

ROCKWALL CITY COUNCIL MEETING

Monday, March 3, 2025 - 5:30 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 nomination for filling vacant seat on the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Mayor Johannesen

VI. Proclamations / Awards / Recognitions

1. Theater in Our Schools Month Proclamation
2. American Red Cross Month Proclamation

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the February 18, 2025 city council meeting, and take

any action necessary.

2. **Z2025-002** - Consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary **(2nd Reading)**.
3. **Z2025-003** - Consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] 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)**.
4. **P2025-003** - Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.
5. **P2025-006** - Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (*FM-3549*), and take any action necessary.
6. **P2025-007** - Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.
7. Consider approval of a resolution submitting City of Rockwall's nomination associated with filling a vacant seat on the Rockwall Central Appraisal District's Board of Directors, and take any action necessary.
8. Consider authorizing the City Manager to execute a Joint Election Agreement and Contract for Election Services with the Rockwall County Elections Administrator for conducting the City of Rockwall's May 3, 2025 General Election on the city's behalf, and take any action

necessary.

9. Consider approval of a resolution repealing Res. No. 25-02 in its entirety and adopting a new (corrected) resolution and associated fee schedule fixing the rates to be charged for use of facilities at the city's municipal airport, and take any action necessary.
10. Consider the approval of an **ordinance** amending Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances for the purpose of adopting updated *Cash-Lieu of Land* and *Pro-Rata Equipment Fees*, and take any action necessary.

X. Action Items

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

1. **MIS2025-004** - Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Miscellaneous Request for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along a portion of SH-276 between John King Boulevard and Rochelle Road and a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.
2. Hear presentation of the City's Charter Review Commission and City Attorney regarding report and recommendations as a result of the Commission's review of the City Charter, and take any action necessary.
3. Hear presentation from Leadership Rockwall Class of 2025 regarding their class and associated project, and take any action necessary.

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

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

XII. Adjournment

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of

the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of February 2025 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

Rockwall,  Texas
Proclamation

Whereas, the International Thespian Society is an affiliate of the Educational Theatre Association and is a high school honor society that recognizes students in theatre; and

Whereas, the State Thespian Officer Board oversees planning and coordinating the State Thespian Festival and advocating for theatre education in the State of Texas; and

Whereas, theater education has many benefits, with the *Journal for Learning Through the Arts*, publicizing that “High-Poverty K-2 English Language learners who receive weekly drama lessons demonstrate increased listening and speaking skills on standardized tests;” and

Whereas, according to *The College Board*, “In 2015, students who took four years of arts classes in high school scored an average of 92 points higher on their SATs than students who took only one-half year or less;” and

Whereas, in 2020 the *Creativity Research Journal* found that applied theater techniques in the classroom increase students’ self-esteem and develop their ability to empathize with others; and

Whereas, Texas Thespians believe that increased awareness of arts education encourages further advocacy on behalf of the Arts in our schools, resulting in positive change for students throughout Texas in everything that they participate in, including academic achievement.

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

Theatre in Our Schools Month

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

In Witness Whereof, I hereunto set my hand and official seal on this 3rd day of March, 2025.



Trace Johannesen, Mayor

Rockwall, Texas Proclamation

Whereas, in 1943, President Franklin D. Roosevelt issued a proclamation, recognizing and celebrating the compassion of people across the nation who care for others in times of crisis; and

Whereas, kindhearted volunteers in Rockwall and throughout the Red Cross DFW Metro East Chapter step up and provide a beacon of hope for neighbors here in North Texas; and

Whereas, last year, the DFW Metro East Chapter assisted 535 families while responding to more than 325 disasters, delivering shelter, food, and comfort; and

Whereas, 1,361 blood drives were held across multiple counties by the Red Cross in 2024, to ensure new moms, cancer patients, and accident victims had access to safe, lifesaving blood; and

Whereas, in 2024, the Red Cross proudly supported more than 1,340 North Texan military members, veterans, their families, and caregivers to cope with the challenges of service; and

Whereas, 2,380 North Texas Red Cross volunteers - who are truly the most vital, driving force behind the organization - responded to the call to provide relief to families who experienced the worst days of their lives; and

Whereas, 26,360 people enrolled in Red Cross first aid, CPR and AED training courses, helping to make the DFW Metro East Chapter more resilient in the event of a disaster.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **MARCH** as

AMERICAN RED CROSS MONTH

in the City of Rockwall and encourage all citizens to support the humanitarian efforts of this organization, applauding it and its volunteers for the many services they provide to countless communities and individuals in need across our great nation.

In Witness Whereof, I hereunto set my hand and official seal of the City on this 3rd day of March, 2025



Trace Johannesen, Mayor



ROCKWALL CITY COUNCIL MEETING

Tuesday, February 18, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza remotely participated in Executive Session by video teleconference (ZOOM) and was not present in person for the public meeting.

The mayor read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

1. Discussion regarding nomination for filling vacant seat on the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).
3. Discussion regarding possible legal action for unpaid taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council adjourned Executive Session at 5:30 p.m.

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

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

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Jorif

Mayor Pro Tem Jorif delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Teen Dating Violence Awareness Month Proclamation

Mayor Johannesen read and presented this proclamation to members of the Rockwall Youth Advisory Council, Women in Need, the Rockwall County District Attorney's Office, as well as Detective Laurie Burks with the Rockwall Police Department.

VII. Appointment Items

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

Derek Deckard, Chairman of the city's P&Z Commission, came forth and briefed the board on recommendations of the Commission related to the two public hearings on tonight's agenda. Council took no action following his brief comments.

VIII. Open Forum

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

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus came forth and provided comments to the Council related to his concerns with 'density' as it pertains to new residential developments. He provided a PowerPoint presentation, showing various residential neighborhoods that have been approved in the past, briefly explaining their density and their lack of open space. He compared those neighborhoods to the Park Place neighborhood, pointing out that the Park Place neighborhood has a lot more open space and more distance between homes. He shared that he does not wish to redo the city's Comprehensive Plan, but he does have various concerns related to the developments and the developers, many of whom do not live in our city and have no long-term interest.

Mayor Johannesen commented on one of Mr. Jeffus' slides he visually showed, letting everyone know that in that particular subdivision that was developed, the developer agreed to donate a large parcel of land to be utilized as a 'south community park' for citizens to enjoy. He explained that Harry Myers Park is the large community park in the northern portion of the city, but there has historically not been one in the south side of the city. So, this was part of a deal worked out with the developer in order to benefit the city as a whole by adding an additional, large regional park in the south area of the city.

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

IX. Take Any Action as a Result of Executive Session

Regarding Executive Session item #3, Mayor Pro Tem Jorif moved to authorize the city manager and city attorney to take action pursuant to discussions that took place in Executive Session. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the February 3, 2025, city council meeting, and take any action necessary.
2. **P2025-001** - Consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Replat* for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-

17), and generally located at the terminus of Hail Drive and take any action necessary (**2nd Reading**).

3. **P2025-002** - Consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a *Final Plat* for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary (**2nd Reading**)
4. Consider awarding bid to Lake Country Chevrolet for the purchase of 2 vehicles for a total amount of \$134,970.50 to be funded by Streets Operating Budget, as well as authorizing the City Manager to execute the associated purchase order, and take any action necessary.
5. Consider approval of the construction contract for SH 276 Utility Relocation Project and authorize the City Manager to execute a construction contract with J&L Construction, in the amount of \$2,879,771.00, to be funded by the 2024 Water and Sewer Bonds, and take any action necessary.
6. Consider approval of Hotel Occupancy Tax (HOT) Subcommittee recommendation for funding Oasis Pickleball in the amount of \$60,000 and Boys & Girls Club Duck Regatta in the amount of \$60,000 from Hotel Occupancy Taxes and authorize the City Manager to execute the agreements, and take any action necessary.

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

CITY OF ROCKWALL

ORDINANCE NO. 25-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL

ORDINANCE NO. 25-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. Public Hearing Items

- 1. Z2025-002** - Hold a public hearing to discuss and consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller explained that the subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall County Appraisal District (RCAD) there is a 1,012 SF Office Building located on the subject property, that was formerly a single-family home constructed in 1950. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. The zoning designation of the subject property changed from a Single-Family 2 (SF-2) District to a Single Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On August 20, 2007, the City Council approved a zoning change [Case No. Z2007-018; Ordinance No. 07-29] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [Ordinance No. 16-15, 17-19, 23-60, & 25-07] in order to establish new permitted uses within the district. The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a General Retail Store and Limited Service Restaurant in a Residential Office (RO) District on the subject property.

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a General Retail Store and Limited Service Restaurant on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 1,012 SF Office Building situated on the subject property. Within this building, the applicant has medical offices for an aesthetician business (Revive Aesthetics). As part of the applicant's operations, they are requesting to allow a General Retail Store and Limited Service Restaurant. The applicant has indicated that the general retail component will sell merchandise related to the aesthetician business, and the restaurant will sell pre-made baked goods (i.e. cookies, cupcakes, chocolates). Both of these components will serve the clients of the aesthetician business.

On January 22, 2025, staff mailed 106 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Preserve and Caruth Lakes Homeowner's Association (HOA), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has not received any notices in regard to the applicant's request. On February 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7 - 0.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember McCallum moved to approve Z2025-002. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-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) TO ALLOW A *GENERAL RETAIL STORE AND LIMITED SERVICE RESTAURANT* ON A 0.1617-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, HENRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2025-003** - Hold a public hearing to discuss and consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of an ordinance for a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] 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, indicated the subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties). For the subject property, this allowed Pawn Shop land use as a by-right land use. On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use by right on Tract 12 through the adoption of Ordinance No. 21-32. According to the Rockwall County Appraisal District (RCAD) currently situated on the subject property is an 8,262 SF commercial building that was previously used by a Dance Studio (i.e. Royalty Dance Studio).

The applicant is requesting to amend Planned Development District 46 (PD46) [Ordinance No. 21-32] to allow Outside Storage in conjunction with the Building Maintenance, Service, and Sales land use on the subject property at 2305 SH-276. The applicant has submitted a concept plan depicting the proposed Building Maintenance, Service, and Sales facility, a future building, and the location of the proposed outside storage areas for the trucks and equipment. The applicant also provided a letter outlining their proposed operations and requesting the amendment to Planned Development District 46 (PD-46).

