guide economic policy decision making in the future. These goals included items relating to small business support, workforce development, creating an atmosphere conducive to attracting and retaining businesses, improving the City's support for the Rockwall Economic Development Corporation (REDC), and diversifying the City's tax base.

COMMUNITY CHARACTER

The *Community Character* section of the Comprehensive Plan Update was derived from the *Urban Design Framework* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed to better communicate the intent of the goals and policy statements contained in this section. These include goals and policies targeted at preserving view corridors, creating gateways into the City, preserving art and culture, and the promotion of the City's unique shopping and dining areas. These statements are largely unchanged from the HOMETOWN 2000 Comprehensive Plan with the exception of a few additional statements being added.

RESIDENTIAL

In the 2007 Comprehensive Plan Update, residential policies were added to the plan and incorporated as an appendix in the document. The purpose of this update was to highlight the importance of residential development in the City and communicate the City's desired standards for future residential developments. In the new Comprehensive Plan Update, these policies were consolidated into a standalone section entitled *Residential*. This section expanded the scope of the residential policies to incorporate specific goals for multi-family and townhome development. The purpose of setting specific goals for these types of housing was to ensure that the City of Rockwall is demanding the highest quality, residential development for all housing types being constructed in the City.

NON-RESIDENTIAL

The *Non-Residential* section of the current Comprehensive Plan Update was previously the *Urban Design Development* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed for the purpose of compliment the newly established *Residential* section and to better communicate the intent of the policies and goals contained in this section.

The purpose of this section is to layout all goals and policies for non-residential development within the City. This effort placed a specific emphasis on connectivity between land uses and involved items relating to landscaping, architecture, signage, visual impacts, and drainage and detention.

IMPLEMENTATION

The *Implementation* section of this Comprehensive Plan Update looked to create a system of accountability that would ensure the plan creates measurable successes for the community. To do this, the plan implemented a three (3) tiered review process (*i.e. an annual review, five [5] year update, and ten [10] year overhaul of the plan*). This objective will also include the adoption of a standing Comprehensive Plan Advisory Committee (CPAC), who will be responsible for review and recommendations to the City Council during the review processes.

In addition, the new implementation plan strived to create a set of measurable timelines for each of the identified implementation strategies. By doing this staff will be accountable for the implementation of the plan over a ten (10) year period, and through the annual review process the City Council will be able to track the progress of implementing the plan. The previous HOMETOWN 2000 Comprehensive Plan did not incorporate timelines for implementation, and it was determined by the CPAC that this was a necessary step to ensure the success of the plan.

PUBLIC PARTICIPATION

Public participation is essential to creating a plan that expresses the vision of Rockwall's citizens. This plan utilized several different methods of soliciting public input at each stage of the process. These methods included the traditional public hearing approach and new technology based approaches that included interaction with the community through digital formats. Specifically, a website was created that allowed citizens to comment on each of the sections/policy initiatives presented to the Comprehensive Plan Advisory Committee (CPAC). This public feedback provided additional insights for staff into what members of the community thought would be important in the future. In addition, permanent comments received through the website translated into specific issues that were discussed and addressed by the CPAC in drafting each section of this document.

VISION

The overall vision statement for this Comprehensive Plan is the broad direction statement that is intended to summarize Rockwall's long-term desires. It is the statement to which all policy and goals contained in this document are intended to

convey, and the bar to which policy decisions will be measured moving forward. For the City of Rockwall, our vision is to create:

… an authentic lakeside community loved as our hometown, where neighbors choose to live, work, and play.

IV. 2025 COMPREHENSIVE PLAN UPDATE

In 2025, the City Council initiated an update to the Comprehensive Plan to reflect continued population growth, evolving development patterns, and emerging policy considerations identified since the adoption of the OURHometown Vision 2040 Comprehensive Plan. This update builds upon the established vision of the community while refining the goals, policies, and implementation strategies to better align with the current conditions and long-range expectations of the community.

The 2025 Comprehensive Plan Update was prepared by City staff with the assistance of a Comprehensive Plan Advisory Committee (CPAC) that consisted of seven (7) members and two (2) alternate members. The CPAC served as the primary advisory body throughout the process, providing policy direction, reviewing technical information, and assisting in the formulation of recommendations to the Planning and Zoning Commission and City Council.

The update process formally began with a joint meeting between the City Council and Planning and Zoning Commission on July 24, 2025. This meeting established the overarching policy direction for the update and identified the key areas of focus, including growth management, residential development standards, infrastructure planning, community character, and economic development. Specific topics emphasized during this meeting included the evaluation of density calculations, refinement of residential land use categories, enhancement of design standards, expansion of park and trail systems, and the continued preservation of the City's small-town character while accommodating growth.

Following this initial direction, the CPAC conducted a series of ten (10) meetings between August 20, 2025 and April 22, 2026. These meetings included a combination of data review, policy discussions, and structure planning exercises designed to identify priorities and desired outcomes for the community. The committee utilized updated demographic information, infrastructure data, and land use analysis to guide its recommendations.

Throughout the process the CPAC identified several key policy areas as priorities for the 2025 Comprehensive Plan Update. These included the redevelopment of major corridors such as IH-30 and SH-276, enhancements to parks and recreational facilities, expanded connectivity through trails and transportation infrastructure, and continued investment in economic development initiatives. Additional focus areas included strengthening community character through updated design standards, promoting walkability, addressing traffic and infrastructure demands, and expanding housing options, including opportunities for senior living.

A significant component of the 2025 Comprehensive Plan Update was the emphasis on balancing growth with the preservation of community identity. The CPAC consistently reinforced the importance of maintaining the City's small-town character, enhancing neighborhood design, and ensuring that new development is compatible with existing areas. At the same time, the update recognizes the need to accommodate the future growth of the community, support a diversified housing stock by adding requirements for senior housing, and plan for long-term infrastructure capacity.

In addition to policy refinement, the 2025 Comprehensive Plan Update places a greater emphasis on implementation. Building upon the structure established in prior planning efforts, the Plan continues to organize recommendations into a framework of vision statements, goals, policies, and implementation strategies. This approach is intended to provide clear guidance for decision-makers while ensuring that the Plan remains a practical and actionable tool for City staff, the boards and commission staff serve, and for elected officials.

Overall, the 2025 Comprehensive Plan Update represents a continuation of Rockwall's long-range planning efforts, integrating updated data, community priorities, and policy direction into a cohesive framework. The Plan is intended to guide the City's growth over the next 20 years, ensuring that development occurs in a manner that is consistent with the community's vision, is fiscally responsible, and responsive to the needs of current and future residents.

NOTE FROM THE CITY ATTORNEY
LEGAL PURPOSE OF THE COMPRE

A comprehensive plan is a document prepared for overall plan and recommended actions relevant to the of Rockwall. Comprehensive plans contain maps, descriptive material identifying goals, objectives, polici for the immediate and long-range protection, enhance community. Among the most important powers an authority and responsibility to undertake comprehensi for the purpose of protecting the public health, safety a

Section 211.004 and Chapter 213 of the Texas Loc importance of municipalities to prepare and adopt their



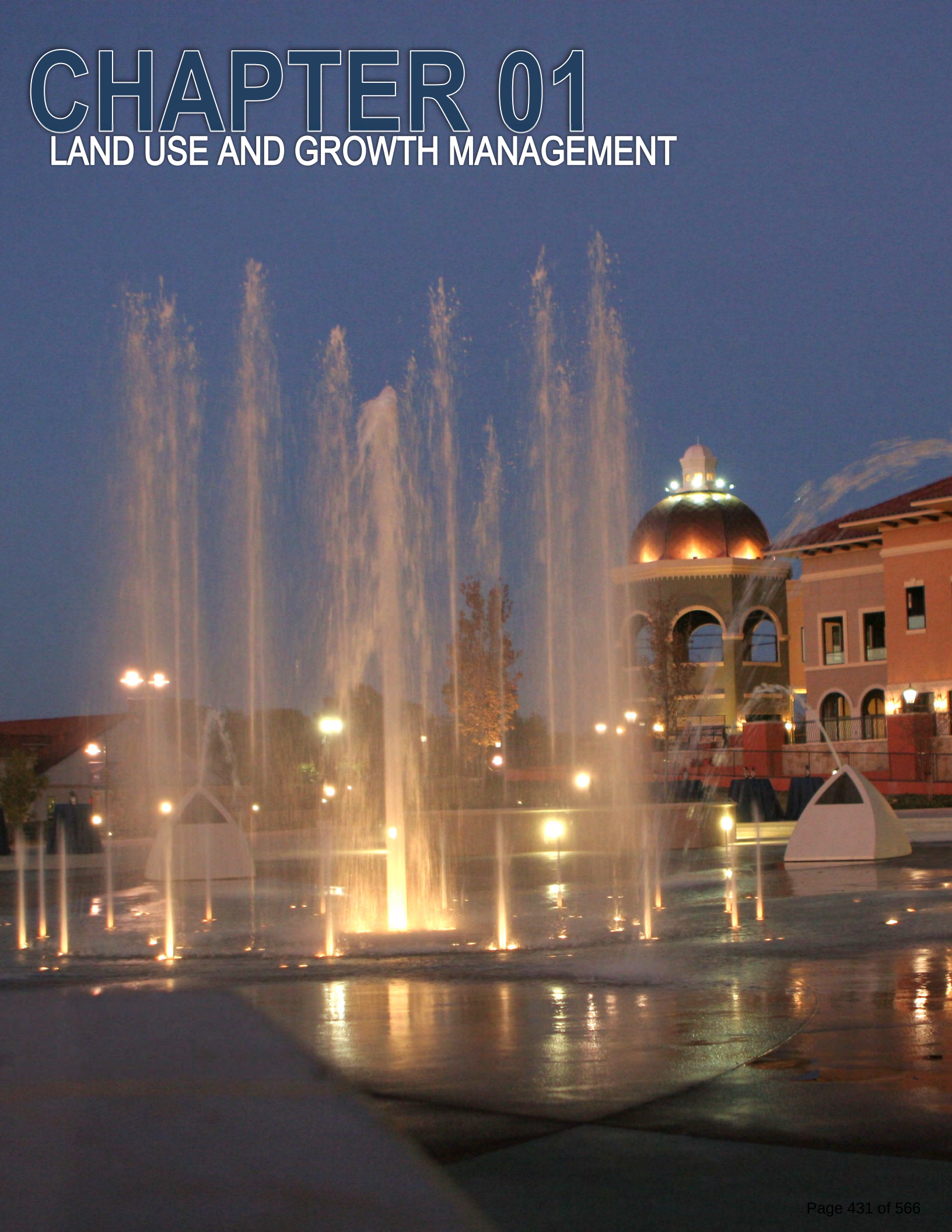
Frank J. Garza
City Attorney of Rockwall
Shareholder at Davidson, Troilo, Ream & Garza

- ☑ The participation o flexible planning p the optimum comp legally defend the support;
- ☑ Significant decis immediate and lo growth and develo the City of Roc Comprehensive P must; and,
- ☑ Recommendations decisions of the B are easier to defe consistent with the



TED CAIN'S CORNER PARK: CONSTRUCTED IN 2017 TED CAIN'S CORNER PARK IS A POCKET PARK AT THE CORNER OF E. KAUFMAN STREET AND N. SAN JACINTO STREET ON PROPERTY ONCE TED CAIN'S USED CARS.

CHAPTER 01
LAND USE AND GROWTH MANAGEMENT





01 VISION STATEMENT

The City should incorporate a mix of land uses that will strengthen the economic vitality of the community and provide a broad range of opportunities for living, recreation, shopping, and business. Land uses should be distributed in a manner that fosters a sense of community and provides for distinct neighborhood identities. In addition, residents and visitors should have ready access to amenities that the City offers such as recreation, shopping, and cultural activities.

02 GOALS AND POLICY STATEMENTS

02.01 GROWTH MANAGEMENT

GOAL 01 | LAND USE

Continue to foster economic vitality by providing for a mixture of land uses and densities that will meet civic needs, and encourage quality development that will create an attractive *hometown atmosphere*[1] and not result in *suburban sprawl*[2].

POLICIES

1. Preserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balanced mix of land-uses for fiscal sustainability.
2. Provide for open space development throughout the city that will result in the preservation of floodplains and the conservation of open space and natural areas.
3. Discourage *Leapfrog*[3] Development and encourage expansion that is contiguous to existing development, in close proximity to the City's existing infrastructure, and that

[1]: *A "Hometown Atmosphere" is characterized as a community with great social interaction and a high quality of life, one that affords all its residents' access to exemplary employment, education and cultural opportunities. This can be synonymous with the idea of a "Small Town Atmosphere".*

[2]: *Suburban sprawl in this case refers to unplanned, non-contiguous development that puts a strain on the City's services and infrastructure, and is generally not tied to the overall land use plan.*

[3]: *Leapfrog development is a form of suburban sprawl where the development pattern is scattered leading to gaps in between existing development and new development. The primary motivation for leapfrog development is the lower cost of land in outlying areas.*

LEFT: The Harbor District Fountain located adjacent to the Harbor Commercial Shopping Center.

will serve as a logical extension of the City's current growth pattern.

4. Incorporate neighborhood commercial nodes to allow for small-scale neighborhood services and commercial activity within walking distance of residential subdivisions.

5. Strip commercial centers and other inefficient uses of land should be avoided.

6. Provide for a range of housing types -- *from custom homes on estate lots to urban style housing in the Harbor District and Downtown District* -- to accommodate different age groups, incomes and life styles.

7. Work with the Rockwall Independent School District (RISD) to identify potential school~~s~~ sites in areas experiencing high residential growth, and encourage new school facilities to locate in areas where there will be open space and pedestrian trails that connect to the adjacent neighborhoods.

8. Ensure there is ample recreation and parkland amenities for residents.

GOAL 02 | ANNEXATION

~~Anticipate the possibility of the future annexation of land within the City's Extraterritorial Jurisdiction (ETJ) to facilitate the steady and deliberate growth of the City.~~Recognize the limitations imposed by recent State legislation that [*1*] restricts municipal annexation authority and [*2*] permits property owners to petition for the release of property from the City's Extraterritorial Jurisdiction (ETJ).

POLICIES

1. The City should no longer plan for future annexation as a primary growth strategy, but instead focus on coordinated planning efforts within existing municipal boundaries.

2. The City will work collaboratively with adjacent jurisdictions, property owners, and regional agencies to ensure orderly development, compatible land use transitions, and the protection of community interests along the City's periphery.

02.02 RESIDENTIAL

GOAL 01 | HOUSING DEMAND

A variety of housing should be provided in specific areas of the city to accommodate a broad range of demand. This includes low-density single-family housing in areas designated for traditional neighborhoods, rural style estate housing in undeveloped and agricultural areas, and urban inspired housing in the City's developed cores (*i.e. the Harbor District and the Downtown District*).

POLICIES

1. *Low-Density Residential* land uses should be the predominate residential designation for the City of Rockwall, and should be properly screened from industrial and heavier commercial land uses.

2. All residential land uses should be in close proximity to commercial land uses offering neighborhood services to facilitate the idea of a walkable, connected community.

3. *Medium Density Residential* land uses should generally be used where it would serve as a logical extension or continuation of an existing *Medium Density Residential* development, or as a buffer for *Low-Density Residential* land uses from commercial or *High-Density Residential* land uses.

4. *High-Density Residential* (*e.g. single-family, townhomes, and/or multi-family*) land uses should be used as a transitional use from commercial or industrial developments to *Medium-Density Residential* or *Low-Density Residential* land uses, or where it will serve as a logical extension of an existing *High-Density Residential* development.

GOAL 02 | NEIGHBORHOOD CONCEPT

Encourage land use patterns that provide an effective framework to support the neighborhood concept and that will lead to the establishment of enduring developments.

POLICIES

1. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

2. In developments where open space, trails, sidewalks, screening, and other common areas are provided, the provision for maintenance of these areas by a Homeowner's Association (HOA) should be required.

3. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

4. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

GOAL 03 | SENIOR LIVING HOUSING OPTIONS

Promote the development of diverse, high quality senior living options within the City that accommodate residents as they age, provide accessible and connected housing choices, and allow citizens to remain in Rockwall throughout all stages of life.

POLICIES

1. Support the integration of senior living development -- *including independent living, assisted living, memory care, and age restricted single-family communities* -- at appropriate locations within the City that are compatible with adjacent land uses and supported by infrastructure and public services.

2. Support the use of limited density bonuses within age-restricted single-family subdivisions that provide exceptional neighborhood amenities, high levels of open space, and enhanced architectural and landscape design. Density bonuses should be considered only when the development demonstrates conformance with the City's design objectives, preserves the surrounding community character, and provides measurable community benefits such as extensive trail networks, clubhouse or recreation facilities, and integrated green spaces that exceed minimum parkland dedication requirements.

GOAL 04 | NEXT GENERATION HOUSING OPTIONS

Encourage the development of high quality and diverse housing options -- *where appropriate* -- that meet the needs of Rockwall's next generation of residents, while preserving the community's established character, development standards, and long-term livability.

POLICIES

1. Identify and encourage infill and redevelopment sites within existing neighborhoods and commercial areas where new residential projects can provide modern housing options without expanding the City's footprint, increasing density, or altering the City's small-town character.
2. Ensure that housing policies for the next generation align with the City's broader goals for growth management, infrastructure capacity, and community character, reinforcing Rockwall's vision as a family-oriented and desirable place to live for future generations.

GOAL ~~03-05~~ | RESIDENTIAL DEVELOPMENT POLICIES

All residential developments should incorporate the applicable policies contained in Chapter 8, *Residential Developments*, of this Comprehensive Plan.

02.03 COMMERCIAL

GOAL 01 | COMMERCIAL MIX

Encourage a mix of high quality, commercial land uses that will provide the goods, services, and entertainment options to meet the needs of residents and visitors within the community.

POLICIES

1. Unless in the IH-30 Corridor, commercial zoning districts should only be approved where a commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods and/or other commercial developments.
2. In areas where major roadways intersect -- *particularly in undeveloped or under-developed areas* -- commercial zoning should not necessarily be permitted on all four (4) corners of an intersection.
3. Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

POLICIES

1. Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.
2. Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.
3. The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.
4. Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

GOAL 03 | REGIONAL COMMERCIAL

Preserve the land along IH-30 for a regional or destination shopping center/entertainment venue that will ensure the City maintains a high per capita sales tax advantage.

POLICIES

1. See the specific Goals and Policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

GOAL 04 | COMMERCIAL DEVELOPMENT POLICIES

All new commercial development should incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

GOAL 05 | LIVE/WORK ~~CROSS ACCESS~~

Utilize the *Live/Work* land use designation in appropriate areas of the City to allow adaptive reuse to maintain community character.

POLICIES

1. Residential properties that are transitioning or that have incompatible adjacencies (*e.g. adjacent to major roadways or non-residential properties*) should be designated *Live/Work* on the Future Land Use Map to promote appropriately scaled redevelopment and a transition of land uses.
2. All commercial land uses situated within Planned Development District 50 (PD-50) or Planned Development District 53 (PD-53) should adhere to the access plans contained in Appendix A, *Small Area Plans*, of this Comprehensive Plan.

02.04 INDUSTRIAL/OFFICE

GOAL 01 | INDUSTRIAL LAND USES

Reserve adequate land for industrial and employment land uses along SH-276, the future Outer Loop, and other areas of the City deemed appropriate for industrial and employment land uses/development.

POLICIES

1. Employment centers and commercial land uses should be used to transition to industrial and distribution uses where adjacent to the Outer Loop.
2. Continue to define land use along the Outer Loop as development extends east along SH-276.

GOAL 02 | OFFICE LAND USES

Reserve adequate land for high quality, *Class A* office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses/development.

POLICIES

1. High quality, multi-story office buildings should be encouraged to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard.

GOAL 03 | SCREENING

Ensure that industrial developments are adequately buffered/screened from residential land uses.

POLICIES

1. Roadways and open space should be utilized as a natural separation between industrial areas and residential subdivisions.
2. Buffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.
3. Commercial and employment uses should be used as a logical transition from industrial developments to lower intensity developments or residentially zoned or used land.

GOAL 04 | INDUSTRIAL DEVELOPMENT POLICIES

All new industrial development should also incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

02.05 MIXED-USE

GOAL 01 | MIXED-USE DEVELOPMENT

Encourage mixed-use development (*i.e. the blending of land uses both horizontally and vertically*) that will result in a strong sense of community, foster neighborhood identity, and aid in the efficient use of land.

POLICIES

1. Encourage vertical mixed-use[4] development of residential, commercial, and office land uses in the Harbor District and along Ridge Road (*i.e. Planned Development District 1 [PD-1]*) as indicated on the *Future Land Use Plan*.
2. Encourage new residential developments to incorporate a mixture of commercial/retail land uses to ensure that neighborhood service uses are provided within walking distance of residential subdivisions. This creates mixed-use walkable neighborhoods[5].
3. Continue to support residential properties in transitional areas by allowing these properties the ability to be designated as *Live/Work* units (*i.e. live, work or live and work*). This also provides a transition from residential to non-residential land uses.
4. Reduce barriers (*e.g. walls, parking lots, solid landscaping, fences, etc.*) between land uses to encourage pedestrian connectivity.

02.06 DOWNTOWN DISTRICT AND CITY CENTER

GOAL 01 | PRESERVATION AND CULTURE

Ensure that the Downtown District and Old Town Rockwall (OTR) Historic District maintain their position as the cultural heart of the community.

POLICIES

1. Commercial and residential infill development[6] should be encouraged in the Downtown District.
2. Continue to protect and preserve the historic identity of the neighborhoods surrounding the Downtown District, and enhance these areas by promoting appropriate infill development and redevelopment.
3. Encourage mixed-use and urban style housing within the Downtown District that is complimentary to the scale and architectural character of the existing buildings.
4. Encourage the conservation and adaptive reuse of historic structures in the downtown area by promoting the *Live/Work* provisions contained in the Downtown (DT) District zoning ordinance.
5. Ensure that retail, personal, and professional service uses are clustered in the Downtown District.

GOAL 02 | DOWNTOWN DEVELOPMENT POLICIES

All new development within the downtown or city center should incorporate the applicable policies contained in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan.

02.07 REDEVELOPMENT/REVITALIZATION

GOAL 01 | REDEVELOPMENT AND INFILL AS A GROWTH MANAGEMENT STRATEGY

Encourage the revitalization and reinvestment of existing developed areas to promote efficient land use, preserve the City's small-town character, and sustain fiscal responsibility through the strategic reuse of infrastructure and community assets.

POLICIES

1. Promote redevelopment and infill projects that enhance existing neighborhoods, strengthen commercial centers, and improve underutilized properties without increasing the City's long-term infrastructure burden.
2. Support the adaptive reuse of aging commercial centers, vacant buildings, or large-lot residential areas to accommodate new uses that maintain compatibility with surrounding neighborhoods.
3. Encourage incremental redevelopment in transitional areas to create opportunities for new small businesses without disrupting established development patterns.
4. Work with the Rockwall Economic Development Corporation (REDC) to identify redevelopment opportunities for office, clean industrial, and employment centers.

GOAL 02 | IH-30 AND SH-276 CORRIDOR REDEVELOPMENT

Promote reinvestment, redevelopment, and long-term repositioning of the IH-30 and SH-276 corridors in order to enhance community character, strengthen the local tax base, and transition aging or underutilized sites into modern commercial, employment, and destination-oriented developments.

POLICIES

1. Support phased redevelopment of aging or obsolete commercial centers along IH-30 and SH-276 by encouraging reinvestment, adaptive reuse, and the introduction of higher quality design and architectural standards consistent with Chapter 9, *Non-Residential*.
2. Promote the establishment of destination-oriented, regional scale commercial, office, and entertainment uses along IH-30 that further the corridor's purpose of being the City's primary economic gateway and sales-tax generator. Redevelopment should contribute to the high-quality visual character of the corridor and create opportunities for enhanced connectivity to adjacent development.
3. Encourage SH-276 to evolve as a modern business and employment corridor that supports high-quality industrial, employment, office, business centers, and complementary commercial land uses that are well-designed and effectively buffered from residential development.

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[4]: A vertical mixed-use building combines different uses (e.g. these buildings will typically incorporate commercial/retail uses with residential) with the bottom floor usually being composed of more public uses (e.g. commercial/retail) and the top floors more private uses (e.g. residential or office).

[5]: A mixed-use walkable neighborhood is typically composed of horizontal mixed-use (i.e. single use buildings on a development designated for multiple land uses) where the uses are ideally within a five (5) to ten (10) minute walk of each other or roughly a ¼-mile radius of the neighborhood center.

[6]: Infill development is defined as new construction of scattered vacant or underutilized lots in an established neighborhood or business district in the community.

4. Promote redevelopment that reduces the prevalence of strip commercial patterns by encouraging master-planned centers, shared access, mixed-use developments, and site designs that integrate public amenities, enhanced landscaping, and pedestrian-friendly environments.
5. Encourage the use of Planned Development Districts along both corridors to establish development specific standards and uses that allow variation from the City's typical standards to create unique high-quality developments.
6. Ensure that corridor redevelopment aligns with the Future Land Use Plan, supports the City's fiscal sustainability goals, maintains compatibility with nearby neighborhoods, and contributes positively to the City's long-term community character.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

03.01 GROWTH MANAGEMENT

1. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community. 🟢
2. Utilize Fiscal Impact Analysis (FIA)[7] to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses – *as recommended in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community. 🟢
3. Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community. 🔵
4. ~~Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).~~
4. 5. Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent. 🟢
5. 6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns. 🔵

03.02 RESIDENTIAL

1. Review the City's current residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan. 🟢/🔴
2. Review the City's residential screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. 🟢
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual residential zoning changes. 🔵
4. Develop a density bonus framework within the Unified Development Code (UDC) for Planned Development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporate enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development. 🔴
5. Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock. 🔴

03.03 COMMERCIAL

1. Review the City's commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. 🟢
2. Review the City's commercial development regulations contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. 🟢/🔴
3. Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues. 🟢
4. Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as *Live/Work* on the Future Land Use Map. 🟢
5. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual commercial zoning changes. 🔵

03.04 INDUSTRIAL/OFFICE

1. Study the SH-276 Corridor and create a corridor plan that can provide ~~a~~ vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. 🔴
2. Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary. 🟢
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual industrial/office zoning changes. 🔵

03.05 MIXED-USE

1. Review the residential and non-residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan. 🟢

[7]: *Fiscal Impact Analysis (FIA) is an measurement tool that estimates the impact of development or changes in land use on the revenues and service costs associated with the development or change.*

03.06 DOWNTOWN DISTRICT AND CITY CENTER

1. Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.
2. Review and update the Downtown Plan (*Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.

03.07 REDEVELOPMENT/REVITALIZATION

1. Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects.
2. Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment.
3. Review and, if necessary, amend zoning and screening standards to allow flexibility for the redevelopment of nonconforming sites (*e.g. older shopping centers*) while maintaining high-quality design.
4. Study the SH-276 Corridor and create a corridor plan that can provide vision, goals, and policies to guide the growth of the corridor. This plan should address corridor redevelopment and create a design framework that can guide redevelopment along the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
5. Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors.
6. Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Future Land Use Plan (1)

05 FUTURE LAND USE PLAN

The Future Land Use Plan is composed of the Land Use Plan, the Land Use Plan Designations and the Land Use Plan Districts contained in this section. It is important to note that the Future Land Use Plan does not represent zoning and it does not dictate or regulate the use of land within the City's Extraterritorial Jurisdiction (ETJ). The Future Land Use Plan is intended to be a depiction of the City's ideal land use pattern, and to be a guide for future zoning decision used by appointed and elected officials.

05.01 LAND USE PLAN DESIGNATIONS

The following *Land Use Plan Designations* represent the various categories of land use within the City of Rockwall. Each of these designations are assigned to general areas of the City based on the policies and guidelines contained in this Comprehensive Plan, and the assumptions for the future growth of the community provided by the Comprehensive Plan Advisory Committee (CPAC). Each of the following 15 *Land Use Plan Designations* includes a definition or description of the *Land Use Designation*, a list of the primary and secondary land use examples, the corresponding zoning districts that are typically associated with the *Land Use Designation*, and examples of existing land uses that exemplify the intention of the *Land Use Designation*. In addition, images depicting the ideal development for each of the 15 *Land Use Plan Designations* have been provided. These images have been taken from existing developments in the City of Rockwall, and in some cases areas of other cities that best convey the intent of the *Land Use Designation*.

NET DENSITY CALCULATION

PL / (GA – FP) = ND

WHERE:
ND = NET DENSITY
PL = PROPOSED NUMBER OF LOTS
GA = GROSS ACREAGE
FP = FLOODPLAIN

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per ~~gross~~ net developable acre or less; however, a density of up to two and one-half (2½) units per ~~gross~~ net developable acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

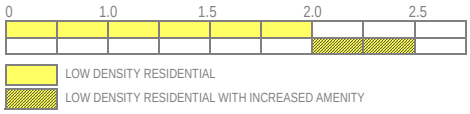
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. ~~Stone Creek~~Somerset Park Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per ~~gross~~ net developable acre, but not higher than three (3) units per ~~gross~~ net developable acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago Vista Subdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per ~~gross~~ net developable acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

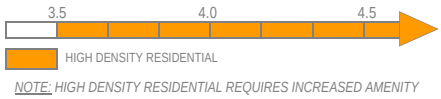
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

1. ~~Turtle Cove Subdivision~~Signal Ridge
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY










01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower







TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific ~~small town~~small-town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA





MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District







DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B'*, *Corridor Plans*, of this Comprehensive Plan.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA









CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery





05 FUTURE LAND USE PLAN
02 LAND USE DISTRICTS

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PURPOSE OF THE LAND USE DISTRICTS

The purpose of breaking the *Future Land Use Plan* down into districts is to provide comprehensive strategies for future growth in specific areas of the City that may not be applicable citywide. These district maps can also be offered to the City's various boards and commissions and the City Council to provide an overview of a specific area when contemplating policy changes that could affect said area.

Each of the land use districts is composed of (1) a description of the district, (2) district strategies -- *which help explain the growth objectives for the district* --, (3) a map of the future land use designations and thoroughfare planning, (4) information relating to current housing, population and commercial statistics, (5) build out information relating to housing and population, (6) points of reference, (7) table and graphical data relating to *Future Land Use Designation* acreages and composition, (8) a breakdown of residential, commercial and mixed use land uses -- *which are aggregates of the Future Land Use Designations* --, and (9) pictures showing current development in the district and potential future development based on the images in the *Land Use Plan Designations* of this section of this Comprehensive Plan (*i.e. Section 01.05.01*). For more information concerning the components of the *Land Use Plan Districts,* see the *Components of the Land Use Plan Districts* in the right hand sidebar of this page.

COMPONENTS OF THE LAND USE PLAN DISTRICTS

The following section breaks out the *Land Use Plan* into *Districts* and provides a summary of the land uses, number of current houses and businesses, estimated current population, estimated houses and population at build out, and land use strategies for each district. Below is an explanation of each component of the *Land Use Plan Districts*.

Existing Houses. This icon indicates the total number of houses that are currently existing in the district.

Existing Businesses. This icon indicates the total number of businesses that are currently existing in the district.

Estimated Population. This icon indicates the estimated existing population with in the district.

Percent of Total Houses. This icon indicates the percent of the total housing that currently exists in the district.

Percent of Total Businesses. This icon indicates the percent of the total businesses that currently exists in the district.

Percent of Total Population. This icon indicates the percent of the total population that currently exists in the district.

Estimated Houses at Build Out. This icon indicates the estimated total number of houses in the district at build out.

Estimated Population at Build Out. This icon indicates the estimated total population in the district at build out.

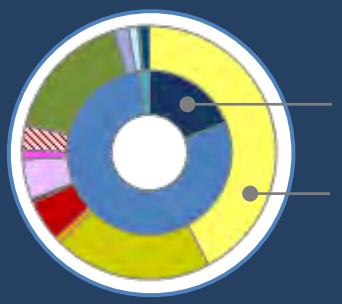
Current and Future Palettes. These borders around pictures indicate current (*i.e. dark blue*) and future (*i.e. light blue*) *Land Use Plan Designation* examples.

Design Element. This icon indicates a design element that relates to district or corridor identity.

Points of Reference. This icon indicates a point of interest that is intended to help orient the reader to the district.

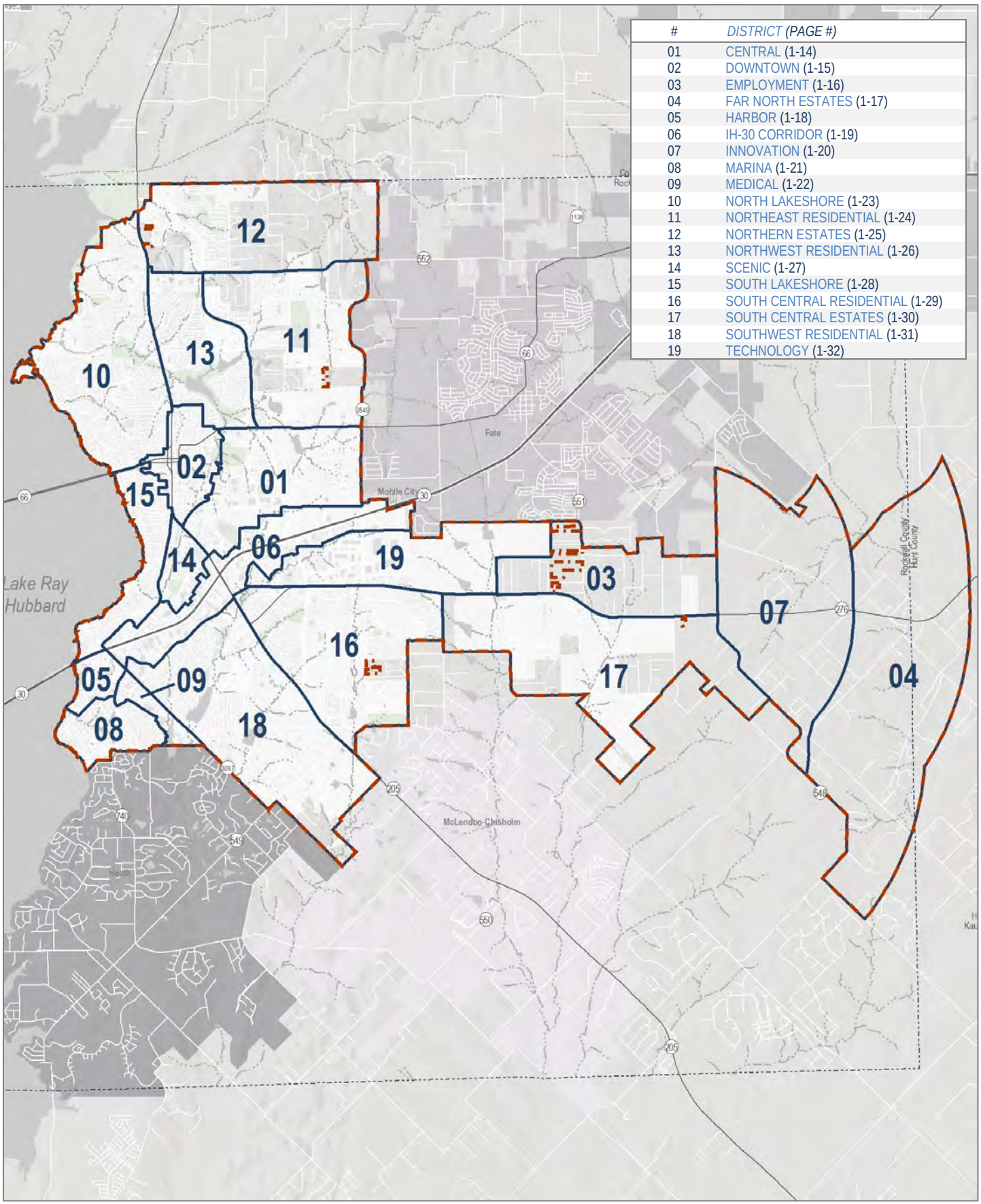
Significant Area. The cross hatched pattern indicated an area that is either in transition or has significance within the district.

Land Use Doughnut Chart. Each district includes a doughnut chart that breaks down both *Land Uses* and *Land Use Designations*. The outer ring is a summary of the *Land Use Designations* in the district and the inner ring is a summary of the *Land Uses* in the district. In addition, a summary of all the land uses and their corresponding acreages have been provided in a chart adjacent to the district map.



Master Thoroughfare Plan. Each district has been overlaid with the *Master Thoroughfare Plan*, and the corresponding designations have been included in a chart adjacent to the district map.

00 OVERVIEW MAP



#	*DISTRICT (PAGE #)*
01	CENTRAL (1-14)
02	DOWNTOWN (1-15)
03	EMPLOYMENT (1-16)
04	FAR NORTH ESTATES (1-17)
05	HARBOR (1-18)
06	IH-30 CORRIDOR (1-19)
07	INNOVATION (1-20)
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12	NORTHERN ESTATES (1-25)
13	NORTHWEST RESIDENTIAL (1-26)
14	SCENIC (1-27)
15	SOUTH LAKESHORE (1-28)
16	SOUTH CENTRAL RESIDENTIAL (1-29)
17	SOUTH CENTRAL ESTATES (1-30)
18	SOUTHWEST RESIDENTIAL (1-31)
19	TECHNOLOGY (1-32)

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

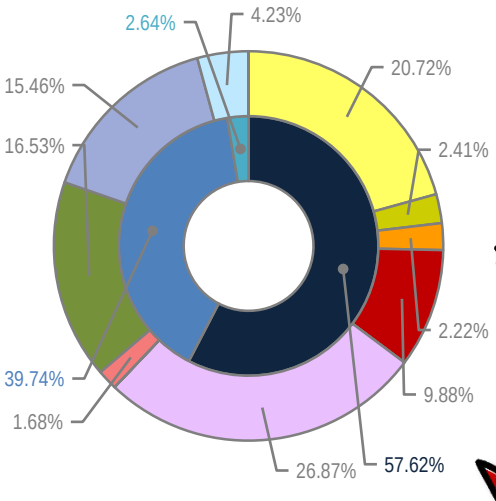
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

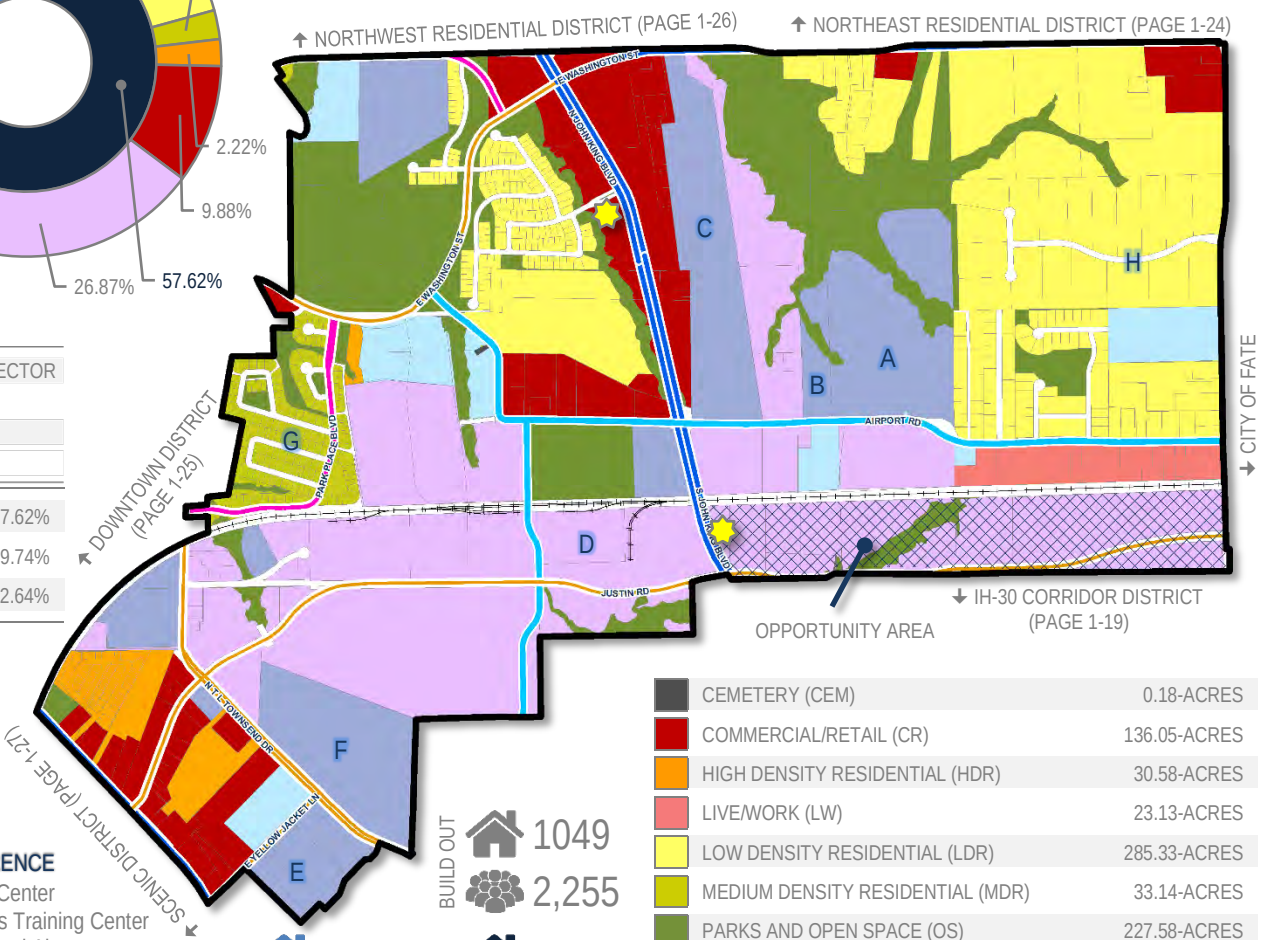
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



MINOR COLLECTOR	
M4U	
A4D	
P6D	
COMMERCIAL	57.62%
RESIDENTIAL	39.74%
MIXED USE	2.64%



POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	622	1049	2.60%
	77		3.94%
	1,337	2,255	2.05%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	136.05-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.13-ACRES
LOW DENSITY RESIDENTIAL (LDR)	285.33-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	33.14-ACRES
PARKS AND OPEN SPACE (OS)	227.58-ACRES
PUBLIC (P)	212.88-ACRES
QUASI-PUBLIC (QP)	58.26-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.07-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	369.98-ACRES

02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

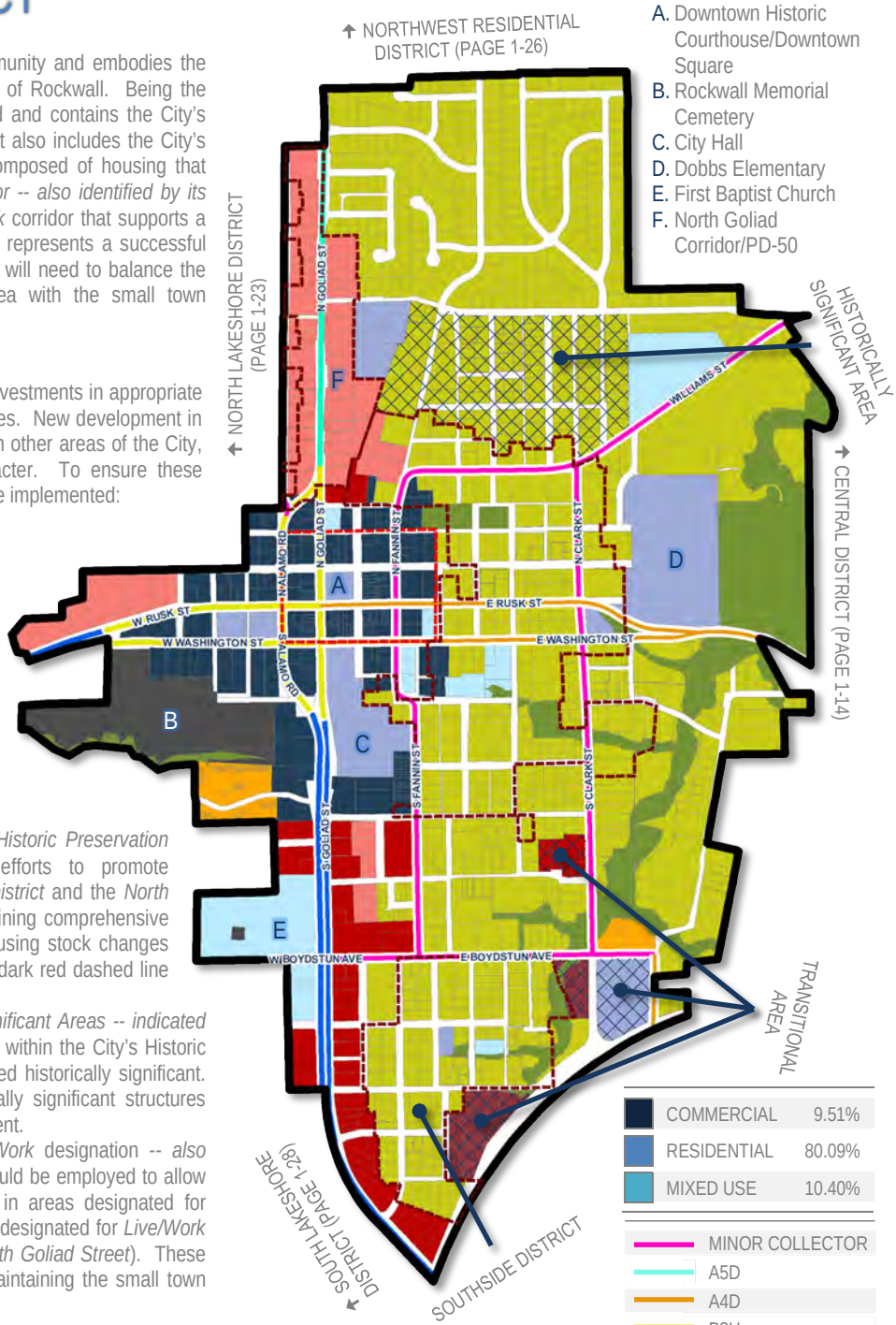
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses (*i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

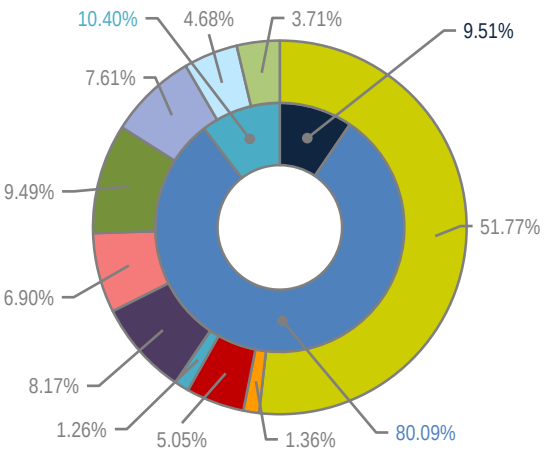
POINTS OF REFERENCE

A. Downtown Historic Courthouse/Downtown Square
B. Rockwall Memorial Cemetery
C. City Hall
D. Dobbs Elementary
E. First Baptist Church
F. North Goliad Corridor/PD-50



COMMERCIAL	9.51%
RESIDENTIAL	80.09%
MIXED USE	10.40%

MINOR COLLECTOR	
A5D	
A4D	
P3U	
P6D	



	BUILD OUT	CURRENT	% OF ROCKWALL
	1,380	1,268	5.31%
	3,433	249	12.76%
		3,147	4.82%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	23.28-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	31.84-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	238.82-ACRES
PARKS AND OPEN SPACE (OS)	43.77-ACRES
PUBLIC (P)	35.10-ACRES
QUASI-PUBLIC (QP)	21.60-ACRES

03 EMPLOYMENT DISTRICT

DISTRICT DESCRIPTION

The *Employment District* is a transitional mixed-use district that has a variety of medium density residential and industrial/commercial land uses. In certain areas of the district, the existing medium density residential land uses are considered to be interim in nature and may be subject to change in the future. The commercial uses in this district utilize SH-276 and its connectivity to other major roadways (*e.g. FM-549, SH-205, and John King Boulevard*) that ultimately lead to IH-30. In the future, this district is intended to provide areas for the expansion of the City's employment sectors, and is ideal for incubator and small office/warehouse uses west of Blackland Road, and larger corporate uses east of Blackland Road.

POINTS OF REFERENCE

A. Wat Lao Siribuddhavas Temple
B. North Fork Farms Subdivision
C. Sun Acres Subdivision
D. Equestrian Estates Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Employment District's* land use pattern is anticipated to change to support the anticipated increase in activity expected at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Technology/Employment Center*. Due to the close proximity of SH-276, the areas identified for *Technology/Employment Center* are suitable for smaller to mid-sized businesses (*e.g. contractor shops, small manufacturing shops/warehouses, business incubators, etc.*). These areas should be buffered from the adjacent medium density residential land uses by large buffers and landscape screening. Where applicable masonry fences can be used to screen areas with outside storage.
2. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing, warehouse and office facilities. These could include larger scale operations such as corporate headquarters. This area is also suitable for mixed office/commercial land uses.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support office and/or residential development in the area. These areas could also provide neighborhood service uses intended to accommodate smaller commercial uses targeted at supporting adjacent residential land uses.
4. *Transitional Area*. The crosshatched area is a transitional zone that is ideal for larger distribution centers, warehouses, and other clean industrial technology. This area is expected to act as a transition from the smaller *Technology/Employment Center* land uses west of Blackland Road to the larger uses that are more suitable for locations adjacent to major roadways (*e.g. uses that are designated for Business Center and Commercial/Retail land uses*).

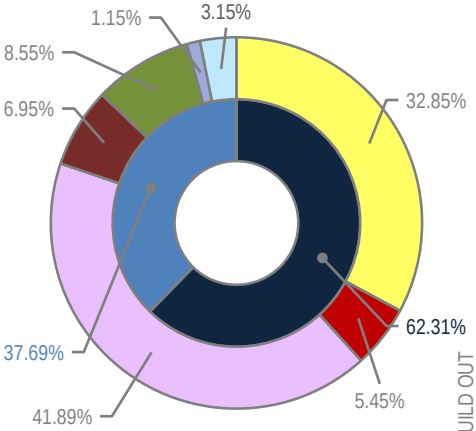
1 Current Suburban Residential



1 Future Technology/Employment Center



2 Future Business Center



COMMERCIAL	62.31%
RESIDENTIAL	37.69%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4U
- P6D

BUILD OUT: 507 / 1,593

CURRENT: 358 / 109 / 1,124

% OF ROCKWALL: 1.50% / 5.58% / 1.72%

BUSINESS CENTER	86.38-ACRES
COMMERCIAL/RETAIL (CR)	67.72-ACRES
LOW DENSITY RESIDENTIAL (LDR)	408.04-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	355.22-ACRES
PARKS AND OPEN SPACE (OS)	106.27-ACRES
PUBLIC (P)	14.31-ACRES
QUASI-PUBLIC (QP)	39.12-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	520.42-ACRES

04 FAR EAST DISTRICT

DISTRICT DESCRIPTION

The *Far East District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ) and is bisected by the Rockwall County/Hunt County line. This district currently is primarily developed with low density estate housing that is on OSSF or septic systems. The only major roadway located within the district is SH-276, which acts as the districts primary east/west access. The *Far District* represents an area that will likely not change dramatically in the near future; however, there are some possibilities of SH-276 developing with future commercial land uses that will serve the existing residential in the area.

DISTRICT STRATEGIES

The *Far East District* is not anticipated to change dramatically in the near future. Taking this into consideration the following strategies should be implemented in this district:

1. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
2. *Commercial/Retail Centers*. The commercial/retail centers along SH-276 are ideal for smaller retail businesses and restaurants that could support the existing residential development in the area. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses and should be designed to a scale that provides appropriate transitions to existing established residential properties.

POINTS OF REFERENCE

A. Chisolm Trail Subdivision
B. Buena Vista Subdivision
C. Wildwood Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use



3 Future Neighborhood/ Convenience Center



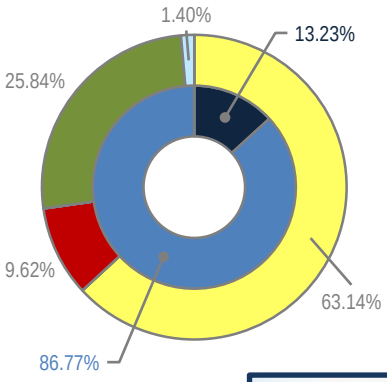
1 Current Suburban Residential

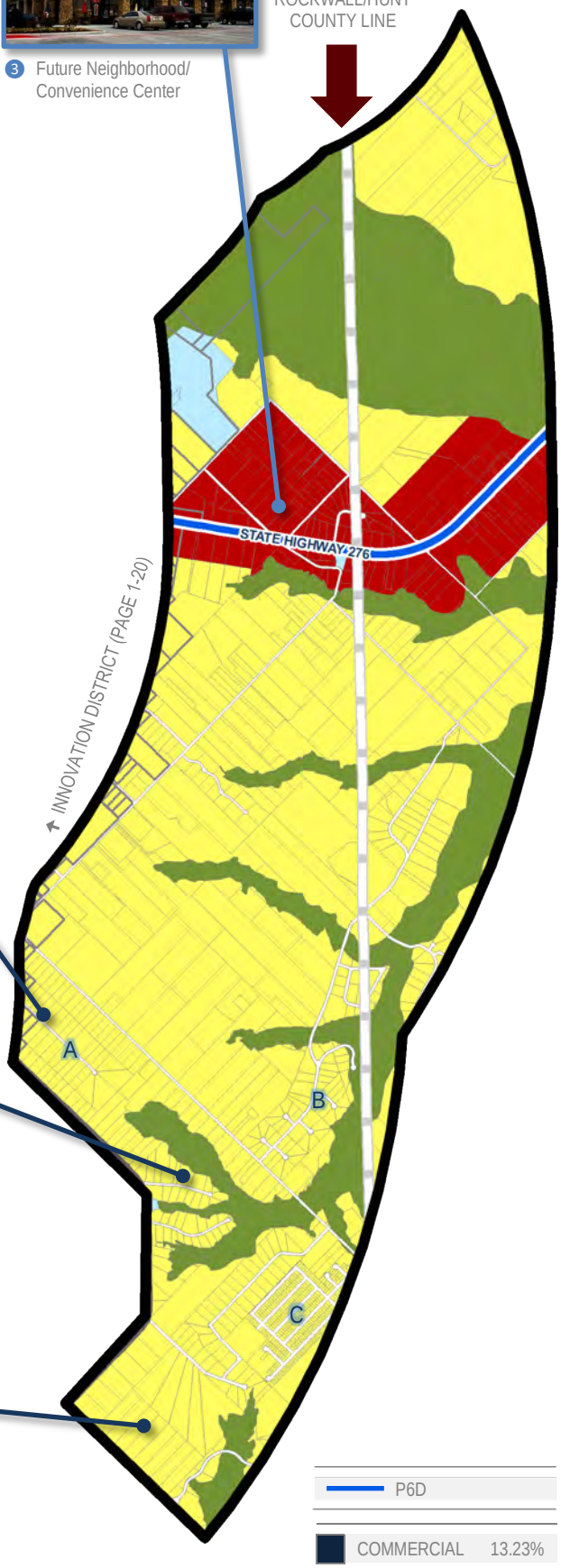


1 Current Residential



1 Current Suburban Residential





BUILD OUT		2,491
		7,654
CURRENT		823
		7
		2,436
% OF ROCKWALL		3.44%
		0.36%
		3.73%

COMMERCIAL/RETAIL (CR)	415.90-ACRES
LOW DENSITY RESIDENTIAL (LDR)	2,728.89-ACRES
PARKS AND OPEN SPACE (OS)	1,116.67-ACRES
QUASI-PUBLIC (QP)	60.39-ACRES

P6D

COMMERCIAL	13.23%
RESIDENTIAL	86.77%
MIXED USE	0.00%

05 HARBOR DISTRICT

DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the *Harbor District* is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's *Downtown Square*.

POINTS OF REFERENCE

A. Harbor Fountain
B. Hilton Hotel & Resort
C. Trend Tower
D. Lago Vista Subdivision
E. Signal Ridge Condominiums

LAND USE PALETTES

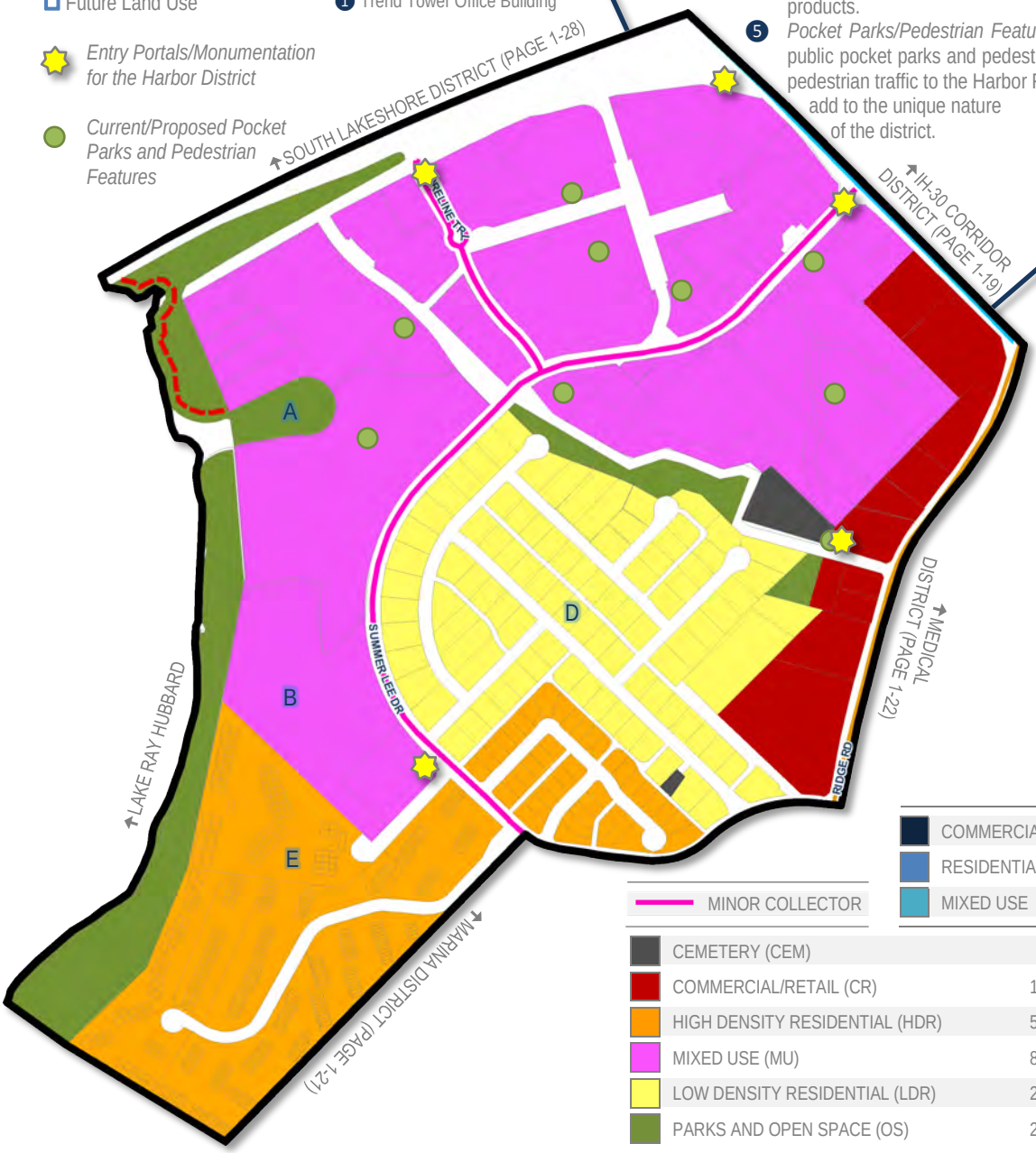
Current Land Use
Future Land Use

Entry Portals/Monumentation for the Harbor District

Current/Proposed Pocket Parks and Pedestrian Features



1 Trend Tower Office Building



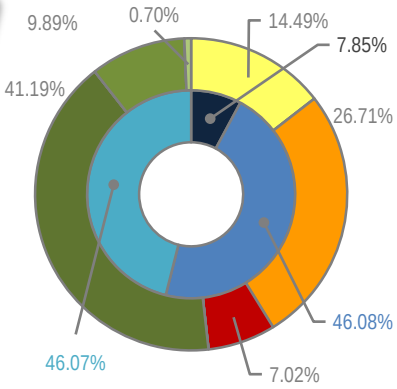
DISTRICT STRATEGIES

With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

1. *Mixed Use*. The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
2. *Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
4. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing products.
5. *Pocket Parks/Pedestrian Features and Trails*. A series of private and public pocket parks and pedestrian features connected by trails leading pedestrian traffic to the Harbor Fountain/Park should be established to add to the unique nature of the district.



3 Current Suburban Residential



COMMERCIAL	7.85%
RESIDENTIAL	46.09%
MIXED USE	46.06%

MINOR COLLECTOR

CEMETERY (CEM)	1.43-ACRES
COMMERCIAL/RETAIL (CR)	14.25-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.21-ACRES
MIXED USE (MU)	83.60-ACRES
LOW DENSITY RESIDENTIAL (LDR)	29.42-ACRES
PARKS AND OPEN SPACE (OS)	20.07-ACRES

CURRENT	1,448	126	3,359
% OF ROCKWALL	6.06%	6.45%	5.14%
BUILD OUT	1,494		3,466

06 IH-30 CORRIDOR DISTRICT

DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 73.14% developed, with the remaining 26.86% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

POINTS OF REFERENCE

A. Lake Point Church
B. Rochell Elementary School
C. Walmart
D. Costco

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

IH-30 Corridor Plan
Eastern Entry Portals

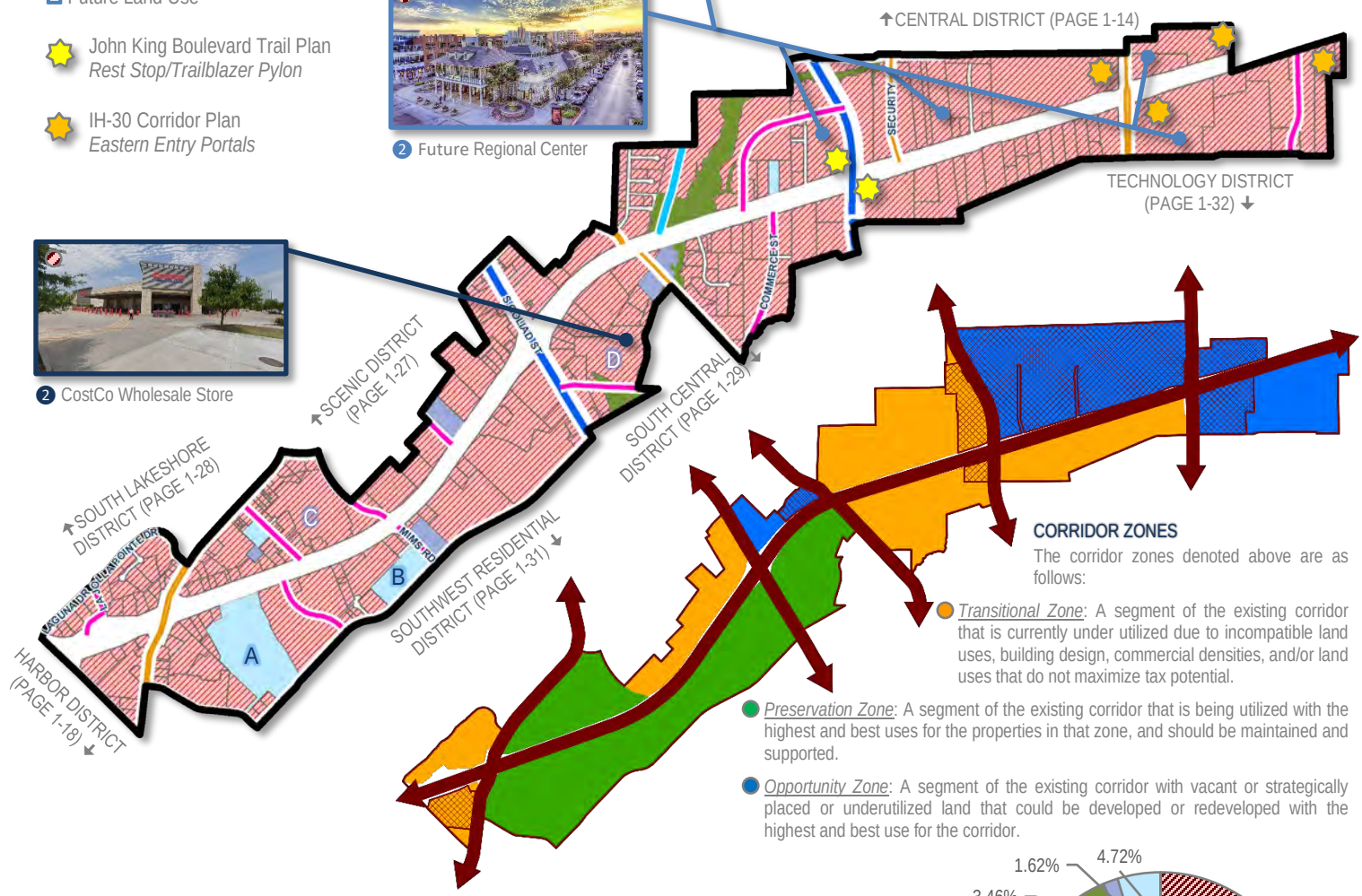


2/3 Future Regional Center



2 Future Regional Center

2 CostCo Wholesale Store



DISTRICT STRATEGIES

The *IH-30 Corridor District* will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

1. *Corridor Strategies*. The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be considered when reviewing new development within the IH-30 Corridor.
2. *Regional Center*. In accordance with the *IH-30 Corridor Plan*, a regional center should be located on each of the properties denoted in the red cross hatch (⊠) in the Corridor Zones map below. These regional centers should generally follow one (1) of the four (4) models identified in the *IH-30 Corridor Plan* (*i.e. Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center models*).
3. *Open Space*. Large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

CORRIDOR ZONES

The corridor zones denoted above are as follows:

- *Transitional Zone*: A segment of the existing corridor that is currently under utilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.
- *Preservation Zone*: A segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported.
- *Opportunity Zone*: A segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.

BUILD OUT
485*
1,043*

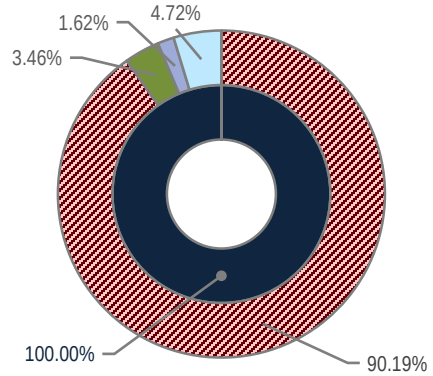
CURRENT
1
633
3

% OF ROCKWALL
0.00%
32.43%
0.00%

COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%

MINOR COLLECTOR	
M4U	
A4D	
P6D	

PARKS AND OPEN SPACE (OS)	37.03-ACRES
PUBLIC (P)	17.35-ACRES
QUASI-PUBLIC (QP)	50.46-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	963.91-ACRES



07 INNOVATION DISTRICT

DISTRICT DESCRIPTION

The *Innovation District* is the second eastern most district and is entirely composed of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing low density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548 and along both these Roadways)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop, and dine*) in the area.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop, the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

POINTS OF REFERENCE

A. Alexander Ranch Subdivision
B. Wanda Ridge Estates Subdivision
C. Bent Trail Estates Subdivision
D. Chisholm Trail Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

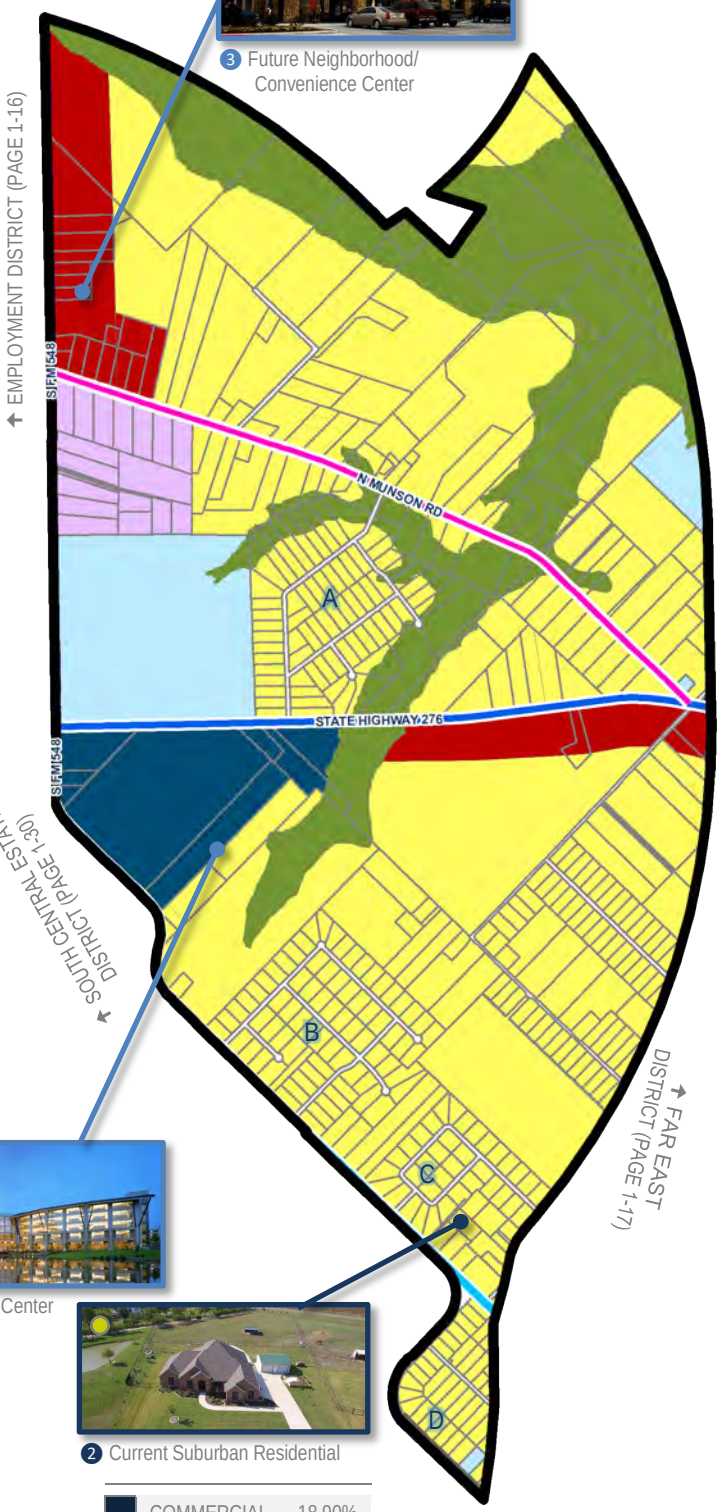


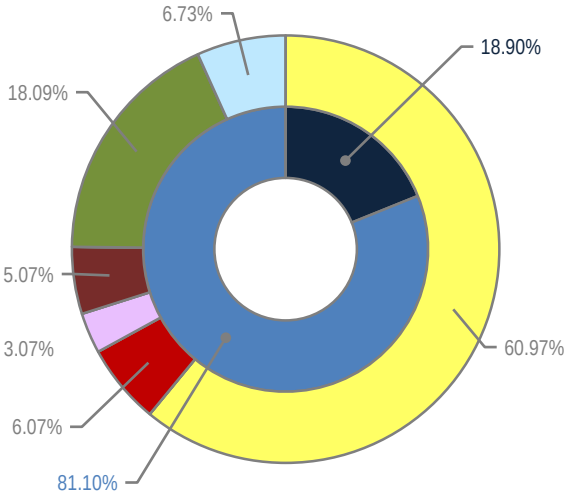
3 Future Neighborhood/ Convenience Center



4 Future Business Center

2 Current Suburban Residential





BUILD OUT	1,541	
	4,707	
CURRENT	363	
	2	
	1,102	
% OF ROCKWALL	1.52%	
	0.10%	
	1.69%	

COMMERCIAL	18.90%
RESIDENTIAL	81.10%
MIXED USE	0.00%

MINOR COLLECTOR	
M4U	

BUSINESS CENTER (BC)	140.62-ACRES
COMMERCIAL/RETAIL (CR)	168.19-ACRES
TECHNOLOGY/EMPLOYMENT CENTER	85.25-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,690.41-ACRES
QUASI-PUBLIC (QP)	186.73-ACRES
PARKS AND OPEN SPACE (OS)	501.48-ACRES

08 MARINA DISTRICT

DISTRICT DESCRIPTION

The *Marina District* is a residential district that is significantly developed with medium density, suburban housing. The Chandler's Landing Subdivision is the largest subdivision in the district and was constructed to take advantage of the views provided by Lake Ray Hubbard, which is situated west of the district. In addition to the Chandler's Landing Subdivision, the district also contains the Fox Chase, Benton Woods, and Rainbow Lake Estates subdivisions. Ridge Road [*FM-740*] provides the main north/south access, and bisects the district along the boundary of the Chandler's Landing Subdivision.

POINTS OF REFERENCE

A. Henry M. Chandler's Park
B. Chandler's Landing Marina
C. Chandler's Landing Community Park
D. Fox Chase Subdivision
E. Rainbow Lakes Estates Subdivision
F. Benton Woods Subdivision

DISTRICT STRATEGIES

The *Marina District* is significantly developed and is not anticipated to change its land use pattern in the future. As a result, this district's land use strategies are centered on infill and potential redevelopment. These policies are as follows:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing. Non-residential infill development should be designed utilizing an architectural style and scale that will be complementary to the adjacent residential structures and neighborhoods.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.

LAND USE PALETTES

- Current Land Use
- Future Land Use



1 Current Suburban Residential



1 Current Suburban Residential

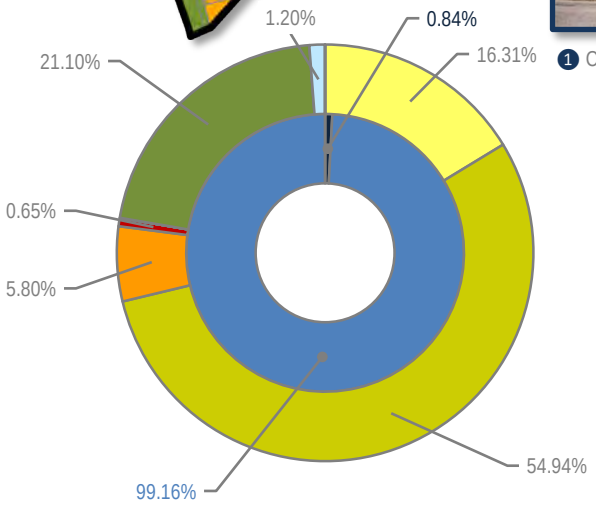


1 Current Suburban Residential



1 Current Suburban Residential

CURRENT		1,468
		9
		3,708
BUILD OUT		1,526
		3,847
% OF ROCKWALL		6.14%
		0.46%
		5.67%



COMMERCIAL	0.84%
RESIDENTIAL	99.16%
MIXED USE	0.00%

MINOR COLLECTOR	
A4D	
M4U	

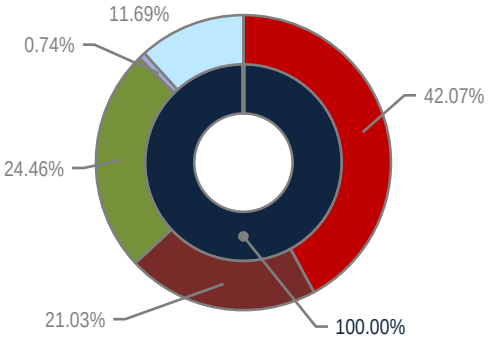
CEMETERY (CEM)	0.03-ACRES
COMMERCIAL/RETAIL (CR)	2.80-ACRES
LOW DENSITY RESIDENTIAL (LDR)	70.19-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	236.44-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	24.95-ACRES
PARKS AND OPEN SPACE (OS)	90.08-ACRES
QUASI-PUBLIC (QP)	5.18-ACRES

09 MEDICAL DISTRICT

CURRENT: 0 / 173 / 0

BUILD OUT: 0 / 0

% OF ROCKWALL: 0.00% / 8.86% / 0.00%



BUSINESS CENTER	36.01-ACRES
COMMERCIAL/RETAIL (CR)	72.06-ACRES
PARKS AND OPEN SPACE (OS)	41.90-ACRES
PUBLIC (P)	1.27-ACRES
QUASI-PUBLIC (QP)	20.03-ACRES

COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%

MINOR COLLECTOR
M4U
A4D

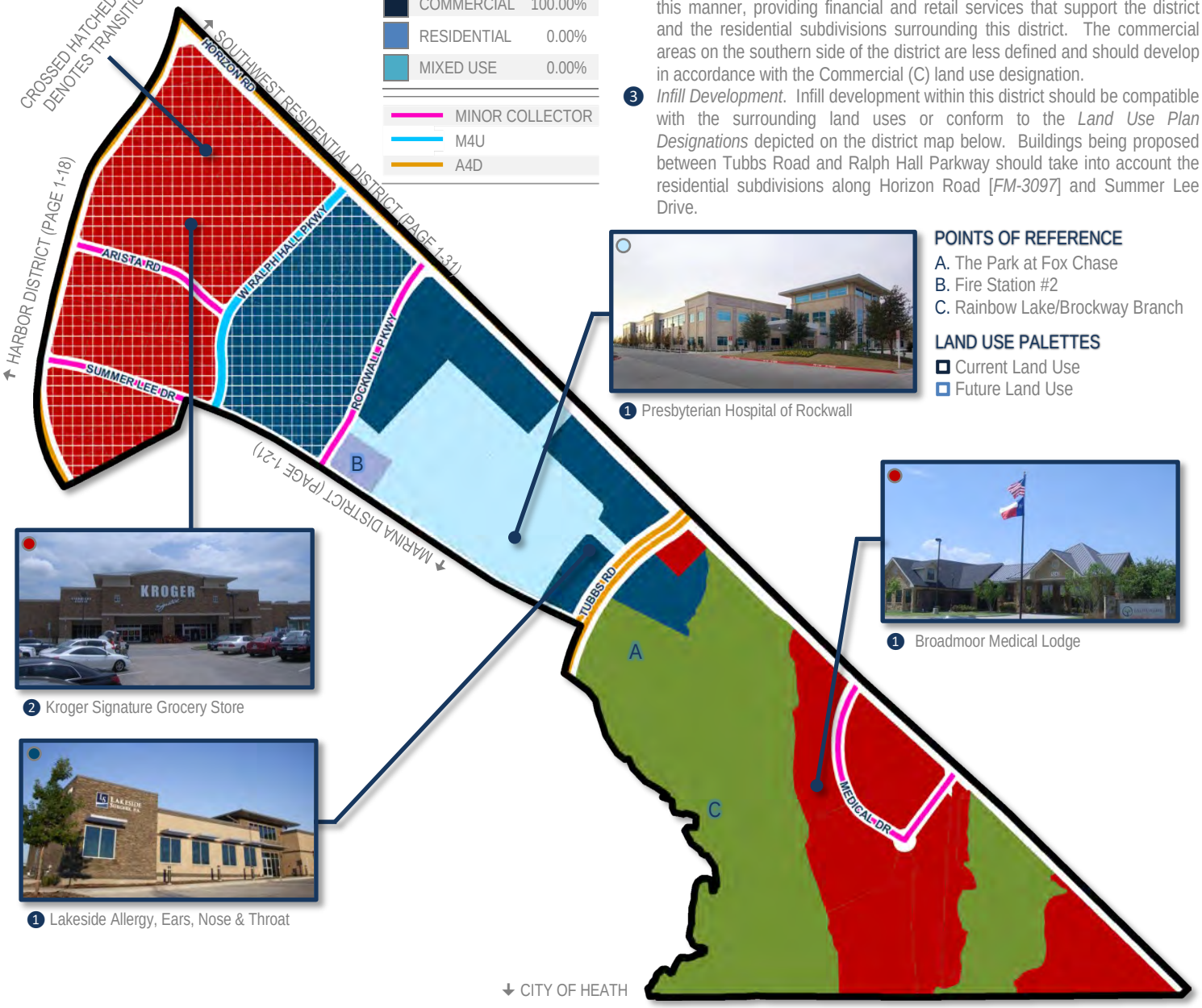
DISTRICT DESCRIPTION

The *Medical District* is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road. At the center of this district is Presbyterian Hospital of Rockwall, a ~100,000 SF full service hospital facility. Along the southern boundary of the district is a long-term rehabilitation center followed by an assisted living facility. Extending north from W. Ralph Hall Parkway are several retail and personal service businesses that transition the district from medical and professional offices to commercial/retail land uses, which are more characteristic of the land uses along Ridge Road [*FM-740*].

DISTRICT STRATEGIES

Currently, the *Medical District* is nearing buildout with only a few parcels of vacant land left in the central and southern areas of the district. Considering this, the following are the recommended strategies for this district:

1. *Business Center*. The Business Center (BC) areas surrounding the Presbyterian Hospital of Rockwall -- *which is the largest employer in the district* -- are designed to continue to attract medical and professional offices. These uses should support each other and continue to define the district.
2. *Commercial*. The crosshatched pattern on the northern side of the district represents a transitional area from the medical and professional office uses to the commercial/retail land uses that are more typical of the uses found along Ridge Road. It is anticipated that this area will continue to function in this manner, providing financial and retail services that support the district and the residential subdivisions surrounding this district. The commercial areas on the southern side of the district are less defined and should develop in accordance with the Commercial (C) land use designation.
3. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map below. Buildings being proposed between Tubbs Road and Ralph Hall Parkway should take into account the residential subdivisions along Horizon Road [*FM-3097*] and Summer Lee Drive.



POINTS OF REFERENCE

A. The Park at Fox Chase
B. Fire Station #2
C. Rainbow Lake/Brockway Branch

LAND USE PALETTES

Current Land Use
Future Land Use

1 Presbyterian Hospital of Rockwall

2 Kroger Signature Grocery Store

1 Broadmoor Medical Lodge

1 Lakeside Allergy, Ears, Nose & Throat

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

LAND USE PALETTES

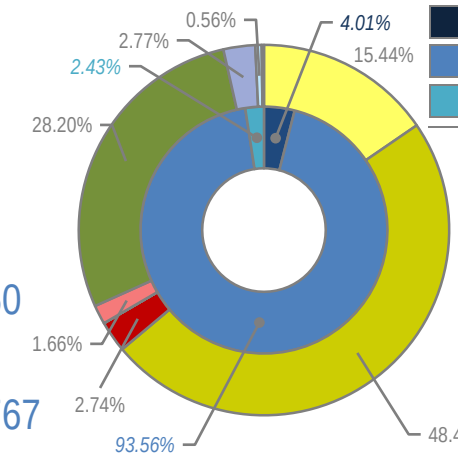
☐ Current Land Use
☐ Future Land Use

1 Current Suburban Residential

1 Current Suburban Residential

1 Current Suburban Residential





COMMERCIAL	4.01%
RESIDENTIAL	93.56%
MIXED USE	2.43%

MINOR COLLECTOR	
M4U	
A4D	

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	52.10-ACRES
LIVE/WORK (LW)	31.65-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	922.28-ACRES
LOW DENSITY RESIDENTIAL (LDR)	293.89-ACRES
PARKS AND OPEN SPACE (OS)	536.95-ACRES
PUBLIC (P)	52.71-ACRES
QUASI-PUBLIC (QP)	10.57-ACRES

	BUILD OUT	CURRENT
	4,261	4,050
	12,377	11,767
% OF ROCKWALL	16.95%	
	3.94%	
	18.01%	

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district has several newer low-density housing subdivisions that reflect the current development patterns in the area. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

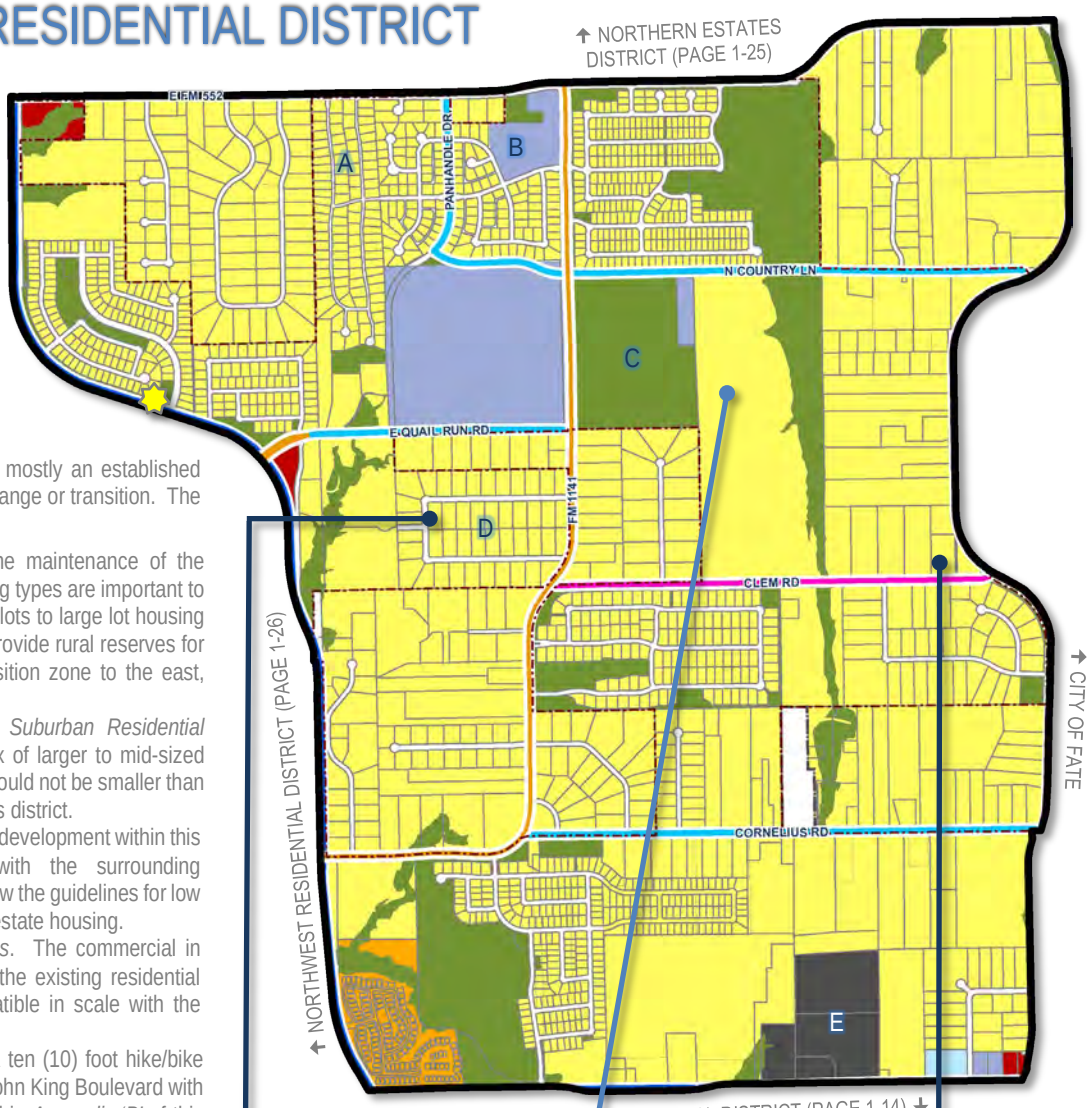
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

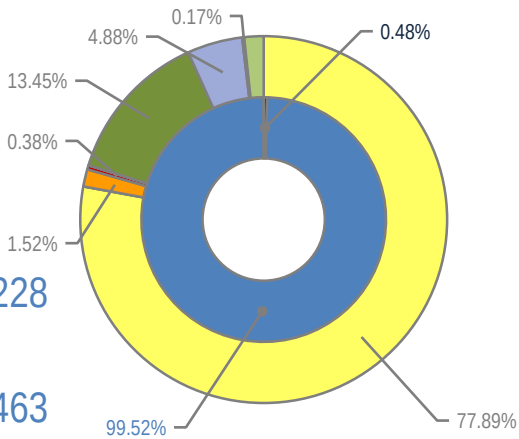

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
2,198
6,199

% OF ROCKWALL
5.14%
0.82%
5.30%

CURRENT
1,228
16
3,463



MINOR COLLECTOR	
M4U	
A4D	

COMMERCIAL	0.48%
RESIDENTIAL	99.52%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	7.19-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,477.00-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	28.79-ACRES
PARKS AND OPEN SPACE (OS)	255.10-ACRES
PUBLIC (P)	92.48-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

12 NORTHERN ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Northern Estates District* is characterized by its low-density, single-family residential housing. This area typically consists of estate and rural living on lots that range in size from one (1) to two (2) acres, to larger 50+ acre tracts of land. Breaking from this land use pattern is the Breezy Hill Subdivision, which is an estate style, master planned community that consists of lot sizes that range from 60' x 120' (7,200 SF) to 100' x 200' (20,000 SF).