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on January 22, 2025, staff mailed 78 notices to property owners and occupants in or within 500-feet of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice and two (2) letters in favor of the applicant's request. On February 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 46 (PD-46) by a vote of 7-0.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mayor Pro Tem Jorif moved to approve Z2025-003. Councilmember McCallum seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-XX**

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

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

XII. Adjournment

Mayor Johannesen adjourned the meeting at 6:29 p.m.

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

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-11

SPECIFIC USE PERMIT NO. S-354

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 A *GENERAL RETAIL STORE AND LIMITED SERVICE RESTAURANT* ON A 0.1617-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, HENRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, addressed as 907 N. Goliad Street, and being more specifically depicted and 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 the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 15-14*;

SECTION 2. 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) to allow a *General Retail Store* and *Limited Service Restaurant* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

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

Subsection 04.02, *Residential Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* and *Limited Service Restaurant* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* and *Limited Service Restaurant* shall not occupy more 210 SF of the 1,012 SF *Medical Office Building*.
- 3) Before the issuance of a new Certificate of Occupancy (CO), a stripping plan must be approved by staff, and be installed by the property owner.

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 Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

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

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

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

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

Exhibit 'A'
Location Map

Legal Description: Lot 1, Block 1, Henry Addition
Address: 907 N. Goliad Street

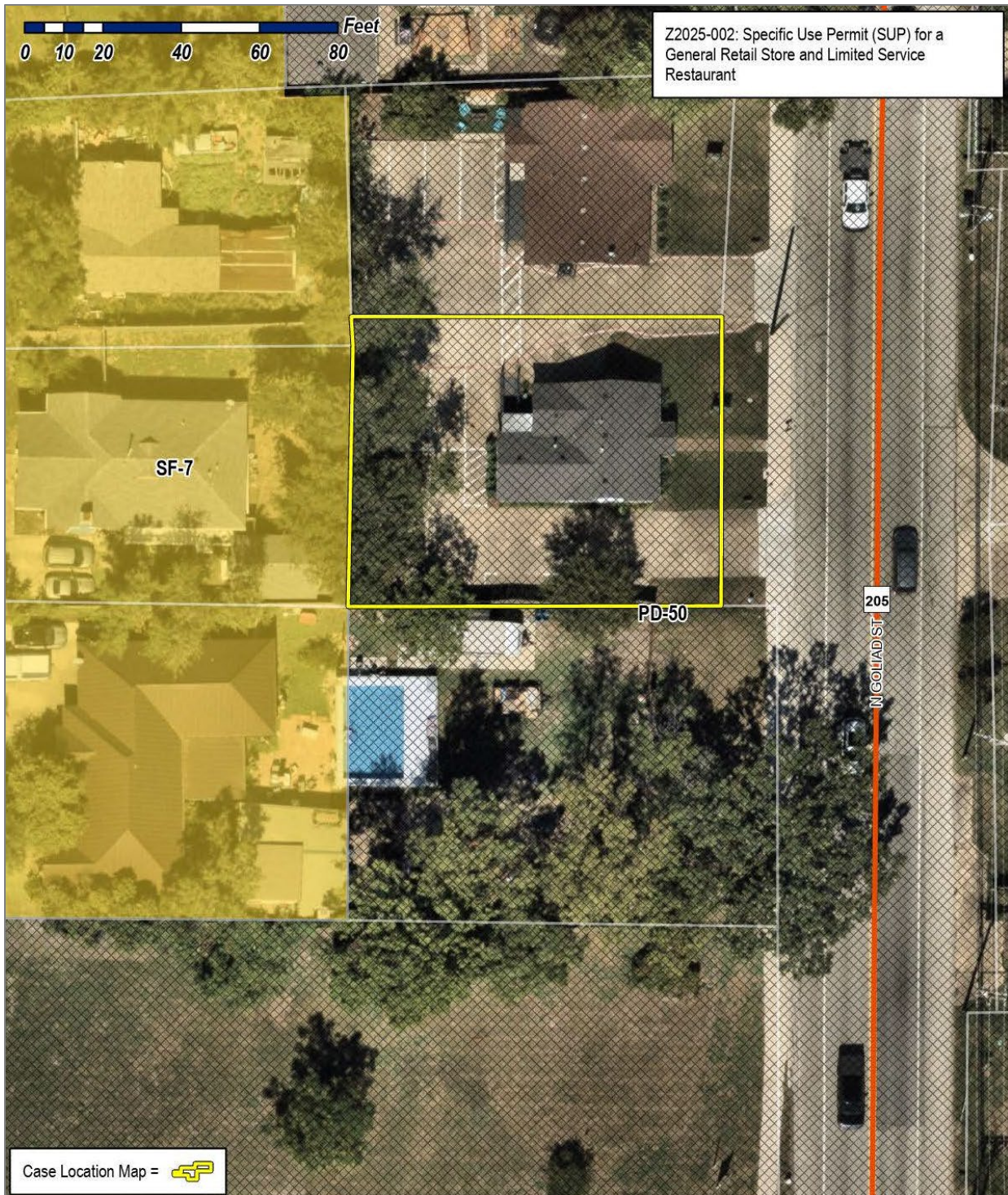
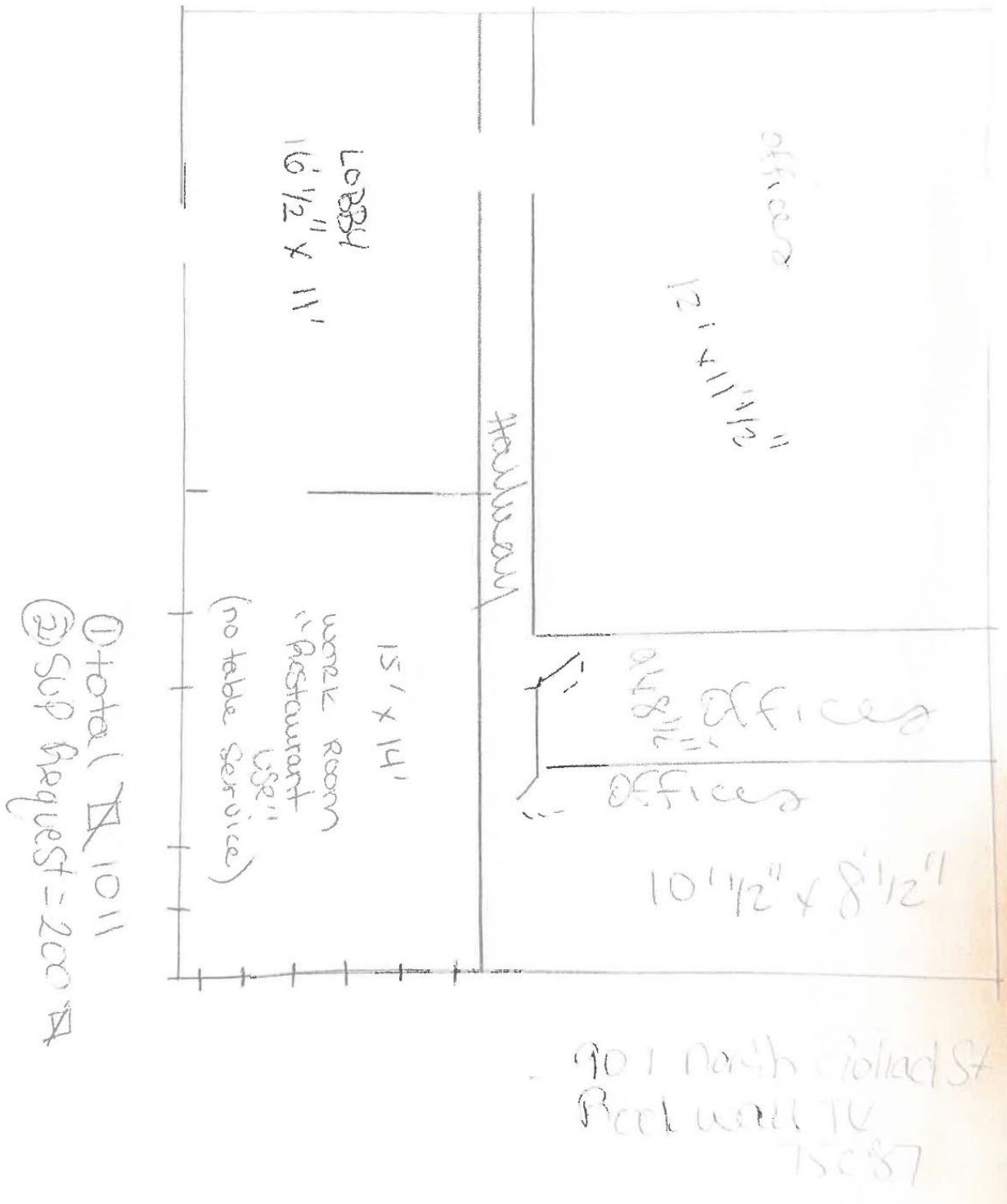