POINTS OF REFERENCE

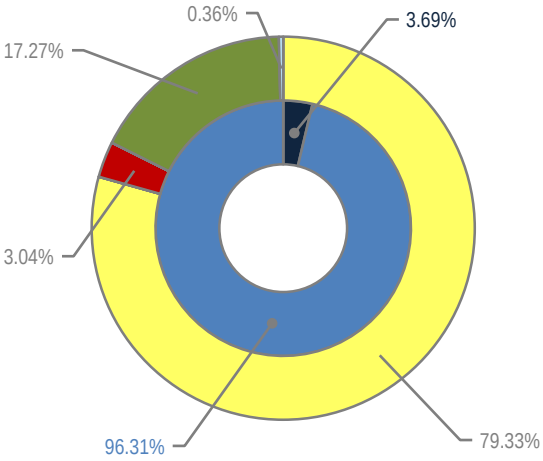
A. Park at Breezy Hill
B. Breezy Hill Subdivision
C. Hidden Valley Estates
D. Skyview Country Estates
E. Holiday Farm Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

CURRENT	998	
	2	
	2,242	
BUILD OUT	2,277	
	5,057	
% OF ROCKWALL	4.18%	
	0.10%	
	3.43%	



DISTRICT STRATEGIES

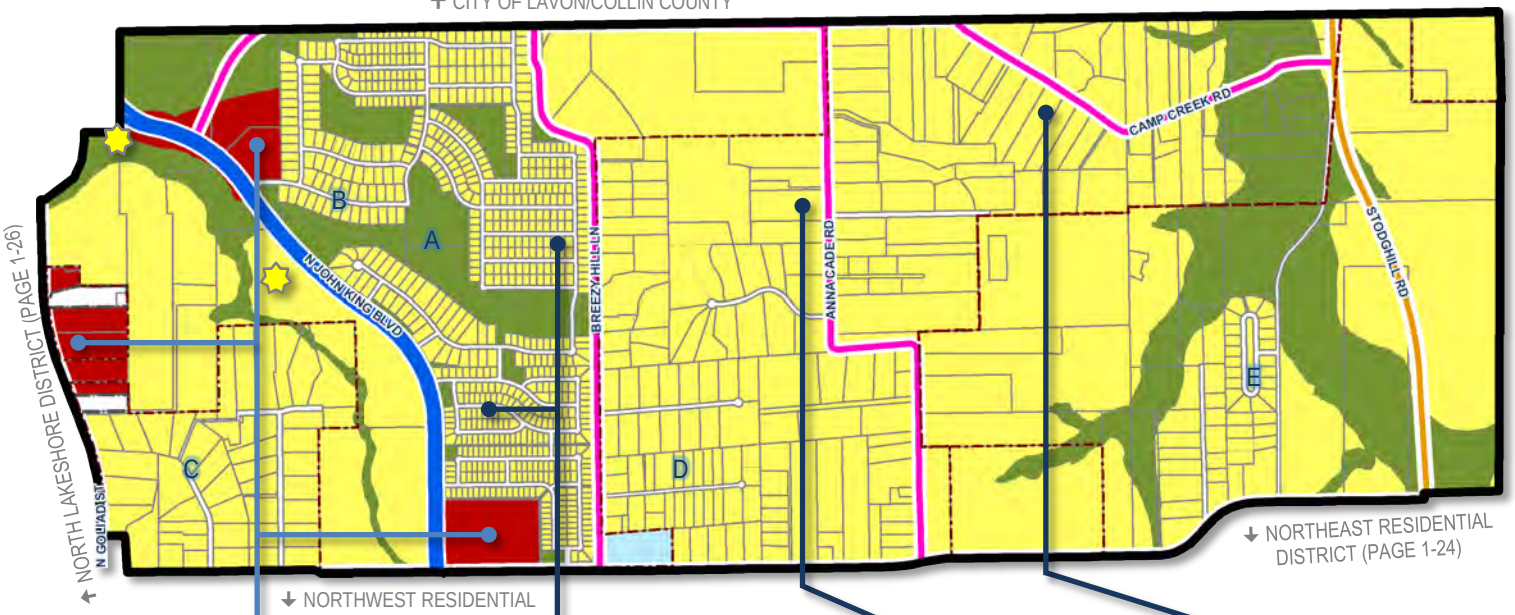
The *Northern Estates District* being mostly an established single-family district, is not anticipated to change or transition in the future. The following are the strategies for this district:

1. *Estate and Rural Residential*. *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots to large lot housing. These areas also provide rural reserves for the City and create a natural transition zone from the Districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community like the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

MINOR COLLECTOR	
P6D	
A4D	

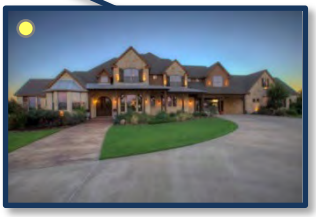
COMMERCIAL	3.69%
RESIDENTIAL	96.31%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	62.14-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,623.08-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	0.04-ACRES
PARKS AND OPEN SPACE (OS)	353.38-ACRES
QUASI-PUBLIC (QP)	7.33-ACRES




3 Future Neighborhood/Convenience Center


2 Current Suburban Residential


1 Current Estate Residential


1 Current Rural Residential

13 NORTHWEST RESIDENTIAL DISTRICT



2 Shops at Stone Creek

1 Current Suburban Residential

2 Kroger Shopping Center

1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

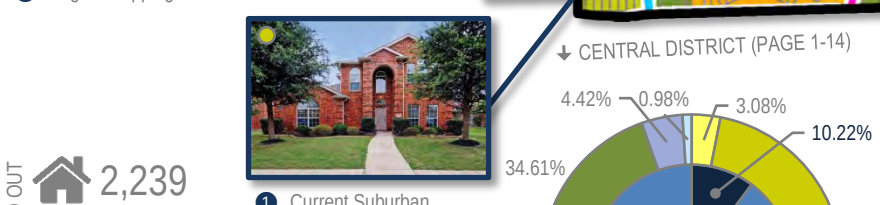
POINTS OF REFERENCE

A. J. W. Williams Middle School
B. The Park at Stone Creek
C. Stone Creek Subdivision
D. Fire Station #3
E. The Parks at Squabble Creek
F. Caruth Lakes Subdivision

John King Boulevard Trail Plan *Rest Stop/Trailblazer*

LAND USE PALETTES

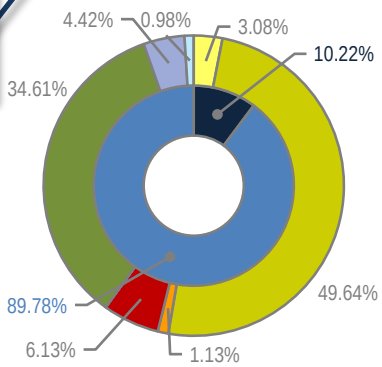
Current Land Use
Future Land Use



COMMERCIAL	10.22%	
RESIDENTIAL	89.78%	
MIXED USE	0.00%	

P6D	
MINOR COLLECTOR	
M4U	
A4D	

COMMERCIAL/RETAIL (CR)	60.20-ACRES
LOW DENSITY RESIDENTIAL (LDR)	30.24-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	487.31-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	11.11-ACRES
PARKS AND OPEN SPACE (OS)	339.74-ACRES
PUBLIC (P)	43.39-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES



BUILD OUT
2,239
6,807

% OF ROCKWALL
8.29%
2.00%
9.21%

CURRENT
1,981
39
6,022

14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

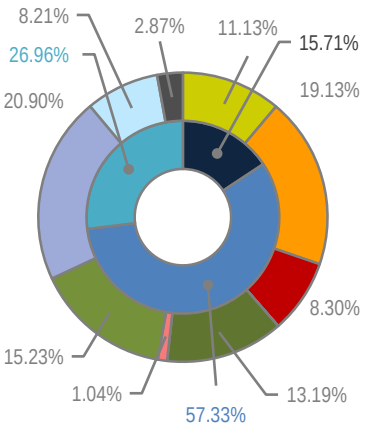
1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

Current Land Use
Future Land Use





3 Future Neighborhood/ Convenience Center



4 Current Suburban Residential



2 The Commons



P6D	
MINOR COLLECTOR	
A4D	

COMMERCIAL	15.71%
RESIDENTIAL	57.33%
MIXED USE	26.96%

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	48.17-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.36-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	20.67-ACRES

	BUILD OUT	% OF ROCKWALL
	1,214	5.08%
	68	3.48%
	2,768	4.24%

CURRENT

15 SOUTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

Like the *North Lakeshore District*, the *South Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established, and are not anticipated to change. In addition, it is not expected that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *South Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas may also contain office uses that are compatible with regard to traffic and intensity as the *Neighborhood/Convenience Centers*.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential to office for properties that front onto Ridge Road [*FM-740*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.

POINTS OF REFERENCE

A. Lakeside Village Subdivision
B. Turtle Cove Subdivision
C. Lake Ridge Park Subdivision
D. Ridge Road Village Subdivision
E. Gardenhire Cemetery

LAND USE PALETTES

Current Land Use
Future Land Use

1 Current Suburban Residential

3 Dyer Insurance

1 Current Suburban Residential

1 Current Suburban Residential

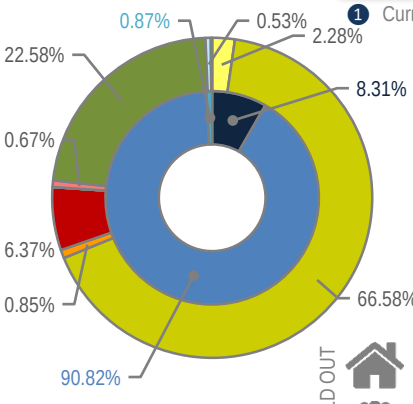


1 Current Suburban Residential



1 Current Suburban Residential





BUILD OUT	1,626	1,605	6.72%
CURRENT	35		1.79%
	3,675	3,627	5.55%

% OF ROCKWALL

MINOR COLLECTOR	
COMMERCIAL	8.31%
RESIDENTIAL	90.82%
MIXED USE	0.87%

CEMETERY (CEM)	0.75-ACRES
COMMERCIAL/RETAIL (CR)	34.92-ACRES
LIVE/WORK (LW)	3.66-ACRES
LOW DENSITY RESIDENTIAL (LDR)	12.48-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	364.76-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	4.63-ACRES
PARKS AND OPEN SPACE (OS)	123.71-ACRES
QUASI-PUBLIC (QP)	2.93-ACRES

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land that are entitled for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 has created a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner in the future.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

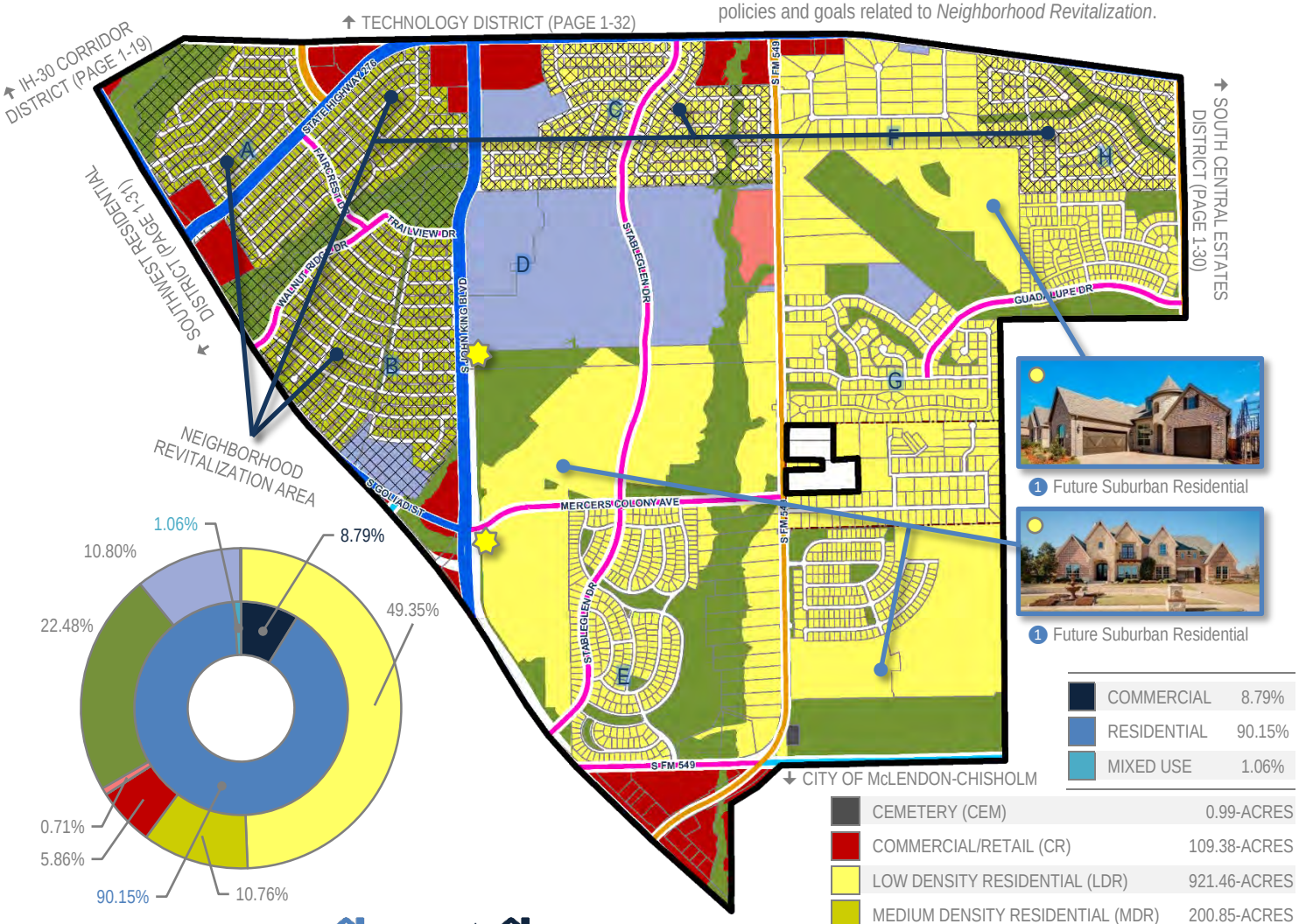
- Current Land Use
- Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low or medium density, suburban housing.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.
4. *Neighborhood Revitalization Area*. See Goal #4 of Section 02.01, *Existing Residential Developments*, of Chapter 8, *Residential*, of this document for policies and goals related to *Neighborhood Revitalization*.



1 Future Suburban Residential

1 Future Suburban Residential

COMMERCIAL	8.79%
RESIDENTIAL	90.15%
MIXED USE	1.06%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	109.38-ACRES
LOW DENSITY RESIDENTIAL (LDR)	921.46-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
LIVE/WORK (LW)	13.19-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	201.62-ACRES
QUASI-PUBLIC (QP)	0.07-ACRES

- MINOR COLLECTOR
- A4D
- M4U
- P6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,460	10.29%	3,125
	17	0.87%	
	7,761	11.88%	9,770

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

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

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

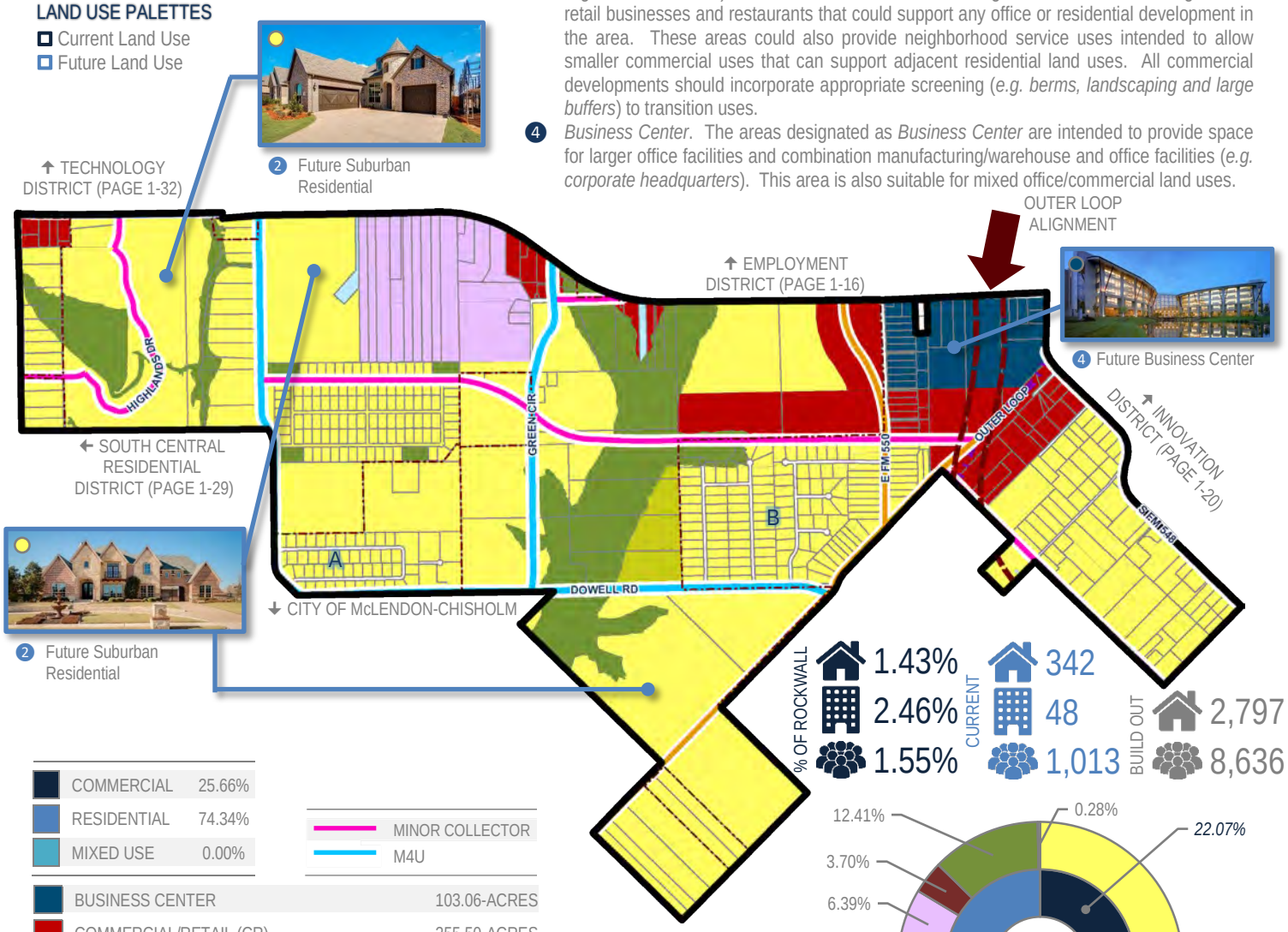
LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

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

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

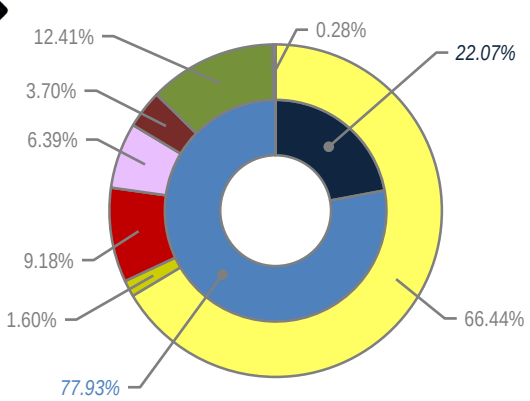


COMMERCIAL	25.66%
RESIDENTIAL	74.34%
MIXED USE	0.00%

MINOR COLLECTOR	
M4U	

BUSINESS CENTER	103.06-ACRES
COMMERCIAL/RETAIL (CR)	255.50-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,849.97-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	44.54-ACRES
PARKS AND OPEN SPACE (OS)	354.43-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

% OF ROCKWALL	CURRENT	BUILD OUT
1.43%	342	2,797
2.46%	48	
1.55%	1,013	8,636



18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential

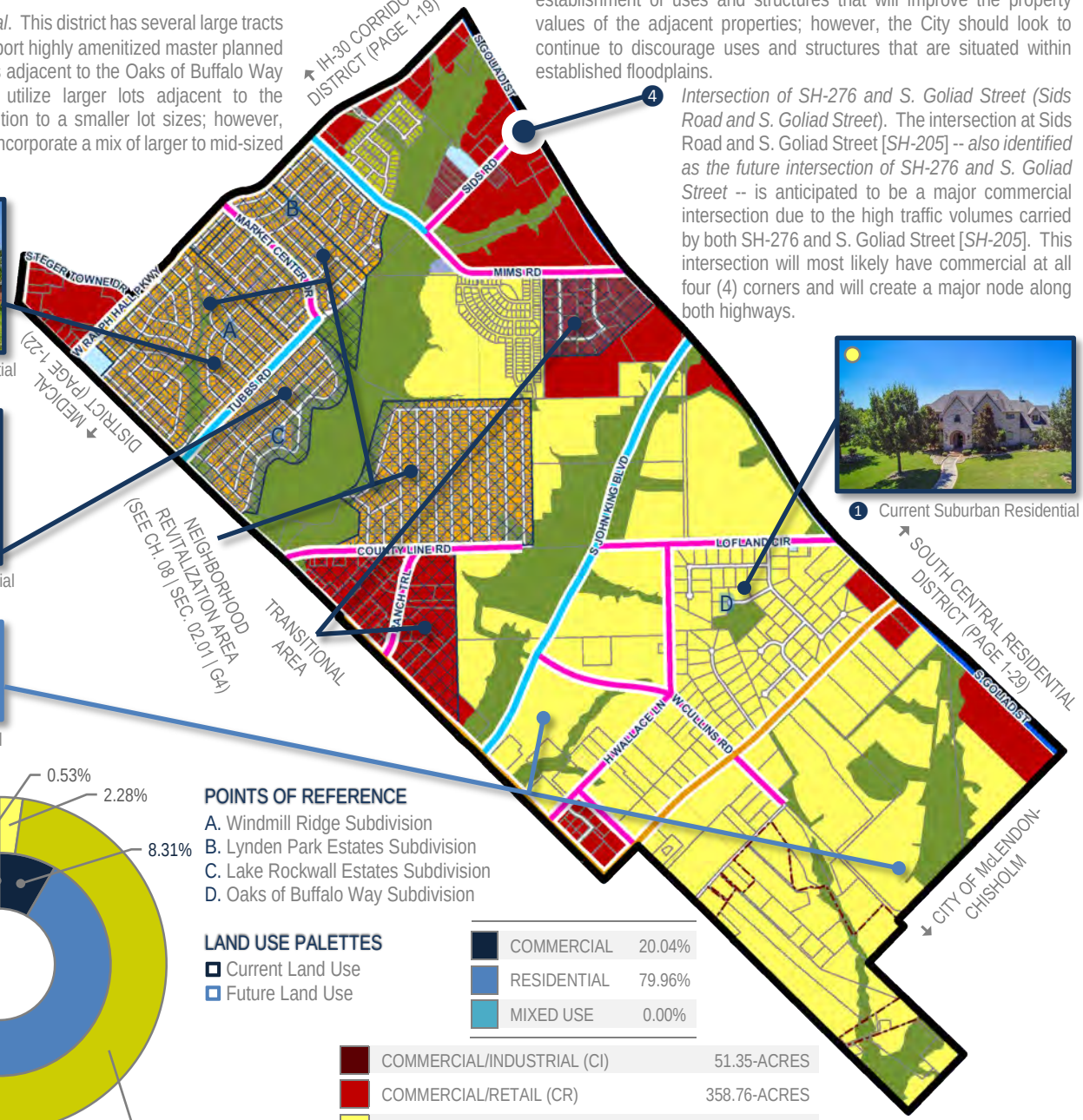


1 Current Suburban Residential



1 Future Suburban Residential

1 Current Suburban Residential

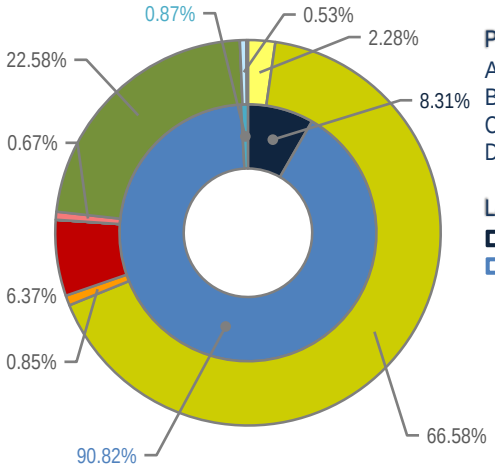


POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



COMMERCIAL	20.04%	
RESIDENTIAL	79.96%	
MIXED USE	0.00%	

COMMERCIAL/INDUSTRIAL (CI)	51.35-ACRES
COMMERCIAL/RETAIL (CR)	358.76-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,109.94-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	19.82-ACRES
HIGH DENSITY RESIDENTIAL (MDR)	359.08-ACRES
PARKS AND OPEN SPACE (OS)	579.42-ACRES
PUBLIC (P)	2.09-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

- MINOR COLLECTOR
- A4D
- M4U
- P6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,360	9.88%	4,216
	181	9.27%	
	7,658	11.72%	13,674

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

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

POINTS OF REFERENCE

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

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

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

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



1 Current Suburban Residential



1 Pegasus Foods



1 Future Technology/Employment Center



2 Future Suburban Residential





3 Future Neighborhood/Convenience Centers

COMMERCIAL	54.21%
RESIDENTIAL	45.79%
MIXED USE	0.00%

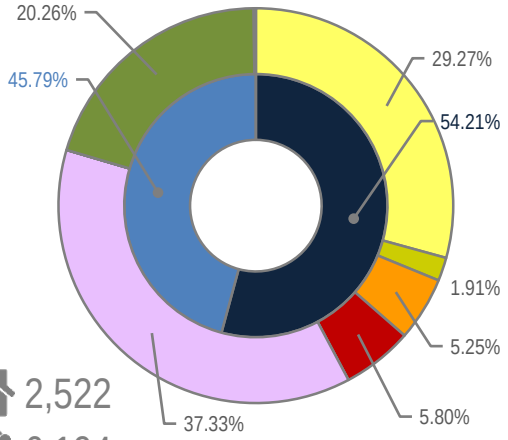
- MINOR COLLECTOR
- A4D
- M4U
- P6D
- TXDOT 4D

COMMERCIAL/RETAIL (CR)	82.43-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	416.15-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	288.09-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.81-ACRES

% OF ROCKWALL
5.48%
4.30%
4.31%

CURRENT
1,309
84
2,816

BUILD OUT
2,522
6,194



20 SUMMARY LAND USE PLAN

SUMMARY OF LAND USE PLAN IN ACRES BY DISTRICT, LAND USE DESIGNATION AND LAND USE

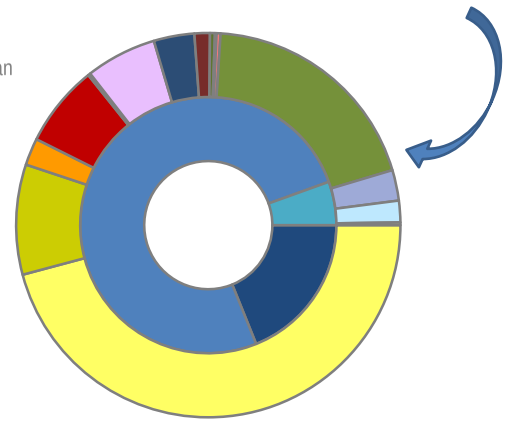
The following is a summary of the total acreage by *Land Use District* for each *Land Use Designation* and the corresponding land use breakdown at the time of the adoption of the Comprehensive Plan:

		RESIDENTIAL: 75.56%			COMMERCIAL: 18.90%			MIXED USE: 5.54%								
		LDR	MDR	HDR	CR	CI	TEC	SC	BC	MU	DT	LW	OS	P	QP	CEM
#	DISTRICT (PAGE #)															
1	CENTRAL (1-14)	285.33	33.14	30.58	136.05	0.00	369.98	0.07	0.00	0.00	0.00	23.13	227.58	212.88	58.26	0.18
2	DOWNTOWN (1-15)	0.00	238.82	6.27	23.28	5.82	0.00	0.00	0.00	0.00	37.67	31.84	43.77	35.10	21.60	17.11
3	EMPLOYMENT (1-16)	408.04	0.00	0.00	67.72	0.00	520.42	0.00	86.38	0.00	0.00	0.00	106.27	14.31	39.12	0.00
4	FAR EAST (1-17)	2,728.89	0.00	0.00	415.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,116.67	0.00	60.39	0.00
5	HARBOR (1-18)	29.42	0.00	54.21	14.25	0.00	0.00	0.00	0.00	83.60	0.00	0.00	20.07	0.00	0.00	1.43
6	IH-30 CORRIDOR (1-19)	0.00	0.00	0.00	0.00	0.00	0.00	963.91	0.00	0.00	0.00	0.00	37.03	17.35	50.46	0.00
7	INNOVATION (1-20)	1,690.41	0.00	0.00	168.19	0.00	85.25	0.00	140.62	0.00	0.00	0.00	501.48	0.00	186.73	0.00
8	MARINA (1-21)	70.19	236.44	24.95	2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.80	0.00	5.18	0.03
9	MEDICAL (1-22)	0.00	0.00	0.00	72.06	0.00	0.00	0.00	36.01	0.00	0.00	0.00	41.90	1.27	20.03	0.00
10	NORTH LAKESHORE (1-23)	293.89	922.28	0.00	52.10	0.00	0.00	0.00	0.00	0.00	0.00	31.65	536.95	52.71	10.57	3.76
11	NORTHEAST RESIDENTIAL (1-24)	1,477.00	0.00	28.79	7.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.10	92.48	3.25	32.34
12	NORTHERN ESTATES (1-25)	1,623.08	0.04	0.00	62.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	353.38	0.00	7.33	0.00
13	NORTHWEST RESIDENTIAL (1-26)	30.24	487.31	11.11	60.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	339.74	43.39	9.66	0.00
14	SCENIC (1-27)	0.00	28.04	48.17	20.89	0.00	0.00	0.00	0.00	33.21	0.00	2.63	38.36	52.63	20.67	7.22
15	SOUTH LAKESHORE (1-28)	1,849.97	44.54	0.00	255.50	0.00	177.95	0.00	103.06	0.00	0.00	0.00	345.43	0.00	7.79	0.00
16	SOUTH CENTRAL RESIDENTIAL (1-29)	921.46	200.85	0.00	109.38	0.00	0.00	0.00	0.00	0.00	0.00	13.19	419.76	201.62	0.07	0.99
17	SOUTH CENTRAL ESTATES (1-30)	12.48	364.76	4.63	34.92	0.00	0.00	0.00	0.00	0.00	0.00	3.66	123.71	0.00	2.93	0.75
18	SOUTHWEST RESIDENTIAL (1-31)	1,109.94	19.82	359.08	358.76	51.35	0.00	0.00	0.00	0.00	0.00	0.00	579.42	2.09	8.67	0.00
19	TECHNOLOGY (1-32)	416.15	27.22	74.61	82.43	0.00	530.81	0.00	0.00	0.00	0.00	0.00	288.09	1.95	0.61	
		12,946.49	2,603.26	642.40	1,943.76	57.17	1,684.41	963.98	366.07	116.81	37.67	106.10	5,465.51	727.78	513.32	63.81
		45.85%	*9.22%*	*2.27%*	*6.88%*	*0.20%*	*5.96%*	*3.41%*	*1.30%*	*0.41%*	*0.13%*	*0.38%*	*19.35%*	*2.58%*	*1.82%*	*0.23%*

SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT

The following is a summary of the number of housing units, businesses and total population broken out by the *Land Use Plan District* at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:

		CURRENT						BUILD OUT			
#	DISTRICT (PAGE #)	Houses	%	Businesses	%	Population	%	Houses	%	Population	%
01	CENTRAL (1-14)	622	2.60%	77	3.94%	1,337	2.05%	1,049	2.84%	2,255	2.19%
02	DOWNTOWN (1-15)	1,268	5.31%	249	12.76%	3,147	4.82%	1,380	3.73%	3,433	3.33%
03	EMPLOYMENT (1-16)	358	1.50%	109	5.58%	1,124	1.72%	507	1.37%	1,593	1.54%
04	FAR EAST (1-17)	823	3.44%	7	0.36%	2,436	3.73%	2,491	6.74%	7,654	7.42%
05	HARBOR (1-18)	1,448	6.06%	126	6.45%	3,359	5.14%	1,494	4.04%	3,466	3.36%
06	IH-30 CORRIDOR (1-19)	1	0.00%	633	32.43%	3	0.00%	485	1.31%	1,043	1.01%
07	INNOVATION (1-20)	363	1.52%	2	0.10%	1,102	1.69%	1,541	4.17%	4,707	4.56%
08	MARINA (1-21)	1,468	6.14%	9	0.46%	3,708	5.67%	1,526	4.13%	3,847	3.73%
09	MEDICAL (1-22)	0	0.00%	173	8.86%	0	0.00%	0	0.00%	0	0.00%
10	NORTH LAKESHORE (1-23)	4,050	16.95%	77	3.94%	11,767	18.01%	4,261	11.53%	12,377	12.00%
11	NORTHEAST RESIDENTIAL (1-24)	1,228	5.14%	16	0.82%	3,463	5.30%	2,198	5.95%	6,199	6.01%
12	NORTHERN ESTATES (1-25)	998	4.18%	2	0.10%	2,242	3.43%	2,277	6.16%	5,057	4.90%
13	NORTHWEST RESIDENTIAL (1-26)	1,981	8.29%	39	2.00%	6,022	9.21%	2,239	6.06%	6,807	6.60%
14	SCENIC (1-27)	1,214	5.08%	68	3.48%	2,768	4.24%	1,214	3.29%	2,768	2.68%
15	SOUTH LAKESHORE (1-28)	1,605	6.72%	35	1.79%	3,627	5.55%	1,626	4.40%	3,675	3.56%
16	SOUTH CENTRAL RESIDENTIAL (1-29)	2,460	10.29%	17	0.87%	7,761	11.88%	3,125	8.46%	9,770	9.47%
17	SOUTH CENTRAL ESTATES (1-30)	342	1.43%	48	2.46%	1,013	1.55%	2,797	7.57%	8,636	8.37%
18	SOUTHWEST RESIDENTIAL (1-31)	2,360	9.88%	181	9.27%	7,658	11.72%	4,216	11.41%	13,674	13.26%
19	TECHNOLOGY (1-32)	1,309	5.48%	84	4.30%	2,816	4.31%	2,522	6.83%	6,194	6.00%
		23,898	*100.00%*	*1,952*	*100.00%*	*65,353*	*100.00%*	*36,948*	*100.00%*	103,155	*100.00%*



LAND USE DESIGNATIONS:
- *LDR*: Low Density Residential
- *MDR*: Medium Density Residential
- *HDR*: High Density Residential
- *CR*: Commercial/Retail
- *CI*: Commercial/Industrial
- *TEC*: Technology/Employment Centers
- *SC*: Special Commercial Corridor
- *BC*: Business Center
- *OS*: Parks and Open Space
- *LW*: Live/Work
- *MU*: Mixed-Use
- *DT*: Downtown
- *CEM*: Cemetery
- *P*: Public
- *QP*: Quasi-Public

LAND USE:
- Commercial
- Residential
- Mixed Use

CHAPTER 02
ENVIRONMENT AND ECOLOGY





01 VISION STATEMENT

The City should encourage stewardship of the natural environment and seek to protect its open spaces, floodplains, creeks, ponds, and natural habitats to promote an environmentally conscious community and to preserve these valuable resources for future generations.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PRESERVATION

Strive to maintain and preserve plant and animal habitat areas and corridors in a functional, native condition.

GOAL 02 | FLOODPLAINS

Preserve floodplains to reduce the risk of flooding and to provide recreational opportunities in the form of an open space and trail system.

POLICIES

1. Encourage regional stormwater detention[1] systems in lieu of individual lot detention systems.
2. Encourage developments that incorporate floodplains, ponds, and watercourses as recreational opportunities, natural amenities and vegetative screens from adjacent land uses.
3. Continue to require that no improvements or alterations -- *including stormwater detention systems* -- be constructed within floodplains.
4. Ensure that open space is accessible to all of Rockwall citizens by providing public access.

GOAL 03 | TREE COVERAGE

Protect, improve, and increase tree coverage for existing and new developments throughout the City to ensure that the benefits provided by trees are maintained and improved for the community.

GOAL 04 | ENVIRONMENTAL PLANNING AND DESIGN

Make a conscious effort to implement planning and design principles targeted at reducing energy costs and increasing environmental

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[1]: Regional stormwater detention in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.

LEFT: The Blackland Prairie is an Ecological Region of tall-grass prairies that extends through portions of the City of Rockwall.

quality by encouraging development that is environmentally sensitive.

POLICIES

1. Encourage the use of green building principles and practices in the construction of new buildings and the rehabilitation of existing buildings.
2. Maximize open space through the preservation of natural floodplains, creation of parks, and conservation of environmentally sensitive areas to reduce the heat island effect.
3. Encourage environmentally conscious site layout and density requirements that will minimize the need for continuously high levels of energy consumption (*e.g. require open space developments that preserve natural green spaces*).
4. Reduce the need for unnecessary paving by reducing ~~all~~ certain on-site parking requirements ~~and allowing narrower streets~~ as may be deemed appropriate.

GOAL 05 | LIGHT POLLUTION

Continue to minimize the impact of lighting from non-residential land uses in accordance with the City's Dark Sky ordinance and to reduce light pollution for neighboring residential areas.

GOAL 06 | WATER CONSERVATION

Encourage water conservation by employing the use of the most current techniques and processes to ensure the most efficient and effective strategies are in place to protect and conserve the City's water resources.

GOAL 07 | AIR & WATER QUALITY

Continue to maintain and exceed local and state air and water quality standards, and continue to be a prime example of an environmentally conscious community.

POLICIES

1. Require and encourage the preservation of open space throughout developments to allow ground absorption of water, and the natural filtering and cleaning effect of soil and plant material to improve ground and stream water quality.
2. Encourage the use of native and/or drought-tolerant plant and tree species along with organic mulch for landscaping to minimize fertilizers and excessive water use.
3. Encourage and require the interconnectedness of streets and trails between neighborhoods, retail, recreation and other community services to minimize trip length and congestion.
4. Provide transportation alternatives (*e.g. on-demand transit services for special populations, and hike/bike trails*).
5. Encouraging mixed use in those areas designated as Mixed-Use on the Future Land Use Map contained in this Comprehensive Plan.

GOAL 08 | EDUCATION

Look for opportunities to implement education and recognition programs for environmental stewardship to continue to promote an environmentally conscious community.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, public access points for the trail system should be identified. 🔵
2. Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code (UDC) to ensure that a sufficient amount of open space is being required with all developments (*residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work. 🟢
3. Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use of existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City. 🔵
4. Review the City's development requirements contained in the Unified Development Code (UDC) to ensure that they do not discourage green building practices and principles. 🟢
5. Review the parking standards contained in Article ~~VI~~06, *Parking and Loading*, of the Unified Development Code (UDC) to establish maximum parking ratios and ensure current parking ratios are appropriate for each specified land use, and to consider flexibility in cases of redevelopment. 🔴
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns. 🔵



Bridge at Shores Park ~~2018~~2024: A pedestrian bridge connecting two (2) play areas and extending over a riparian area at Shores Park.



Butterfly Garden at Shores Park 20~~17~~25: Volunteers plant flowers at the butterfly gardens at Shores Park.



Butterfly Garden at ~~Emerald Bay~~Breezy Hill Park 20~~17~~2025: ~~A butterfly siting on a wildflower in the butterfly garden at Emerald Bay Park~~Newly renovated butterfly garden at Breezy Hill Park.



Bluebonnet Fields at ~~Harry Myers~~Phelps Lake Park 20~~18~~24: Bluebonnets bloom in the wild flower fields at ~~Harry Myers~~Phelps Lake Park.



PICKENS LAKE 2016: PEOPLE CANOEING AT PICKENS LAKE AT HARRY MYERS PARK.

CHAPTER 03
PARKS, OPEN SPACE AND TRAILS





01 VISION STATEMENT

Design, construct and maintain a citywide system of parks, trails and natural open space in perpetuity, which will provide opportunities for citizens in the City of Rockwall to experience nature, create a sense of community, and engage in memorable and enriching activities. The system of parks, trails, and natural open space should reflect the level of character, quality and care that communicates responsible stewardship, pride of place and encourages citizens to GO OUTSIDE AND PLAY!

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PARKS, OPEN SPACE, AND TRAILS

Develop and maintain a comprehensive parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

POLICIES

1. Continue to implement the acquisition and development goals and policies concerning neighborhood and community parks established in the Parks, Recreation and Open Space Master Plan. This includes the following:

    - Develop the Community Parks Program by identifying alternative funding sources for the development of ~~that can support~~ three (3) community parks (*i.e.* ~~*a north*~~*Alma Williams Park, Ben A. Klutts Park,* ~~*and south community park*~~ *and Harry Myers Park*).

    - ~~Identify and acquire property for the location of a Community Park south of IH 30.~~Develop a phased plan for the development of the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).

    - Continue to strive to meet the neighborhood park goal of providing a minimum of 11-acres of contiguous parkland in each park district.

    - Where feasible through the development process and grant funding, look for opportunities to provide fully developed neighborhood parks with the first phases of a subdivision that can assist in

LEFT: Harry Myers Park is the City's Central Community Park and offers a variety of recreational amenities including a disc golf course, amphitheater & spray ground.

attracting new residents and provide immediate amenity to the surrounding communities.

2. Explore opportunities to evaluate and address the demand for additional sports facilities and multipurpose fields within the community.

3. Encourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of life and to promote increased social interaction in the city.

4. Encourage development so that every Rockwall resident is located within ½-mile of a public or private park and/or a *multi-use trail*[1] or trail.

GOAL 02 | PUBLIC USE OF WATERFRONTS

Actively explore opportunities for the use of waterfront property along the Lake Ray Hubbard shoreline and preserve those areas for public use.

POLICIES

1. Preserve the waterfront areas that are identified in this Comprehensive Plan for the use and enjoyment of the public (*e.g. expansion of kayak and boat ramps, passive and programmed green spaces, etc.*).

2. Explore the potential for parks, passive greenway spaces, and trails at appropriate locations along the shoreline of Lake Ray Hubbard consistent with the area identified in the *Future Land Use Plan*.

3. Utilize the property adjacent to the Harbor District to create a unique park amenity that will serve the residents in the immediate area and serve as a regional destination for the City.

4. Look for opportunities for public/private partnerships to provide additional access and opportunities along the shoreline of Lake Ray Hubbard.

GOAL 03 | CONSERVATION AREAS

Identify and incorporate conservation areas (*i.e. floodplains and prairie land*) into the city's comprehensive park plan to serve as a preservation tool for protecting the city's natural areas, and to provide for an interconnected greenbelt and trail system.

POLICIES

1. Continue to require the preservation of floodplains (*i.e. no improvements or alterations be constructed within a floodplain*).

2. Look for opportunities to preserve the Texas Blackland Prairie, which is an important historic, natural feature within the City.

3. Look for opportunities to establish multi-use trails.

4. Incorporate other sensitive natural features into the City's greenbelt and trail network (*e.g. areas with steep slopes, sensitive habitats, floodplains, etc.*).

GOAL 04 | MAINTENANCE AND CUSTOMER SERVICE

Continue to develop high quality, first-class park and open space amenities, and provide superior maintenance and customer service to all the city's citizens.

POLICIES

1. Continue to engage the Parks Board to review all proposed park and open space amenities associated with new development to ensure the City is receiving viable parkland and open space from the standpoints of quality, durability, access, and maintenance.

2. Look to establish high amenity/low maintenance equipment and improvements that will serve the community's needs in all new and existing parkland.

3. Maintain adopted maintenance standards for all public land and amenities.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan. 🔴



Harry Myers Disc Golf Course ~~2017~~2024: ~~Disc golfer~~Drew Gibson -- *professional disc golfer* -- tees off at the Disc Golf Pro Tour at Harry Myers Disc Golf Course.



Harry Myers Pool ~~2017~~2025: Swim classes for kids ages 5-12, all skill levels at Harry Myers Pool.



~~Little Athletes Program 2011~~Fishing Derby 2025: ~~Kids playing flag football as part of the Little Athletes Program for preschoolers.~~Kids ages 3-14 compete in the annual *Fishing Derby*, where they register to win the heaviest, longest, or most fish in their age group.



~~National Archery Day 2016~~Angel League 2025: ~~Kids learning archery at Harry Myers Park as part of archery camp~~Kid learning to play baseball as part of the Kiwanis Club Angel League at Yellow Jacket Park.



Rockwall Baseball & Softball League (RBSL) Spring Picnic 2016: RBSL Awards Ceremony at the Spring Picnic.

[1]: *A multi-use trail is a trail that can be utilized by bicyclists, walkers and runners for both transportation and recreation. These trails can be ~~can be~~ paved or unpaved.*

2. Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.
3. Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in the Parks, Recreation and Open Space Master Plan.
5. Consider the creation of a capital project and amenity life-cycle replacement plan that includes projected budget needs.
6. Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Trail Plan Map (2)



~~EASTER EGG HUNT 2014~~*FAMILY FUN FRIDAY AT HARRY MYERS 2025.* ~~12TH ANNUAL EASTER EGG HUNT AT HARRY MYERS PARK.~~ FAMILIES PARTICIPATING IN A

CHAPTER 04
INFRASTRUCTURE





01 VISION STATEMENT

The City of Rockwall shall place the same level of importance to the construction and maintenance of the City's infrastructure as to the construction of new facilities, and ensure that all streets, water, wastewater and drainage/detention facilities compliment the City's land use goals while being adequately sized to serve and support the future growth of the community.

02 GOALS AND POLICY STATEMENTS

02.01 TRANSPORTATION AND STREETS

GOAL 01 | STREET NETWORK

Continue to create an interconnected and diverse street network that compliments the City's existing and future land uses.

POLICIES

1. Create connections to establish continuity between key thoroughfares.
2. ~~Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing~~Encourage connected streets that offer multiple points of access to all single-family ~~homes~~residential subdivisions.
3. Design new street systems -- *and explore opportunities to modify existing ones* -- to create an interconnected transportation network that offers flexibility of routes and modes of transportation, disperses automobile traffic efficiently, shortens walking distances and lends order and coherent structure to the community.
4. Maximize the current capacity of the existing transportation system by designing and implementing improvements that utilize the City's existing rights-of-way.
5. Prioritize corridor and intersection improvements that address congestion *hot spots* identified through traffic studies.
6. ~~5.~~ Evaluate the City's streets and alleyways on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).

GOAL 02 | TRANSPORTATION POLICIES AND DESIGN

LEFT: Construction of the Quail Run/Memorial By-Pass Trunk Sewer Line in 2018, which was approved as part of the Capital Improvement Program.

Balance transportation options by utilizing policies and design approaches that require all streets be planned, designed, operated, and maintained to facilitate the convenient and efficient access for automobiles while providing safe, well designed pedestrian and bicycle facilities.

POLICIES

1. Provide a safe and walkable district in the Downtown area that provides connections to all adjacent districts and that tie into the City's Master Trail Plan.
2. Enhance walkability with an interconnected pattern of streets, continuous sidewalks, short blocks, and safe pedestrian crossings at appropriate intersections.
3. Create a long-range transportation plan for improving bicycle mobility and access in the city.
4. Ensure that the City's Master Trail Plan provides a citywide, interconnected trail system.
5. Focus retail, employment, and higher density housing developments -- *consistent with the Future Land Use Map contained in this Comprehensive Plan* -- into walkable, mixed-use districts.
6. Encourage developments utilizing Traditional Neighborhood Development (TND)[1] principles, which place an emphasis on sidewalks/trails, mixed land uses, smaller blocks, connected street patterns, etc. to create a more aesthetically pleasing and maintainable transportation system.
7. Work with Texas Department of Transportation (TXDOT) to identify and implement safe pedestrian routes across the City's major thoroughfares.

GOAL 03 | NEIGHBORHOOD STREETS

Design neighborhood streets for low speeds to encourage walking, bicycling, and social interaction.

POLICIES

1. Design streets with roadway geometrics (*e.g. street width, centerline radii of curves, stopping sight distances on hills and curves, intersection turning radii, etc.*) that discourage speeding.
2. Encourage and allow on-street parking -- *where feasible* -- especially adjacent to parks, schools and open space.
3. Use of traffic calming policies (*e.g. planted medians, street trees, traffic circles, neck downs, etc.*) to address speed problems on existing streets.
4. Where the shape of a tract of land or the natural contours of the land permit, the use of *Curvilinear Streets* should be encouraged.
5. Where a subdivision abuts a major roadway, the subdivision should be encouraged to use a *Slip Street*[2] with a berm, landscaping, and trees being incorporated into the buffer between the *Slip Street* and the major roadway.
6. Sidewalks should be incorporated adjacent to all residential streets to promote connectivity and enhance safety for pedestrians.

GOAL 04 | NATURAL ENVIRONMENT

Design new roadways and improve existing roadways in a way that respects the natural environment.

POLICIES

1. Neighborhood streets should be designed to run parallel to the natural contours of an area -- *where possible* -- to avoid the stair-stepping of lots, unless the stair-stepping of lots will preserve attractive views. In these cases, streets may be permitted to transverse the topography.
2. ~~In neighborhoods or subdivisions designed to incorporate a lower density rural-style, vegetated roadside swales can be utilized as opposed to *curb-and-gutter* systems to minimize infrastructure cost, enhance the treatment of stormwater run-off, and support a countryside aesthetic.~~
3. Roadway alignments and cross-sections should be designed to preserve significant expanses of existing trees.
4. Discourage street improvements that require the removal of mature street trees.
5. Work with the existing topography to provide grade-separated crossings for bicycle and pedestrian paths where appropriate.

GOAL 05 | STREET FURNITURE

Use street furniture on key streets to enhance their functions, appearance, and comfort.

POLICIES

1. Provide street furnishings (*e.g. benches, waste containers, flower shrub planters, trees, bollards lampposts, kiosks, etc.*) on streets where walking is desirable and encouraged.

GOAL 06 | THOROUGHFARE PLAN

Continue to support, review, and amend the adopted Thoroughfare Plan contained in this Comprehensive Plan to account for changes in land use patterns and transportation needs throughout the City, and to enhance minor collector continuity, provide accessibility to activity centers, and provide for effective delivery of emergency services.

GOAL 07 | INTERGOVERNMENTAL COOPERATION

Continue to work with the Texas Department of Transportation (TXDOT) to optimize access and circulation along IH-30, SH-205, Ridge Road [FM-740], Horizon Road [FM-3097], FM-3549, SH-276, FM-552, SH-66, FM-1141 and FM-549.

02.02 WATER, WASTEWATER, DRAINAGE AND DETENTION

GOAL 01 | FUTURE SERVICE DEMANDS

Maintain a Citywide water distribution system and wastewater collection system to meet the future demands of the City.

POLICIES

1. Evaluate the water and wastewater master plans on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).

[1]: *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

[2]: *A Slip Street is a low-speed, parallel residential roadway that runs adjacent to a higher-volume arterial or collector roadway that provides residential lots access without requiring a direct driveway connection to a major roadway or arranging lots to back to the major roadway. Slip Streets are separated from the major roadway by a landscape buffer.*

2. Utilize impact fees to construct projects that are identified on the Impact Fee Study.
3. Update the Impact Fee Study on a five (5) year basis to ensure that the water/wastewater system will be capable of handling system demands.

GOAL 02 | EXISTING SYSTEM

Maintain the integrity and reliability of the existing water distribution system and wastewater collections system, and remain in compliance with local, state, and federal requirements.

POLICIES

1. ~~Develop and implement~~Maintain an Asset Management System (AMS) to provide a reliable conduit to evaluate and update public infrastructure[3].
2. Verify the structural integrity of the City's water distribution and wastewater collection systems.
3. Identify and replace substandard water and wastewater lines as feasible based on the City's annual budget.

GOAL 03 | AGING INFRASTRUCTURE AND SYSTEM RELIABILITY

Reinvest in aging infrastructure to ensure safe, efficient, and compliant operations.

POLICIES

1. Implement a replacement schedule for critical water and wastewater lines based on material type, age, and performance.
2. Replace undersized lines in older neighborhoods to improve flow and fire protection.
3. Conduct regular video inspections of wastewater lines and provide condition scoring.
4. Encourage trenchless rehabilitation methods -- *where feasible* -- to minimize disruption in built-out areas.

GOAL ~~03~~ 04 | AFFECTS OF LAND USE ON THE EXISTING SYSTEM

Plan for and identify potential impacts on the existing water and wastewater systems due to changes in land use.

POLICIES

1. Advise elected officials of potential impacts on the City's water and wastewater systems caused by proposed changes in zoning and land use decisions.

GOAL ~~04~~ 05 | REGIONAL DETENTION

Promote and encourage regional detention[4] for the purpose of clustering open space/green space/natural space and landscaped area within large developments and maximizing contiguous development area.

GOAL ~~05~~ 06 | DETENTION PONDS

Detention ponds should be well landscaped with plants and trees that will create picturesque open spaces that can be easily maintained.

GOAL 07 | RETENTION PONDS

In residential subdivisions, where there is an existing pond, the existing pond should be retained as a retention/detention pond[5] in order to create a natural amenity for residents. These areas should be well landscaped with plants and trees that will create picturesque open spaces.

GOAL ~~06~~ 08 | STORMWATER CARRYING CAPACITY

Evaluate the existing capacity of the stormwater system to determine carrying capacity.

POLICIES

1. Update the Master Drainage Study to account for growth in the community and the use of new technologies.
2. Explore the possibility of creating a Drainage Utility District (DUD) fee on all existing and new developments in the City.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

03.01 TRANSPORTATION AND STREETS

1. Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs. 🔵
2. Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions. 🔵
3. Review and revise the City Master Trail Plan to account for changes in the City's Master Thoroughfare Plan. 🔵
4. Review the City's community design elements and develop a Community Design Plan that can address the use of street furniture throughout the City. 🔴
5. Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan. 🔴
6. Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles. 🟢

03.03 WATER, WASTEWATER, DRAINAGE AND DETENTION

1. Review and revise the water and wastewater master plans every five (5) years to account for changes to the future land use map and population projects. 🔵
2. Review and revise the Impact Fee Study on a five (5) year basis to account for changes to the Future Land Use Map and population projections. 🔵
3. ~~Utilize CityWorks~~Maintain the City's Asset Management System (AMS) software to continue to evaluate the existing water/wastewater system ~~and~~, streamline

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[3]: 2025 Update Note. An Asset Management System (AMS) was implemented by the City of Rockwall in June 2018.

[4]: While the word regional can sometimes indicate a large area, regional detention facilities in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.

[5]: A retention/detention pond is a pond that detains stormwater above the natural water surface levels. The ponds are required to be fed by metered water in order to maintain the surface level of the water to ensure that stormwater is not impounded in the pond.

reoccurring maintenance, and target reinvestment areas.

4. Camera all existing wastewater lines to evaluate the structural integrity and capacity of each segment, and log into the Asset Management System.
5. Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing water and wastewater lines, and create a replacement program.
6. Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.
7. Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.
8. Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).
9. Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies.

04 MAP INDEX

See the following maps located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Thoroughfare Plan (3)
- Master Water Distribution System Plan (4)
- Master Wastewater Collection System Plan (5)

05 STREET CROSS SECTIONS

The City of Rockwall has a variety of developments from low-density rural developments to mixed-use, pedestrian oriented retail districts. These various developments all have different needs with regard to the necessary street cross section needed to adequately serve the development. For example, the mixed-use, pedestrian oriented retail district requires a higher capacity street cross section that incorporates curb and gutter, street trees, and on-street parking. Whereas, a low-density rural development would require a smaller, two (2) lane residential roadway that incorporates ~~either~~ curb and gutter ~~or drainage swales depending on the desired design of the community~~.

In certain parts of the City, it may be necessary to modify the required street cross sections to account for unique circumstances and to account for existing right-of-ways. As a general principal all streets and roadways should attempt to incorporate the following:

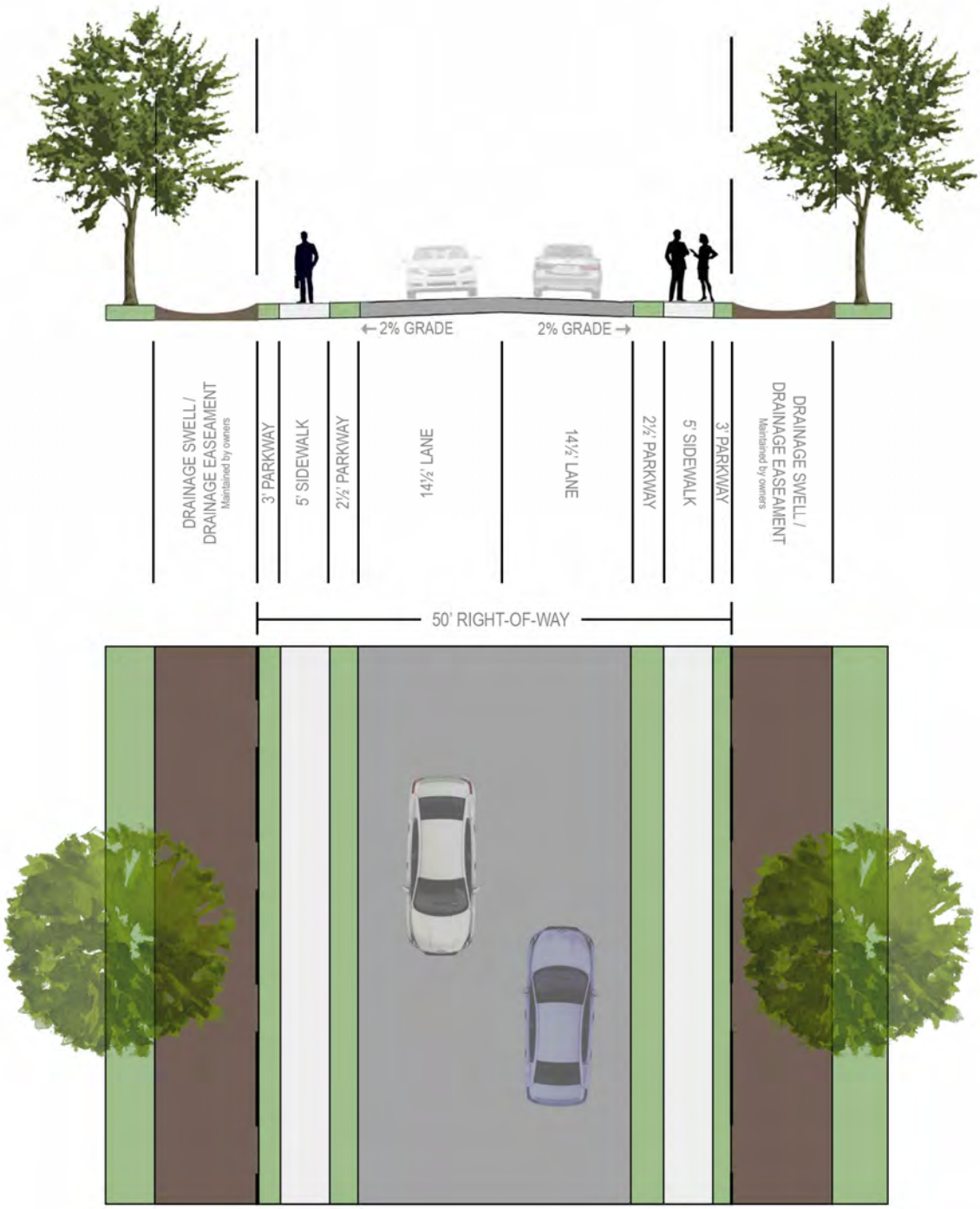
- A minimum of a six (6) foot planting strip of accent trees and shrubs.
- A minimum of a five (5) foot sidewalk.

Both of these elements will create a pedestrian friendly streetscape that gives the feeling of enclosure or separation from the main traffic lanes of the street cross section. For non-residential development the five (5) foot sidewalk should be increased to provide a greater sense of pedestrian protection.

The following are the recommended typical street cross sections that should be used in the community. Each street cross section indicates road type, symbol, and abbreviation that correspond to the Master Thoroughfare Plan. In addition, the general design standards have been provided for reference.

05 STREET CROSS SECTIONS
01 RURAL LOCAL ROADWAYS

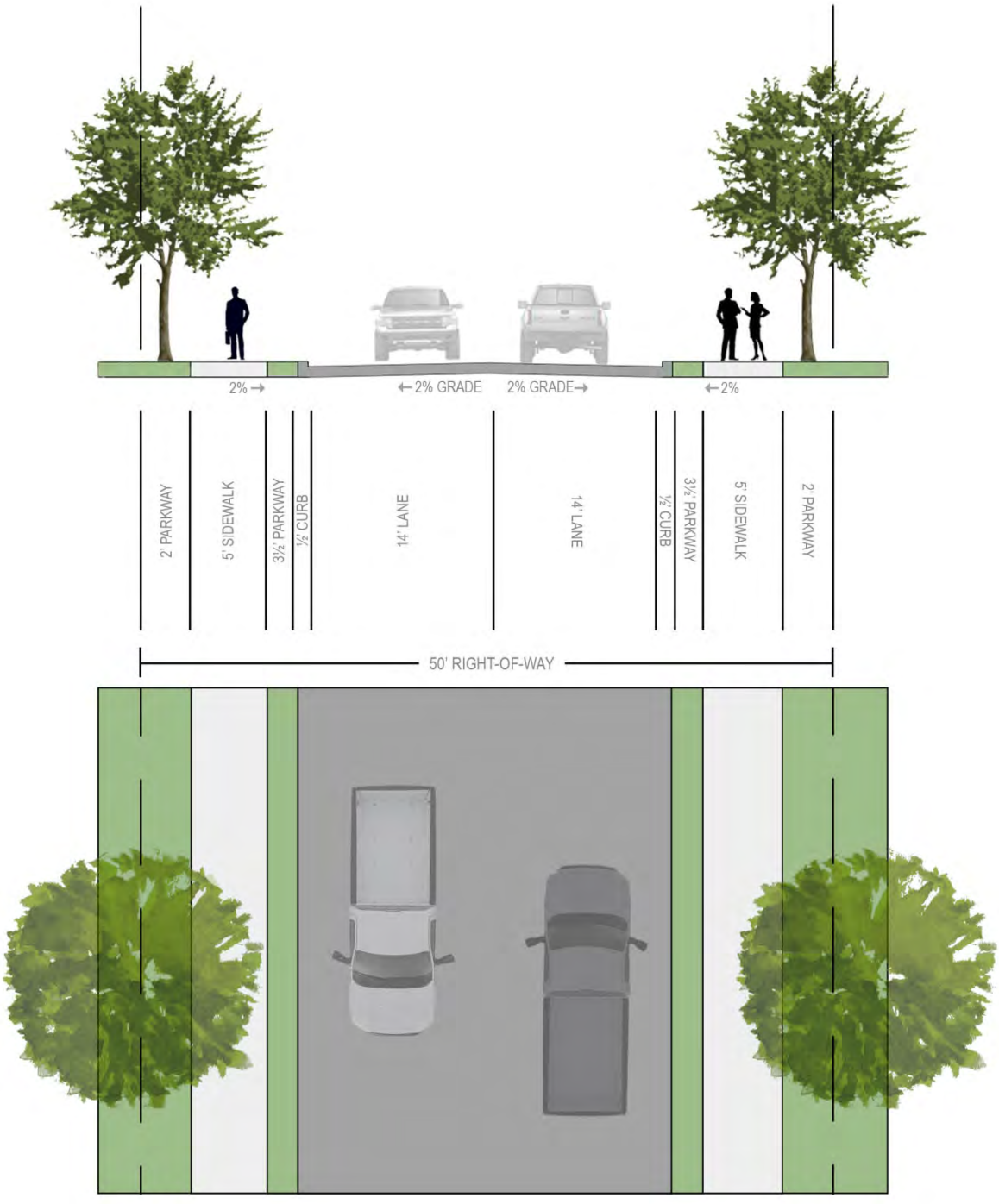
ROAD TYPE: RURAL LOCAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: RL2
DESIGN STANDARDS: [1] 50' ROW, [2] NO ON-STREET PARKING, [3] 30 MPH DESIGN SPEED, & [4] NO CURB AND GUTTER

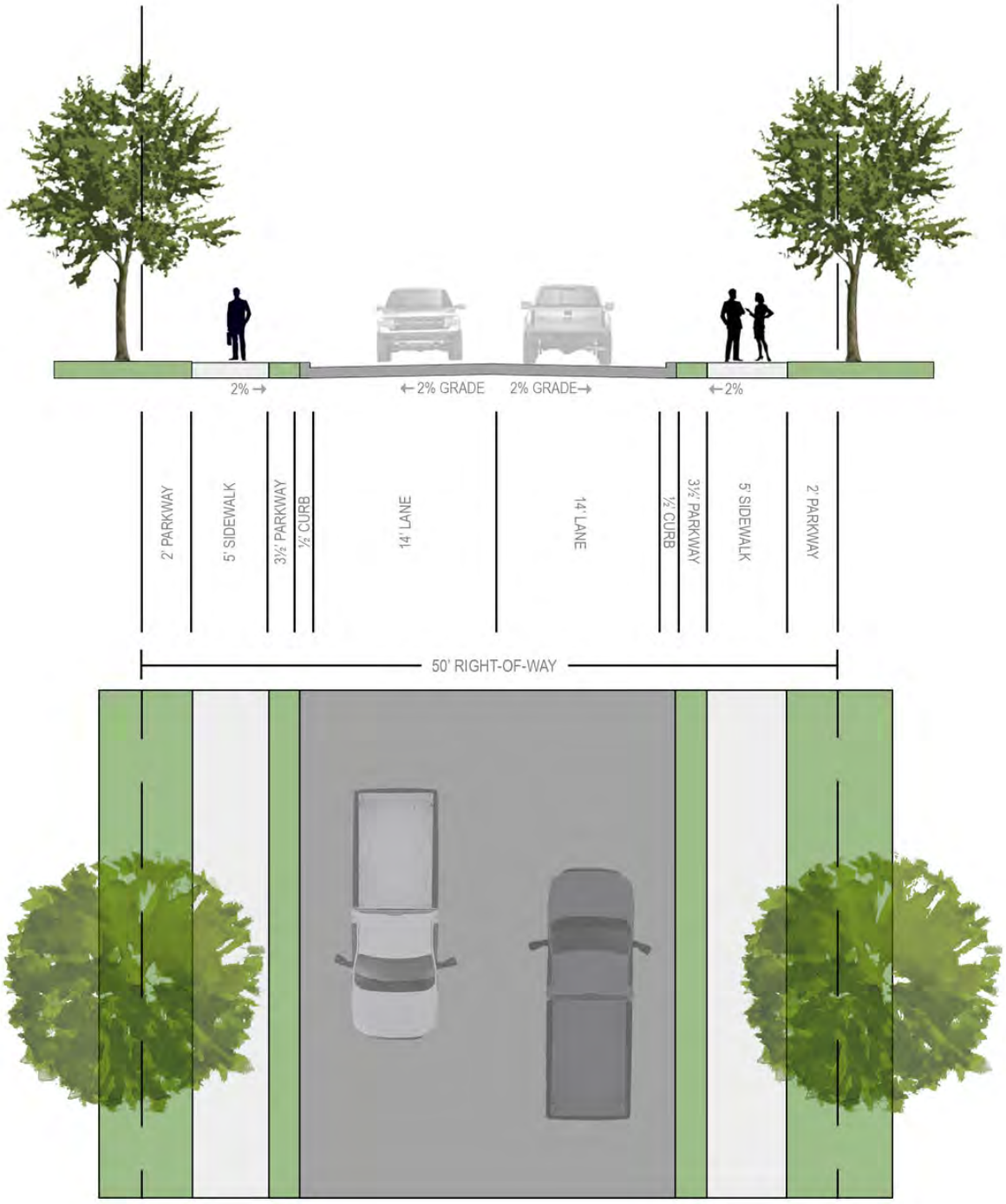


05 STREET CROSS SECTIONS

~~02~~ 01 RESIDENTIAL STREETS

ROAD TYPE: RESIDENTIAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: R2
DESIGN STANDARDS: [1] 50' ROW, [2] NO ON-STREET PARKING, & [3] 30 MPH DESIGN SPEED

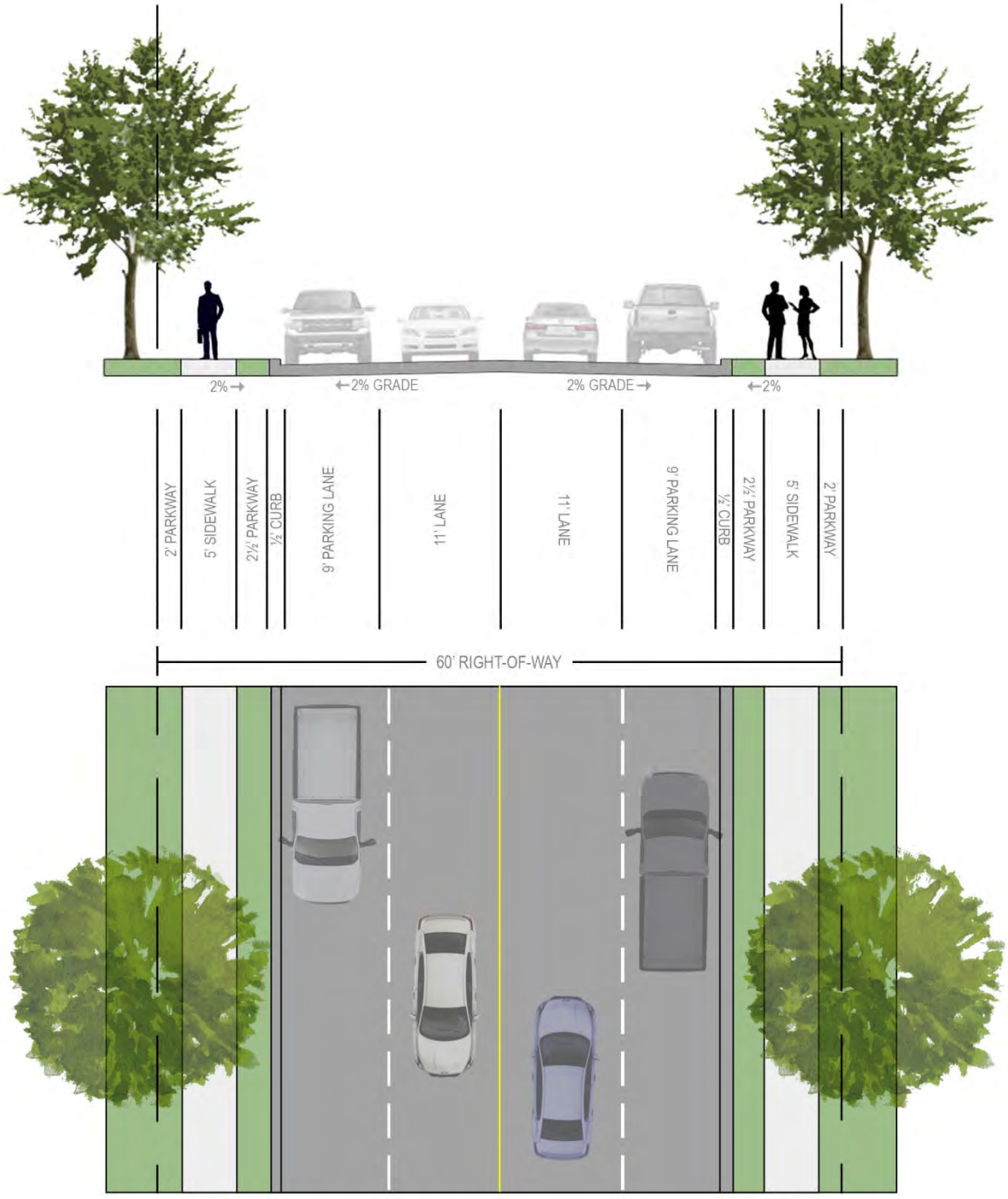



2% →
← 2% GRADE
2% GRADE →
← 2%
2' PARKWAY
5' SIDEWALK
3½' PARKWAY
½' CURB
14' LANE
14' LANE
½' CURB
3½' PARKWAY
5' SIDEWALK
2' PARKWAY
50' RIGHT-OF-WAY

05 STREET CROSS SECTIONS

~~03~~ 02 MINOR COLLECTORS

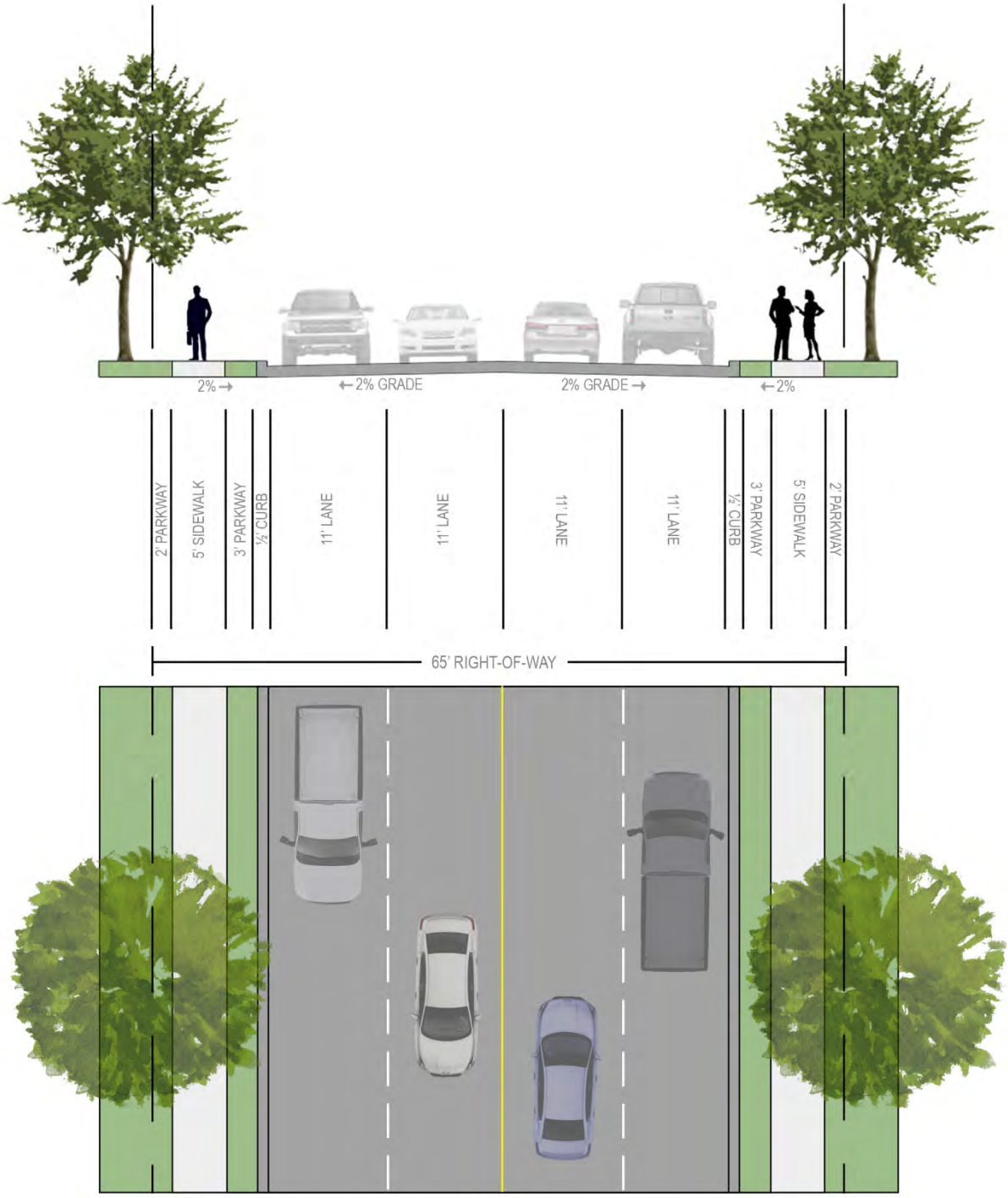
ROAD TYPE: MINOR COLLECTOR, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: MC
DESIGN STANDARDS: [1] 60' ROW, [2] TWO (2) ON-STREET PARKING LANES, & [3] 30 MPH DESIGN SPEED



05 STREET CROSS SECTIONS

~~04~~ 03 MAJOR COLLECTORS

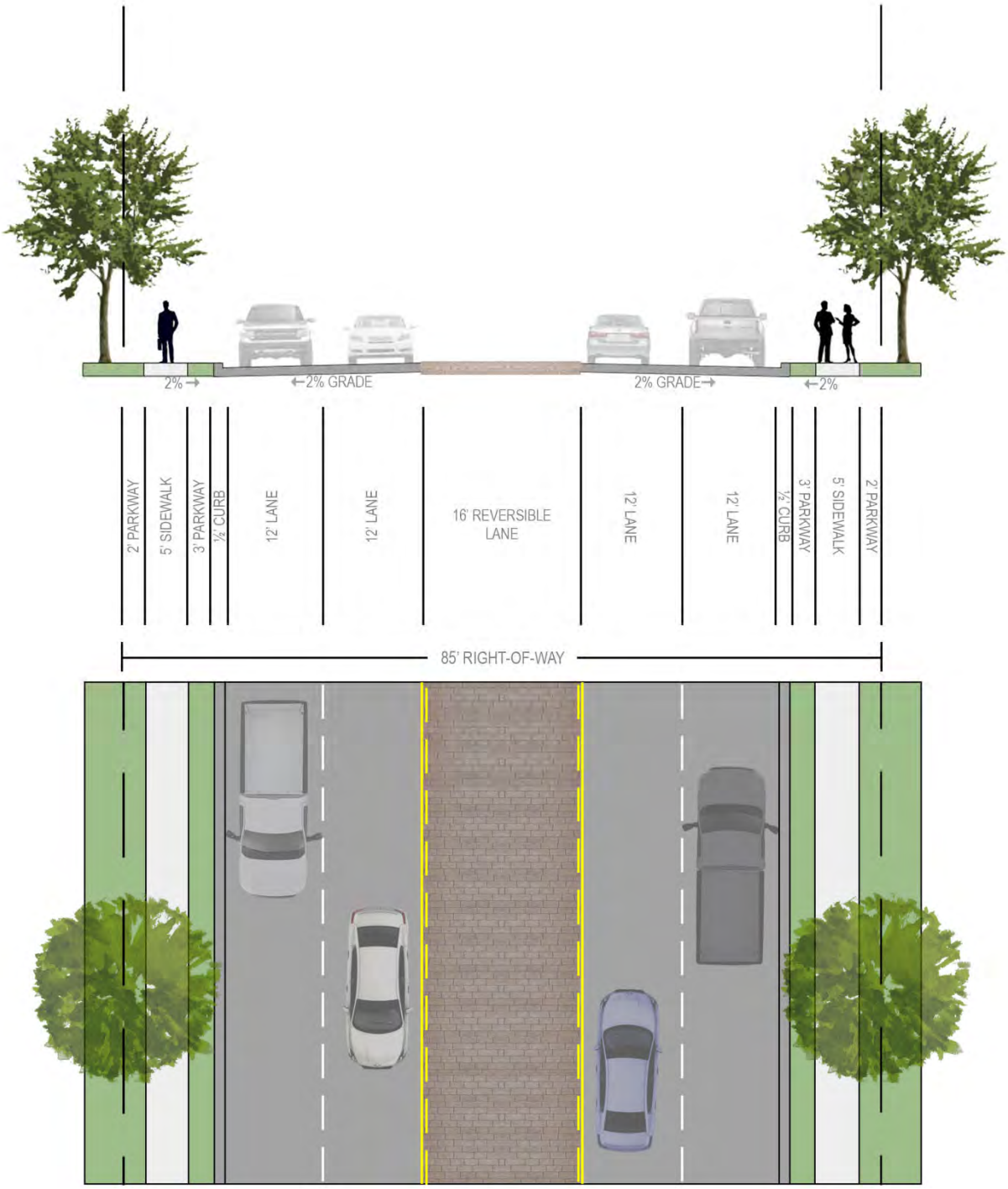
ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U
DESIGN STANDARDS: [1] 65' ROW, [2] NO ON-STREET PARKING, & [3] 35 MPH DESIGN SPEED



05 STREET CROSS SECTIONS

~~04~~ 04 MAJOR ~~COLLECTORS~~ARTERIALS

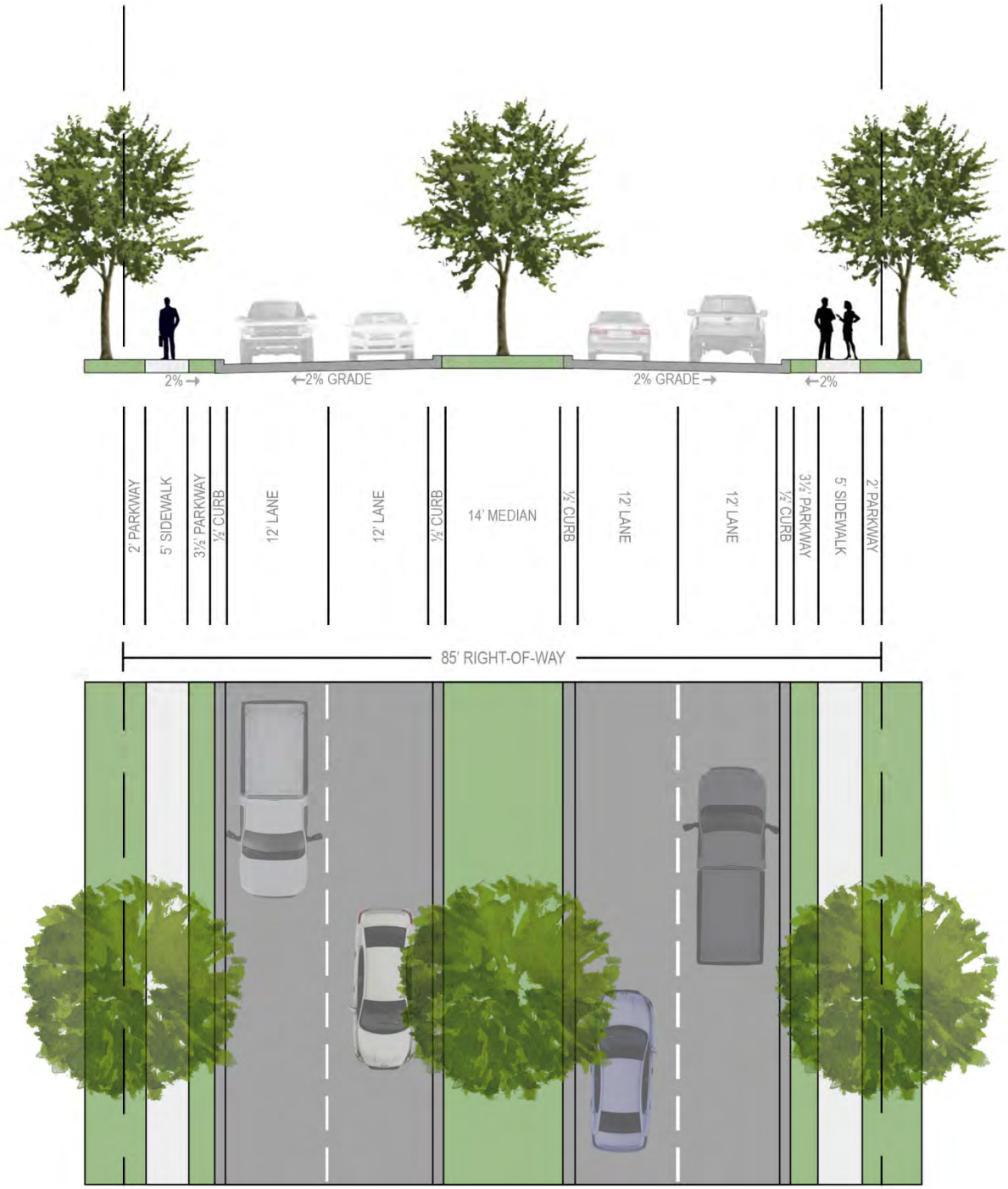
ROAD TYPE: ~~MODIFIED~~ MAJOR ARTERIAL~~COLLECTOR~~, FIVE~~OUR~~ (~~4~~5) LANE, UNDIVIDED ROADWAY
ABBREVIATION: ~~M4U~~-MA5D
DESIGN STANDARDS: [*1*] MAXIMUM OF 85' ROW, [*2*] NO ON-STREET PARKING, [*3*] 35 MPH DESIGN SPEED, & [*4*] REVERSIBLE LANE



05 STREET CROSS SECTIONS

~~04~~ 04 MAJOR ~~COLLECTORS~~ARTERIALS

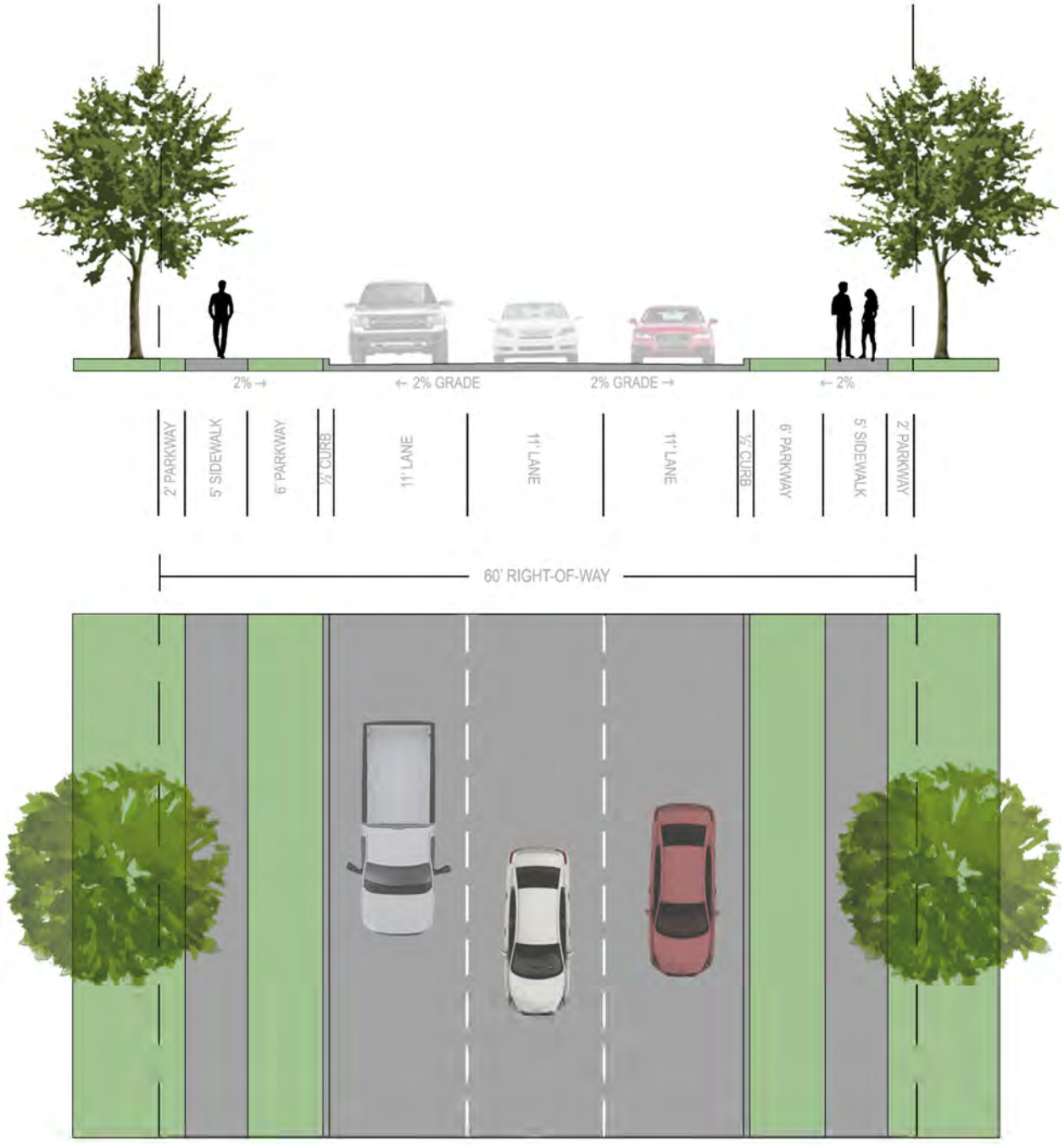
ROAD TYPE: MAJOR ~~COLLECTOR~~ARTERIAL, FOUR (4) LANE, DIVIDED ROADWAY
ABBREVIATION: ~~M4DA~~4D
DESIGN STANDARDS: [1] 85' ROW, [2] NO ON-STREET PARKING, & [3] 40 MPH DESIGN SPEED



05 STREET CROSS SECTIONS

~~05~~ 05 PRINCIPLE ARTERIALS

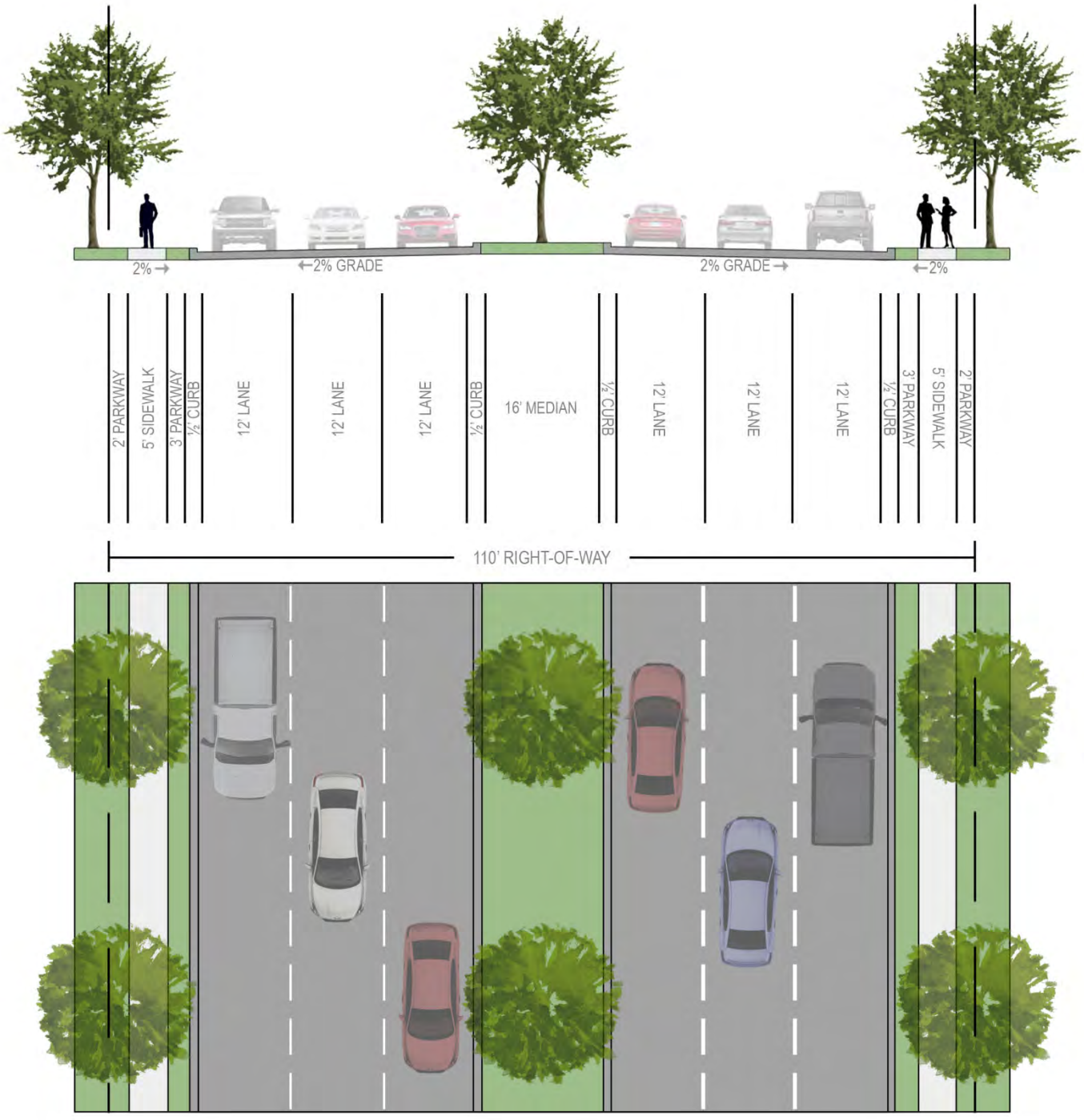
ROAD TYPE: PRINCIPAL ARTERIAL, THREE (3) LANE, UNDIVIDED ROADWAY
ABBREVIATION: P3U
DESIGN STANDARDS: [1] 60' ROW, [2] NO ON-STREET PARKING, & [3] 45 MPH DESIGN SPEED



05 STREET CROSS SECTIONS

~~06~~ 05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED ROADWAY
ABBREVIATION: P6D
DESIGN STANDARDS: [1] 110' ROW, [2] NO ON-STREET PARKING, & [3] 45 MPH DESIGN SPEED



05 STREET CROSS SECTIONS

~~07~~ 06 TXDOT ROADWAYS

ROAD TYPE: TEXAS DEPARTMENT OF TRANSPORTATION PRINCIPLE ARTERIAL ROADWAYS
ABBREVIATION: TXDOT4D & TXDOT6D
DESIGN STANDARDS: [1] 120' ROW, [2] NO ON-STREET PARKING, & [3] VARIABLE DESIGN SPEED















CHAPTER 05
PUBLIC HEALTH, SERVICES AND SAFETY





01 VISION STATEMENT

The City of Rockwall will continue to provide its citizens and visitors with the highest level of municipal services. This includes providing recreational and programming opportunities aimed at allowing citizens the ability to choose a healthy lifestyle, public services that are superior to other cities in the region, and public safety services that ensure a safe and secure community.