Exhibit 'B':
Floor Plan



CITY OF ROCKWALL

ORDINANCE NO. 25-12

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

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

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

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

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

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

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

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

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

EXHIBIT 'A':
Legal Description and Survey

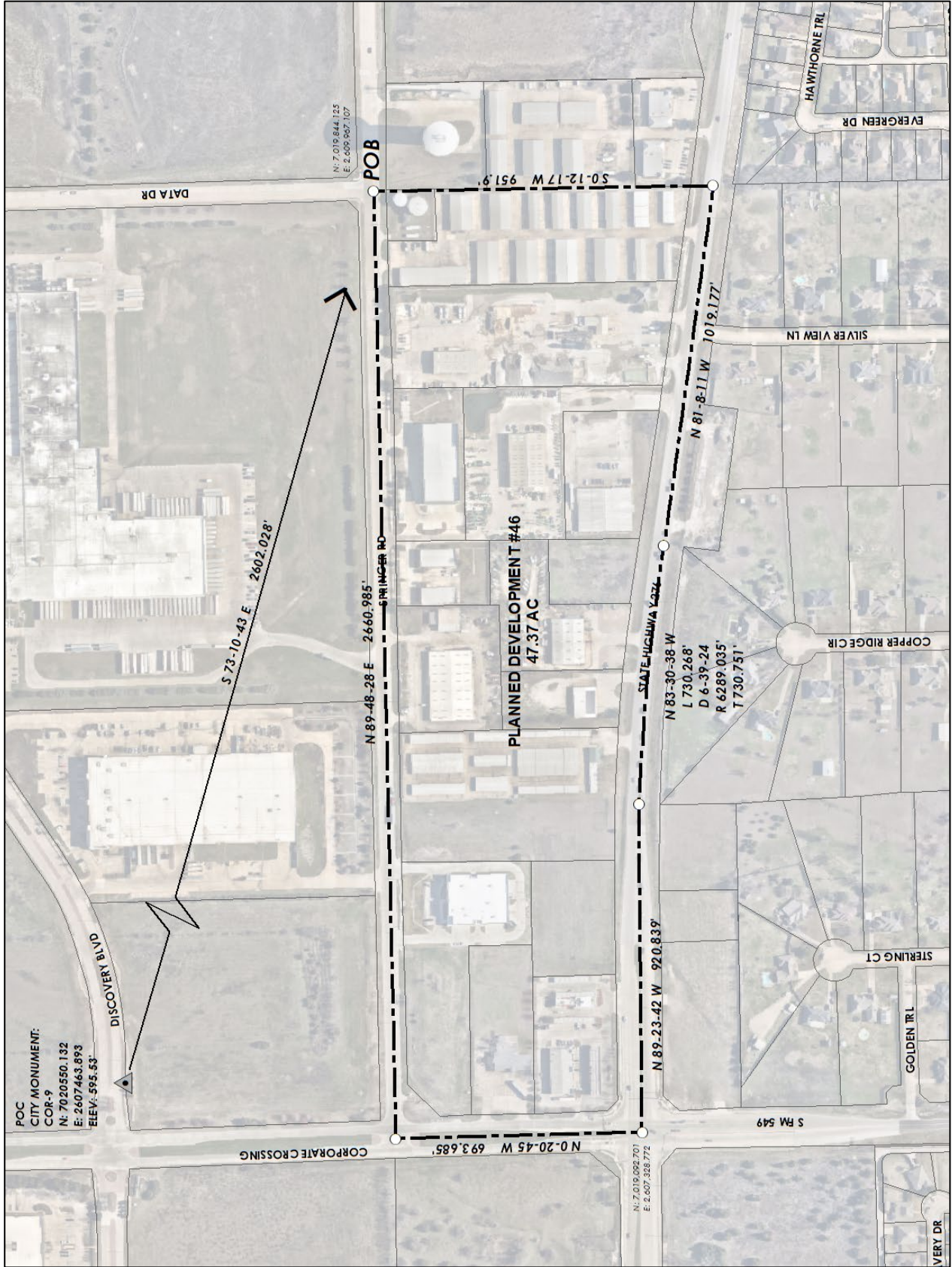


EXHIBIT 'B':
Concept Plan

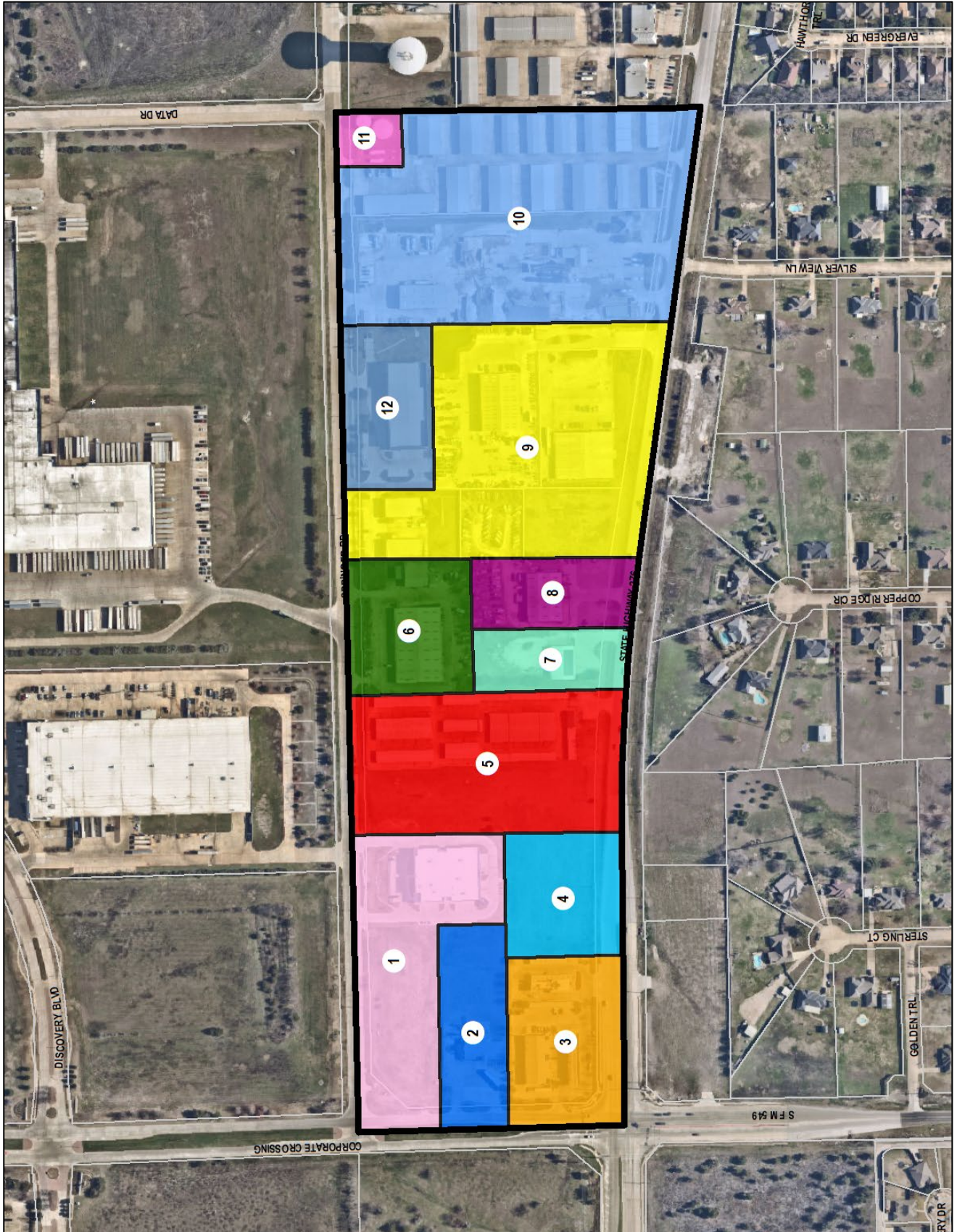


EXHIBIT 'C':
PD Development Standards

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

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

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

- Minor Automotive Repair Garage

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

- Mini-Warehouse

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

- Heavy Construction/Trade Yard

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

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

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

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

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



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

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

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

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

- Trucking Company

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

- Concrete Batch Plant
- Mini-Warehouse

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

- Warehouse

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

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



CITY OF ROCKWALL
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: March 3, 2025
APPLICANT: Bowen Hendrix; *DW Quail Run, LLC*
CASE NUMBER: P2025-003; *Replat for Lots 4 & 5, Block A, DuWest Addition*

SUMMARY

Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for an 8.62-acre tract of land (*i.e. Lots 4 & 5, Block A, DuWest Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating three (3) lots into two (2) lots.

- Background. The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [i.e. Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [i.e. Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [i.e. Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-003*] for two (2) *Restaurants, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*i.e. Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-042*] to allow a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 1. On November 7, 2022, the City Council approved a Final Plat [*i.e. Case No. P2022-054*] to establish the subject property as Lot 2, Block A, DuWest Addition. On January 10, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2022-057*] to allow the construction of a *2,325 SF Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. On September 26, 2023, the Planning and Zoning Commission approved an amended Site Plan [*i.e. Case No. SP2023-029*] for the purpose of constructing two (2) *Restaurant/Retail Buildings* on the subject property. On February 8, 2024, an Amended Site Plan [*i.e. Case No. SP2024-002*] was approved by the Director of Planning and Zoning allowing changes in the approved building elevations for the *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*.

- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the*

Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lots 4 & 5, Block A, DuWest Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Thompson and Deckard absent.



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 _____

SUBDIVISION

DuWest Addition

LOT

1-3

BLOCK

A

GENERAL LOCATION

The NEC of Hwy 205 & E. Quail Run Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-70

CURRENT USE _____

PROPOSED ZONING

PD-70

PROPOSED USE _____

ACREAGE

8.62

LOTS [CURRENT]

3

LOTS [PROPOSED]

2

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

DW Quail Run, LLC

APPLICANT

CONTACT PERSON

Bowen Hendrix

CONTACT PERSON _____

ADDRESS

4403 N. Central Expressway

ADDRESS _____

Suite 200

CITY, STATE & ZIP

Dallas, TX 75205

CITY, STATE & ZIP _____

PHONE

214-918-1804

PHONE _____

E-MAIL

bowen@duwestrealty.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

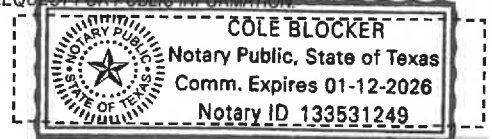
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOWEN HENDRIX [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 472.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

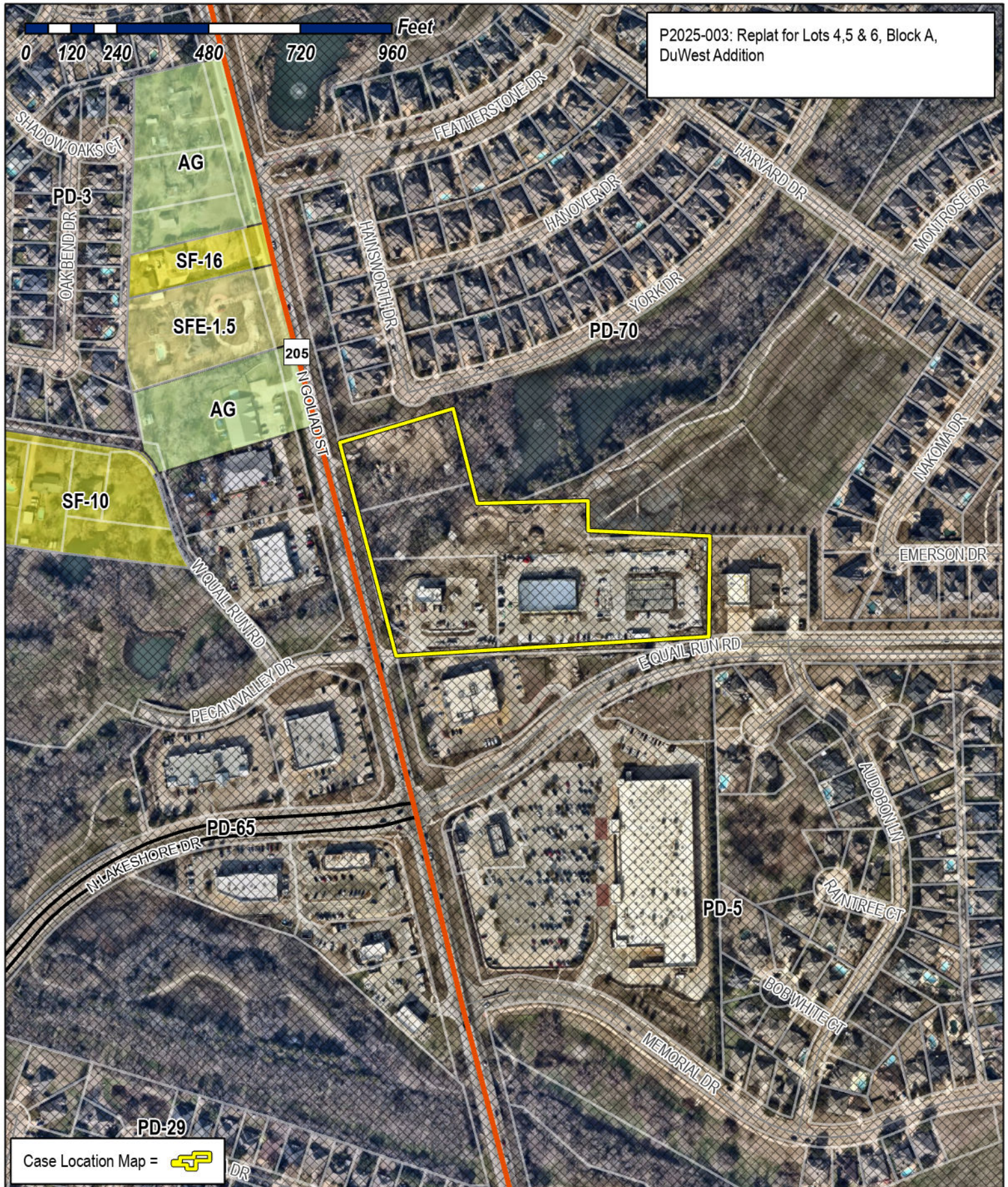
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF FEBRUARY, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



P2025-003: Replat for Lots 4,5 & 6, Block A, DuWest Addition



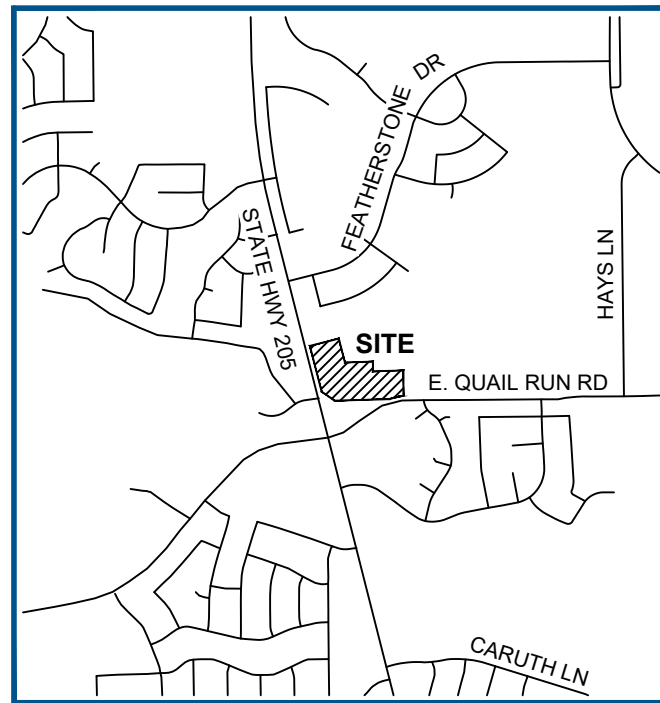
City of Rockwall

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

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



VICINITY MAP
(1" = 2,000')



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT
- FLADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT
- - - - - = ULTIMATE FLOOD CUT LINE
- XXX ULT 1284 = ULTIMATE FLOOD ELEVATION SECTION NUMBER

GENERAL NOTES

- The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.
- Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
- Easements shown hereon per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.

LINE TABLE

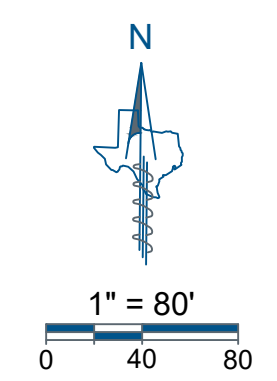
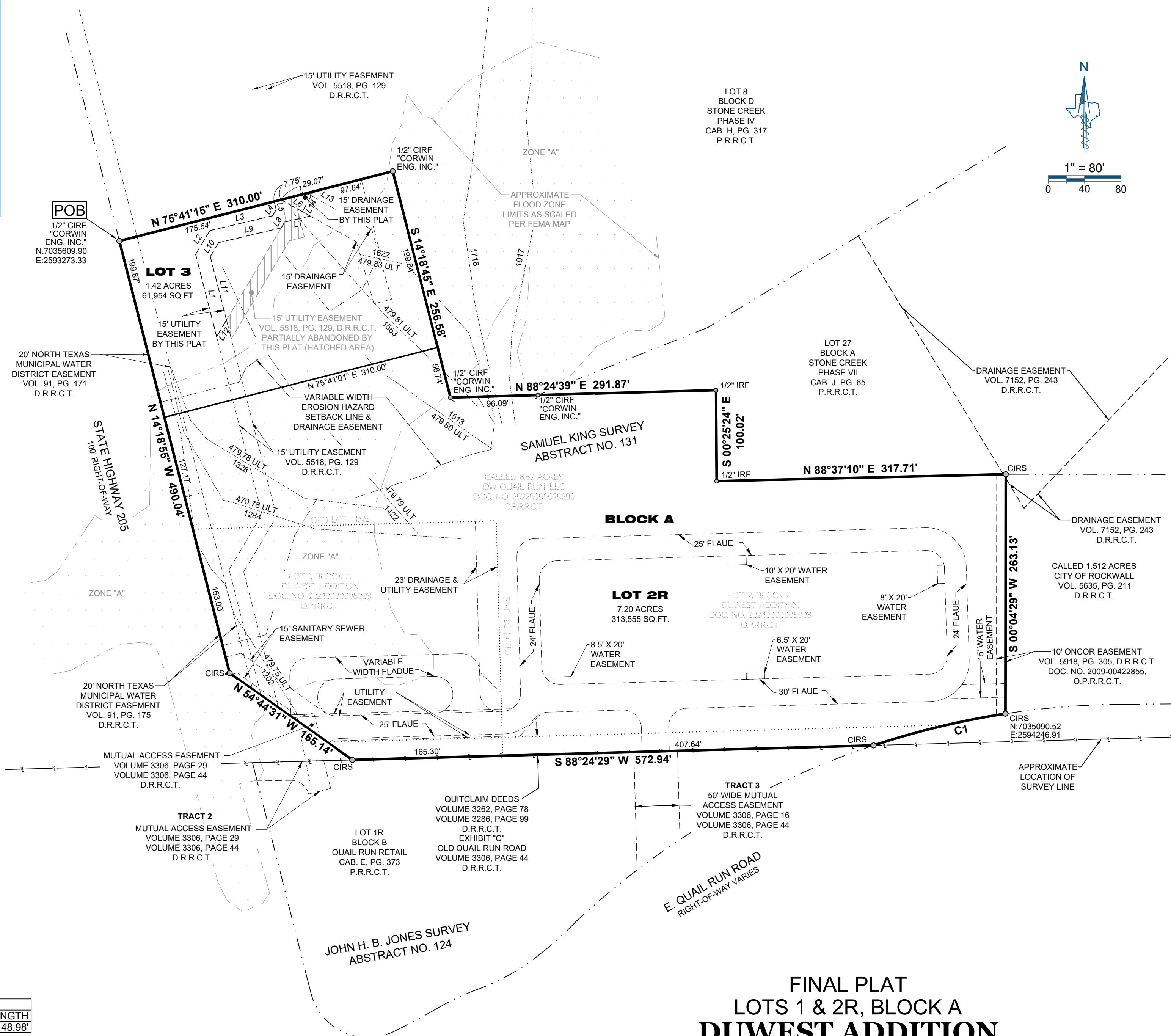
LINE	BEARING	DISTANCE
L1	N 14°18'25" W	93.47'
L2	N 31°07'07" E	30.43'
L3	N 76°44'35" E	70.65'
L4	N 30°41'35" E	7.98'
L5	N 14°18'45" W	9.16'
L6	S 60°50'54" E	26.89'
L7	S 76°44'35" W	28.81'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 30°41'35" W	7.41'
L9	S 76°44'35" W	70.62'
L10	S 31°07'07" W	17.88'
L11	S 14°18'25" E	72.09'
L12	S 30°41'35" W	21.21'
L13	N 60°50'54" W	5.79'
L14	N 29°09'06" E	20.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'



FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2201.023-20	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	02/11/2025	
Drafter	BE	

<p>SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p>ENGINEER Claymore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite 40 Prosper, TX 75078 (817) 281-0572</p>	<p>OWNER DW Quail Run, LLC Contact: Bowen Hendrix 4403 N. Central Expressway, Suite 200 Dallas, TX 75205 (214) 918-1804</p>
---	---	--

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS **DW QUAIL RUN, LLC** is the sole owner of an 8.62 acre tract of land out of the Samuel King Survey, Abstract Number 131, situated in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land conveyed to DW Quail Run, LLC by deed of record in Document Number 20220000020290 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

1. North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
2. South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
3. North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
4. South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
5. North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DW QUAIL RUN, LLC**, the undersigned owner of the land shown on this plat, and designated herein as **DUWEST ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **DUWEST ADDITION** 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 we may have as a result of the dedication of exactions made herein.