02 GOALS AND POLICY STATEMENTS

02.01 PUBLIC HEALTH

GOAL 01 | HEALTHY LIFESTYLE

Encourage community design that promotes options for physical activity, and the choice of a healthy lifestyle.

POLICIES

1. Residential and non-residential development should be designed with access to trails and parks to promote physical activity.
2. Explore opportunities for the incorporation of specialized recreational amenities (*e.g. kayak/canoe launches, mountain bike trails, etc.*).
3. Residential development should be located and designed to ensure that all homes in the City are located within a 15 minute walk (*or ½-mile*) of a Neighborhood Park.
4. Look to increase recreational bicycle and pedestrian activity and connectivity throughout the City.

GOAL 02 | EVENTS FOR ACTIVE LIFESTYLES

Encourage City events that promote healthy and active lifestyles.

POLICIES

1. Continue to provide Rockwall's citizens with access to healthy, locally grown foods through the Downtown Farmers Market.
2. Continue to provide events and programs like Family Fun Fridays, outdoor education, and local partnerships that promote a healthy and active lifestyle.

LEFT: Rockwall Fire Department's Ladder Truck #1, which is located at Station #1. This is the City's biggest fire truck with an aerial platform that extends 105-feet into the air.

GOAL 03 | PROGRAMS FOR SENIORS

Look to expand programming targeted at senior citizens to address the growing number of retirees in the City.

POLICIES

1. Continue to offer fitness programs, volunteer opportunities, and other social events for seniors targeted at active and social aging.

02.02 PUBLIC SERVICES

GOAL 01 | LEVEL OF SERVICE

Strive to provide the highest level of service (*i.e. proactive, reactive and coactive*) by ensuring that there are proper public facilities to serve the community consistent with the City's growth and financial abilities.

POLICIES

1. Maximize the efficiency and effectiveness of the City's current public facilities to extend their useful life (*e.g. repair, renovations, maintenance, and adaptive reuses*).
2. Design and locate new facilities to account for the future growth and community accessibility.
3. Design new facilities in harmony with the design of adjacent land uses so that the facility will blend into the character of the surrounding area.
4. Design new facilities to adapt to the changing nature of technology and incorporate flexible spaces that can be adapted for future uses/workspace.

GOAL 02 | TECHNOLOGY

Improve efficiency and access to the City's existing public services by utilizing and adapting to new technologies.

POLICIES

1. Explore opportunities to increase efficiency in current services and application processes (*e.g. development services, water services, etc.*) by encouraging citizens to interface with the City online (*e.g. fill out applications, request assistance, etc.*).
2. Shift all plan review processes to a paperless system to free up storage space for additional workspaces.

GOAL 03 | REGIONAL COOPERATION

Continue to coordinate and collaborate with the City's regional partners to ensure continued cooperation, and sharing of resources and facilities.

02.03.01 PUBLIC SAFETY: POLICE

GOAL 01 | COMMUNITY POLICING

Strengthen and increase community interaction through *Community Policing*[1] and personal relationships to enhance safety and trust in the community.

POLICIES

1. Increase high visibility patrols in the community.
2. Increase the number of neighborhoods with crime watch programs and encourage residents to participate.
3. Encourage strategic partnerships in the community (*e.g. ~~like~~ the Rockwall Clergy and Police Partnership*).
4. Encourage and strengthen the partnership with the Rockwall Independent School District (RISD) to ensure safe school environments.
5. Engage residents to take a proactive approach to Community Policing by promoting educational programs like Citizens On Patrol (COP), Citizens Police Academy, ~~Property Identification Program~~ and Rockwall Police Summer Safety Camp.
6. Encourage open communication with residents by continuing *Park Walk and Talks* and holding events like *Texas Night Out*.

GOAL 02 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

~~Work~~ Continue to work closely with the City's Planners, Engineers, developers and property owners to ensure a safe physical environment that incorporates building and site design techniques that are consistent with the Crime Prevention through Environmental Design (CPTED)[2] guidelines.

[1] *Community Policing: Community Policing is a philosophy that promotes organizational strategy intended to support the systematic use of partnerships within a community and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues (e.g. crime, social disorder, and fear of crime).*

[2] *Crime Prevention through Environmental Design (CPTED): Crime Prevention through Environmental Design, or CPTED (pronounced sep•ted), is a multi-disciplinary approach to deterring crime and criminal behavior through environmental design. The principle strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.*



Senior Day Trips 2025: A program targeted at connecting the City's seniors by sponsoring outings to restaurants, shopping, and entertainment events.



Rockwall's Downtown Farmers Market ~~2016~~2025: The Downtown Farmers Market has been providing citizens with access to locally grown produce and specialty products since 2008.



~~Rib Rub & Run~~Founder's Day ~~2014~~2025: An annual ~~barbecue competition~~event at Harry Myers Park with live music and family friendly entertainment.



Senior Health Fair ~~2016~~2024: The annual Senior Health Fair offers citizens the ability to interface with various health care and senior service ~~providers in~~providers in one convenient location.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) STRATEGIES FOR THE BUILT ENVIRONMENT

NATURAL SURVEILLANCE STRATEGIES

- ☑ Design streets with sidewalks to promote pedestrian accessibility.
- ☑ Use windows to increase visibility onto sidewalks and parking areas.
- ☑ Use adjacent vehicular traffic as an asset in surveillance.
- ☑ Design landscaping schemes to allow for visibility of building entryways and parking areas.
- ☑ Use transparent fencing, and limit opaque fencing where possible.
- ☑ Design site lighting plans to ensure that all areas of a property have good night visibility.
- ☑ Use shielded or cut-off luminaire fixtures to control glare.

NATURAL ACCESS CONTROL

- ☑ Use a single and identifiable point of entry.
- ☑ Use structures/building design to divert people to reception areas.
- ☑ Use landscaping as a natural barrier to entry adjacent to windows and fences.
- ☑ Eliminate external access points to roofs.
- ☑ Use locking gates between front and rear yards of properties.

NATURAL TERRITORIAL REINFORCEMENT

- ☑ Incorporate trees into residential subdivisions.
- ☑ Create distinctions between publicly accessible open space and private open space.
- ☑ Avoid chain link fencing and fencing with barbed wire/razor wire.
- ☑ Place amenities in public areas that promote increased use of these spaces.
- ☑ Use motion sensor lighting at key entry points.
- ☑ Avoid running trails and sidewalks directly behind residential areas.

POLICIES

1. Incorporate Natural Surveillance, Access Control, and Territorial Reinforcement Techniques into the site planning process (*see side bar at left*).
2. Incorporate the concepts of Activity Support and Management and Maintenance in collaboration with Community Policing to ensure safe physical environments.
3. Require vandal-resistant construction and design methods.

GOAL 03 | DESIGN STANDARDS

Ensure the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK IDENTIFICATION

Identify risks in the community associated with crime, and the potential for crime, and develop~~look for~~ proactive strategies to address potential ~~those~~ risks through data collection and collaborations with regional and national intelligence organizations.

02.03.02 PUBLIC SAFETY: FIRE

GOAL 01 | ~~EMERGENCY RESPONSE~~DEPARTMENT OPERATIONS

Maintain and improve the high level of emergency response and prevention services currently offered to the community and continue to protect life, property, and the built environment.

POLICIES

1. Ensure that operational and prevention personnel, equipment, and facilities are appropriately sized and located to the City's ~~population~~ needs and financial ability.
2. Evaluate department operations in general compliance to state and national standards.
3. Continue to use metrics like International Insurance Services Office (ISO) ratings and response time mapping to ensure that citizens are consistently receiving the best service possible.
4. Identify underserved areas and look for ways to improve response times in these areas.
5. Work with the Public Works Department to ensure that infrastructure is properly sized and maintained to respond to an emergency.

GOAL 02 | RAISE AWARENESS ABOUT FIRE SAFETY

~~Develop, prepare, and improve educational programs and community events that can increase awareness about department procedures, life safety, and fire prevention techniques.~~Encourage residents to take a proactive approach in learning about fire safety by promoting community activities like the Explorer Program, Annual Open House, Junior Fire Academy, Texas Night Out, and other available fire safety programs and presentations.

GOAL 03 | REGULATORY CODES

Ensure that the City's land development policies and design standards incorporate planning for ~~public~~ fire safety.

GOAL 04 | RISK PREVENTION

Identify risks in the community associated with fire and fire prevention, and look for proactive strategies to address those risks.

02.03.03 PUBLIC SAFETY: ENFORCEMENT

GOAL 01 | ENFORCEMENT

Develop effective maintenance and enforcement strategies that ensure that the City's residential and non-residential developments continue to be well maintained as they age.

POLICIES

1. Explore community partnerships with Homeowner's Associations (HOA's), property management companies, and other community groups to expand community involvement in maintenance and enforcement issues.
2. Look to leverage new and existing technologies to streamline the public reporting process concerning maintenance and enforcement issues.
3. Continue and expand the process of removing substandard structures that pose a risk to the health, safety and welfare of the general public.

GOAL 02 | NEIGHBORHOODS

Document and monitor the City's housing stock and neighborhoods to help facilitate

effective allocation of inspectors and resources.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Work to update an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis. 🔵
2. Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossings in areas of the City that do not have sidewalks. 🟢
3. Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities. 🟢
4. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies. 🟢/🔴
5. Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines. 🟢
6. Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety. 🟢/🔵
7. Evaluate resident-initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the department in the future. 🔴
8. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods. 🔴



Aerial Operations Training 2024: Crew members of Ladder Truck #1 conducting aerial operations training at Harbor Village Apartments.



Junior Fire Academy 2025: Inspector/Investigator Same Stephenson introduces the Junior Fire Academy to a K-9.



Annual Faith and Blue Event 2025: This event is aimed at connecting law enforcement with the local faith based communities.



Coffee with Cops 2024: A community outreach event aimed at connecting residents with the police department to have conversations in a relaxing environment.



Summer Safety Camp 2025: The Police Department hosts a summer long safety camp. The camp is for students to learn about policing in a fun environment.



CONES WITH COPS 2025: CHIEF FOWLER AT CONES WITH COPS A COMMUNITY OUTRACH EVENT AIMED AT CONNECTING KIDS AND PARENTS WITH THE POLICE DEPARTMENT WHILE SHARING ICE CREAM AT BRAUMS.

CHAPTER 06
ECONOMIC DEVELOPMENT





01 VISION STATEMENT

The City of Rockwall should continue to build a diversified local economy by attracting and retaining businesses that can utilize the City's existing highly skilled workforce and aid in the creation of a stable and resilient tax base. In addition, the City should look for ways to expand and develop its current workforce while taking a proactive approach in recruiting specific businesses that can provide the desired jobs, goods and services to residents in the community.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | MARKETING THE CITY

Take a proactive approach in promoting the City of Rockwall on a regional and national scale as a place that provides a superior live/work environment, and that caters to all aspects of daily life (*e.g. shopping, recreation, dining, etc.*).

GOAL 02 | DIVERSIFY THE ECONOMY & TAX BASE

Establish policies that will diversify the local economy and create a stable tax base.

POLICIES

1. Strive to maintain a balanced mix of land uses that can create a fiscally sustainable tax base of 67% residential value to 33% commercial value -- *as recommend in the City's Strategic Plan* -- by preserving the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*).
2. Evaluate the potential economic impacts of all development submittals by assessing the fiscal impact of the project with regard to the City's operating revenues, expenditures and capital improvements.

GOAL 03 | COMMERCIAL/RETAIL

Address the changing nature of retail by adopting strategies that can help the City of Rockwall adapt to shifts in design, land use and the commercial market to create unique retail spaces that focus on experience.

POLICIES

1. Survey, document, and analyze the City's current retail facilities and compare these to identified and perceived shifts in the retail market.

LEFT: The sign at the entry of the Rockwall Economic Development Corporation (REDC). The REDC was created in 1996 and is funded by a ½-cent sales tax collected in the City of Rockwall.

2. Identify the City's commercial corridors and create plans that classify strategic areas, and lay out goals and policies intended to preserve the long-term viability of these areas.
3. Review commercial development and parking standards, and ensure that they allow for smaller more compact commercial/retail centers that incorporate less parking (*i.e. allow more shared parking*) in the City's commercial/retail corridors.
4. Explore opportunities to incorporate adaptive reuse standards into certain areas of the City to address the possibility of future vacancy.

GOAL 04 | SMALL BUSINESS

Support the development and growth of small businesses.

POLICIES

1. Identify and preserve areas of the City suitable for smaller businesses.
2. Promote shop local programs throughout the City rather than only in the Downtown areas.
3. Look for opportunities to create incubators to grow and support the creation of small local businesses.

GOAL 05 | ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

Continue to work with the Rockwall Economic Development Corporation (REDC) to assist in attracting desirable corporate office, technology and clean industrial businesses to the City of Rockwall.

POLICIES

1. Support the REDC in the development of marketing materials that help convey opportunities for new development/redevelopment within areas of the City that are deemed appropriate for industrial and employment land uses.
2. Ensure that there is an appropriate and sufficient amount of land designated for Technology/Employment Center land uses on the Future Land Use map. This is particularly important in the SH-276 Corridor and along the alignment of the future Outer Loop.
3. When appropriate, protect land that is currently entitled and zoned for light industrial land uses.
4. Work with the REDC to identify land appropriate for future expansions of the City's Technology Park.

GOAL 06 | ATMOSPHERE

Continue to work to create a business friendly atmosphere built around strong customer support and efficient delivery of municipal services to ease the transition/process for businesses looking to build facilities in the City.

POLICIES

1. Look for opportunities to incorporate technology (*i.e. online applications, online plan submittal, etc.*) to increase efficiency in the City's development process.
2. Anticipate infrastructure needs (*i.e. water, wastewater and streets*) required for non-residential development within the City.

GOAL 07 | WORKFORCE

Develop, maintain and recruit a highly skilled workforce that can attract the businesses necessary for the long-term prosperity of the City.

POLICIES

1. Continue to enhance the City's quality of life to help recruit and retain a highly skilled workforce that can make the community more competitive.
2. Identify strategic partnerships with local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), the Rockwall Independent School District (RISD), and the City of Rockwall to create programs and training opportunities to develop and recruit a highly skilled workforce.
3. Strive to produce high quality work environments that create a sense of place, and that provide access in a close proximity to retail and restaurants.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Work with the Rockwall Economic Development Corporation (REDC) to develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office, and retail*). 🔴
2. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community. 🟢
3. In accordance with the Strategic Plan, utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses -- *as recommend in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community. 🟢
4. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting, and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. 🟢
5. Review the parking standards contained in Article ~~V~~IV06, *Parking and Loading*, of the Unified Development Code (UDC) to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers. 🔴
6. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies. 🟢
7. Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development. 🔴
8. Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be

disseminated to local colleges/ universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).



PRATT INDUSTRIES 2017: PRATT INDUSTRIES OPENED ITS NEWEST PLANT IN THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION'S TECHNOLOGY PARK IN JUNE 2017.

CHAPTER 07
COMMUNITY CHARACTER





01 VISION STATEMENT

Through conscious design of the City's natural and built environment, the City of Rockwall will strive to create a sense of place for it residents that highlight the principles of a hometown atmosphere. The resulting community will impart to residents and visitors a sense of security, convenience, efficiency, comfort and nostalgia.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | RECOGNITION & IDENTITY

Strengthen the City of Rockwall's identity and sense of place through landmarks and monumentation, and the creation of memorable places that engage and attract people.

POLICIES

1. Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.
2. Work with the Texas Department of Transportation (TXDOT) to ensure good visibility of the ~~city~~ City from the IH-30 bridge and causeway by managing vegetation along its side slopes. This can be accomplished by creating windows through selective thinning and removal of vegetation without affecting the majority of the existing vegetation.

GOAL 02 | UNIQUE DESTINATIONS

Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.

POLICIES

1. Explore opportunities to incorporate public open spaces into commercial and industrial developments.
2. Encourage public events that utilize existing parks and community facilities to encourage social interaction.
3. Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

LEFT: The *Concert by the Lake* series -- *held in the City's Harbor District* -- is one of the many opportunities for free live music provided by the City of Rockwall.













Existing Gateway Elements.

1. *Rockwall Signage Adjacent to Ridge Road*
2. *SH-66 Boat Ramp Pavilion*
3. *Harbor Lighthouse*
4. *Water Tower ~~along~~ Along IH-30*
5. *American Flag Along IH-30*
6. *Sign Along SH-66*

GOAL 03 | ENVIRONMENTAL RESPONSIBILITY

Encourage environmental responsibility by preserving and enhancing the City's natural areas for the benefit of the community.

POLICIES

1. See the specific Goals and Policies contained in Chapter 2, *Environment & Ecology*, of this Comprehensive Plan.

GOAL 04 | DOWNTOWN IDENTITY

~~Create an identity for the Downtown that is distinct from competing uses along IH-30.~~Preserve and enhance the historic character, architectural integrity, and traditional development pattern of the Downtown District by prioritizing the conservation of existing buildings, promoting sensitive infill development, and creating a long-range Downtown Plan that guides growth while maintaining the district's unique sense of place.

POLICIES

1. Continue to utilize the downtown historic courthouse, downtown square and San Jacinto Plaza as the focal points for the community and as gathering places for civic, cultural and recreational events.
2. ~~New infill development and redevelopment within the downtown area should employ site design and architecture that builds on the traditional character of the downtown square.~~Prioritize the preservation of existing downtown buildings. Encourage the retention, rehabilitation, and adaptive reuse of existing structures within the Downtown District to maintain the architectural continuity of the area and reinforce the traditional development pattern that has come to define the area.
3. Develop a new, comprehensive Downtown Plan. Prepare a detailed Downtown planning document that establishes a long-term vision for preservation, reinvestment, circulation, parking, open spaces, streetscape improvements, branding, land use, and development guidelines to ensure the district evolves while maintaining its historical integrity.
4. ~~Encourage the preservation and adaptive reuse of existing buildings within the downtown area.~~Strengthen the review processes to protect the Downtown District's character. Ensure that development/rehabilitation work within the Downtown District undergo review to confirm consistency with preservation priorities and the visual character defined in the plan for the Downtown.
5. ~~4.~~ Promote adaptive reuse of existing buildings. Support renovations and conversions that maintain the original architectural features of buildings while allowing them to meet modern needs, ensuring that Downtown remains both functional and historically significant.
6. The Downtown should incorporate attractive branding elements or other thematic devises (*e.g. banners, street signs, etc.*) that complement existing businesses and create a sense of place.
7. ~~5.~~ ~~The Downtown should exemplify pedestrian safety and mobility.~~Preserve and enhance pedestrian mobility in the Downtown District. Ensure that sidewalk design, crosswalks, lighting, and public spaces support a safe, walkable environment consistent with the historic small-block grid and traditional town square layout.

GOAL 05 | DEVELOPMENT

Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride.

POLICIES

1. All buildings should be architecturally significant, reflecting characteristics of the community.
2. Corporate branding elements that make buildings difficult to rebrand or adapt to other uses should be highly discouraged.
3. Public buildings should be constructed to create a continuity between the past, present and future of the community. This includes creating architecturally significant structures that are consistent in design, expression, materials, and/or other elements. The buildings should use high visibility areas to underscore their significance and be designed with an emphasis on conservation and environmental quality.
4. Increase the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of

concrete or other non-permeable surfaces used for parking areas.

GOAL 06 | VIEW CORRIDORS

Identify areas of the City that provide unique views of Lake Ray Hubbard and the North Texas skyline, and implement strategies to protect these view corridors for future generations.

POLICIES

1. Consider creating stair-step height restrictions for properties along Ridge Road that preserve the view of Lake Ray Hubbard and the North Texas Skyline.
2. Explore opportunities along the Lake Ray Hubbard shoreline -- *specifically in the Harbor District (i.e. PD-32)* -- for property that can be used to create scenic viewpoints of the Lake and the surrounding areas.

GOAL 07 | STREET ENHANCEMENTS

Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

POLICIES

1. Use street trees to provide key thoroughfares with a safe and aesthetically pleasing streetscape. This will assist in traffic calming, and create a separation between vehicles and pedestrians.
2. Design streets to the minimum width feasible to minimize maintenance and construction cost and reduce storm water runoff. This will also help to control the speed of motor vehicles.

GOAL 08 | ART & CULTURE

Continue to support the advancement of art and culture in the community to strengthen citizen's quality of life and contribute to the City's unique character and personality.

POLICIES

1. Look for opportunities to incorporate water themes into public art to highlight the City's lakeside identity.
2. Continue to utilize the *Percent for Art Program* to fund public art in conjunction with the City's Capital Improvement Plan (CIP) projects.
3. Identify key locations and high visibility structures to implement public art for the purpose of maximizing the potential impact and exposure of the installations.
4. Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.

GOAL 09 | SIGN CLUTTER AND OVERHEAD UTILITIES

Reduce visual clutter along roadways by diminishing or removing the negative visual impacts of overhead utility lines and unnecessary signage.

POLICIES

1. Look for ways to bury or relocate existing overhead utility lines.
2. Require all new development to install utilities underground.
3. Encourage shorter ornamental trees beneath utility lines to mask the visual impact of the overhead lines while continuing to provide an aesthetically pleasing streetscape.

GOAL 10 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Ensure a safe physical environment by incorporating the use of building and site design techniques that are consistent with Crime Prevention through Environmental Design (CPTED) guidelines.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 11 | MAINTENANCE & ENFORCEMENT

Develop maintenance and enforcement strategies that ensure successful implementation and outcomes of the community's vision.

POLICIES



Rockwall Founder's Day 2016: Stoney LaRue Band on stage at Harry Myer's Park.



Mural Guitars 2024: Each five (5) foot fiberglass guitar placed in public spaces were painted by local artists, and highlight Rockwall's vibrant music identify as the Free Live Music Capital of North Texas.



Dallas Race Week on Lake Ray Hubbard 2007: Sailboats racing off the shores of Rockwall.



Rockwall Founder's Day 2006: Jerry Jeff Walker on stage in the Downtown Square.



Memorial Day Concert at the Harbor 2014: Jason Castro takes the stage in front of the Hilton Hotel and Resort.

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 12 | FREE LIVE MUSIC

Further identity the City of Rockwall as the *Free Live Music Capital of North Texas*.

POLICIES

1. Continue to build on the successes of the Concert by the Lake and the San Jacinto Plaza Music Series.
2. Look for more opportunities to incorporate free live music events and festivals.

GOAL 13 | PRESERVE COMMUNITY CHARACTER THROUGH REDEVELOPMENT AND REVITALIZATION

Ensure that redevelopment strengthens the City's established areas and maintains its small-town identity.

POLICIES

1. Continue to implement adaptive reuse requirements for vacant and/or underutilized structures, or transitioning properties to ensure that these structures and properties are repurposed rather than demolished.
2. Allow flexibility in parking ratios for redevelopment and revitalization projects to encourage reinvestment in older centers while avoiding overbuilt parking fields.
3. Identify areas suitable for smaller businesses, promote *Shop Local* programs Citywide, and develop incubator opportunities for local enterprise.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article ~~V~~05, *District Development Standards*, of the Unified Development Code (UDC) to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. 🟢
2. Review the existing density, development and design standards contained in the Unified Development Code (UDC) to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction. 🟢
3. Review the City's community design elements and develop a *Community Design Plan* that can identify new opportunities for landmarks, monuments and public art. 🔴
4. Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground. 🔴
5. Review the parking standards contained in Article ~~V~~06, *Parking and Loading*, of the Unified Development Code (UDC) to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. 🔴
6. Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization. 🔴
7. Review the City's Master Trail Plan to ensure the plan provides connectivity and access to all areas of the City. 🟢
8. Prepare a Comprehensive Downtown Plan that establishes a detailed vision for preservation, land use, infill development, mobility, parking, public spaces, and streetscape design. The plan should include architectural guidelines, historic resource inventories, façade and building rehabilitation strategies, recommendations for infrastructure upgrades that support preservation focuses development, and review process and procedures. 🔴
9. Review the City's existing Downtown (DT) District -- *including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements* -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns. 🔴

CHAPTER 08
RESIDENTIAL





01 VISION STATEMENT

The City of Rockwall should continue to employ conscious design techniques that create attractive and unique, master planned communities, which complement the City's existing residential housing stock, and lead to the creation of enduring value. In addition, the City should continue to support its existing neighborhoods for the purpose of ensuring the long-term health and prosperity of the community.

02 GOALS AND POLICY STATEMENTS

02.01 EXISTING RESIDENTIAL DEVELOPMENTS

GOAL 01 | EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS

Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.

POLICIES

1. Consider the impact of a proposed development on an adjacent existing residential subdivision when considering a new development proposal to ensure the protection of the City's established residential land uses.
2. New residential development in the City that will be adjacent to an established residential subdivision should incorporate construction standards that are equal to or more restrictive than the existing residential subdivision (*e.g. masonry content, landscaping requirements, garage orientation, roof pitch etc.*). This will ensure that any new residential development will complement the existing residential subdivision.
3. Protect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition. Where this is not possible, a masonry wall matching the aesthetics of the residential subdivision along with mature canopy trees spaced at a minimum spacing should be used to visually screen the development.
4. Work to understand the different needs of the City's existing residential neighborhoods, and work with residents to address these needs.

LEFT: The Park Place Subdivision is a successful example of a subdivision that utilizes Traditional Neighborhood Design (TND) design standards.

GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods for the City's existing subdivisions.

POLICIES

1. Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
2. Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
3. Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

GOAL 04 | IDENTIFICATION AND REVITALIZATION OF OLDER NEIGHBORHOODS

Identify the City's older residential neighborhoods and support their long-term health, livability, and value through targeted revitalization efforts, improved connectivity, and enhanced maintenance and design standards that preserve the unique character of each neighborhood.

POLICIES

1. Coordinate with residents, neighborhood associations, and community groups to understand neighborhood-specific needs and priorities, and develop revitalization initiatives that reflect community goals.
2. Support reinvestment in aging homes by encouraging exterior improvements, architectural updates, and reinvestment programs that enhance curb appeal while maintaining the neighborhood's existing character.
3. Encourage infill and redevelopment of vacant or underutilized lots within older neighborhoods in a manner that is compatible with existing development patterns, architectural styles, and residential densities.
4. Identify opportunities to improve walkability, trail access, and pedestrian connections in older neighborhoods to increase safety, mobility, and access to parks, schools, and commercial areas.
5. Promote enhanced property maintenance, compliance with City codes, and education programs that help property owners understand available tools for maintaining and improving their homes.

02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

POLICIES

1. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
2. Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
3. Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community[1]. These units may include townhouse[2], garden homes[3], lofts[4], guest homes[5], and live/work units[6].
4. Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
5. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
6. The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

POLICIES

1. When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.
2. Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a

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[1] *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).*

[2] *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

[3] *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

[4] *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

[5] *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

[6] *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

public park or privately maintained open space.

POLICIES

1. All residential development -- *five (5) acres or greater* -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
2. Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
3. In general, parks and private open space should have a minimum width/depth of 50–feet and be contiguous throughout the development.
4. All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
5. Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

POLICIES

1. A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas, or where it is absolutely necessary for continuity.
2. Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/ suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

POLICIES

1. Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.
2. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.
3. Locate single-family lots in a manner that ensures a mixture of amenities can be provided (*e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.*).
4. Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.
5. Design neighborhoods utilizing the *Housing Tree Model*[7].
6. Require all new single-family and suburban residential subdivisions to incorporate substantial and cohesive subdivision entrance features -- *including but not limited to monument style signage with pedestrian elements, enhanced landscaping, accent lighting, and high-quality architectural materials* – to create a strong sense of place and establish a distinctive neighborhood identity. Entrance designs should be integrated into the overall layout of the

[7] *Housing Tree Model: A method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.*



Stone Creek Subdivision: Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



Breezy Hill Subdivision: Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



Fontanna Ranch Subdivision: Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



Caruth Lakes Subdivision: Representative housing product from the final phases of the Caruth Lakes Subdivision.



Lakeview Summit: Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

development, reflect the character and quality of the community, and contribute to a recognizable and enduring sense of destination for residents and visitors.

7. Only allow increased densities (*i.e. up to 2½ units per ~~gross~~ net developable acre for properties identified as Low Density Residential [LDR] and up to 3~~½ units~~½ units per ~~gross~~ net developable acre for properties identified as Medium Density Residential [MDR]*) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

1. Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

GOAL 03 | SINGLE-FAMILY HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

POLICIES

1. Encourage *Suburban Design*[8] and *Traditional Neighborhood Design (TND)*[9] principles in specified areas of the City (*see the individual district strategies contained in Chapter 1, Land Use & Growth Management, of this Comprehensive Plan*).

2. Lots in newer, traditional subdivisions should be a minimum of 10,000 SF in size and have a minimum lot frontage of 80-feet or greater.

3. Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing[10] or Recessed Front Entry[11] garages.

4. ~~3.~~ While discouraged, ~~I~~in cases where flat front entry garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development, no greater than 20.00% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

5. ~~4.~~ Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home.

6. ~~5.~~ Balance housing demand by encouraging high-quality small lot, custom homes in appropriate locations for senior living/age friendly housing options.

7. Encourage housing design that incorporates universal design principles, barrier-free access, walkable connections to park, trails, and community facilities to support senior living/age friendly housing options and aging in place.

8. Ensure that the design and scale of senior housing developments reflect Rockwall's architectural standards, neighborhood identity, aesthetic expectations, while providing appropriate transitions between residential and non-residential areas.

9. Strengthen anti-monotony design standards in all single-family residential developments to promote architectural variety, custom home character, and long-term neighborhood value. At a minimum, new developments should incorporate:

   - Multiple elevation options with meaningful variation in architectural style, rooflines, massing, and materials.
   - Distinctive front façade treatments and articulation that avoid repetitive designs on adjacent or opposing lots along the same block faces.
   - Enhanced architectural detailing, such as varying porch configurations, window patterns, and entry features.
   - A requirement that no more than a limited percentage of homes within any block share the same elevation of front façade appearance.

   These standards should be applied consistently across all new subdivisions and should encourage custom design quality that reinforces unique, attractive, and enduring neighborhoods.

02.04 TOWNHOMES

GOAL 01 | TOWNHOME DEVELOPMENT

When proposed, townhome developments should maintain the City's hometown atmosphere and add to the creation of neighborhoods of enduring value.

POLICIES

1. Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

2. Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

[8] *Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.*

[9] *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

[10] *J-Swing or Traditional Swing garages are garages that protrude from the front façade of the house towards the public right-of-way -- with the garage door facing towards the adjacent property -- and requiring an automobile to make a 90-degree turn to enter the garage from the public right-of-way.*

[11] *Recessed Front Entry garages are garages that are situated a minimum distance (e.g. 20-feet) behind the front façade of the house articulating the front façade of the home and allowing additional parking area in the driveway.*

3. If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.
4. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.
5. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.
6. Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

GOAL 02 | TOWNHOME DEVELOPMENT STANDARDS

Create and maintain townhome development standards that will require quality development in the City of Rockwall, and review these standards on an annual basis to ensure they are achieving this objective.

02.05 CONDOMINIUMS AND APARTMENTS

GOAL 01 | MULTI-FAMILY DEVELOPMENTS

When proposed, only high quality, appropriately located multi-family developments that represent a long-term investment in the community and that will create and retain value over time should be considered.

POLICIES

1. Condominium and apartment developments should be located adjacent to, and/or incorporated in, commercial developments to form activity centers (e.g. the Harbor District). In addition, these developments should conform to the commercial design standards (e.g. articulation, materials, etc.) to create continuity with adjacent commercial buildings. The Architectural Review Board (ARB) should be responsible for reviewing these developments to ensure compatibility with surrounding developments.
2. High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.
3. High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.
4. If structured parking is not provided on a high-density development, garages dedicated to each unit should be provided.
5. High-density developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are provided in a master planned community.
6. Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.
7. Higher-density projects should incorporate trail systems targeted at creating walkability and connectivity between land uses.

GOAL 02 | MULTI-FAMILY DEVELOPMENT STANDARDS

Create and maintain multi-family development standards that will require quality developments in the City of Rockwall, and review these standards annually to ensure they are achieving this objective.

03 IMPLEMENTATION STRATEGIES



Turtle Cove Subdivision: The Turtle Cove Subdivision is an established subdivision that was primarily constructed in the 1990's.



Lakeside Village Subdivision: Lakeside Village Subdivision is a private lakeside community that was constructed in phases from the 1980's to mid-2000's.



Chandler's Landing Subdivision: Chandler's Landing Subdivision is a private lakeside community that has seen construction since its inception in the late 1970's.



The Shores Subdivision: The Shores Subdivision is a popular neighborhood with lakeside views that was constructed in the 1990's and early 2000's.



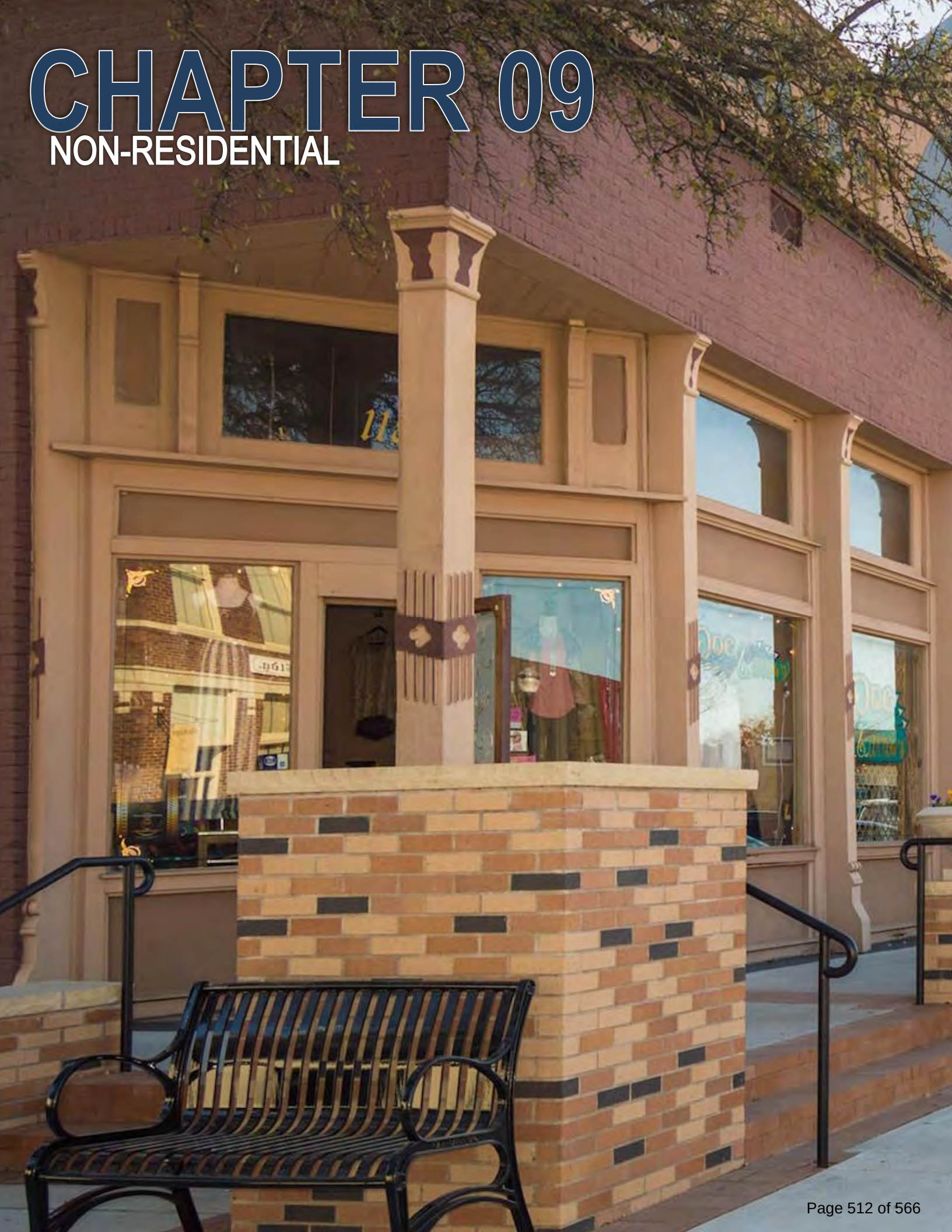
Downtown Rockwall: Downtown Rockwall is host to some of the oldest housing stock in the City with several properties being constructed in the late 1800's.

2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Create a *Community Housing Survey* that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies targeted at housing retention and support of these neighborhoods. 🔴
2. Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a *Neighborhood Revitalization Area* on the Future Land Use Map, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value. 🔴
3. Review the residential standards contained in Article ~~X~~10, *Planned Development Regulations*, of the Unified Development Code (UDC) to ensure conformity to the policies of this document. 🔴
4. ~~3.~~ Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article ~~X~~10, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available. 🔴
5. ~~4.~~ Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts. 🔴
6. Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments. 🔴
7. Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development. 🔵
8. Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts. 🔵
9. Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community. 🔵

CHAPTER 09
NON-RESIDENTIAL





01 VISION STATEMENT

Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community. Residents and visitors should immediately identify Rockwall as a place in which they want to shop, invest, work and conduct business.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | CREATING DISTINCTIVE DESTINATIONS

All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.

POLICIES

1. Balance the City's land uses by limiting clusters of like land uses, and requiring discretionary approvals for certain land uses within high visibility retail corridors.

2. Buildings should be constructed close to streets and roadways, with parking areas primarily located to the rear and/or sides of buildings. Buildings with visibility from adjacent land uses or public right-of-way should be constructed utilizing four (4) sided architecture requirements to ensure all sides of the building are highly articulated and contain the same architectural features and finishes.

3. Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

4. Commercial, retail, and office developments should look to create central greenspaces that are well-landscaped and functional promoting increased social interaction. Central greenspaces should be connected from all points of the development, and ultimately provide connection to the City's greater trail system.

5. The City should be proactive in pursuing regional developments at key intersections. This is especially important within the IH-30 corridor.

6. Developments should incorporate pedestrian elements (*i.e. benches, trash*

LEFT: Commercial properties along W. Rusk Street [SH-66] after the completion of the Downtown CIP Project in 2016.

receptacles, etc.) at regular intervals to ensure that developments are created to a pedestrian scale.

7. Connectivity in the forms of sidewalks and trails should be incorporated into commercial developments and link commercial, non-commercial and public land uses.

GOAL 02 | LANDSCAPING

Landscaping should be designed to complement non-residential buildings, and be installed in a manner that will ensure the long-term vigorous health of the planted materials.

POLICIES

1. Required landscaping should be comprised of native or hardy, drought tolerant plants that are better adapted to local soils and weather conditions.
2. Landscape/Treescape ~~plans~~ Plans that are required by the Unified Development Code (UDC) should be prepared by a registered Landscape Architect.
3. Shopping centers and big-box retail buildings should incorporate planters, ornamental pots, and landscape beds adjacent to building façades that are visible from streets and open space.
4. The use of a combination of hardscape elements (*i.e. rock, mulch, etc.*) and grass/turf should be encouraged throughout parking areas and adjacent to the buildings~~.~~; however, landscape plans should prioritize the use of vegetation over hardscape elements to maintain the City's green aesthetic.
5. Mitigation incentives and standards for the preservation of existing mature trees should continue to be encouraged and implemented.

GOAL 03 | VISUAL IMPACTS

All non-residential buildings should be designed so that negative visual impacts of the development are minimized.

POLICIES

1. Large industrial developments should utilize a campus design style (*e.g. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.
2. Increased setbacks should be implemented based on the size and square footage of commercial/industrial buildings. This is particularly important for industrial or flex-office development where upper story step-backs or modulation of the front façade can create more unique and interesting buildings.
3. In industrial developments, outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences. Mature, densely foliaged trees, and shrubs should be utilized to ensure that these areas are properly screened at the time of development.
4. Long, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.
5. Big-Box buildings should be highly articulated both horizontally and vertically, and use material/style breaks to give the appearance of multiple storefronts. Roofline variation -- *including parapet changes, cornices, and stepped rooflines* -- are also important in preventing monotonous box-style development.
6. Green spaces, berms, and trees should be utilized adjacent to large facades to help break up the façade and reduce the scale of the structure.

GOAL 04 | COMMERCIAL BUILDING DESIGN

All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

POLICIES

1. Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park. Synthetic materials (*e.g. EFIS, IMP, etc.*) should be prohibited on primary façades.
2. Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, cornices, lintels, window trim, base treatments, and material transitions should be used to create a *custom* appearance as opposed to the flat uninteresting look of tilt-wall or metal building façades.
3. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.

GOAL 05 | SIGNAGE

Maintain sign standards for the City that will reduce the potential for visual clutter, while providing clear business identification.

POLICIES

1. Encourage the use of symbols and infographics in signage in order to convey information more effectively.
2. New freestanding signage should be limited to monument style signs.
3. Require master signage plans for shopping centers in order to coordinate signage and encourage co-location of signage.
4. Prohibit internally lit box signs in favor of monument or channel-letter designs. This will improve the visual quality of signage and ensure consistency with existing premium developments.

GOAL 06 | MITIGATION OF NEGATIVE IMPACTS

Where potential incompatible land uses are not part of an integrated master plan, and where there are potentially negative impacts on adjacent properties, screening and buffering should be utilized to mitigate these conflicts and impacts.

POLICIES

1. All garbage storage/dumpster enclosures and delivery areas should be screened from public view (*i.e. streets, open spaces, drive isles, etc.*) and adjacent properties, and be generally situated behind the building to reduce the visual impact.
2. Outside storage areas should be discouraged in commercial/retail areas. This is especially important along major

commercial/retail corridors (*e.g. Goliad Street [SH-205], Ridge Road [FM-740], John King Boulevard, and IH-30*). Where permitted outside storage should be fully screened from public view (*i.e. along streets, open spaces, drive isles, adjacent properties, etc.*).

3. All non-residential developments should screen residential land uses from spillover lighting, views of parking, traffic noise, and other undesirable externalities of non-residential development.

4. All non-residential uses should be screened from residential land uses utilizing large buffers that contain berms~~,~~ and mature trees and shrubs that have dense foliage that achieve full opacity at the time of installation. Industrial development should be screened from all land uses utilizing the same method of screening through separation and landscaping. Visual barriers should be avoided where possible.

GOAL 07 | DRAINAGE AND DETENTION

On-site drainage features should be addressed in a natural manner to create an amenity for a development as opposed to a non-functional open space.

POLICIES

1. Water detention facilities should be treated with soft edges, using natural materials such as stone and vegetation for erosion control. These features should be designed in harmony with the developments landscape plan.

2. Headwalls/retaining walls should be faced with cultured or natural cut stone.

3. Drainage courses should be bioengineered to use natural vegetation, stone, and soil (e.g. soil lifts and plant material used in a structural manner) as opposed to concrete as an erosion control measure.

4. All non-residential developments should incorporate the applicable policies contained in Chapter 2, *Environment and Ecology*, of this Comprehensive Plan.

GOAL 08 | ARCHITECTURE QUALITY AND IDENTITY

The community should strive to investigate and adopt techniques that will encourage the development of a sophisticated architectural language that will inspire unique and attractive buildings authentic to the City's identity.

POLICIES

1. Consider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from major roadways.

2. Develop policies and measures to encourage private developers to incorporate innovative and sustainable designs into their developments.

3. Establish standards for consistency across commercial shopping centers, business parks, and industrial campuses that require standards for similar material palettes, architectural rhythm, and building form to ensure development creates a cohesive identity.

4. Use the City's Architectural Review Board (ARB) to review all new development in the City.

GOAL 09 | NON-RESIDENTIAL BUILDING EXAMPLES

All non-residential development should strive to meet the examples provided in Section 4, *Non-Residential Development Examples*, of this Chapter of the Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

2026 UPDATE KEY

●: COMPLETE; ●: INCOMPLETE; ●: ONGOING

1. Review the corridor overlay district standards contained in Subs~~S~~ection 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to see if the design standards from various overlay districts are suitable to apply to development citywide. ●

2. Review the parking standards contained in Article ~~V~~I06, *Parking and Loading*, of the Unified Development Code (UDC) to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. ●

3. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. ●

4. Review the City's non-residential screening requirements contained in the Unified Development Code (UDC) to ensure conformance to the policies and procedures of this Comprehensive Plan. ●

5. Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan. ●

6. Review Article ~~IV~~04, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan. ●

7. Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate these examples into Section 4, *Non-Residential Development Examples*, of this chapter of this Comprehensive Plan. ●

04 NON-RESIDENTIAL DEVELOPMENT EXAMPLES

RESERVED.

CHAPTER 10
IMPLEMENTATION





01 INTRODUCTION

Implementation Plans are the method of taking the ideas and directions created through the planning process and finding ways to deploy, install, and transition them into standard operations. Essentially, an *Implementation Plan* is the process of transitioning from the act of *Planning* to *Application*. This chapter of the Comprehensive Plan looks to highlight the importance of the implementation process *by* building; not just a timeline for the implementation of the strategies identified in this document, but also a process for accountability that can create measurable successes for the community.