OWNERS: **DW QUAIL RUN, LLC**

BY: _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **DW QUAIL RUN, LLC** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **CALEB MCCANLIES**, 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.

Caleb McCanlies
Registered Professional Land Surveyor #7036

Date

CERTIFICATE OF APPROVAL

Chairman
Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

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

WITNESS OUR HANDS, this _____ day of _____, 2025.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

**FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)**

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED
IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

PAGE 2 OF 2

Project 2201.023-20	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 02/11/2025	
Drafter BE	

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
DW Quail Run, LLC
Contact: Bowen Hendrix
4403 N. Central Expressway, Suite 200
Dallas, TX 75205
(214) 918-1804



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: March 3, 2025
APPLICANT: Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER: P2025-006; *Replat for Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 67.476-acre parcel of land (i.e. Lot 1, Block B; Lot 1R, Block C, Rockwall Commercial Addition; a portion of Lot 1, Block D, Rockwall Commercial Park Addition) for the purpose of establishing four (4) lots (i.e. Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition) in accordance with the approved preliminary plat [Case No. P2024-033]. In addition, the proposed Replat will establish the required easements for the construction of a Large Format Retailer (i.e. IKEA) on the subject property.
- Background. The subject property was annexed by the City Council on December 3, 1985 by Ordinance No. 85-69 [Case No. A1985-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 Zoning Map, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's Historic Zoning Maps. On January 6, 2020, the City Council approved Case No. P2019-048 (filed on April 9, 2021) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted Ordinance No. 23-56 [Case No. Z2023-041] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [Case No. Z2024-035; Ordinance No. 24-42] that establish the subject property as Planned Development District 102 (PD-102) for limited Commercial (C) District land uses. On November 4, 2024, the City Council approved a preliminary plat [Case No. P2024-033] for the subject property. The subject property has remained vacant since annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Deckard and Thompson absent.



DEVELOPMENT APPLICATION

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

STAFF USE
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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.476

LOTS [CURRENT]

3

LOTS [PROPOSED]

4 total

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 IKEA Property, Inc.

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON Kevin Gilbert

CONTACT PERSON Will Winkelmann

ADDRESS 420 Alan Wood Road

ADDRESS 6750 Hillcrest Plaza Dr.

Conshohocken, PA

Suite 215

CITY, STATE & ZIP Conshohocken, PA

CITY, STATE & ZIP Dallas, TX 75230

PHONE (610) 834-0180

PHONE 214-549-7296

E-MAIL kevin.gilbert@ingka.ikea.com

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

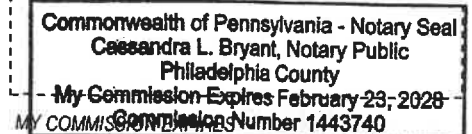
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN GILBERT [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

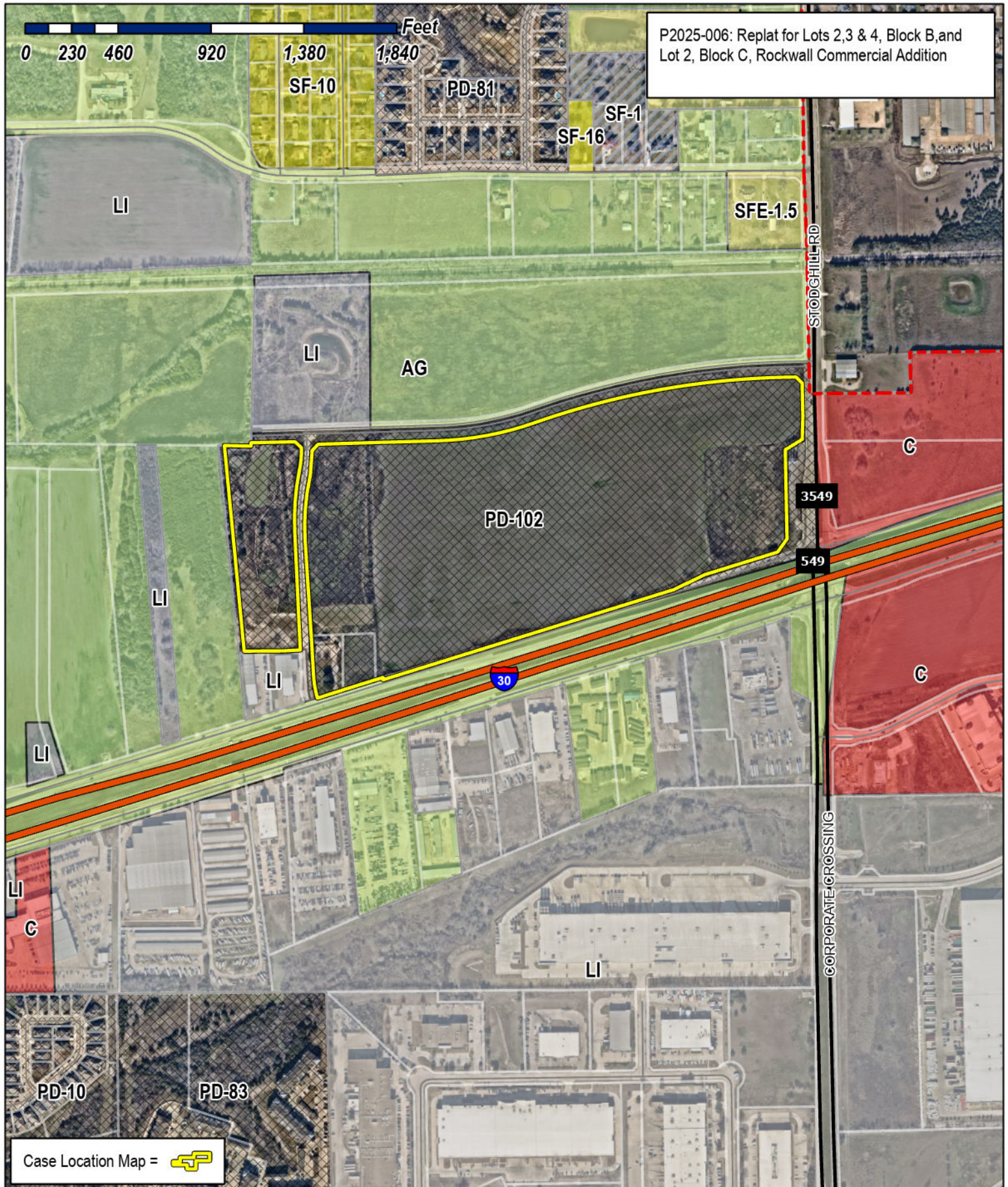
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,649.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF February 2025. BY SIGNING THIS APPLICATION, 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 NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2025-006: Replat for Lots 2,3 & 4, Block B, and Lot 2, Block C, Rockwall Commercial Addition

Case Location Map = 



City of Rockwall

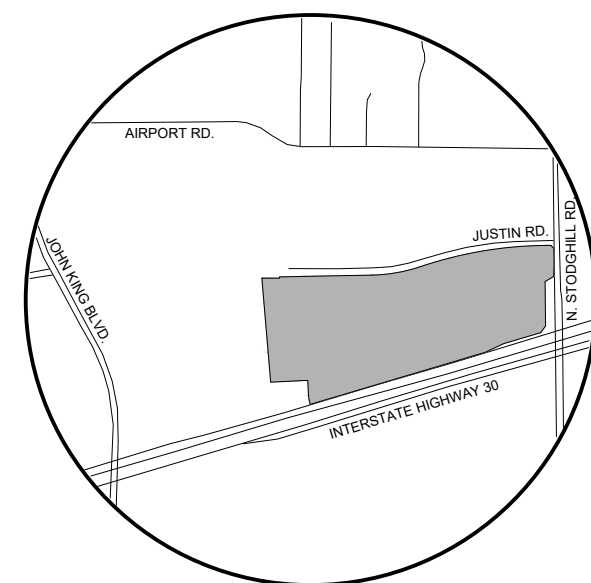
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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