In the following sections, this chapter will layout the implementation strategies identified through the planning process, and the steps necessary to completely integrate these strategies into the City's standard operations. This section will also layout an *Action Plan* intended to create accountability and ensure that the plan is being implemented on a realistic timeline that can be adjusted to best fit the community's needs over the next ten (10) years.

02 IMPLEMENTATION SCHEDULES

To begin the process of creating an *Implementation Plan*, each of the strategies was assigned to a specific implementation schedule. These schedules are intended to provide an indication of [*1*] how the strategy will be implemented (*i.e. process*) and [*2*] the overall effect of the strategy on the City's standard operations once it is implemented. A summary of each schedule type is as follows:

1. *Regulations*: This group of implementation strategies represent changes to the City's ordinances or codes, which are intended to strengthen the City's development regulations by bringing them in line with the goals and policy statements of this Comprehensive Plan. In addition, these changes will directly affect the day-to-day decision-making process of City Staff, the City's various boards and commissions, and the City Council.
2. *Policies & Actions*: These implementation strategies are intended to provide changes to the City's current procedures and/or processes. These typically involve changes to work flow, process or responsibility, but can also include the creation of new policy documents.

LEFT: The City of Rockwall City Hall, which was constructed in 2001 and houses the majority of the City's Departments and City services.

Similar to the strategies listed on the *Regulations Implementation Schedule*, these strategies will directly affect the day-to-day decision making process of City Staff, the City's various boards and commissions, and the City Council.

3. *Guidelines*: Implementation strategies that are identified on this implementation schedule represent changes intended to strengthen the appeal of the physical environment by providing policy documents that can guide future decision making for the City's regulatory boards. These typically involve changes to the City's design guidelines and translate to changes in the physical form and placement of the built environment (*i.e. signage, design, etc.*).
4. *Education & Communication*: This group of implementation strategies represent educational programs and/or communication initiatives that can be implemented to engage the community on certain issues and convey information that may be useful to citizens.
5. *Regional Partnerships*: Implementation strategies listed in this group represent opportunities for strategic partnerships with individuals, businesses, government agencies and/or other groups that can further the City's goals and objectives as laid out in this Comprehensive Plan.
6. *Capital & Financial Improvements*: These implementation strategies relate to the City's capital improvements or financial objectives and can help guide the allocation of resources by the City Council. These types of implementation strategies can include goals and objectives that affect capital projects, public improvements, or the maintenance of physical infrastructure.

In each of the implementation schedules, the implementation strategies are ranked as either a *HIGH*, *MEDIUM* or *LOW* strategy based on its conformance to the City's future priorities. These priorities were established by the Comprehensive Plan Advisory Committee (CPAC) at the beginning of the update process, and place a specific emphasis on infrastructure, walkability (*i.e. connectivity*), growth and the physical environment (*see the Vision and Plan section of the Community Profile, Demographics, Vision and Plan forward in this Comprehensive Plan*). This ranking system also provides a way to prioritize strategies that have dependencies that link two (2) or more strategies together. Each implementation strategy was also assigned a *Department Lead* that is intended to act as the project manager, and that can usher the strategy through the various stages of implementation. The *Department Lead* is the department that would be most responsible for the implementation strategy; however, it is understood that many of these implementation strategies will require the work of several different departments to be fully implemented. Finally, each of the implementation strategies was evaluated and assigned to a timeline that is intended to guide the implementation process. In assigning these timelines, staff estimated the approximate time for any review, evaluation, and/or regulatory process necessary to implement each strategy.

03 ACTION PLAN

In putting together the implementation schedules, staff understood that these strategies would require oversight. It was also understood that the Comprehensive Plan is not a static document, and that -- *while the overall vision may stay the same* -- the strategies contained in the document evolve as the community evolves. Based on these points, it was determined that several actions needed to be incorporated into the *Implementation Plan* for the purpose of creating a level of accountability that will produce measurable successes for the community. To provide this accountability an *Action Plan* was drafted.

The *Action Plan* contained in the *Implementation Plan* represents the actions necessary to ensure that the implementation strategies are: (1) being implemented in accordance to the timelines contained in the *Implementation Plan*, and (2) being reviewed and adjusted to account for changes in the community. A major component of this *Action Plan* is the creation of a standing Comprehensive Plan Advisory Committee (CPAC) that can meet annually to (1) review changes in land use due to development, (2) review changes requested by the City Council, and (3) review the timelines set out in the *Implementation Plan* and make any necessary adjustments.

Another major component of the *Action Plan* involves transparency and access. Specifically, how people will access and interface with the plan. To achieve this goal, the *Action Plan* proposes creating a dedicated online version of the plan that provides pertinent information and real-time updates concerning staff's progress with regard to the *Implementation Plan*. The City will continue to have physical copies of the plan and copies in various digital formats; however, the new format has the potential to allow for continued community interaction.

Finally, the *Action Plan* calls for an *Annual Review*, *5-Year Review* (*i.e. reassessment*) and *10-Year Review* (*i.e. overhaul*) of the plan. The annual review process is intended to allow for minor changes to the goals and policy statements, updates of maps and demographics, ratification of changes to the Future Land Use Map and Master Thoroughfare Plan due to development cases, and any other minor changes identified by City staff, the Comprehensive Plan Advisory Committee (CPAC) and/or the City Council. The five (5) year reassessment allows for a closer examination of the goals, policies and implementation strategies contained in the document, and gives the CPAC and the City Council the ability to make changes that are more substantial to the plan. The ten (10) year overhaul of the plan allows the CPAC and City Council the ability to reassess the entire plan, redirect or redefine the vision of the plan, and pivot the direction if necessary. The ten (10) year review also allows for the CPAC to set new policies, goals and implementation strategies in line with the vision of the plan and provide steps towards meeting that vision over the next ten (10) years.

04 IMPLEMENTATION PLAN

The following *Implementation Plan* lays out a matrix that makes up the *Action Plan* and *Implementation Schedules* necessary to take this Comprehensive Plan from words to action.

04 IMPLEMENTATION PLAN

01 ACTION PLAN

IMPLEMENTATION TIME PERIOD

	AS #	Action Plan Strategy	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
ACTION PLAN	1	*Annual Review Process*. The *Annual Review Process* is a review of the previous year's actions and their corresponding effect on the Comprehensive Plan. Through this review City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council can make minor changes to the plan to ensure that it continues to be an effective tool for decision-making and accurate representation of the City's vision.	✓	✓	X	X	X	X	✓	✓		
	2	*5 Year Review Process*. The *5-Year Review Process* is a more in-depth review of the goals, policies and implementation strategies contained in the plan. Through this review the City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council have the ability adjust or add goals, policies and implementation strategies.					X		✓	✓		
	3	*10 Year Review Process*. The *10-Year Review Process* is intended to allow the Comprehensive Plan Advisory Committee (CPAC) and the City Council set new goals, policies and implementation strategies, and make any changes to the vision necessary to meet that vision over the next ten (10) years.										
	4	Review all development applications for consistency with this Comprehensive Plan.										
	5	Ensure that all proposed Capital Improvement Projects are consistent with the recommendations of the plan.										
	6	In an effort to make the plan available to all Rockwall citizens, staff should ensure that the plan is available in paper copies at City Hall and various electronic formats through the City's website.	✓									
	7	Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.	✓									
	8	Revise and update the *Existing Conditions Report* on a five (5) year basis.					X		✓	✓		

KEY: ONGOING ACTION REQUIRED: ▨ | *REVIEW PERIOD:* ■ | *IMPLEMENTATION YEAR:* ■ | *EVALUATION OF ONGOING PROGRAMS:* ▨ | *COMPLETED TASKS:* ✓ AND 1 | X: *DATE MISSED*

04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGULATIONS	1	Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ). *NOTE: On hold due to SB2/HB347 approved in the 86TH Legislative Session.*	1	PLANNING AND ZONING DEPARTMENT	HIGH			X				X			
	2	Review the parking standards contained in Article 06, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.	2 6 7 9	PLANNING AND ZONING DEPARTMENT	MEDIUM		X		✓						
	3	Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.	5	POLICE AND FIRE DEPARTMENTS	LOW										
	4	Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. In addition, ensure that the standards allow flexibility for the redevelopment of non-conforming sites (*e.g. older shopping centers*).	1 9	PLANNING AND ZONING DEPARTMENT	LOW	✓									
	5	Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.	1 8	PLANNING AND ZONING DEPARTMENT	MEDIUM			✓							
	6	Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide.	7 9	PLANNING AND ZONING DEPARTMENT	MEDIUM		✓								
	7	Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*i.e. residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.	2	PLANNING AND ZONING DEPARTMENT	LOW			✓							
	8	Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.	3	PARKS AND RECREATION DEPARTMENT	LOW			X							
	9	Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.	3	PARKS AND RECREATION DEPARTMENT	LOW						X				
	10	Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM				✓						

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGULATIONS	11	Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.	1	PLANNING AND ZONING DEPARTMENT	LOW		✓								
	12	Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.	4	ENGINEERING DEPARTMENT	LOW										
	13	Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.	1	PLANNING AND ZONING DEPARTMENT	LOW				✓						
	14	Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals.	2	PLANNING AND ZONING DEPARTMENT	LOW		✓								
	15	Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.	7	PLANNING AND ZONING DEPARTMENT	LOW		✓								
	16	Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article 10, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.	8	PLANNING AND ZONING DEPARTMENT	HIGH					X					
	17	Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW				✓						
	18	Develop a density bonus framework within the Unified Development Code (UDC) for Planned Development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporate enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	19 ~~18~~	Review Article ~~0604~~, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW			✓							

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

IMPLEMENTATION TIME PERIOD

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	1	Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	*MEDIUM*	✓									
	2	Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan.	1, 2, 3	PLANNING AND ZONING DEPARTMENT	*LOW*										
	3	Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office and retail*).	6	ADMINISTRATION	*HIGH*							X			
	4	Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	*MEDIUM*	✓									
	5	Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City.	2, 4, 7	PARKS & RECREATION DEPARTMENT	*LOW*										
	6	Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.	3	PARKS & RECREATION DEPARTMENT	*LOW*					✓					
	7	Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.	5	PARKS & RECREATION DEPARTMENT	*LOW*										
	8	Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.	8	PLANNING AND ZONING DEPARTMENT	*LOW*					✓					
	9	Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).	4	ENGINEERING DEPARTMENT	*LOW*										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	10	Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.	4	ENGINEERING DEPARTMENT	MEDIUM					X					
	11	Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.	5	POLICE DEPARTMENT	LOW	✓									
	12	Evaluate residential ~~ial~~ -initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future.	5	NEIGHBORHOOD IMPROVEMENT SERVICES	LOW					X					
	13	Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	14	Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as Live/Work on the Future Land Use Map	1	PLANNING AND ZONING DEPARTMENT	LOW								✓		
	15	Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).	3	PLANNING AND ZONING AND PARKS & RECREATION DEPARTMENTS	MEDIUM										
	16	Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies.	4	ENGINEERING DEPARTMENT	LOW										
	17	Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.	7	PARKS & RECREATION DEPARTMENT	LOW										
	18	Review the City's existing Downtown (DT) District -- including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns.	7	PLANNING AND ZONING DEPARTMENT	HIGH										
	19 ~~13~~	~~Review and update the Downtown Plan (*i.e. Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.~~Prepare a Comprehensive Downtown Plan that establishes a detailed vision for preservation, land use, infill development, mobility, parking, public spaces, and streetscape design. The plan should include architectural guidelines historic resource inventories, façade and building rehabilitation strategies, recommendations for infrastructure upgrades that support preservation focused development, and review process and procedures.	1 7	PLANNING AND ZONING DEPARTMENT	HIGH~~MEDIUM~~						X				

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	20	Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts.	8	NEIGHBORHOOD IMPROVEMENT SERVICES	*MEDIUM*										■
	20	Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development.	8	PLANNING AND ZONING DEPARTMENT	*MEDIUM*										■

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: ▨ *| REVIEW PERIOD:* ■ *| IMPLEMENTATION YEAR:* ■ *| EVALUATION OF ONGOING PROGRAMS:* ▨ *| COMPLETED TASKS:* ✓ AND 1 *| REVISED TARGET DATE:* ■ *| NOTES: RED | X: DATE MISSED*

04 GUIDELINES IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD
						2019 2020 2021 2022 2023 2024 2025 2026 2027 2028
GUIDELINES	1	Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City.	4, 7	PLANNING AND ZONING DEPARTMENT	LOW	X
	2	Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.	7	ENGINEERING DEPARTMENT	LOW	
	3	Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.	5, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM	X
	4	Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks.	5	PLANNING AND ZONING DEPARTMENT	HIGH	✓
	5	Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	6, 9	PLANNING AND ZONING DEPARTMENT	HIGH	✓
	6	Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. The plan should address corridor redevelopment and create a design framework that can guide redevelopment along the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM	X
	7	Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.	1	PLANNING AND ZONING DEPARTMENT	LOW	
	8	Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a Neighborhood Revitalization Area on the Future Land Use Map, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value.	8	PLANNING AND ZONING DEPARTMENT	LOW	
	9	Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments.	8	PLANNING AND ZONING DEPARTMENT		
	10, 8	Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, *Non-Residential*, of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW	X X

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

05 EDUCATION & COMMUNICATION IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
EDUCATION & COMMUNICATION	1	Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.	5, 6	PLANNING AND ZONING DEPARTMENT	*MEDIUM*					✓					
	2	Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts.	8	PLANNING AND ZONING DEPARTMENT											
	3 2	Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).	6	ADMINISTRATION	*MEDIUM*				X						

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

06 REGIONAL PARTNERSHIPS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGIONAL PARTNERSHIPS	1	Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	2	Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	3 2	Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.	2	ENGINEERING DEPARTMENT	LOW										

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04 IMPLEMENTATION PLAN

07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CAPITAL & FINANCIAL IMPROVEMENTS	1	Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.	4	PLANNING AND ZONING DEPARTMENT	LOW										
	2	Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.	4	ENGINEERING DEPARTMENT	HIGH					✓					
	3	Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects.	4	ENGINEERING DEPARTMENT	HIGH	✓					✓				
	4	Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.	4	PLANNING AND ZONING DEPARTMENT	LOW					✓					
	5	Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.	5	INTERNAL OPERATIONS	MEDIUM					X		✓			
	6	Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs.	3	PARKS & RECREATION DEPARTMENT	MEDIUM		✓								
	7	Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.	6	PLANNING AND ZONING DEPARTMENT	LOW			X							
	8	Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	9	Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	10	Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System.	4	ENGINEERING DEPARTMENT	MEDIUM					✓					
	11	Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.	4	PLANNING AND ZONING DEPARTMENT	LOW	✓									

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

04 IMPLEMENTATION PLAN

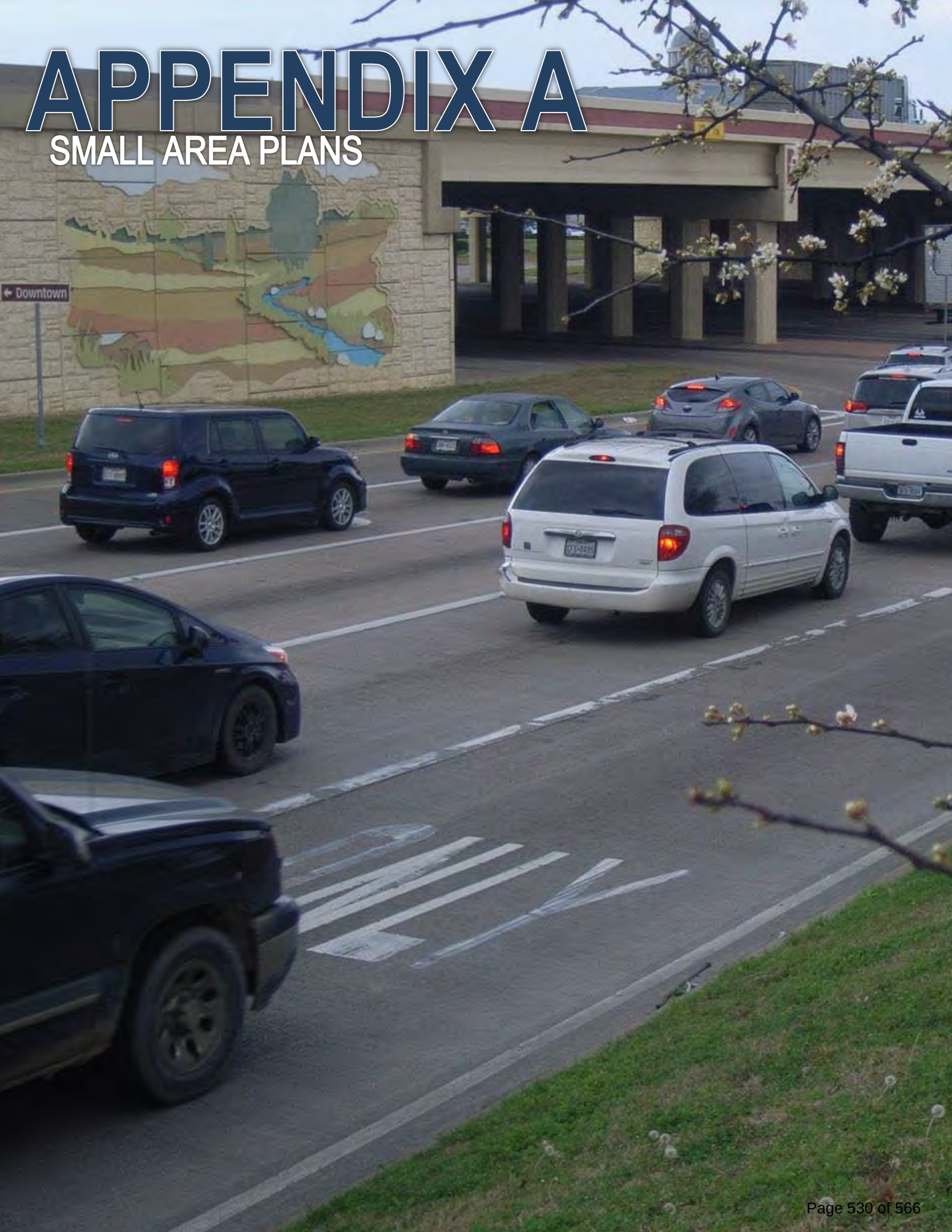
07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

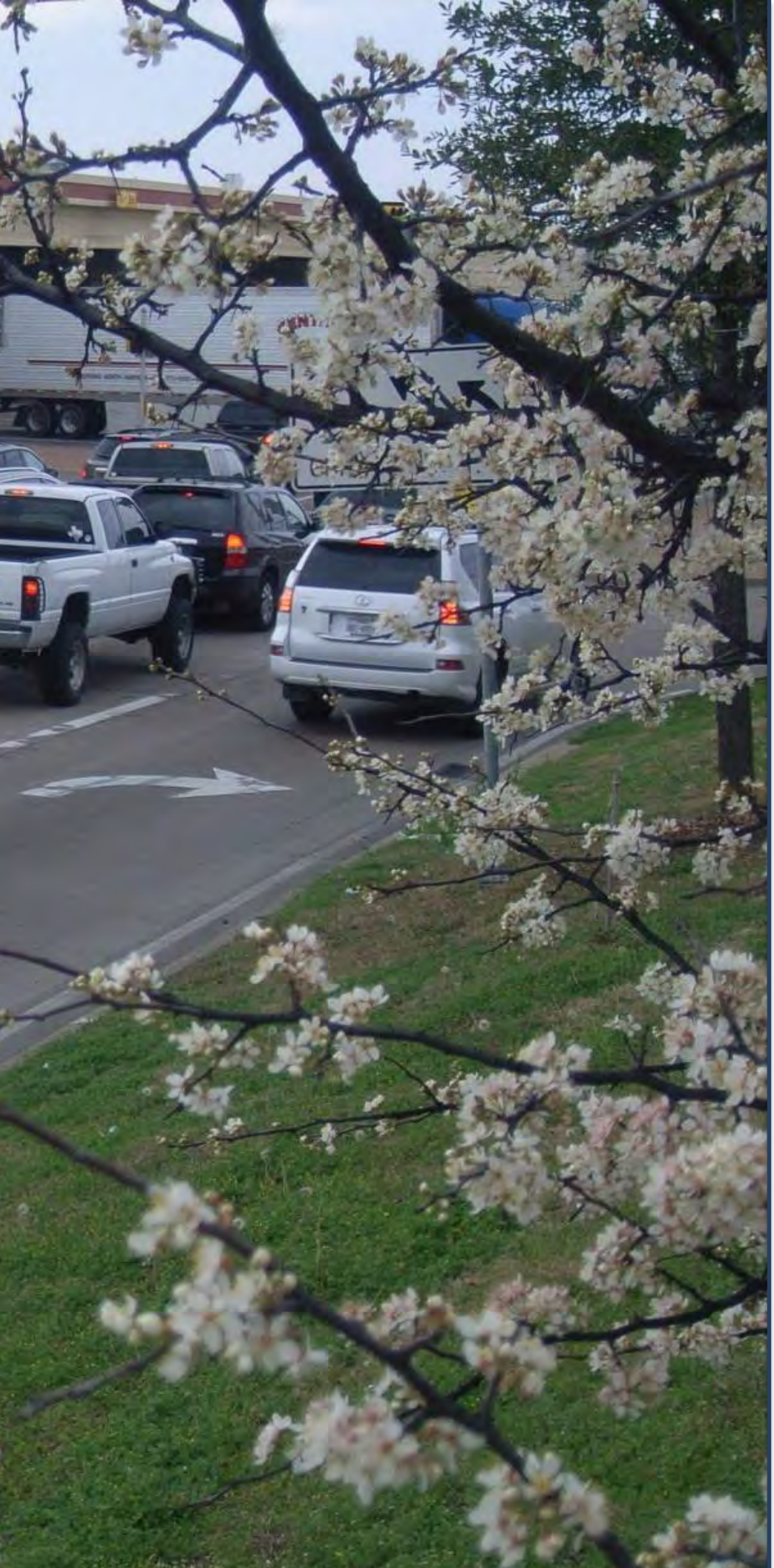
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CAPITAL & FINANCIAL IMPROVEMENTS	12	Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment.	1	ADMINISTRATION AND ENGINEERING DEPARTMENT	*MEDIUM*										
	13	Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects.	1	ADMINISTRATION, PLANNING AND ZONING, AND ENGINEERING DEPARTMENTS	*MEDIUM*										
	14	Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors.	1	ADMINISTRATION	*MEDIUM*										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED

APPENDIX A

SMALL AREA PLANS





01 PURPOSE

This appendix is dedicated to the City's *Small Area* planning efforts. *Small Area Plans* are a type of planning effort -- *typically associated with the neighborhood level* -- targeted at addressing a specific issue or issues (*e.g. land uses, transportation, traffic circulation, etc.*) with the ultimate goal of improving the quality of life for citizens, visitors and business owners in the area. These plans are intended to assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 SMALL AREA PLANS

02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)

The access plan for Planned Development District 50 (PD-50), also known as the N. Goliad Street Corridor, is intended to provide a long-term solution to the increasing traffic problems along N. Goliad Street [*SH-205*] for business owners along N. Goliad Street and customers looking to patron these businesses.

02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)

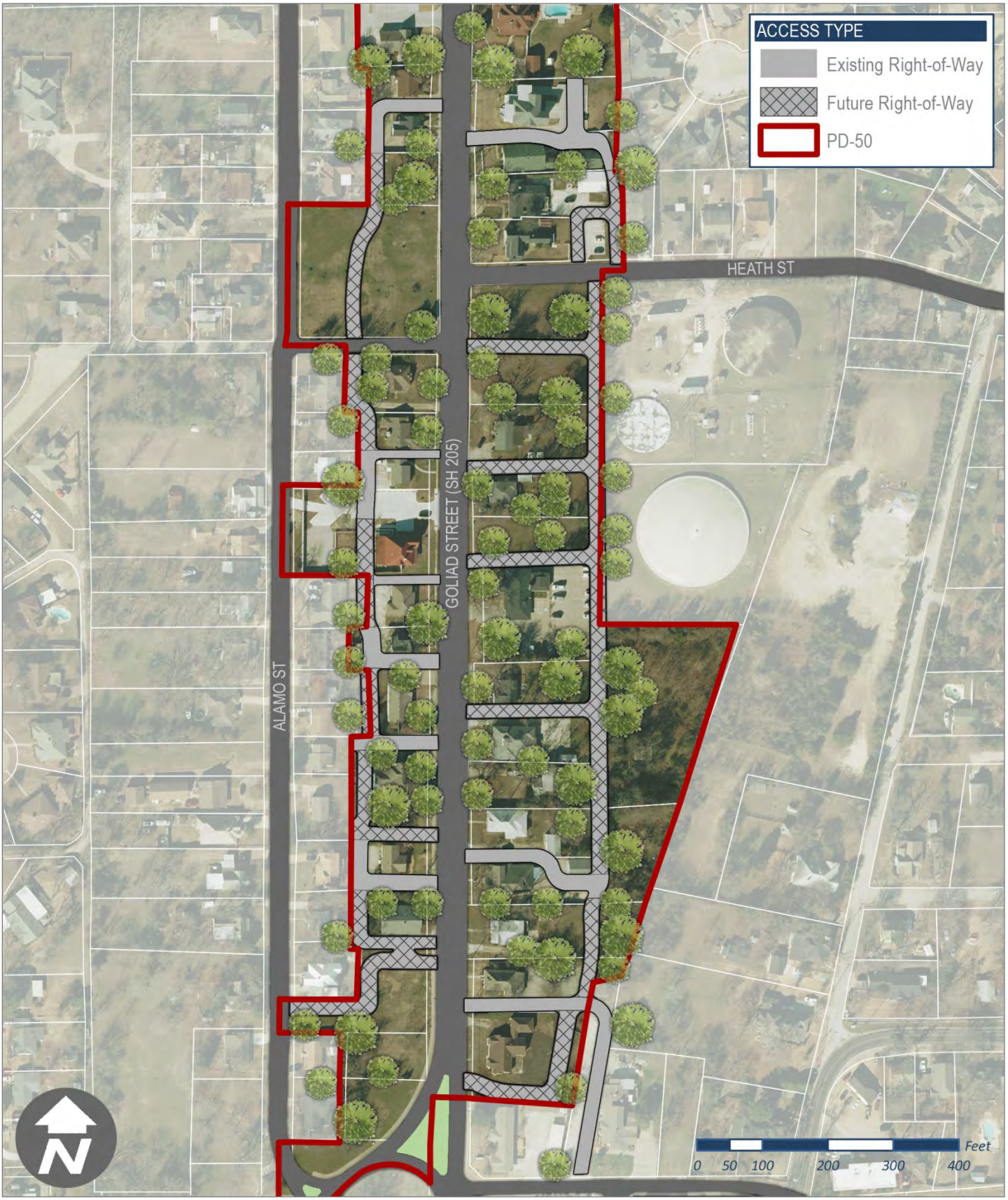
The access plan for Planned Development District 53 (PD-53) is intended to: (1) provide alternative access for the businesses along Ridge Road [*FM-740*], (2) reduce the amount of driveways along Ridge Road [*FM-740*], and (3) assist in the adaptive reuse of the single-family structures in this area as low impact offices and personal service land uses.

02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

LEFT: The image depicts the overpass along IH-30 and the intersection of the IH-30 Frontage Road and Ridge Road [FM-740].

02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)



02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)



02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

RESERVED.

APPENDIX B
CORRIDOR PLANS





01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 CORRIDOR PLANS

02.01 IH-30 CORRIDOR PLAN

1. Background and Introduction
2. Plan Framework
3. Corridor Strategies
4. Implementation Plan

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

1. Background and Introduction
2. Issues and Opportunities
3. Design Concept and Palette
4. Design Elements
5. Access Policies
6. Implementation

02.03 SH-276 CORRIDOR PLAN

RESERVED.

LEFT: The image depicts TXDOT contractors working in the IH-30 Corridor along the eastern most boundary of the City.

02.01 IH-30 CORRIDOR PLAN

ACKNOWLEDGEMENTS

CITY COUNCIL
Jim Pruitt, *Mayor*
John Hohenshelt, *Mayor Pro-Tem*
Kevin Fowler
Bennie Daniels
Dana Macalik
Trace Johannesen
Patrick Trowbridge

FORMER CITY COUNCIL
Scott Milder
David White
Mike Townsend
Dennis Lewis

PLANNING AND ZONING COMMISSION
Johnny Lyons, *Chairman*
Eric Chodun, *Vice Chairman*
Tracey Logan
Jerry Welch
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Annie Fishman
John Womble

STAFF PLANNING COMMITTEE
Ryan Miller, *Director of Planning and Zoning*
David Gonzales, *Planning Manager*
Korey Brooks, *Senior Planner*
Amy Williams, *City Engineer/Director of Public Works*
Ariana Hargrove, *Fire Marshal*
John Ankrum, *[Former] Building Inspections Supervisor*
Lance Singleton, *GIS Supervisor*
Lindsay Gnann, *GIS Analyst*
Laura Perez, *Executive Secretary*
Lauri Dodd, *Public Information Officer*

ADMINISTRATION
Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Brad Griggs, *Assistant City Manager*

1 BACKGROUND AND INTRODUCTION

The Interstate Highway 30 (IH-30) Corridor serves as the City of Rockwall's principal commercial/retail and transportation corridor. Retail and commercial businesses along this passageway are responsible for a large majority of the sales tax generated within the city. Since Rockwall has become the main commercial/retail generator for the county, IH-30 has served as the primary east/west roadway and acts as not only the gateway for traffic entering and exiting the city, but also the county. In addition, Rockwall's businesses have greatly benefited from the high volumes of traffic carried by IH-30 on a daily basis; however, as the region grows so do the cities situated east of Rockwall, and as demand for commercial/retail grows in these communities, businesses will be attracted to these areas. To maintain the City's competitiveness in the region, Rockwall's City Council directed staff to study the IH-30 Corridor and provide potential strategies that will: (1) address retail/business retention in the corridor, (2) provide strategies to target regional land uses, and (3) provide a plan for strategically located vacant land along IH-30. The following plan framework, corridor strategies, and implementation plan were drafted as part of a larger corridor plan that was approved by the City Council on March 18, 2019. This document is intended to act as a roadmap for planning the IH-30 Corridor's land uses and development characteristics to ensure the future prosperity of the community.

2 PLAN FRAMEWORK

PLAN FRAMEWORK

Broad planning ideas, goals and objectives form the framework used to develop strategies intended to support existing land uses and to target and attract new regional land uses. From the existing conditions analysis, the retail trade area analysis, the benchmark analysis and the stakeholder engagement workshop, prepared with the IH-30 Corridor Plan, the Staff Planning Committee (SPC) created the broad framework depicted in *Figure 1: Plan Framework*. This framework was used to identify strategies for business retention/attraction in the corridor and to draft an implementation plan. This framework includes:

CORRIDOR ZONES
The *Corridor Zones* (*i.e. Preservation, Transition and Opportunity Zones*) -- *which were established by citizens and stakeholders as part of Station 3: Plan Framework of the stakeholder engagement workshop and reviewed by the SPC* -- are as follows (*and depicted in Figure 1: Plan Framework*):

- ☑ *Corridor Zone #1:* This zone is situated between Horizon Road (*FM-3097*) and Ridge Road (*FM-740*) on the north side of IH-30 and is designated as a *Transitional Zone*. This designation is due to the large amount of vacant property that currently exists in this area, and the uncertainty of how the development of this land will affect adjacent/existing land uses.
- ☑ *Corridor Zone #2:* This triangular shaped zone is situated within the bounds of Ridge Road (*FM-740*), Horizon Road (*FM-3097*), and IH-30, and is identified as a *Transition Zone*. This area contains an older shopping center (*i.e. Carlisle Plaza*) that is currently in the process of transitioning. The public also identified this area as a *Strategically Located Property* in the stakeholder engagement meeting. Due to its redevelopment opportunity.
- ☑ *Corridor Zone #3:* This zone is divided between two (2) designations due to discrepancies between the public's map and the SPC's map. The portion from Ridge Road (*FM-740*) to Greencrest Boulevard is identified as a *Preservation Zone*, and the area between Greencrest Boulevard and N. Goliad Street (SH-205) is identified as a *Transition Zone*. The split designation indicates a difference in the development of these two (2) areas, and of how these businesses have changed overtime. This split is also attributed to the new development currently taking place in the area between Greencrest Boulevard and S. Goliad Street (*SH-205*).
- ☑ *Corridor Zone #4:* This zone is directly south of *Corridor Zone #3* and extends from Ridge Road (*FM-740*) to N. Goliad Street (*SH-205*). This area is identified as a *Preservation Zone*, which is primarily attributed to recently developed shopping centers in this zone. These properties are currently considered highly performing commercial/retail properties.
- ☑ *Corridor Zone #5:* This zone extends from N. Goliad Street (*SH-205*) to T. L. Townsend Drive and is identified as an *Opportunity Zone*. The purpose of this designation is tied to the large vacant property in front of the County Courthouse, and to other potential redevelopment opportunities within this area.
- ☑ *Corridor Zone #6:* This zone extends from S. Goliad Street (*SH-205*) to T. L. Townsend Drive and is identified as a *Preservation Zone*. This area includes newer development in the IH-30 corridor (*i.e. the CostCo shopping center and adjacent land uses*) that should be preserved moving forward.
- ☑ *Corridor Zone #7:* This zone is identified as a *Transition Zone* and extends from T. L. Townsend Drive to John King Boulevard. This area incorporates industrial and interim land uses that are considered to be

transitioning. In addition, this land also incorporates strategically located vacant property adjacent to the John King Boulevard.

- ☑ *Corridor Zone #8:* This zone is also situated between T. L. Townsend Drive and John King Boulevard, south of IH-30. The area is identified as a *Transition Zone*, due to the large amount of transitional or interim land uses along the IH-30 frontage road. In addition, the property has several large tracts of land that are currently vacant. When developed these properties could change the land use pattern for the area. This zone also has a strategically located, vacant property at the southwest corner of John King Boulevard and IH-30.
- ☑ *Corridor Zone #9:* This corridor zone extends from John King Boulevard to Stodghill Road (*FM-3549*). Since the majority of these tracts are currently vacant, this zone is identified as an *Opportunity Zone* and all property in this area is identified as strategically located property.
- ☑ *Corridor Zone #10:* This zone is situated between John King Boulevard and Corporate Crossing, and is identified as a *Transitional Zone*. The purpose of this designation is tied to the existing land uses and parcelization pattern of the area (*i.e. the way the property has been subdivided over time*).
- ☑ *Corridor Zone #11:* This corridor zone is identified as an *Opportunity Zone* and is located north of IH-30, east of Stodghill Road (*FM-3549*). This zone is vacant and is directly adjacent to the City's eastern City limit line. This entire zone is considered to be a strategically located property.
- ☑ *Corridor Zone #12:* The final corridor zone is south of IH-30, east of Corporate Crossing. This zone is primarily vacant and only contains a few interim land uses. Due to the largely undeveloped area in this zone, it is identified as an *Opportunity Zone.* In addition, the zone contains strategically located property at the southeast corner of the intersection of John King Boulevard and IH-30.

STRATEGICALLY LOCATED PROPERTIES

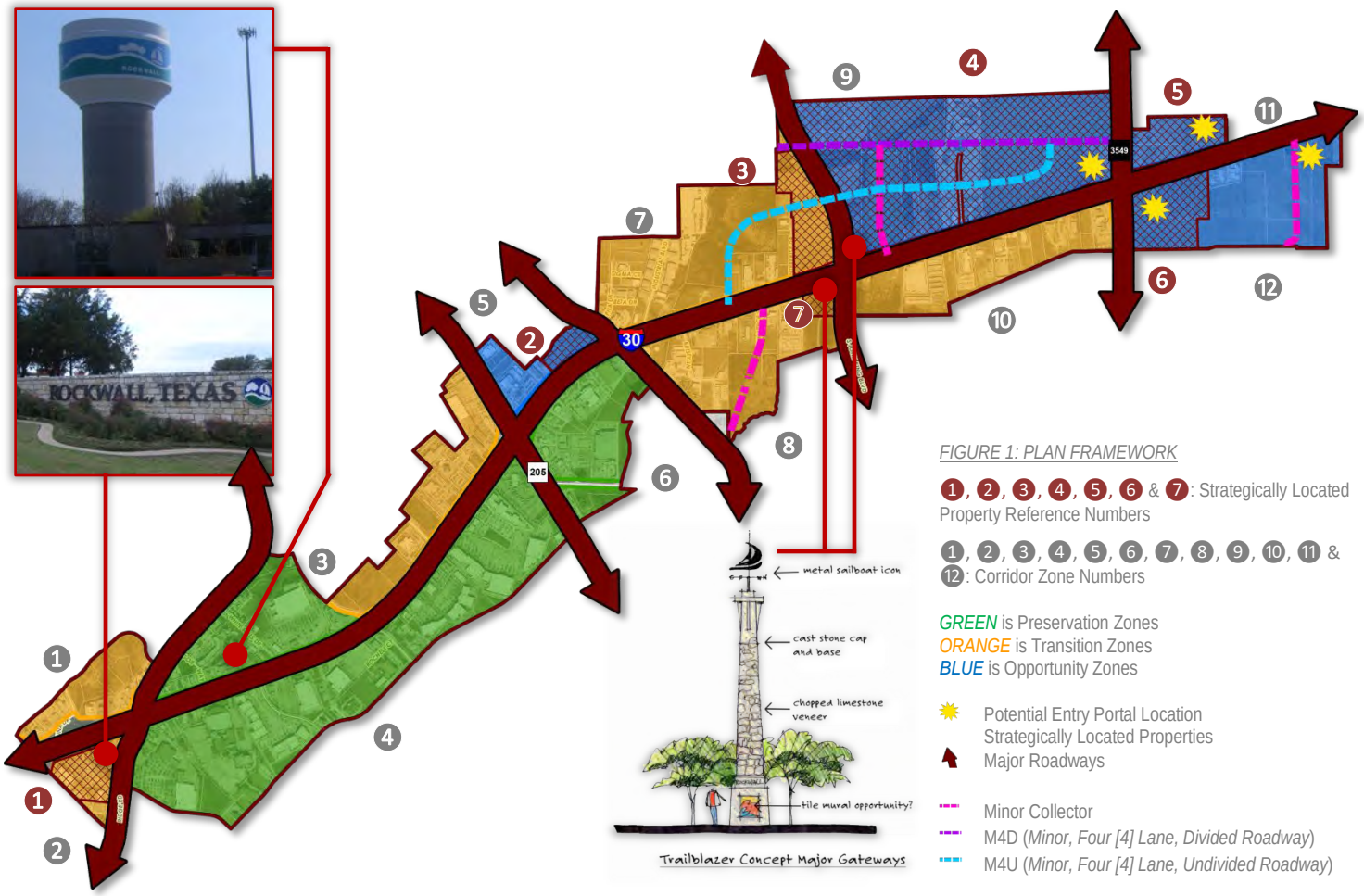
Using the findings from the *Benchmark Analysis -- detailed in Chapter 3, Benchmark Analysis for Strategically Located Properties, of the IH-30 Corridor Plan* -- the SPC identified potentially appropriate developments for each of the strategically located properties. The models used in this exercise were as follows:

(1) Strip Retail Center Model
(2) Mixed-Use Center Model
(3) Town Center Model
(4) Regional Destination Center Model

NOTE: See Section 3, Benchmark Analysis Findings, of Chapter 3, Benchmark Analysis for Strategically Located Properties, of the IH-30 Corridor Plan for definitions/characteristics of each model.

The findings by the SPC are as follows (*and depicted in Figure 1: Plan Framework*):

- ☑ *Strategically Located Property #1:* The first strategically located property represents the only redevelopment possibility that was identified by the SPC and/or the public, and could benefit from an adaptive reuse or redevelopment plan. Taking this into consideration the SPC did not apply any of the models to this property. It was simply identified as a *redevelopment opportunity*.
- ☑ *Strategically Located Property #2:* This strategically located property is situated at the southwest corner of T. L. Townsend



Drive and the IH-30 frontage road, and is currently owned by Rockwall County. The SPC unanimously identified this property as being suitable for a *Strip Retail Center*. It should also be pointed out that this property is currently entitled for this type of development under the Commercial (C) District as defined by the UDC. The SPC felt that despite being a highly visible site this model was appropriate due to the limited access caused by the location of the on/off ramps at John King Boulevard and S. Goliad Street (*SH-205*).

- ☑ *Strategically Located Property #3:* This strategic area is located adjacent to the western right-of-way line of John King Boulevard, and is partially zoned Commercial (C) District with the remainder being zoned Light Industrial (LI) District. The SPC identified this property as being suitable for a *Mixed-Use Center* or a *Town Center*. This designation is due to the location and visibility of the property, and that it is located near and accessible from two (2) major roadways (*i.e. John King Boulevard and Justin Road*) and a major highway (*i.e. IH-30*). With this being said the property is situated below the highway overpass and as a result the site has limited visibility for a single-story structure. Structures that are two (2) to three (3) stories in height would be better suited for this property.
- ☑ *Strategically Located Property #4:* This area is located between John King Boulevard and Stodghill Road (*FM-3549*), north of IH-30. The properties in this area are zoned as Commercial (C), Light Industrial (LI) and Agricultural (AG) Districts. Due to the large acreage of these strategic properties, the SPC broke the designation of this area into three (3) zones. The first was directly adjacent to John King Boulevard and was identified as being suitable for *Strip Retail Center* by the SPC. The second area was located between Security Drive and the golf course (*i.e. A1 Golf*) and was identified as being suitable for a *Town Center* development. The third area was the remainder of the property and was identified as being suitable for a *Regional Destination Center*. These designations stem from the good visibility and close proximity to major roadways. In addition, this property is in an ideal location for a large commercial/retail development/regional center.
- ☑ *Strategically Located Property #5:* This property is located at the northeast corner of Stodghill Road (FM-3549) and IH-30 and is zoned Commercial (C) District. Due to the linear nature of this strategically located property, the SPC identified the *Mixed-Use Center* and *Strip Retail Center* as being potentially appropriate models for development. This property does have limited access and poor visibility from east bound traffic, but is located directly adjacent to *Strategic Located Property # 4* making the possibility for a major intersection at IH-30 and Stodghill Road (*FM-3549*) highly likely.
- ☑ *Strategically Located Property #6:* This strategically located property is situated at the southeast corner of Corporate Crossing and IH-30 and is currently zoned Commercial (C) District. The SPC identified this property as being appropriate for both a *Mixed-Use Center* or a *Town Center* based on the location, acreage and its relation to the highway and Corporate Crossing. A *Strip Retail Center* and *Regional Destination Center* were also identified by the SPC as being viable alternatives for this property.
- ☑ *Strategically Located Property #7:* The final strategically located property is situated at the southwest corner of John King Boulevard and IH-30. The SPC identified this property as predominantly being suitable for a *Strip Retail Center*; however, it was also thought to be a suitable location for a *Mixed-Use Center*. It was ultimately decided by the SPC that this property has the acreage and carrying capacity for both types of centers, but is probably best suited for a *Strip Retail Center* that incorporates a grocery store or other large neighborhood service retailer as a primary anchor. The purpose of this designation is due to the poor visibility caused by the highway overpass and the close proximity to a large amount of residential homes and apartment units. The property is currently zoned Commercial (C) District.

ENTRY PORTALS

Entry portals are an essential element to creating a sense of place and distinguishing a City's boundaries. Currently, the City's western boundary is well defined by Lake Ray Hubbard and the Harbor District. The portals create a defined natural and built edge to the City. The eastern boundary of the City, on the other hand, is undefined. When the SPC examined this area, it was decided that an entry portal was an important element in the plan moving forward; however, the SPC was of the opinion that it was somewhat difficult to define what an entry portal in this area should look like since these properties remain largely undeveloped. With this the SPC choose several locations where an eastern entry portal could be incorporated at the time the adjacent properties develop. The thinking behind this was that the portal would match the architecture of future development if constructed at the same time as the properties. *Figure 1: Plan Framework* shows the four (4) possible portal locations identified by the SPC along with all existing and proposed monumentation throughout the corridor.

TRANSPORTATION FACILITIES

Looking at the existing and proposed roadway facilities, the corridor is already well circulated, and the future facilities are a good approximation of what will be needed to circulate any future development; however, without knowing exactly what will be developed on these parcels the SPC felt that the current number of roadways depicted on the property between John King Boulevard and Stodghill Road (*FM-3549*) could be a deterrent to development. With Justin Road extending through the property from east to west and a M4U (*minor, four [4] lane, undivided roadway*) curving through the property from east to west, two (2) Minor Collectors extending north to south were deemed unnecessary. The SPC was also of the opinion that Commerce Street should be continue in a southwardly direction connecting the IH-30 Frontage Road to T. L. Townsend Drive. These were the only changes to the existing and proposed transportation facilities that appeared to be necessary as a result of this study. *Figure 1: Plan Framework* depicts the proposed roadway amendments.

Staff should point out that these changes were incorporated into the revised Master Thoroughfare Plan contained in this Comprehensive Plan, and that no additional actions would be required with regard to transportation facilities. This was incorporated after the Comprehensive Plan Advisory Committee (CPAC) made similar findings about these areas.

LAND USE PLAN

Looking at the current Future Land Use Plan for the IH-30 Corridor, only about 37.56% of the corridor is identified as a *Special Commercial Corridor*. The remainder of the corridor is scheduled for *Commercial* (38.35%), *Technology/Light Industrial* (13.33%), *Special District* (4.70%), and to a lesser degree *Parks and Open Space, High*

Density Residential, *Public Uses* and *Quasi-Public Uses*. After reviewing the goals and objectives of this study, the SPC recommended that the majority of the corridor should be designated as a *Special Commercial Corridor*. The only area that the SPC wanted to deviate from this land use scheme, was the area directly adjacent to the railroad tracks between John King Boulevard and Stodghill Road (*FM-3549*). The SPC felt that this area should be flexible in nature and be designated for either *Technology/Employment Center* and/or *Special Commercial Corridor*. The purpose of this flexibility was to allow industrial or technology firms the ability to locate within the corridor, adjacent to the existing railroad facilities; however, the flexibility would provide for an easy transition to commercial uses should a regional land use be identified for this area. This change was incorporated into *Map 1: Future Land Use Plan* contained in *Appendix C, Maps* of this Comprehensive Plan.

SUMMARY OF PLAN FRAMEWORK

The assemblage of all this information forms the *Plan Framework* of this study. A map of this framework is depicted in *Figure 1: Plan Framework*. A summary of the recommendations provided by this framework are as follows:

(1) The corridor zones that were established as part of this study are intended to guide policy decisions for the final recommendations contained in Chapter 6, *Corridor Strategies & Implementation Plan*, of the *IH-30 Corridor Plan* and which are outlined in Subsection 02.01(3), *Corridor Strategies*, of this section of Appendix B, *Corridor Plans*.

(2) The strategically located properties identified by the SPC were classified based on their potential carrying capacity for retail/regional land uses. This part of the plan framework was to draw attention to these properties and provide various possibilities that would fit the City's desire for regional development.

(3) Monumentation locations were identified for the purpose of creating an eastern entry portal. The design of these monumentation markers should be incorporated into the site plan approval process to allow for review by the Architectural Review Board (ARB) prior to adoption by the City's Planning and Zoning Commission and City Council.

(4) The SPC identified potential changes to two (2) roadways on the Master Thoroughfare Plan. This involves an extension of Commerce Street and the removal of a proposed street running parallel to Security Drive.

(5) Finally, a coherent land use plan that is tied to the goals of this study was laid out. This plan primarily promotes the future of the corridor being zoned and developed in accordance with the *Special Commercial Corridor* designation of this Comprehensive Plan; however, it does make some allowances for flexible land use (*i.e. office/industrial*).

3 CORRIDOR STRATEGIES

The final objective of the Staff Planning Committee (SPC) was to assemble a list of strategies that could be utilized as part of the implementation plan of this study. In doing this the SPC talked about *Offensive* and *Defensive Strategies*. In this case, the *Defensive Strategies* were thought to be pre-emptive strategies centered on regulation or policy actions that the City could implement for the purpose of addressing potential or perceived issues. *Offensive Strategies*, on the other hand, included proactive actions that involved activities like offering incentives, waivers and assistance. In doing this, the SPC also talked about what zone each strategy would affect and who would be responsible for implementing the strategy. A key to the corridor zones and implementation organizations is as follows:

DEPARTMENTS, BOARDS & COMMISSIONS
- ☑ City Council: CC
- ☑ Planning and Zoning Commission: PZC
- ☑ Architecture Review Board: ARB
- ☑ City Manager/Administration: M
- ☑ City Attorney: CA
- ☑ Building Inspections Department: BI
- ☑ Fire Marshals Division: FM
- ☑ Planning and Zoning Department: PZD
- ☑ Engineering Department: E
- ☑ Neighborhood Improvement Services: NIS

CORRIDOR ZONES
- Transitional Zone
- Preservation Zone
- Opportunity Zone

On March 18, 2019, the City Council approved the following *Offensive* and *Defensive* strategies for use within the IH-30 Corridor:

DEFENSIVE STRATEGIES

STRATEGY 1 PREVENT THE OVERSATURATION OF CERTAIN LAND USES IN THE CORRIDOR

Prevent the oversaturation of certain land uses in the corridor by prohibiting and/or requiring discretionary approvals of these land uses. Currently, the IH-30 Corridor has a high percentage of automotive (8.99%) and industrial (8.37%) land uses, which are typically incompatible with higher end retail users. In addition, these land uses -- *specifically automotive land uses* -- consume a large portion of the current frontage along IH-30 (~26.69%), which means these uses also have high visibility in the corridor. If the intent of the City is to create a commercial/retail corridor, special attention needs to be paid to what land uses are established on the remaining 45.35% vacant land. This is specifically important with the remaining 28.77% of vacant land with frontage on IH-30. To achieve this staff can review Article 04, *Permissible Uses*, of the Unified Development Code to look for possibilities to incorporate discretionary approvals or limit undesirable land uses along IH-30. In addition, staff can look to prohibit certain land uses (*e.g. outside storage*) that are currently allowed through discretionary approval, but may not be desirable for attracting and establishing a regional retail use.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this is a policy change, there are no anticipated hard costs to be incurred by the City as a result of implementing this strategy. In addition, this strategy can be implemented without assistance from outside consultants.

Estimated Implementation Time: This is estimated to take between 20 to 40-hours of staff time to review the Unified Development Code and draft an ordinance addressing the proposed changes for the City Council's review. This text amendment would be required to be advertised and adopted in accordance with the procedures of the Unified Development Code (*i.e. approximately eight [8] weeks*).

STATUS: ONGOING

STRATEGY 2 INCONSISTENT ZONING REQUESTS

Zoning approvals that are inconsistent with the *Future Land Use Plan* contained in the Comprehensive Plan should be limited. The *Future Land Use Plan* is a document intended to guide zoning in the City of Rockwall. In addition, zoning approvals not consistent with the *Future Land Use Plan* could have a negative impact on existing land uses, and could have an undesirable effect on the economic stability of the corridor (*i.e. create*

conditions not conducive for retail land uses). Moreover, inconsistent zoning approvals change the *Future Land Use* mix, which is designed to yield an 80% Residential/20% Commercial mix (*i.e. intended to yield a 67% residential value/33% commercial value tax base*) per this Comprehensive Plan. To better address inconsistent changes in zoning, staff should develop a process to convey how the approval of inconsistent zoning would change the *Future Land Use Plan*. This should be provided with or in staff's case memos to the Planning and Zoning Commission and City Council.

Implementation Responsibility: PZD, CA, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The Planning Division can implement this policy amendment through changes in the current procedures and through the creation and implementation of a tool that will clearly convey the desired information. It should be pointed out that the creation of this process is currently a *strategic goal* on the City's *Strategic Plan* and included in this Comprehensive Plan as an *Implementation Strategy*.

STATUS: *ONGOING*

STRATEGY 3 DISCOURAGE STRIP DEVELOPMENT

The City of Rockwall has several *Strip Retail Centers* as defined in the findings from the benchmark analysis contained in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*. The establishment of new strip retail centers could have the effect of cannibalizing the businesses that are currently located in the City's existing strip retail centers. This could also create a larger problem for the existing centers due to the transient nature of small businesses that tend to locate in these areas (*i.e. businesses in these shopping centers tend to move to newer developments as they progress along the highway*). To combat this possibility, the City could take steps to discourage strip retail centers by amending the design standards contained in the Unified Development Code. Examples of these changes would include policies targeted at requiring shared facilities (*i.e. parking, access, drive facilities, etc.*), limiting parking fields in the fronts of buildings, requiring the provision of open space, restricting signage, etc. This would also require provisions that target mixed-used development (*e.g. office land uses mixed with retail/commercial land uses*). It should be noted that while the SPC did identify some of the strategically located properties as being ideal for *Strip Retail Centers*, this would ultimately depend on the carrying capacity of the corridor (*i.e. to avoid cannibalizing existing businesses the demand of the community would need to increase to justify an additional strip retail center*).

Implementation Responsibility: PZD, ARB, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change requires a comprehensive review of the City's commercial design standards, and would take time to prepare the necessary text amendments. The total time necessary to complete this strategy will vary depending on the extent staff will have to amend the ordinances. Staff estimates this could take between 30 to 40-hours to complete. In addition, it may be advantageous to use the Planning and Zoning Commission and/or Architectural Review Board (ARB) as design committees to assist staff in drafting the desired changes. Any ordinance changes would need to be adopted in accordance with the procedures contained in the Unified Development Code (*i.e. approximately eight [8] weeks*).

STATUS: *ONGOING*

STRATEGY 4 LIMIT SINGLE USE BIG-BOX DEVELOPMENT

Single use big-boxes can have an immediate and positive effect on a City's ad valorem tax value; however, if abandoned they can also have an effect on the perception of economic health in an area. Currently, the City's big-boxes appear to be economically sound with little to no risk of being abandoned; however, it is a good idea to take a pro-active approach to this issue. Single use big-boxes are typically attractive to businesses that are considered to be category killers and/or discount warehouse stores (*e.g. Wal-Mart, Home Depot, Costco, etc.*). Developing a single big-box is also the typical suburban model for these types of stores. By creating policies that force co-location and mixed-uses the City ensures that these businesses adapt their models to meet the vision of the community, as opposed to allowing these businesses to dictate the community's appearance. By limiting single use big-boxes moving forward, it also has the added effect of protecting the City's current big-boxes, and perhaps staving off the possibility of having ghost boxes (*i.e. empty big-boxes*) in the future.

To achieve this, the City Council could look at development standards that discourage single use big-box users. These types of policies would include regulations like imposing size caps on single use big-box developments (*i.e. limit individual users to discretionary approvals on buildings that are greater than 20,000 – 30,000 SF*), drafting requirements that provide for roof and façade modulation to allow the buildings to be broken up in the case of abandonment, adopting parking requirements that require parking to be located behind the front façade of the buildings, creating a window requirement, and etcetera.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change would require staff to review the City's current *General Commercial Building Standards*, and draft an ordinance with the necessary text amendments. The total time necessary to complete this strategy could vary; however, staff estimates a completion time of 30 to 40-hours with an additional eight (8) weeks for the adoption of an ordinance change to the Unified Development Code.

STATUS: *ONGOING*

STRATEGY 5 ADAPTIVE REUSE ORDINANCE OR STRATEGY

Building on the previous strategy, one of the main reasons that City's end up with vacant big-box developments are changes in the economics of a property's location (*i.e. the site can no longer support/sustain a larger retail user*). This may mean that a particular site or location is no longer viable as a large retailer. *Adaptive Reuse* ordinances, also referred to as *Ghost Box* ordinances, are ordinances intended to address this common problem. As previously stated, the City of Rockwall has not had issues with empty big-boxes; however, a

proactive approach to this issue could prove to be valuable in the future. Below is a picture of the vacant *Sports Authority* building, which is a single user big-box that was vacated in 2016. Luckily, this building was quickly replaced with an *Academy Sports and Outdoors*; however, this quick replacement may not always be the case.

The City's current ordinance does incorporate an accountability clause that states that "(f)or those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants." This language could be strengthened and the requirement for this accountability clause could be lowered to buildings greater than 30,000 SF. In addition, the City Council could look into establishing ordinances that: (1) creates a fee waiver program for the adaptive reuse of buildings greater than 30,000 SF (*i.e. creating a waiver for building permit fees*), (2) establish a bonding program that is tied to the demolition of the big-box, (3) creates a program that stipulates companies building big-boxes be required to pay into a *Land Conservation Fund*, which can be used for re-greening or converting an abandoned big-box to allow for infill development (*these ordinances are referred to as White Elephant Ordinances*), and/or (4) creates an incentive zone that deals with alternative use/requirements for conversion/redevelopment efforts.



Figure 6.1: Vacant Sports Authority building prior to being converted to an Academy this year.

Implementation Responsibility: PZD, CA, CM, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The time necessary to create an *Adaptive Reuse Ordinance* or policy will depend on the scope that the City Council chooses. These programs also would need to be vetted by the City Attorney. In this case, it may take several months to prepare and adopt an ordinance creating each of these programs.

STATUS: ***IN PROCESS***

STRATEGY 6 PROMOTE THE INCORPORATION OF OPEN SPACE IN LARGER DEVELOPMENTS

As was seen in the *Benchmark Analysis* in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*, nearly all of the regional developments surveyed by the SPC contained open/green space. The importance of incorporating open/green space in commercial developments was further validated through the stakeholder engagement process. In both exercises requesting participants to identify their preferred development choice -- *with the choices being those reviewed by the SPC as part of the benchmark analysis* -- the top results were developments incorporating large amounts of open/green space (*e.g. Grandscapes at 26% open space and Toyota Stadium at 5% open space and 35% sports fields*). In addition, the exercise asking participants to prioritize issues/priorities in the corridor indicated that open/green space was important. Both *Parks/Trail/Walkability* and *Increased Open Space* scored in the top five (5) items identified by the public as priorities and issues. Moving forward provisions requiring a percentage of functional open space -- *above and beyond the required landscape buffer and detention ponds* -- could be incorporated into the design standards for large commercial developments. This would need to be scaled to the development and would not be applicable across the board (*i.e. would not be appropriate for developments with less than 20-acres*).

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this strategy would affect future development the implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy could be completed with an estimated ten (10) to 20-hours of staff time required to prepare an ordinance amendment to the Unified Development Code (*i.e. approximately eight [8] weeks for approval*).

STATUS: ***ONGOING***

STRATEGY 7 REVAMP THE CITY'S PARKING STANDARDS

Commercial developments along the corridor are exclusively made up of surface parking lots situated in the fronts of buildings. Often times these parking areas are two (2) to three (3) times larger than the building it services (*see image below*).



Figure 6.2: Kohl's Parking Lot, which recently was subdivided to incorporate a Cracker Barrel restaurant at the northeast corner.

In most of these cases the parking lot is rarely if ever full. To address this issue the City Council could choose to establish parking maximums that would limit inefficient uses of land within the corridor. These policies could also promote shared parking agreements and structured parking.

Typically, the argument against structured parking is the high initial cost to establish these facilities; however, if a district wide approach that discourages single use big-boxes is taken by the City, it is not inconceivable to expect more efficient parking solutions. In addition, the City should, where possible, promote shared parking arrangements that are mutually beneficial to developers, property owners and tenants by accounting for varying peak demand. This should have the benefit of increasing the buildable land within the corridor.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy change is anticipated to take between ten (10) to 20-hours of staff time to research and prepare an

ordinance amending the parking requirements contained in the Unified Development Code. The ordinance would take approximately eight (8) weeks for approval/adoption.

STATUS: ***IN PROCESS***

STRATEGY 8 CREATE MODEL ZONING ORDINANCE FOR REGIONAL MIXED-USE DEVELOPMENT

Article 05, *District Development Standards*, of the Unified Development Code contained standards for a Mixed-Use Overlay (MUO) District (*these standards were recently removed*); however, this district has not been applied to the zoning map. Building off the current standards contained in this section of the code, staff could create a model zoning ordinance for either an overlay district that can be applied to the strategic properties in the corridor or model regulations for a planned development district ordinance -- *similar to the residential standards contained in Article 10, Planned Development Regulations, of the Unified Development Code* -- intended to regulate mixed-use development in the corridor. This could include the information observed by the SPC as part of the *Benchmark Analysis*. This type of ordinance would also layout the City's desired site and building design standards, as well as, address any *incentive zoning* practices intended to incentivize regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a model zoning ordinance could be drafted in two (2) to three (3) weeks. The ordinance would take approximately eight (8) weeks for approval.

STATUS: ***IN PROCESS***

STRATEGY 9 ADOPT POLICIES TARGETED AT SUPPORTING SMALL BUSINESSES

As part of the *Benchmark Analysis*, the SPC noticed that many of the regional centers they surveyed (*specifically mixed-use centers*) were built with a larger focus on smaller lease spaces. This is directly opposed to the classic anchor model, which is prevalent in *Strip Retail Centers* and until recently was the preferred model for suburban development by developers. This shift, however, signifies the importance that developers are now placing on small businesses. This may be due to the idea that small businesses have several understated benefits that extend beyond a City's bottom line. For example, small businesses that are successful in a community can shape a unique identity, create a sense of place and enhance community character. In addition, small businesses also have the added benefit of being well suited for adaptive reuse situations, which could play a major role in the economic vitality of the corridor in the future. Rockwall, as a whole, has a healthy history of supporting small businesses -- *especially in the downtown area* -- and there is no reason for this not to continue in the City's primary commercial/retail corridor. To ensure that small businesses are supported in the corridor, staff should look to remove any unintentional barriers in the zoning code that might hinder a small business' ability to open in Rockwall. The majority of these barriers will be in the City's land-use categories, which are somewhat outdated for many of the new types of uses that have been established recently. Addressing this subject, the July 2016 issue of *Zoning Practice* (*a periodical released by the American Planning Association*) identifies four (4) examples of new land uses that have emerged as small businesses recently: (1) specialty food production, (2) industrial design, (3) artisan industrial, and (4) local alcohol production facilities. Under our current use charts these uses, in most cases, would be classified under an *Industrial and Manufacturing* label allowing them to locate in Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts; however, these uses typically depend on the foot traffic generated by commercial-retail areas and would not fare well in the City's industrial districts. An example of this dilemma was recently addressed by the City Council with the text amendment incorporating the *Craft Brewery, Distillery and/or Winery* land use. Prior to the amendment, the code treated all breweries the same, and did not make a distinction between large industrial breweries and small-scale craft brewers. As a result, these uses were relegated to only being permitted in a Light Industrial (LI) or Heavy Industrial (HI) District, when in reality they operate more as a retail/restaurant type of business. By changing the code to allow this use by a Specific Use Permit (SUP), the City Council created discretional flexibility that allows this land use into areas of the City that could be better suited to the long-term viability of the business. This flexibility could be beneficial to other land use categories that have undergone fundamental changes in the way they operate. This can be achieved by not only reviewing the City's *Permissible Use Charts*, but also the design standards in the corridor to ensure there are no unreasonable barriers of entry for small businesses.

Another approach the City could take to support small businesses is the continued release of information pertaining to demographics and market analysis. Many small businesses and startups have limited capital to spend on expensive reports and demographic breakdowns of the City. Staff can support these businesses by making reports and studies (*e.g. 2017 Existing Conditions Report and this report*) available online to the public. An example of this effort includes the *Retail Shopping Destinations* interactive map, which contains demographic information for the City and its shopping centers. This tool is intended to help small businesses looking to locate in the community.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a comprehensive look into the City's *Permissible Use Charts* and commercial design standards could take between 60 to 70-hours to prepare an ordinance making the necessary amendments. The ordinance would take eight (8) weeks for adoption.

With regard to making reports and demographic information online, this has become standard operating procedure for staff and unless directed otherwise staff will continue to make these items available.

STATUS: ***IN PROCESS*** | ***ONGOING***

STRATEGY 10 RESIDENTIAL DENSITY BONUSES FOR PROJECTS THAT INCORPORATE A MIXTURE OF LAND USES

The City Council could choose to implement policies that would allow high-density residential land uses along IH-30 pending the project incorporate a mix of land uses (*e.g. hotel, restaurant, retail, entertainment, etc.*).

Through the public survey, many citizens indicated a want for higher end retailers and specialty grocers. These uses typically are attracted to areas with high intensity developments that incorporate a higher density residential component. The City Council could use the City's high demand for multi-family, to incentivize a developer proposing a regional mixed-use development along IH-30 by granting density bonuses. This would involve granting densities greater than the current 14 dwelling units per acre permitted in the City's Multi-Family 14 (MF-14) District. It should be noted that this type of strategy would depend on the residential units being integrated into the overall development (*i.e. structured or block styled apartments above retail or office use, which is common in traditional mixed-use developments, would be more desirable under this strategy than garden style apartments – similar to the condominiums constructed at the Harbor*). This strategy depends on the City's demand for multi-family remaining high, which may require other land use strategies moving forward (*e.g. balancing the City's mix of housing units and limiting multi-family development to areas along the IH-30 corridor, away from other single-family neighborhoods, and from any other areas in the city*). Under the City's current housing mix, this policy would only be viable if the multi-family percentage were decreased below an estimated 12%. Currently, this percentage is around 18%. By reducing the percentage and not approving subsequent projects, the City ensures that a high level of demand exists, and that this demand can be leveraged to attract the desired commercial/retail development. It should also be noted that this could be done under an ownership model as opposed to a rental model by using townhomes and/or condominiums.

Implementation Responsibility: PZD, M, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: This policy change would have implications on the policies contained in this Comprehensive Plan. The implementation of this strategy would require staff to review the procedures and design standards in the Unified Development Code to ensure compatibility with the intended objective. Staff estimates this could take between 50 to 60-hours to complete, and would need to be adopted in accordance with the procedures contained in the Unified Development Code (*i.e. approximately eight [8] weeks*). In addition, since this policy is driven by the demand of multi-family, its implementation would depend on the current multi-family percentage being decreased to a level that can be leveraged for the desired commercial/retail development.

STATUS: *IN PROCESS* | *ONGOING*

STRATEGY 11 WORK WITH THE REDC AND CHAMBER OF COMMERCE TO COORDINATE BUSINESS RECRUITMENT AND RETENTION EFFORTS

Intergovernmental cooperation between the City, Rockwall Economic Development Corporation (REDC) and the Chamber Commerce to create a Community Business Retention and Recruitment Program may be advantageous to retaining the businesses we have while targeting a regional commercial retail user. In addition, this cooperation ensures that all agencies are aware of the strategies and efforts of other agencies.

Implementation Responsibility: M

Anticipated Cost(s): This strategy is not anticipated to have any additional costs to any of the agencies listed above.

Estimated Implementation Time: Since this strategy requires coordination between a government, a quasi-government and a private service organization it is difficult to establish a implementation timeline.

STATUS: *ONGOING*

STRATEGY 12 WORK WITH TXDOT

Work with the Texas Department of Transportation (TxDOT) to improve circulation and connectivity in the corridor, and to regulate traffic patterns and speed limits. This could also include plans for improved multi-modal mobility and pedestrian access in the corridor.

Implementation Responsibility: E & M

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and will not require the assistance of outside consultants.

Estimated Implementation Time: The City currently works closely with TxDOT, and is in the process of planning the IH-30 corridor for the proposed IH-30 improvements scheduled for 2021.

STATUS: *ONGOING*

OFFENSIVE STRATEGIES

STRATEGY 1 SMALL AREA PLANS

Using the strategically located properties depicted in *Figure 1: Plan Framework*, staff could create small area plans for each of the properties using the findings from the benchmark analysis of this document. By providing small area plans for each of these properties, the City would better convey to the development community the desired outcome for each of these areas. This could help to facilitate a regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The time frame for the completion of the small area plans will vary. Staff estimates that each plan could be completed in approximately one (1) week to one (1) month depending on the scope and detail of the small area plan.

STATUS: *IN PROCESS*

STRATEGY 2 DEMOLITION PERMIT FEE WAIVER

A program creating an administrative waiver of demolition fees could be implemented to assist property owners along IH-30 interested in redeveloping an existing property. While this will not have a major or immediate impact on corridor redevelopment, it is a program that can be implemented easily and can be administered at the staff level (*i.e. as opposed to discretionary oversight of the City Council or other boards or commissions*).

Implementation Responsibility: BI & CC

Anticipated Cost(s): The implementation of this program is not anticipated to have a significant effect on the city's revenues, nor will it be costly to implement. For example, a demolition permit application costs $50.00, and of the 18 demolition permits issued in 2016, six (6) were in the IH-30 corridor. This would represent a total cost to the City of $300.00 for a one-year period.

Estimated Implementation Time: It is estimated that this program could be implemented with five (5) to ten (10) hours staff time to research and prepare an ordinance or resolution outlining the process that can be taken to the

City Council for approval. This ordinance can be approved by the City Council without being subject to the requirements of the Unified Development Code (*i.e. approximately four [4] weeks for adoption*).

STATUS: *ONGOING*

STRATEGY 3 EXISTING BUILDING CODE

Property owners in the IH-30 corridor interested in redevelopment could be allowed to use the *2015 International Existing Building Code*, which is generally less restrictive than the *2015 International Building Code* (IBC) and *2015 International Fire Code* (IFC). The *2015 International Existing Building Code* is a code that is intended to provide model regulation for existing buildings and is generally less prohibitive than the City's other codes. Currently, the City only utilizes this code in certain circumstances; however, this use could be expanded to ease regulations on existing rehabilitation work. Implementing this strategy would also help to address one (1) of the comments that was expressed at the stakeholder meeting, and which stated that "(e)xisting and older buildings need to grandfathered from any retroactive zoning/building requirements that may be added." While the City does not retroactively apply zoning requirements, new work on existing buildings is typically subject to the building code that is in place at the time of the permit. In this case, it would ease requirements and allow for a code that is expressly intended to regulate existing buildings.

Implementation Responsibility: BI & FM

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change can be implemented at an administrative level by changing the City's policy and defining when the *2015 International Existing Building Code* can be used.

STATUS: *ONGOING*

STRATEGY 4 CIP PROJECTS

Capital Improvement Projects (CIP) scheduled for the study area and intended to support existing businesses could be approached with a higher priority than other projects. Currently, there are no anticipated projects intended for the study area; however, this strategy could be used when projects are identified in the future.

Implementation Responsibility: E, M & CC

Anticipated Cost(s): This strategy is not anticipated to have any additional costs associated with it since it deals with the future prioritization of projects on the CIP.

Estimated Implementation Time: This strategy is not anticipated to require a great deal of staff time to implement; however, it would require the foresight and consideration of staff when planning the CIP in the future.

STATUS: *ONGOING*

STRATEGY 5 CITY INITIATED ZONING OF THE CORRIDOR

To avoid undesired and unplanned land uses in the corridor the City Council could consider a City initiated action rezoning all property in the corridor to a Commercial (C) District designation. This strategy would ensure that the corridor develops in accordance with the uses permitted in the targeted zoning district; however, this would need to be carefully evaluated and vetted by the City Attorney to avoid any legal hurdles associated with this method. As an alternative strategy, the City could offer the change in zoning classification to property owners on a mass and voluntary basis. This strategy would allow many of the Agricultural (AG) properties within the district the ability to secure Commercial (C) District zoning without having to pay the fees for initiating a zoning case. In addition, this would allow people to market their properties as commercial property.

While the voluntary method is the most desirable, it does not ensure 100% participation from property owners in the corridor. This method could also have the negative effect of entitling property for Commercial (C) District land uses, while not incentivizing a regional mixed-use center. To prevent this, the City Council could consider establishing a new zoning district or planned development district that would have the effect of limiting certain land uses. Under this method, if any residential component was incorporated into the zoning it could fall under *upzoning* (*i.e. allowing a greater range of land uses*), which could make the request more difficult to challenge. Staff should note that any City initiated zoning request should be approached under the advisement of the City Attorney.

Implementation Responsibility: CA, M, PZD, PZC & CC

Anticipated Cost(s): All the anticipated costs for this strategy will vary depending on the involvement of the City Attorney.

Estimated Implementation Time: The implementation time of this strategy will depend on the approach of the City Council.

STATUS: *INCOMPLETE*

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4 IMPLEMENTATION PLAN

Perhaps the most important thing to point out is that markets are not static, and have a substantial potential to change. This is especially true with regard to commercial/retail development trends. It will be necessary to update the information in this study on a regular basis and to make sure that the direction of this study is still in-line with the community's vision. This is specifically important with regard to the market analysis contained in the *IH-30 Corridor Plan*.

Finally, when making future decisions in the corridor all parties will need to make sure that development requests, policy decisions, discretionary approvals and any other action affecting the study area are looked at in a global sense. Taking a district wide approach to how the corridor develops in the future will ensure that the community is developing in accordance to its vision and not letting individual developments dictate the community's appearance. This will be especially important for staff to relay to applicants looking to develop and/or establish themselves in the IH-30 corridor.

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

ACKNOWLEDGEMENTS

CITY COUNCIL

Bill Cecil, *Mayor*
David Sweet, *Mayor Pro-Tem*
Mark Russo
Cliff Sevier
Margo Nielsen
Matt Scott
Glen Farris

CITY STAFF

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Rick Crowley, *Assistant City Manager*
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Brad Griggs, *Director of Parks and Recreation*
Chuck Todd, *City Engineer*

CONSULTANTS

Townscape, Inc.
Kimley Horn & Associates

1 BACKGROUND AND INTRODUCTION

John King Boulevard is a City initiated, funded and constructed roadway. Named for an exceptional City leader, statesman and former Councilman, it was conceived to provide by-pass traffic relief to SH-205 which penetrates downtown, and to provide access and structure for developing properties on the east side of the City.

The design concept for this corridor is intended to evoke and enhance an image of the City of Rockwall that has evolved through the Comprehensive Plan, development standards and development approvals over recent years.

From the outset, it was determined that this concept would provide the City with a *kit of parts* and clear direction on how they could be applied to this specific corridor. A side benefit is that elements of this design concept are flexible enough to be used to meet identity and enhancement needs throughout the City – *along other roadway corridors, entries, hike and bike trails and such*.

It is anticipated that the elements for John King Boulevard would be detailed by a landscape architect for each specific application. The quality of construction of the physical elements is paramount. They will provide a timeless legacy to the community – aging with grace and beauty for all to enjoy.

2 ISSUES AND OPPORTUNITIES

OBSERVATIONS

The strongest enhancement concepts for John King Boulevard should build on the existing landscape character, both natural and manmade, that the roadway traverses. It must also recognize the likely character of future land uses, and build upon existing branding efforts throughout the city so that a cohesive community character continues to emerge and strengthen through these efforts.

Townscape's field observations and analysis of aerial photos and planning documents recognized the following attributes as significant cues and inspiration for enhancement concepts.

Wooded Creeks & Drainage Ways. Several wooded creeks and drainage ways cross the boulevard at fairly regular intervals. These wooded bottoms are the most dramatic landscape feature of the corridor. Their visual impact can be heightened and the corridor made more interesting extending the character of these woods into the boulevard parkways and medians at the crossings, reinforcing the character of the creeks and creating a visual rhythm for the roadway traveler.

Prairie Uplands. Prairie uplands with broad, rolling slopes and long views occur between the wooded bottoms. The dominant visual character here is of prairie grasses sparsely studded with lower-growing tree species.

Gateway Identity. Gateway identity opportunities exist where John King Boulevard begins at North Goliad, at South Goliad, and on both sides of IH-30.

Key Intersections. Key intersections offer opportunities to create *pulse points* along the driver's path with enhanced paving and plantings, and to provide seating and shade for trail users.

Future Land Uses. Future land uses, as presently zoned or called for in the Comprehensive Plan, can cue related design treatments. For example, more structured, formal plantings and material finishes would be appropriate at commercial and mixed-use intersections, while more naturalistic arrangements might be used in rural/future residential areas that have yet to be developed.

Branding. Existing community icons and branding efforts, including the Rockwall County

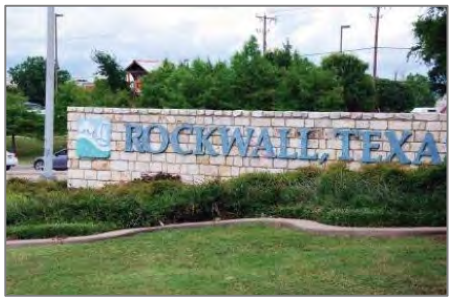














Courthouse, existing limestone *gateway* walls, and the Rockwall Technology Park entrances all share a consistent look of native limestone, the classic Times Roman font and drought tolerant plantings that are appropriate to carry forward into new designs. Newer additions such as the Harbor Place development and the newest murals at IH-30 and SH-205 have introduced a pale yellow color into the townscape that can enhance plain concrete abutments along the roadway.







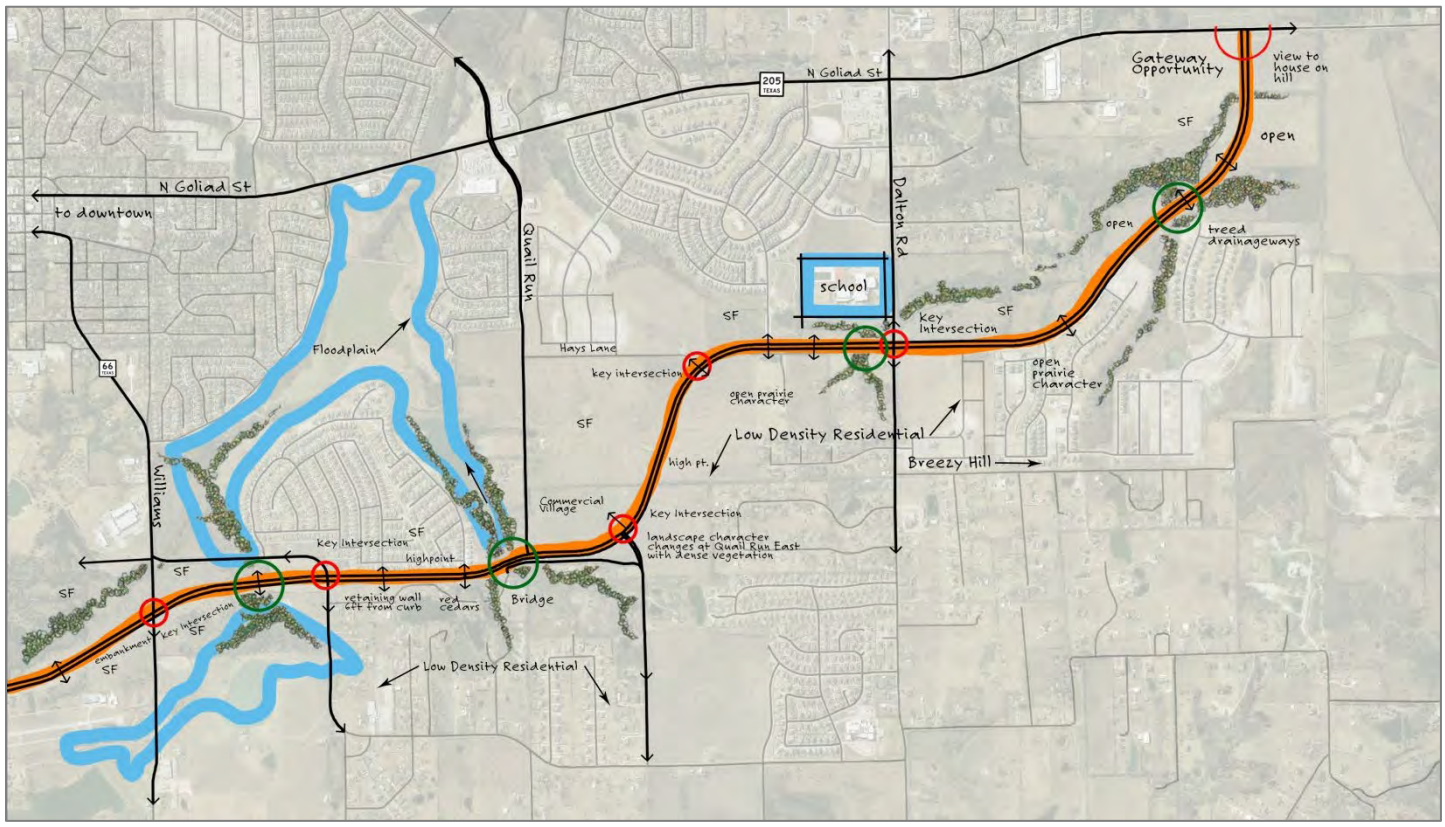




ISSUES AND OPPORTUNITIES: SOUTH



ISSUES AND OPPORTUNITIES: NORTH



3 DESIGN CONCEPT AND PALETTE

John King Boulevard provides opportunities for enhancement and placemaking that can be a strong reflection of Rockwall's history, culture, natural landscape and values, and an important investment in furthering the city's position as a first-tier home and business location. To realize this potential, these impressions must be translated into usable architectural terms, and guided by overarching concepts that tie the individual parts together into a perceivable and pleasing whole.

GUIDING CONCEPTS

Build on the Strengths of the Existing Landscape. Heighten the visual impact of the wooded bottoms and prairie uplands by emulating and enhancing those landscape types in the medians and parkways.

Unity with Variety. Consistent architectural and planting materials, colors, sign fonts, and related elements will lend overall unity to the road corridors. While unity is desirable, "sameness" is not. Varying configurations to fit the unique characteristics of individual sites will allow this consistent palette to be interpreted in slightly different yet complementary designs, providing variety within a unified whole.

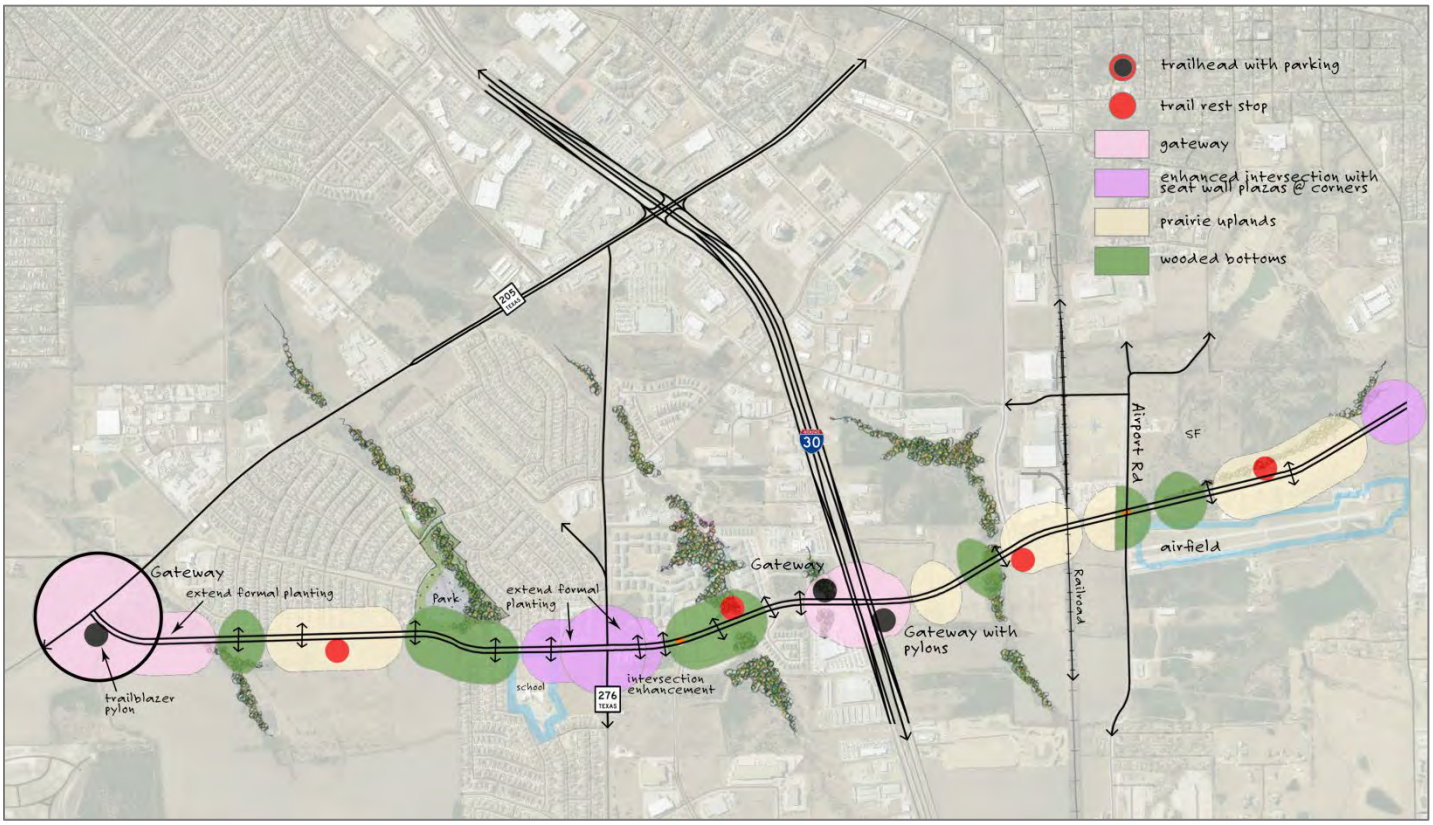
Pulse Points. The "wooded bottoms" crossings and major intersection enhancements will act as "pulse points" in the driving experience, punctuating the boulevard corridor with sophisticated design forms and eye- catching detail at regular intervals, producing a pleasing and predictable visual rhythm in the driving experience.

Quality and Timelessness. The design forms for John King Boulevard should be rooted in Rockwall's strong landscape and heritage, while coexisting comfortably with new development, never looking "dated." High quality of materials and construction should be a defining characteristic of new enhancement projects.

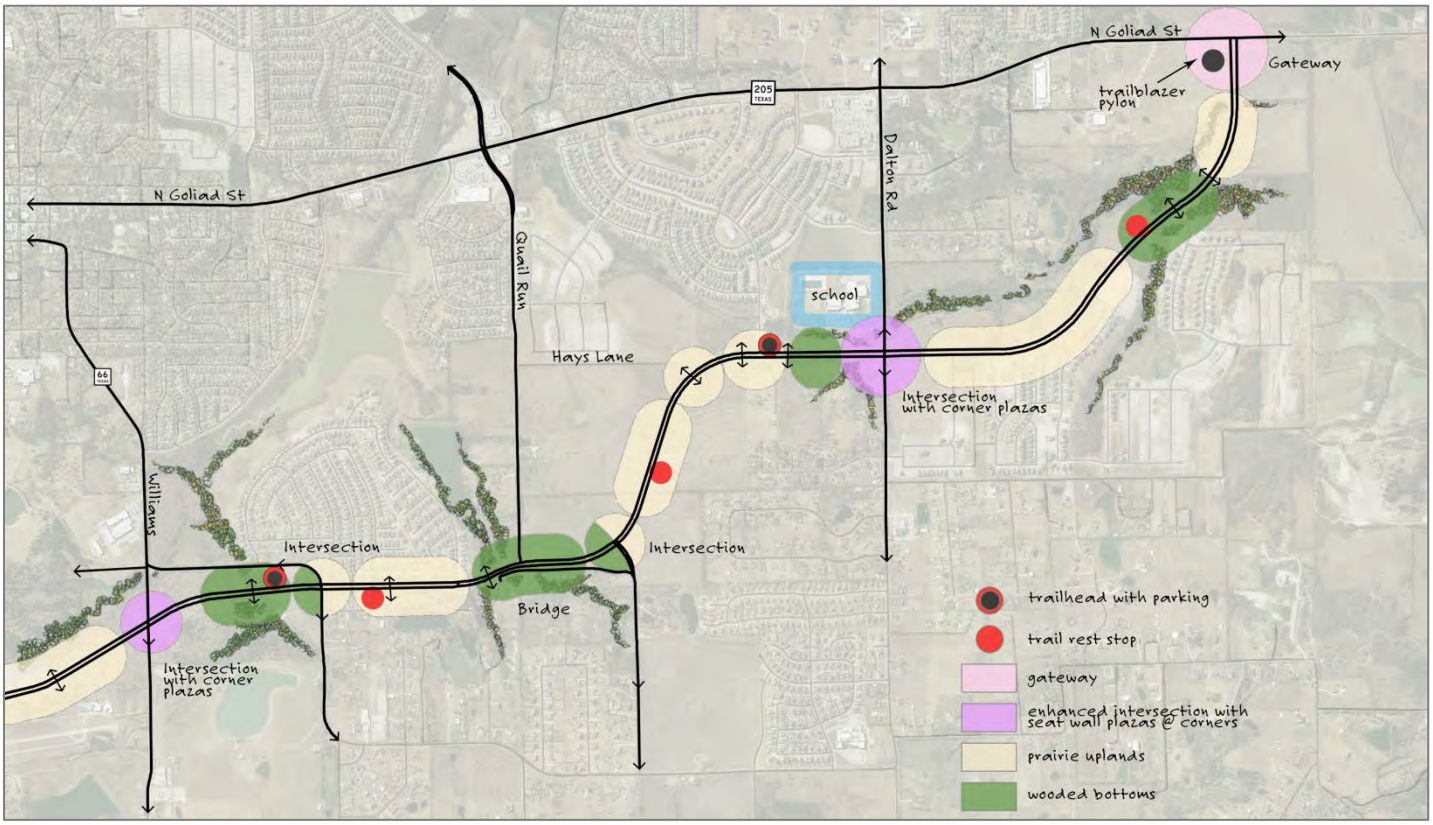
PALETTE OF FORMS AND MATERIALS

- ☑ Austin limestone block
- ☑ Native fossil limestone
- ☑ Cast stone
- ☑ Times Roman font
- ☑ Pale cream/yellow concrete stain
- ☑ Native and drought-tolerant trees, shrubs and grasses in bold, rhythmic patterns
- ☑ Freestanding horizontal limestone walls
- ☑ Vertical landmarks and focal points
- ☑ Sailboat icon or city logo repeated in architectural elements
- ☑ Pure geometries; timeless classic forms

ROADWAY ENHANCEMENT CONCEPT: SOUTH



ROADWAY ENHANCEMENT CONCEPT: NORTH



ROADWAY ENHANCEMENT CONCEPT DIAGRAM

The Roadway Enhancements Concept diagrams identify locations for the boulevard "character zones," and key architectural and landscape architectural elements, which collectively comprise a "family" of related design treatments to lend character and a distinct Rockwall image to the boulevard corridor.

DESIGN ELEMENTS

MEDIANS AND PARKWAYS

The median and parkway design concepts reflect the "character zones" in which they are located:

The Wooded Bottoms: These areas are intended to appear as extensions of the vegetation in the natural wooded creeks and drainage ways that are spanned by the boulevard. Accordingly, planting arrangements should be tight, informally grouped masses of native and adapted riparian canopy and understory trees designed to emulate the character of the creek vegetation. These tree masses are to be set in native ornamental grasses to minimize the need for maintenance.

The Prairie Uplands: In these areas lower growing tree species native (or adapted and of similar character to the natives) to the rolling hills of eastern Rockwall County would be arranged to emulate the sparser tree cover of the surrounding uplands. These informal tree groupings would also be set in masses of native ornamental grasses, minimizing maintenance needs.

The concepts illustrated reflect accurate roadway dimensions and indicate that trees should not be planted in the median areas where future roadway expansion is likely to occur. The illustrated plant materials and their design arrangements are indicative of the size and character appropriate for the character zones in which they occur; subsequent detailed planting plans will make specific plant species recommendations that take into account site- specific horticultural conditions and established project budgets.