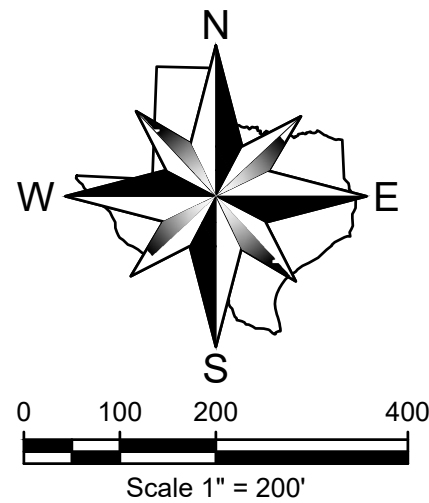


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line

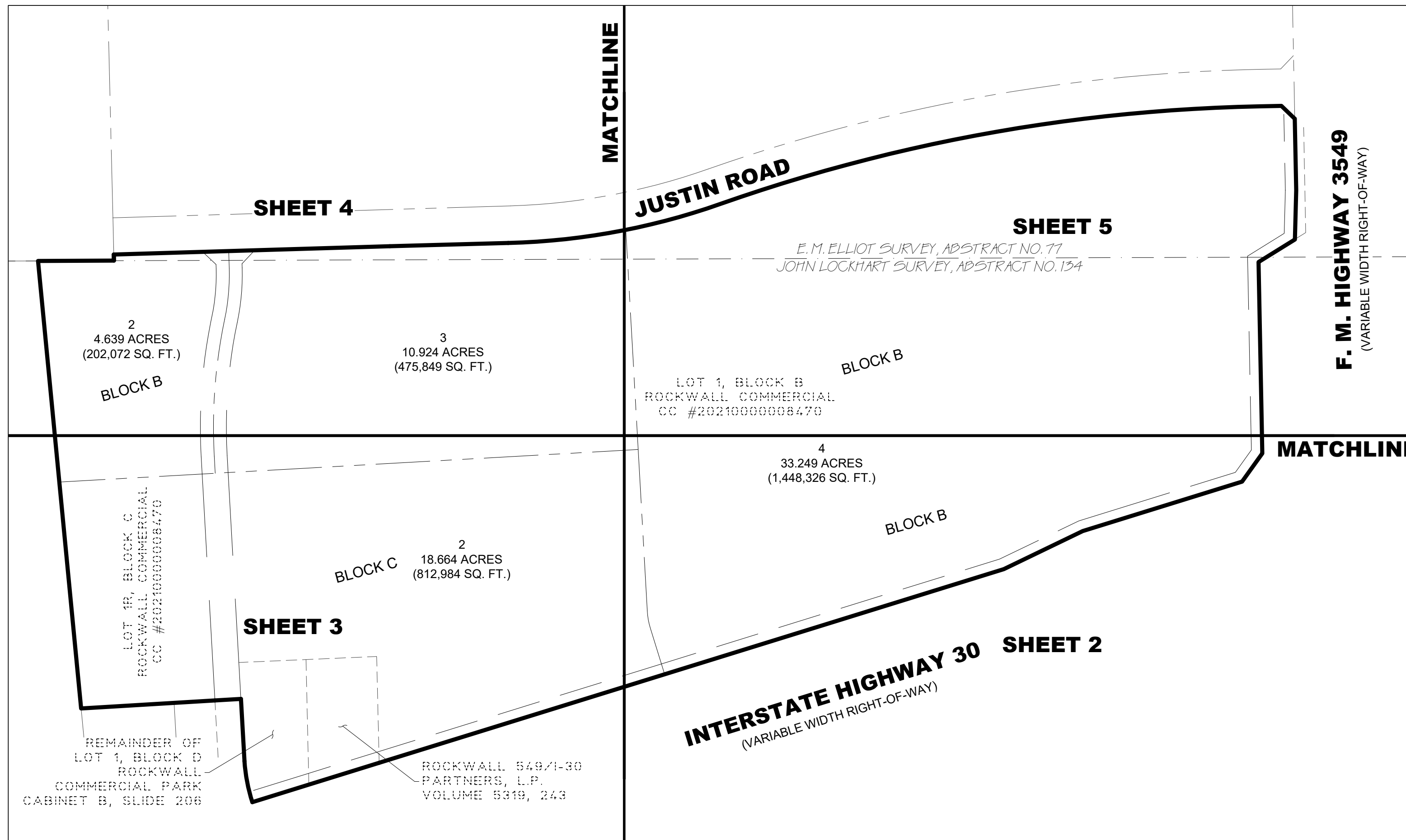


VICINITY MAP
NOT TO SCALE



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).



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

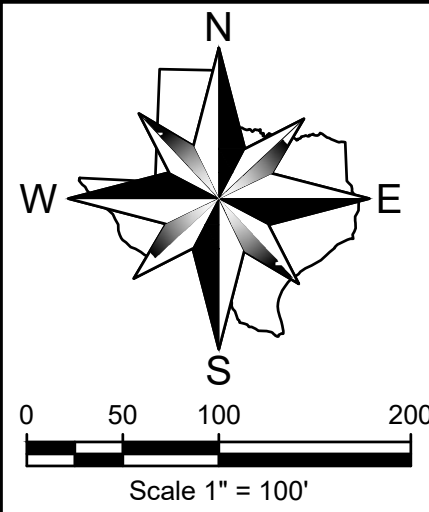
FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 200'
File : 63406.00-FPLT
Project No. : 63406.00

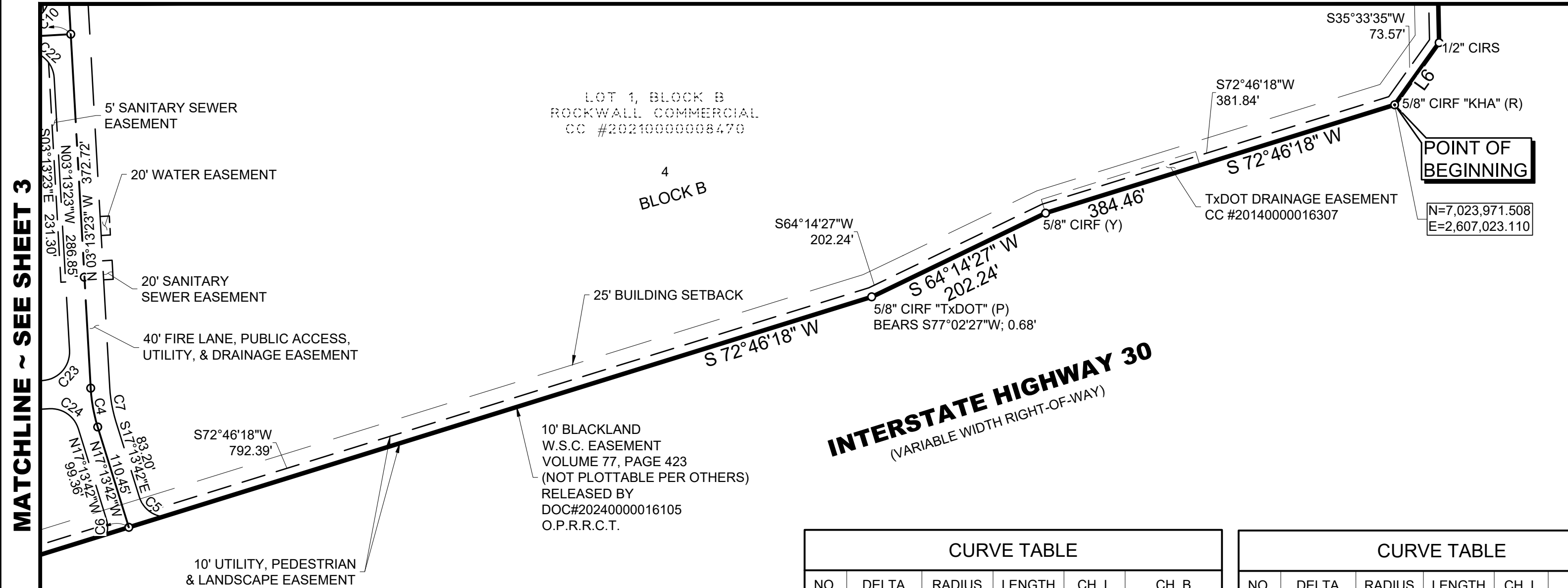
SHEET
1
OF
6

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7098 FAX
Texas Engineers Registration No. 89 090026
Texas Surveyors Registration No. 30002
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MATCHLINE ~ SEE SHEET 5



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	78°19'21"	30.00'	41.01'	37.89'	N42°23'03"W
C38	83°16'33"	30.73'	44.66'	40.83'	S39°39'40"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W

MATCHLINE ~ SEE SHEET 3

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

LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'

LINE #	BEARING	DISTANCE
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.54'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'

LINE #	BEARING	DISTANCE
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	17.70'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

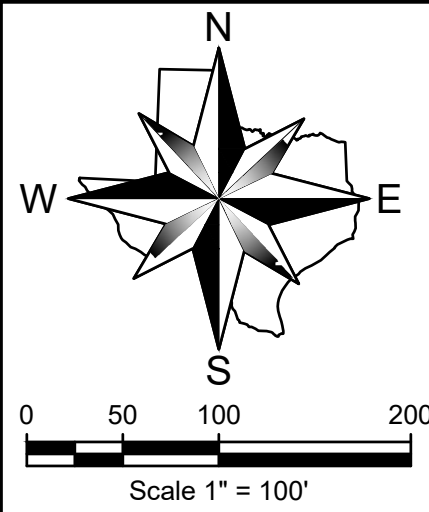
E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
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ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

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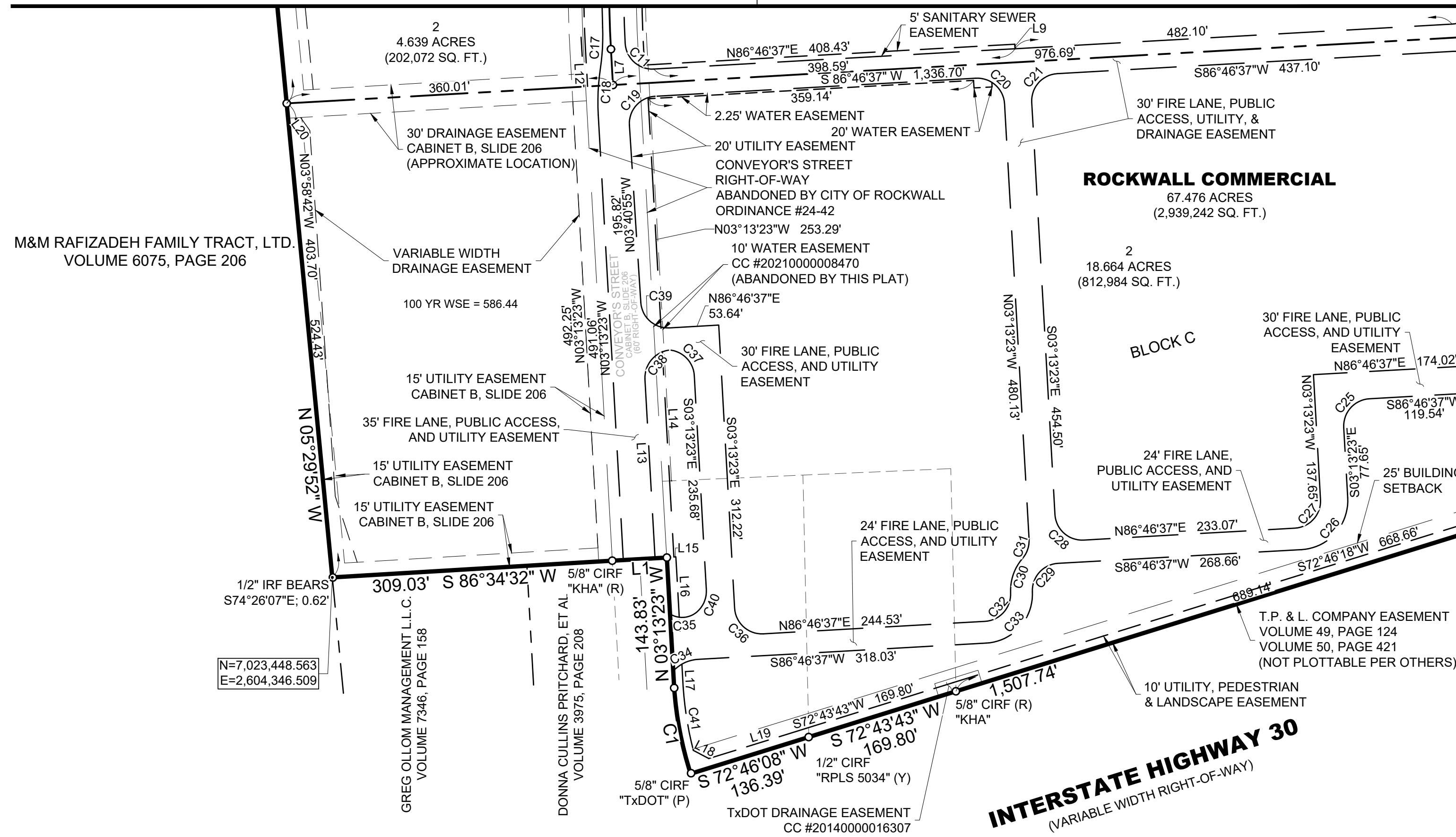
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CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090
FAX: (972) 490-7099
Texas Engineers Registration No. 89 000025
Texas Surveyors Registration No. 10000005
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ABBREVIATION LEGEND