KEY ENHANCED INTERSECTIONS

Special intersection enhancements are proposed for three key intersections (shown in purple on the Enhancements diagram). The adjacent boulevard medians would be planted with three or more formal groupings of matching canopy trees set in beds of ornamental grasses. The three or more tree groupings should be separated by conventional turf, such as Bermuda to create a visual pattern and rhythm that signals the intersection for the approaching motorist. As the median narrows to accommodate its turn lane, the median plantings would transition to ornamental grasses and drought-tolerant shrubs.

Small paved "plaza" areas with seat-height limestone walls would anchor each corner of the intersection, providing visual interest for motorists as well as informal seating and shade for trail users and other pedestrians and cyclists.

GATEWAY IDENTITY

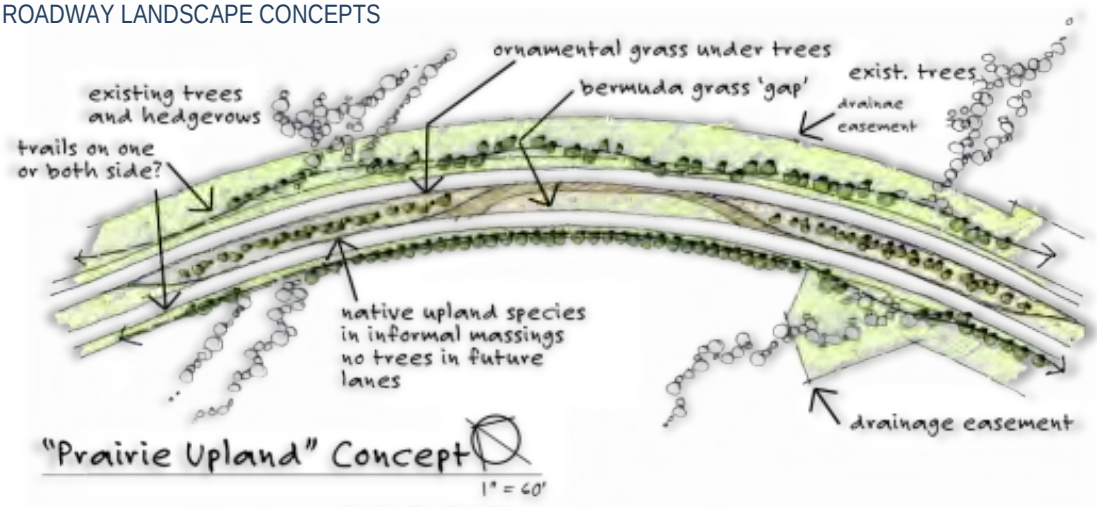
Due to the wide variation in site size and configuration at potential gateway sites, the "kit of parts" approach, utilizing a combination of limestone walls, the vertical "trailblazer" monument pylon, canopy or ornamental trees and broad masses of drought tolerant shrubs and grasses can be used to great effect. This will result in a "family" of gateway designs comprised of the same key elements, but arranged in unique compositions to best fit their particular site configuration and topography.

TRAIL REST STOPS

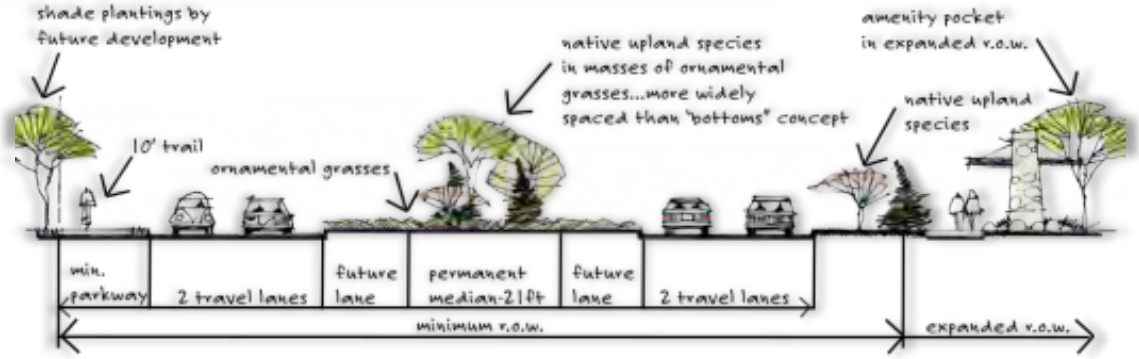
Shaded "rest areas" are shown in preliminary locations on the Enhancements diagram, spaced roughly one mile apart on both sides of the boulevard. This results in a rest area along the boulevard about every half mile. The key design elements shown in the prototype design consist of a shaded shelter of limestone and architectural metal, a seat-height wall for informal seating, a waste receptacle and a drinking fountain with dog dish. The edges should be enhanced with boulders and drought tolerant plantings as shown.

EXPOSED CONCRETE WALLS

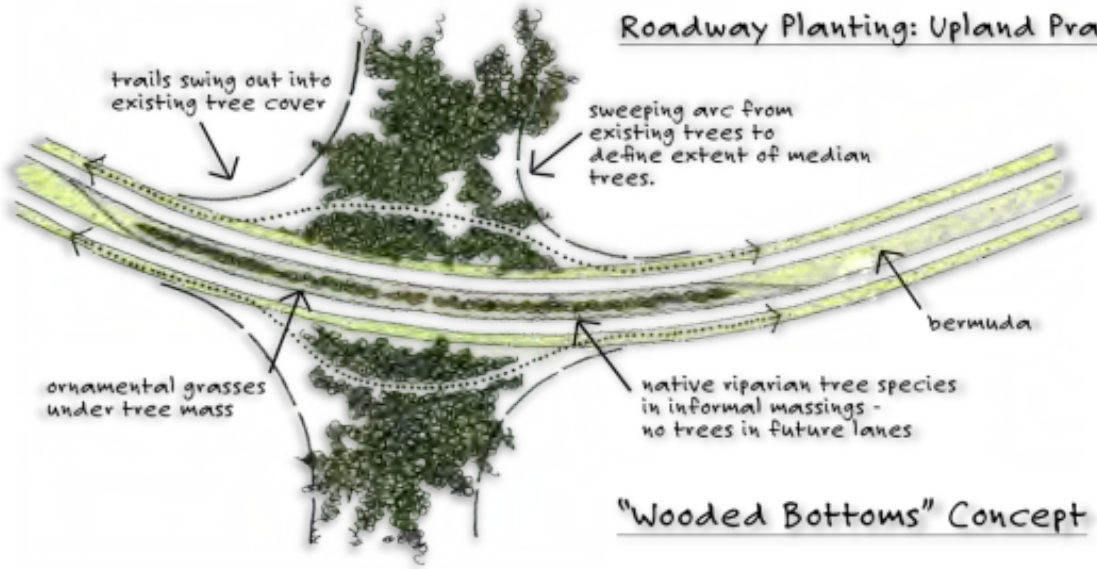
Low exposed concrete headwalls visible from the travel lanes of the boulevard should be colored with the same pale yellow concrete stain utilized for the new John King Boulevard bridge spanning Phelps Branch. This subtle color change will be helpful in tying disparate elements of the corridor together and giving the boulevard design a "finished" appearance.



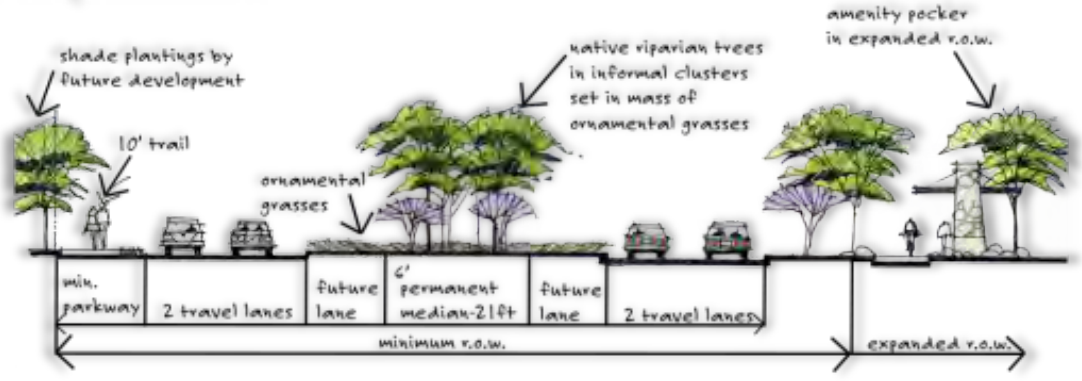
"Prairie Upland" Concept 1" = 60'



Roadway Planting: Upland Prairie Concept 1" = 10'

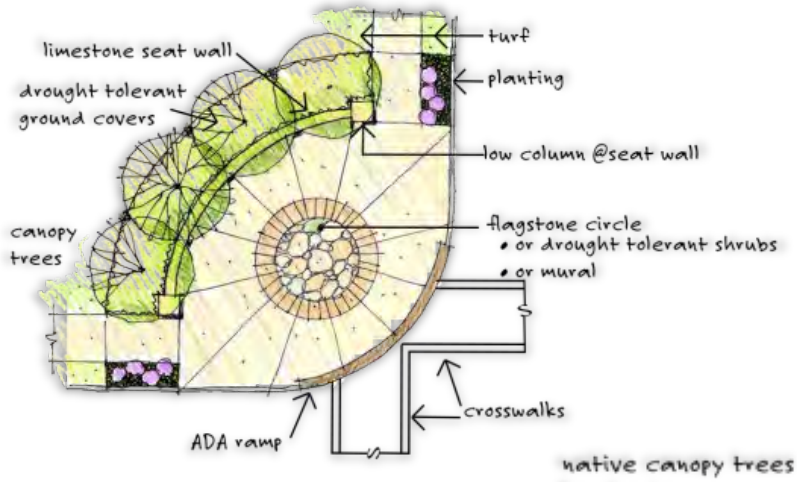


"Wooded Bottoms" Concept

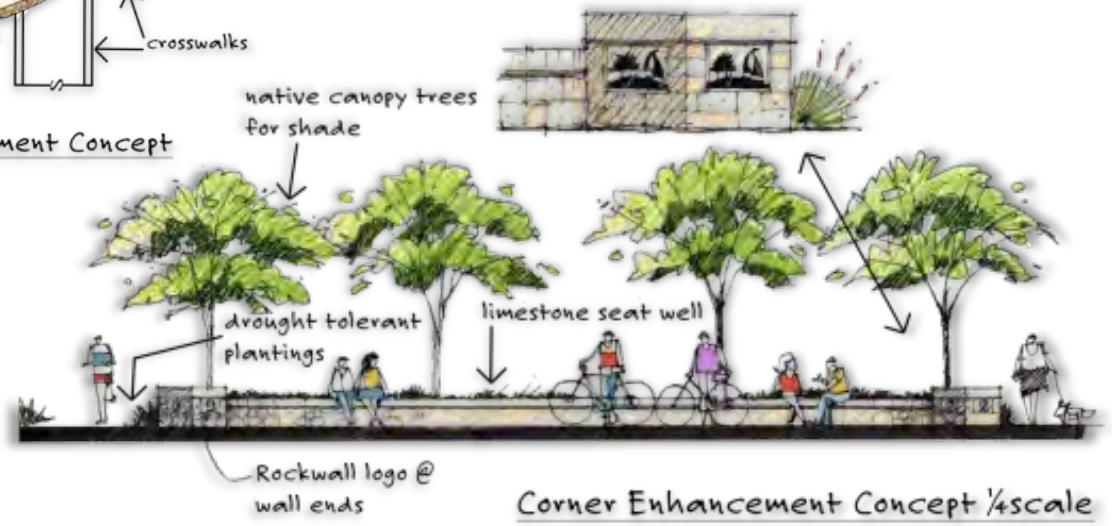


Roadway Planting: Wooded Bottoms Concept 1" = 10'

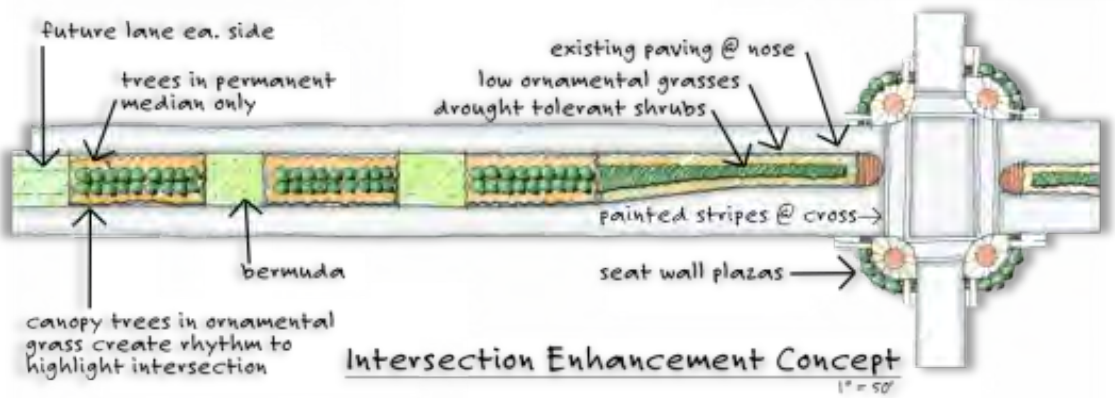
INTERSECTION ENHANCEMENTS



Corner Enhancement Concept



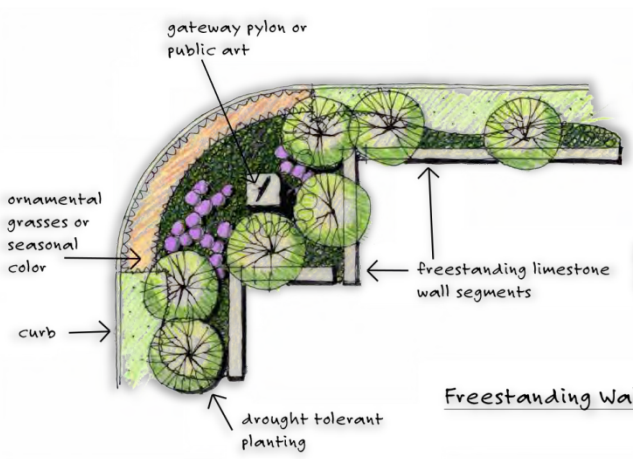
Corner Enhancement Concept ¼scale



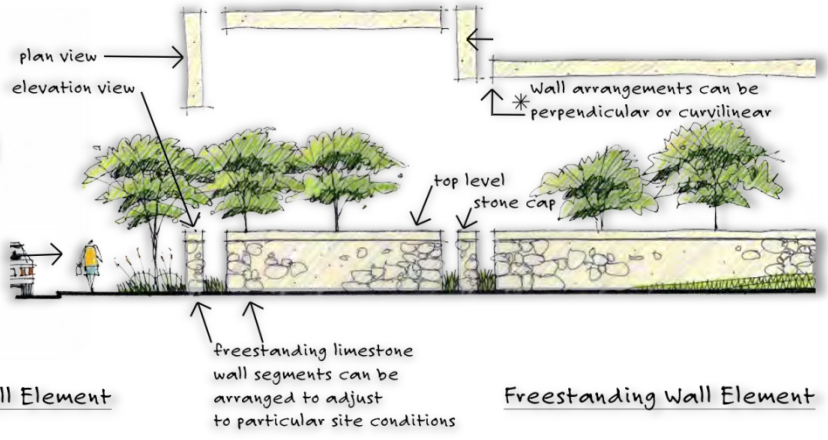
Intersection Enhancement Concept

1" = 50'

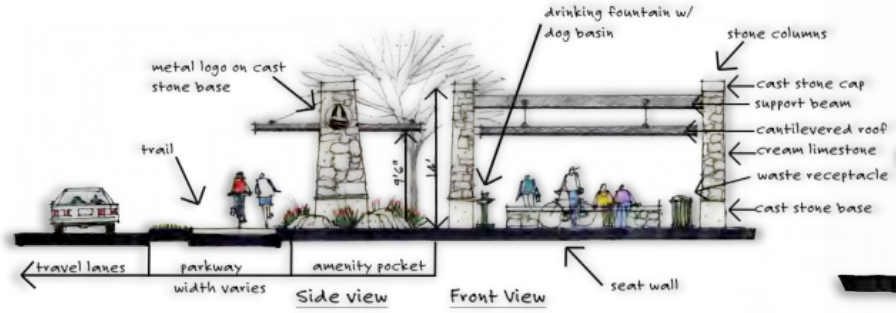
PLACE-MAKING ELEMENTS



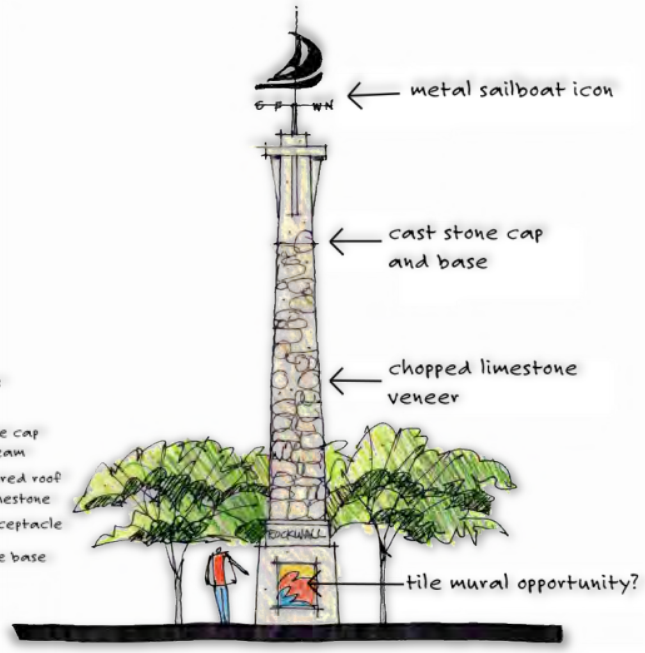
Freestanding Wall Element



Freestanding Wall Element



Trail Rest Area Concept 3/16" = 1'



Trailblazer Concept Major Gateways

5 ACCESS POLICIES

JOHN KING ACCESS MANAGEMENT POLICY

The purpose of this section is to provide the policy and decision making process for determining access to James King Boulevard. Access management involves the planning and coordination of the location, number, spacing and design of access points from a roadway to adjacent land. Historically, transportation and access management plans have concentrated primarily on efficiently controlling the movement of vehicles by seeking to reduce conflicts and maximizing the traffic capacity of a roadway. However, recent planning efforts recognize that transportation is inextricably linked to land use decisions and that sprawl and inefficient land use policies go hand in hand with congestion, reliance on automobiles, and increased pollution.

The "Transportation/Land Use Cycle" involves a sequence of events in which improvements are made to the transportation network that lead to new land use development, which generates additional traffic and the need for further roadway improvements.

It is possible to stop this cycle with proper management of access and network design. The following policy establishes the idea that one standard does not fit all. The spacing and design standards for the roadway should accommodate varying land development types with flexible standards. The result will be a roadway that maintains a high level of mobility, while supporting wise land development patterns.

Accordingly, this policy varies according to the area through which the roadway passes and the function of the roadway itself. The land development context of this boulevard in its current and planned state varies from rural to sub-urban to urban. This policy seeks to balance the access requirements for each of these development contexts with the desire to maintain the mobility function of this arterial road. The chart on the following page should be referred to during planning and designing of this roadway.

To see how the standards apply to the corridor, please refer to the *Access Standards Diagrams* below.

JOHN KING ACCESS STANDARDS

MEDIAN OPENING SPACING

Openings should only be provided for street intersections or at intervals designated by the Access Standards below. Spacing between median openings must be adequate to allow for introduction of left-turn with proper deceleration and storage lengths.

PARTIAL ACCESS SPACING

Right-in and right-out driveway or private street access locations seek to create a mid- block parking ingress and egress. These access points are defined by a split or T design that restricts full access. They are not associated with a median access opening.

SHARED ACCESS

Parcels are required to share full and some partial access locations through agreement. When possible, shared access should be accomplished through placement of access connections on shared parcel lines or through private drives, streets and stub-outs.

RECIPROCAL EASEMENT AGREEMENT

When applicable, owners and permittees of parcels may enter into an agreement for reasonable access, ingress and egress between property lines for the purpose of paved driveways, roadways and/or walkways.

SHARED ACCESS LANES

Similar to off-site access roadways, shared access lanes establish the shared access easements for rural land owners to connect to the city street system. They can be established along shared parcel lines or at the discretion of the city.

STREET CONNECTIVITY

Street connectivity requirements are essential to maintaining the long-term mobility of a corridor and potentially very important at the local neighborhood level, since connectivity is a key factor in ensuring that people can walk or bike between neighborhoods, cul-de-sacs and communities. An interconnected street system is necessary in order to promote

orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, enhance access by ensuring connected transportation routes, and provide continuous and comprehensible traffic routes.

Connectivity shall be defined by the ratio of links to nodes in any subdivision.

A. The connectivity ratio shall be the number of street links divided by the number of nodes or end links, including cul-de-sac heads.

B. A link shall be any portion of a street, other than an alley, defined by a node at either end. Stub outs to adjacent property shall be considered links. For the purpose of determining the number of links in a development, boulevards, median-divided roadways, and divided entrances shall be treated the same as conventional two-way roadways. A pathway between neighborhoods for walking, bicycling and emergency access shall be counted as a link.

C. A node shall be the terminus of a street or the intersection of two or more streets. Pathway connections between neighborhoods and to an adjacent trail can count as a street connectivity link, but are limited to one per development.

1. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.
2. A divided entrance shall only count once.

Required Ratio

A. Street Network

1. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.3 in the Urban Context Zone, 1.2 in the Sub-Urban Context Zone and 1.0 in the Rural Context Zone.

B. Street links and nodes along a collector or arterial street providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.

C. Stub outs shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

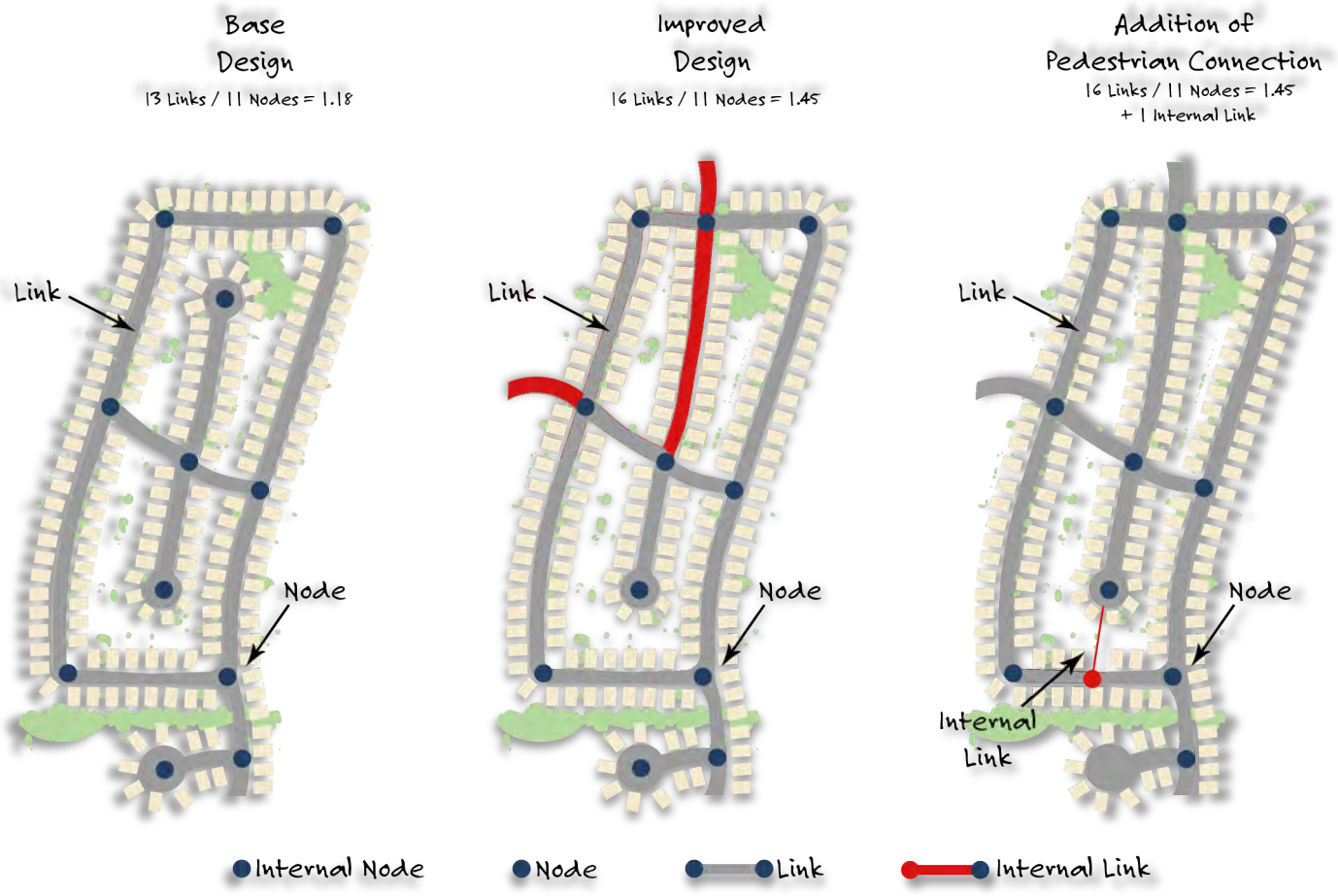
D. Trail connections out of the subdivision shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

SIGNAL SPACING

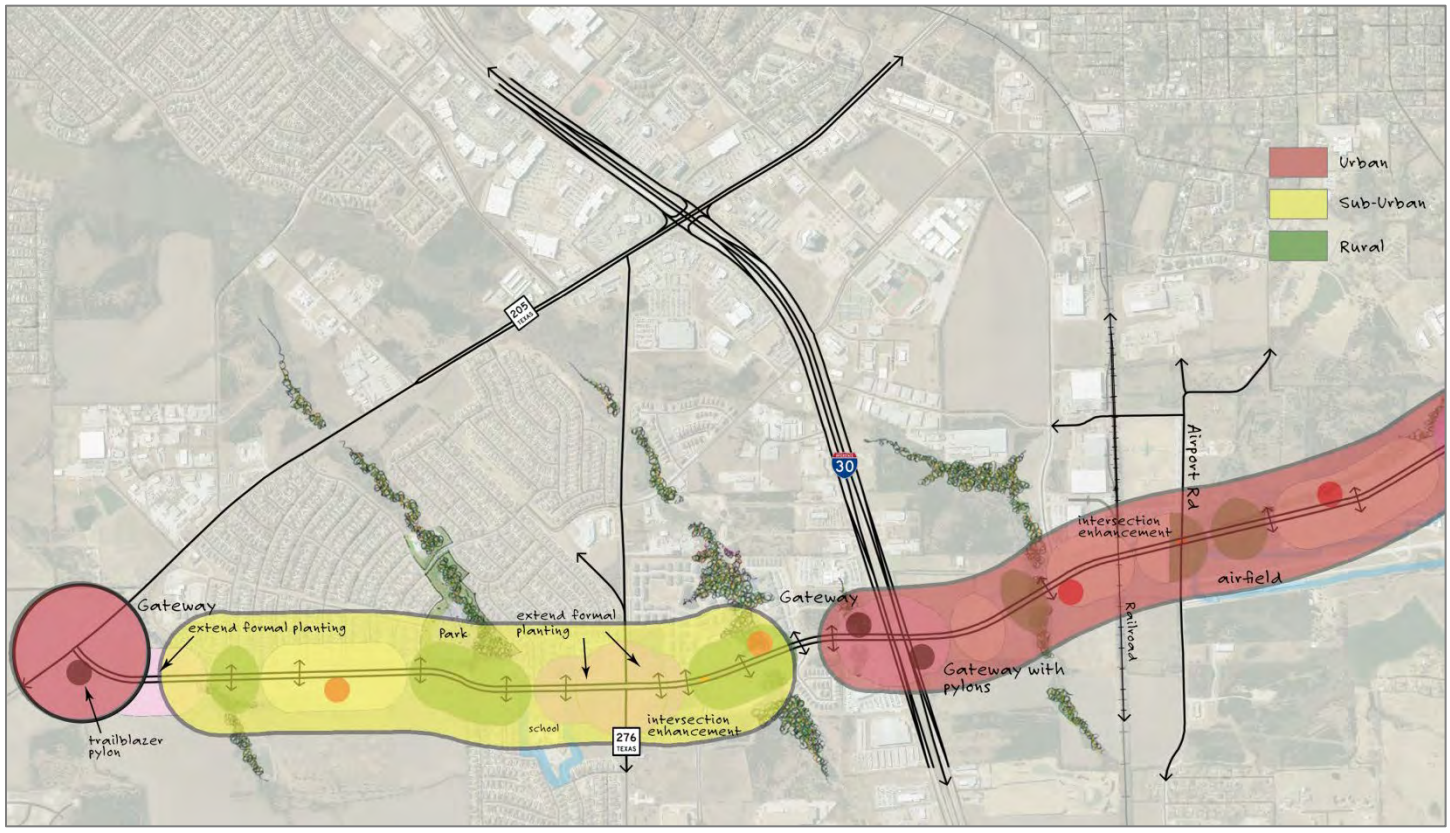
Spacing between intersections is especially critical in rural areas because vehicle speeds are high. One-mile spacing between public road intersections is preferred.

The ideal spacing for traffic signals is at least one half-mile apart (2,640 feet), which also corresponds to the preferred spacing of intersections between arterials and collectors in a sub-urban development pattern.

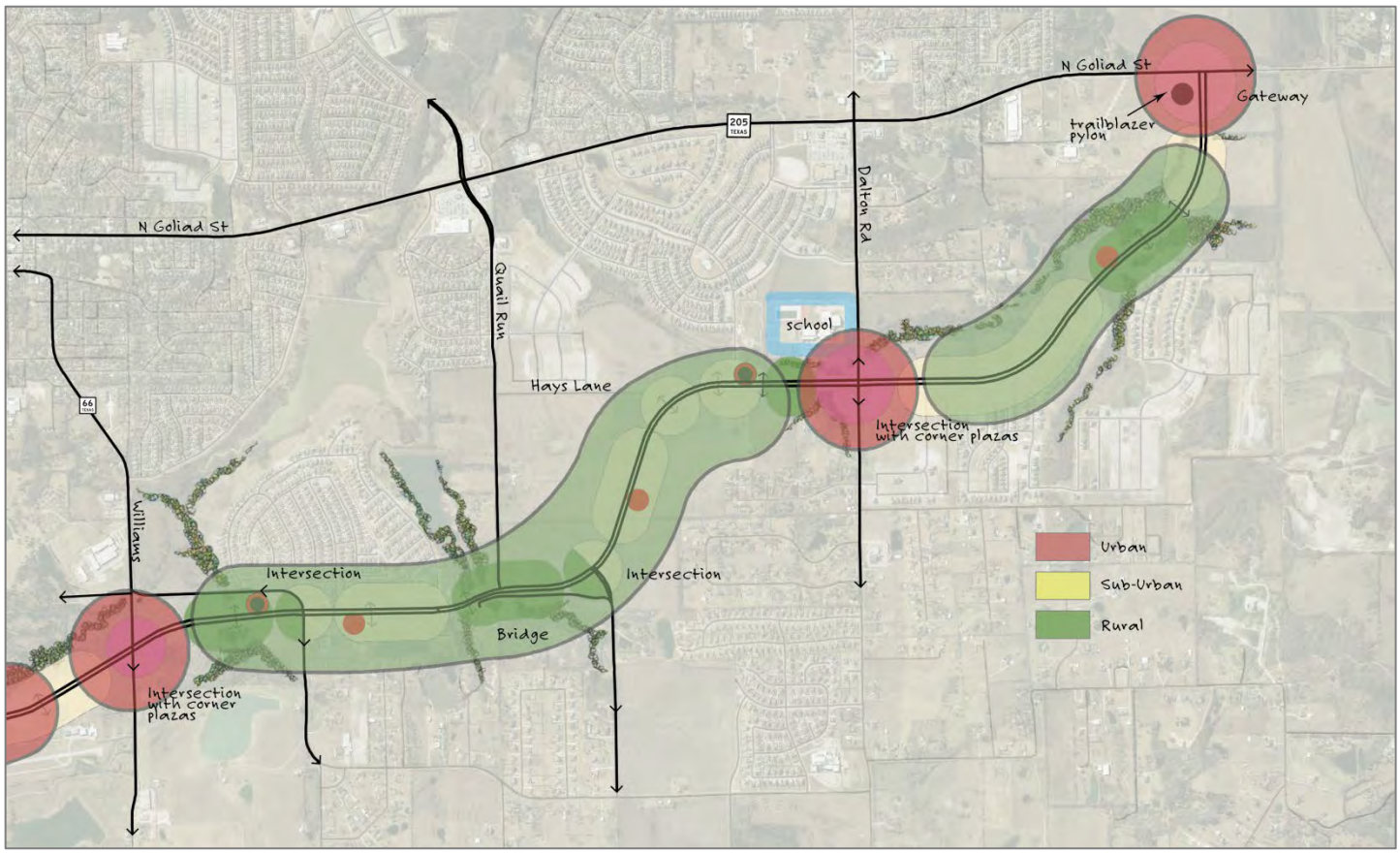
A minimum spacing of one-quarter mile (two to three blocks) is appropriate for an urban area. This shorter distance encourages pedestrian access and slows traffic through the urban area.



ACCESS STANDARDS: SOUTH



ACCESS STANDARDS: NORTH



6 IMPLEMENTATION

This concept design represents a long-term vision for enhancement of the corridor. It will not likely be built within a short time horizon.

INCORPORATE TRAIL SYSTEM INTO THE THOROUGHFARE PLAN

Nationally as well as within the Metroplex region, communities are realizing that multi-modal access such as bicycle and pedestrian trails are an important ingredient to becoming sustainable. This is reflected in the new LEED-ND (Neighborhood Development) standards. The trail system should therefore be added to the Thoroughfare Plan in order to ensure continuity of the system.

ADOPT PLAN AS DESIGN GUIDELINES FOR THE OVERLAY DISTRICT

Adopt this John King Boulevard Plan as guidelines and standards for the 205 By-Pass Overlay District.

COST SHARING OF ENHANCEMENTS

As a rule, developments make improvements to the curb line, which would include sidewalk/trails and landscaping elements of this plan. Notable exceptions would be Landmark Pylons and trailhead washroom facilities. The City should provide landscaping within the median except when development requires additional median cuts in accordance with the City adopted standards.

CITY ENHANCEMENT PRIORITIES

The highest visual impact improvement would be landscaping the medians in the “Wooded Bottoms” area as a first priority. This could be followed by additional landscaping of medians and the introduction of gateway pylons.

QUALITY STRUCTURAL FEATURES

A qualified landscape architect should be engaged to provide final design and detailed specifications for all structural elements including wall, pylons, corner plazas and amenity pockets. The quality of design and construction of these elements is vital to building upon an image rooted in the heritage of the community.

02.03 SH-276 CORRIDOR PLAN

RESERVED.

APPENDIX C
MAPS



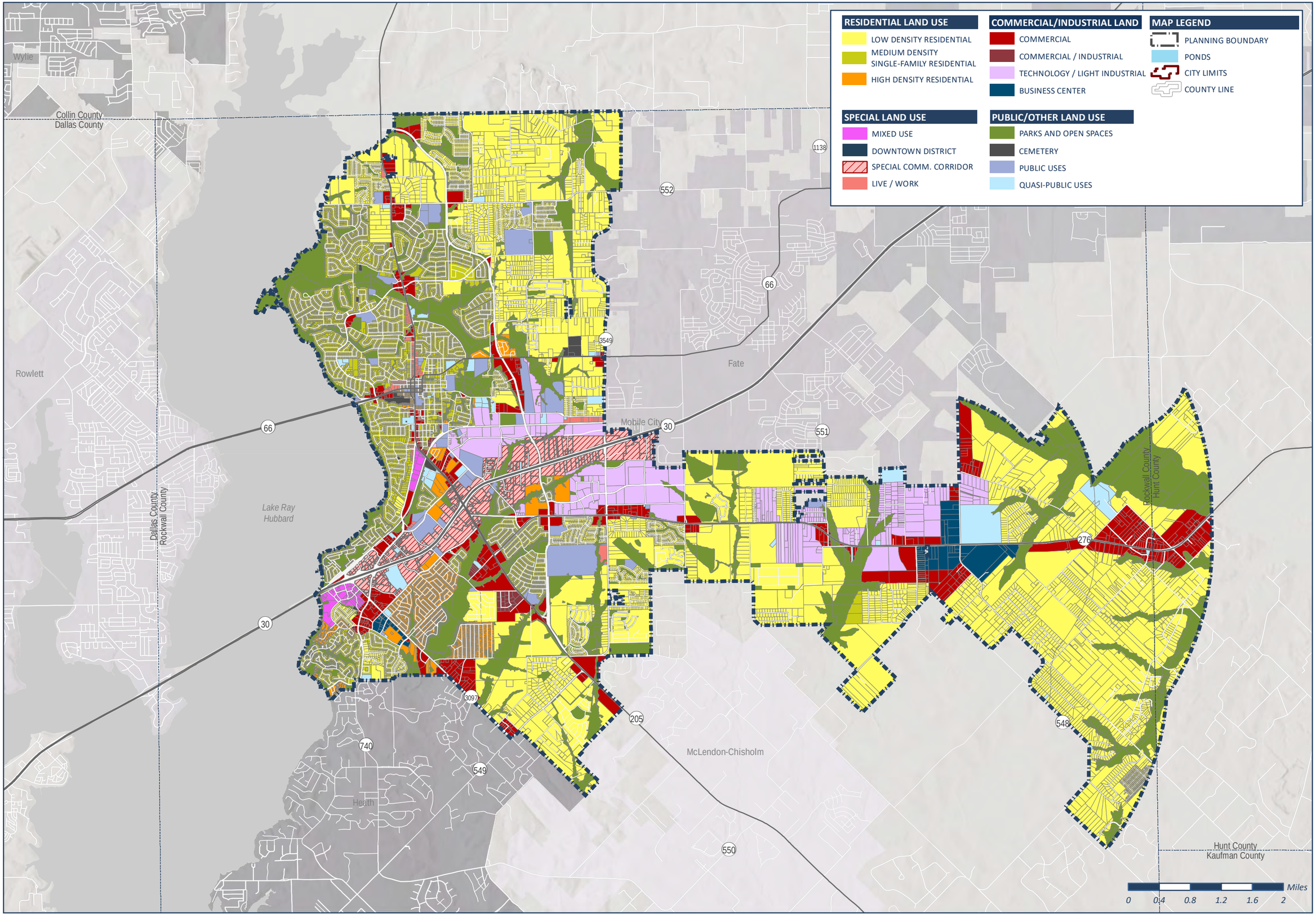


01 MAPS

1. Future Land Use Map
2. Master Trail Plan
3. Master Thoroughfare Plan
4. Master Water Distribution System Plan
5. Master Wastewater Collection System Plan

NOTE: For additional maps of the City see the 2025 Existing Conditions Report, which was prepared as a compendium to this Comprehensive Plan.

LEFT: A public meeting/design charrette held on April 18, 2017 for all citizens and stakeholders interested in the future of the IH-30 Corridor.



FUTURE LAND USE PLAN

COMPREHENSIVE PLAN
01 | LAND USE & GROWTH MANAGEMENT

1

TRAIL MASTER PLAN

- Hike and Bike
- Connector Trail
- Nature Trail
- Neighborhood Connector
- Safe Route To School
- Attractors
- Parks
- Schools
- Extra-Territorial Jurisdiction
- Hike and Bike Trail
- Boat Ramp
- Baseball Fields
- Football Field
- Swimming Pool
- Trail Head (TH)

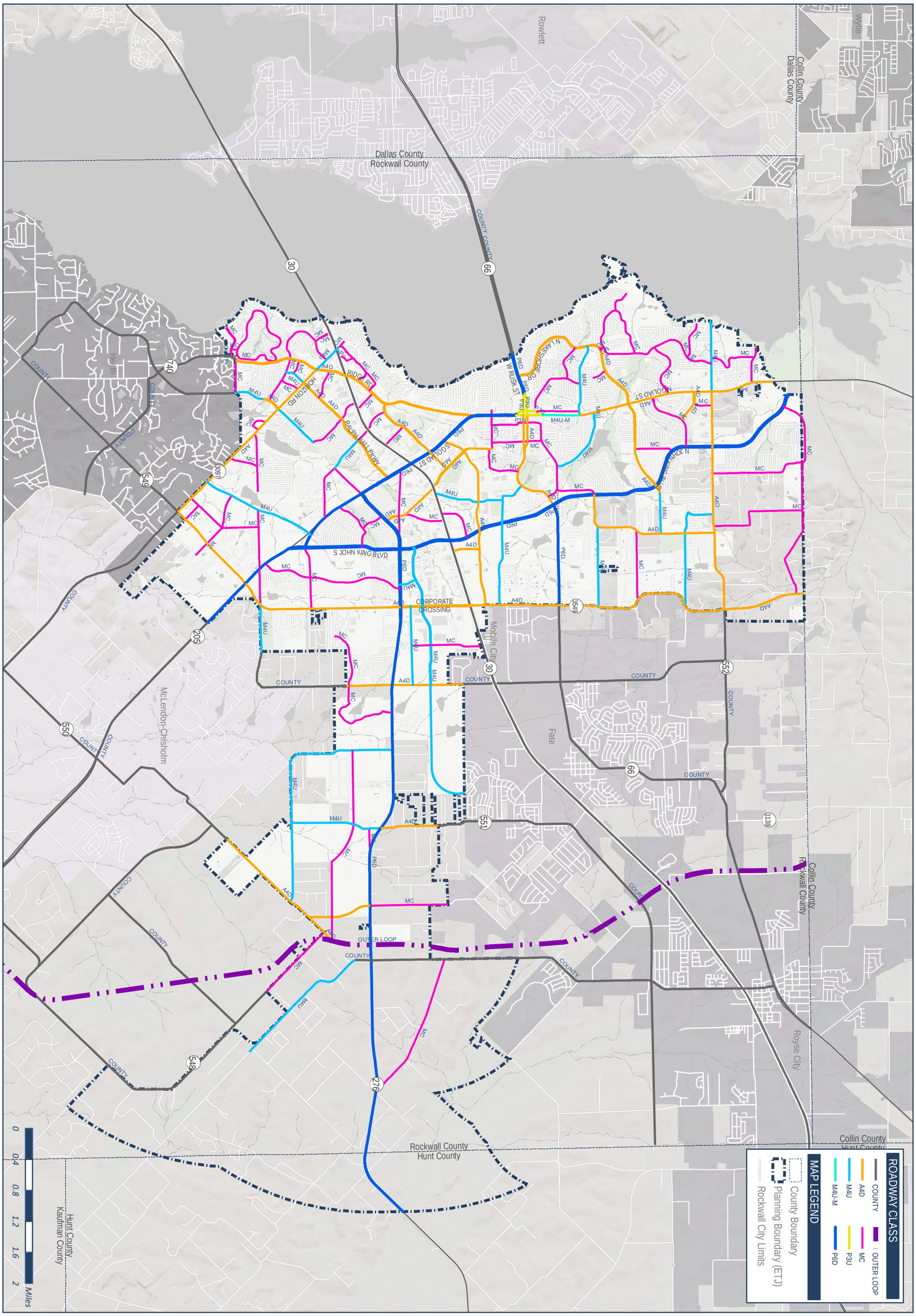
Royse City
Fate
Mobile City
McLendon-Chisholm
Heath
Rockwall County
Hunt County
66
205
30
276
0 0.4 0.8 1.2 1.6 2 Miles

MASTER TRAIL PLAN

COMPREHENSIVE PLAN

03 | PARKS, OPEN SPACE AND TRAILS

2


Rowlett
Wylie
Collin County
Dallas County
Dallas County
Rockwall County
Heath
Mobile City
Fate
McLendon-Chisholm
Royse City
Collin County
Rockwall County
Rockwall County
Hunt County
Hunt County
Kaufman County
S JOHN KING BLVD
CORPORATE CROSSING
RIDGE RD
HORIZON RD
RALPH HALL PKWY
SCOLLAND ST
W RUSK ST
N LAKESHORE DR
N JOHN KING BLVD
OUTER LOOP
COUNTY
0 0.4 0.8 1.2 1.6 2 Miles
MAP LEGEND
Planning Boundary (ETJ)
County Boundary
Rockwall City Limits
ROADWAY CLASS
OUTER LOOP
COUNTY
MC
A4D
P3U
M4U
P6D
M4U-M

WASTE WATER LEGEND

- Existing Lift Stations
- Lift Stations (to be abandoned)
- Proposed Lift Stations
- Proposed Manholes

Proposed Sanitary Sewer Pipes

- 6" - 10" FM
- 6" - 10"
- 11" - 15"
- 16" - 20" FM
- 16" - 20"
- 21" - 25"
- 21" - 25" FM
- 26" - 30"
- 26" - 30" FM
- Greater than 30"
- Sub Basins

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

DISCLAIMER

Does not include required on-site and off-site infrastructure improvements necessary to serve future development.

MASTER WASTE WATER PLAN

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE

4

WATER LEGEND

- Elevated Water Tanks
- Existing Pump Stations
- Proposed Water Tanks
- Water Junction

Proposed Water Pipes

- Less than 10"
- 10" - 20"
- 21" - 30"
- 31" - 40"
- Greater than 40"

Water Service Area

- 700
- 717
- 780

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)

DISCLAIMER

Does not include required on-site and off-site infrastructure improvements necessary to serve future development.

Miles

0 0.4 0.8 1.2 1.6 2

MASTER WATER PLAN

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE

5