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IRF	Iron rod found
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XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 73230
 Texas Surveyors Registration No. 10005
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 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
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FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

Date : 01.27.25
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SHEET
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OF
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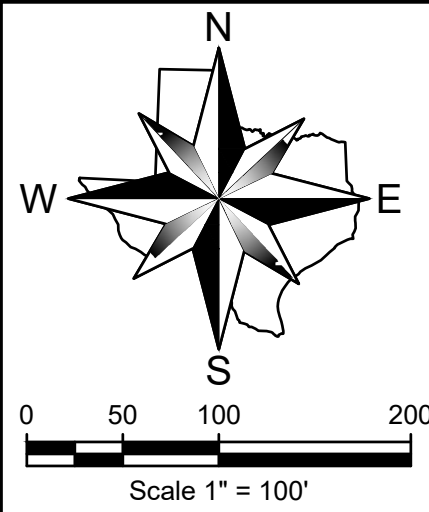
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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 (972) 490-7090

OWNER:
 Ikea Property, Inc.
 420 Alan Wood Road
 Conshohocken, Pennsylvania
 19228
 (610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY PROJECT NO. _____

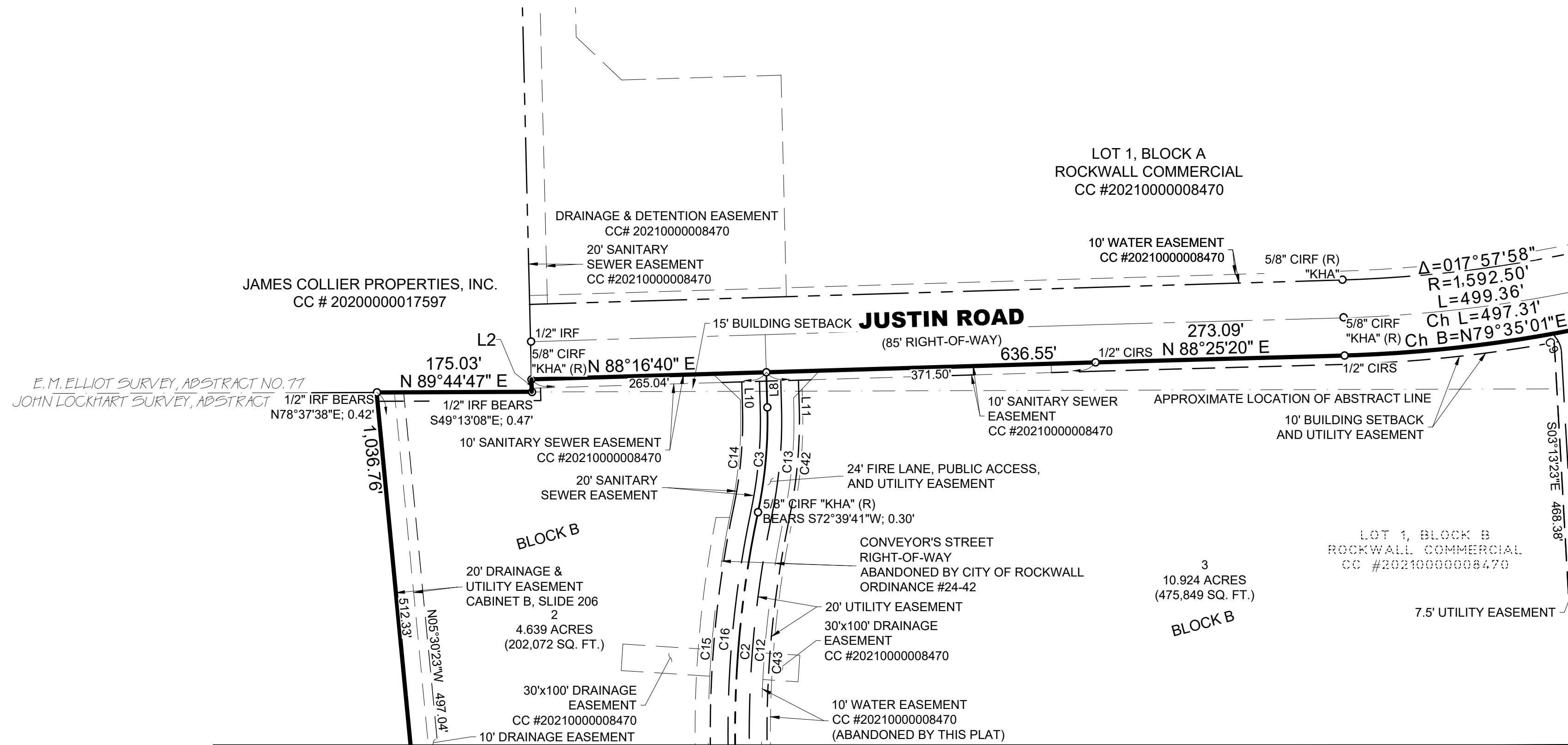


ABBREVIATION LEGEND

ABBR.	DEFINITION
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CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
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PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

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 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 480-7090
 (972) 480-7099 FAX
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 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
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MATCHLINE ~ SEE SHEET 3

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
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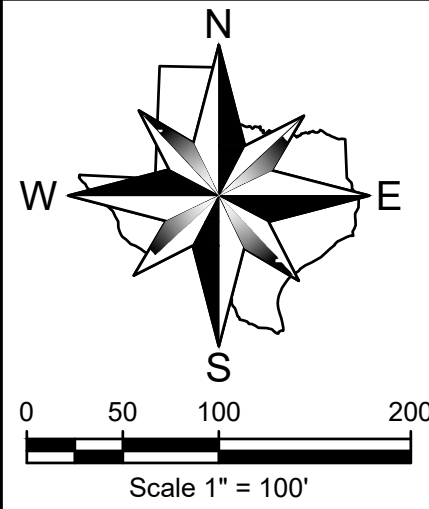
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SHEET
4
OF
6



ABBREVIATION LEGEND

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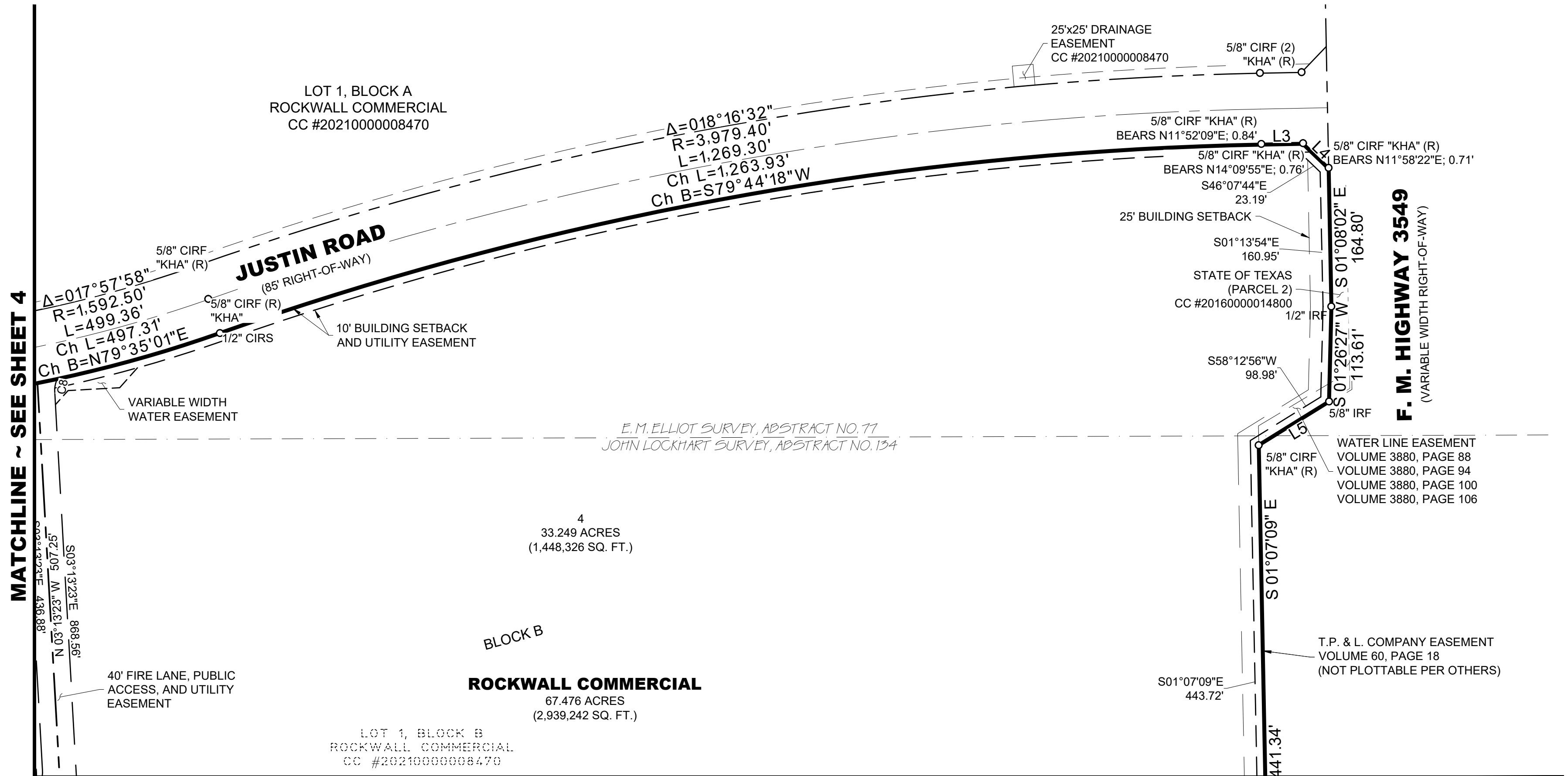
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 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
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 Texas Surveyors Registration No. 215 00025
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
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SHEET
 5
 OF
 6



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

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FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
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 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF _____ §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** subdivision to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMERCIAL subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

By: _____ By: _____
Printed Name and Title Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared James Melino, 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 _____, 2025.

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

SURVEYOR'S CERTIFICATION

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

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

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 (972) 490-7099 FAX
Texas Engineers Registration No. 89 0000000000
COPYRIGHT © 2025, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
6
of
6



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: March 3, 2025
APPLICANT: Roy Bhavi
CASE NUMBER: P2025-007; *Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition*

SUMMARY

Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 5.874-acre tract of land (*i.e. Tract 2-01 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block 1, Flexspace Center Rockwall Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Multi-Tenant/Building Office/Warehouse Facility*.
- Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. The subject property has been vacant since annexation. On April 3, 2023, the City Council approved a Zoning Change [*i.e. Case No. Z2023-010*] from an Agricultural (AG) District to a Light Industrial (LI) District for the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2023-044*] to allow the development of seven (7) *Office/Warehouse Buildings* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 5-0, with Commissioners Thompson and Deckard 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 1760 AIRPORT RD, ROCKWALL, TX 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE

PROPOSED ZONING LI PROPOSED USE

ACREAGE 6.17 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 DEEPAK (ROY) BHAVI APPLICANT

CONTACT PERSON DEEPAK (ROY) BHAVI CONTACT PERSON

ADDRESS 835 TILLMAN DR ADDRESS

CITY, STATE & ZIP ALLEN TX 75013 CITY, STATE & ZIP

PHONE 972-674-8933 PHONE

E-MAIL roy.bhavi@flexspacebusinessparks.com E-MAIL

NOTARY VERIFICATION [REQUIRED]

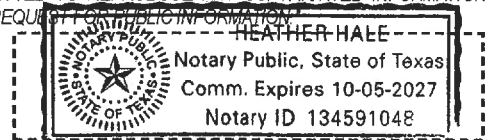
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy Bhavi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 423.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February 2025 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.

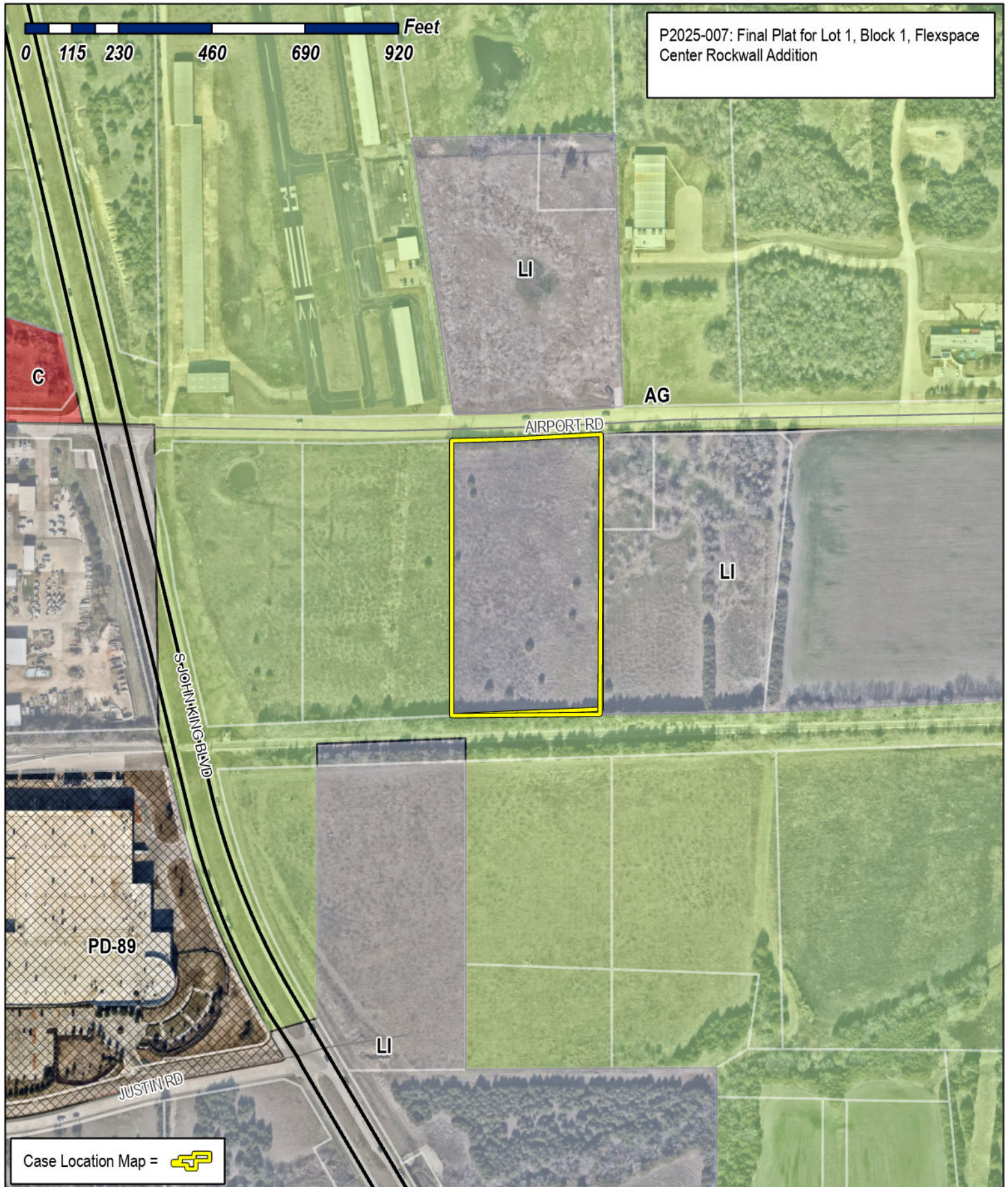
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/05/2027



P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition

0 115 230 460 690 920 Feet

LI

AG

AIRPORT RD


LI

S JOHNNING BEND

PD-89

JUSTIN RD

LI

Case Location Map = 

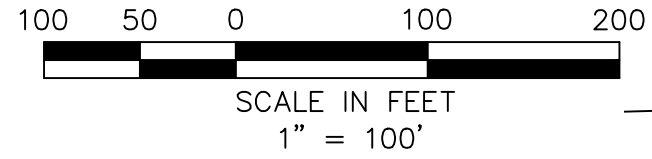
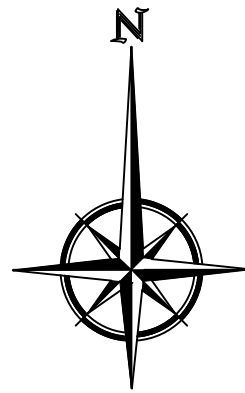


City of Rockwall

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

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





LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 87°30'26" W	40.07'
L2	S 00°50'04" E	198.37'
L3	S 89°10'12" W	68.93'
L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
L6	N 87°30'26" E	75.09'
L7	S 01°44'20" E	224.54'
L8	S 88°06'49" W	51.67'
L9	N 42°44'27" W	56.84'
L10	N 00°51'43" W	135.20'

SARO PARTNERS, LLC.
CALLED: 5.07 ACRES
INST. NO. 2018000004501
O.P.R.R.C.T.

ADD REAL
A TEXAS LIMITED PARTNERSHIP
CALLED: 5.78 ACRES
INST. NO. 20220000021408
O.P.R.R.C.T.

**D. HARR SURVEY
A-102**

POINT OF BEGINNING

DALLAS GARLAND & NORTHEASTERN RAILROAD
(100' RIGHT-OF-WAY)

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	39°58'03"	55.95'	20.35'	39.03'	N 17°41'24" E	38.24'
C2	28°19'24"	29.99'	7.57'	14.83'	S 16°54'03" W	14.68'
C3	79°45'37"	5.61'	4.69'	7.81'	N 49°17'13" E	7.20'

BENCHMARKS:

CP 1

X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
+/- 500' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300' WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
NORTHING: 7025991.71
EASTING: 2602124.66
ELEV: 560.75

CP 2

X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
+/- 1050' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD.
+/- 200' EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
NORTHING: 7026005.28
EASTING: 2602651.92
ELEV: 571.25

NOTES:

Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. Coordinates shown hereon are grid coordinates. All distances are surface distances with a surface to grid scale factor of 0.0.999853886.

All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.

OWNER/DEVELOPER
**FLEXSPACE BUSINESS
PARKS, LLC.**
835 TILLMAN DRIVE
ALLEN, TEXAS 75013
PHONE:

FINAL PLAT
FLEXSPACE CENTER ROCKWALL
BEING

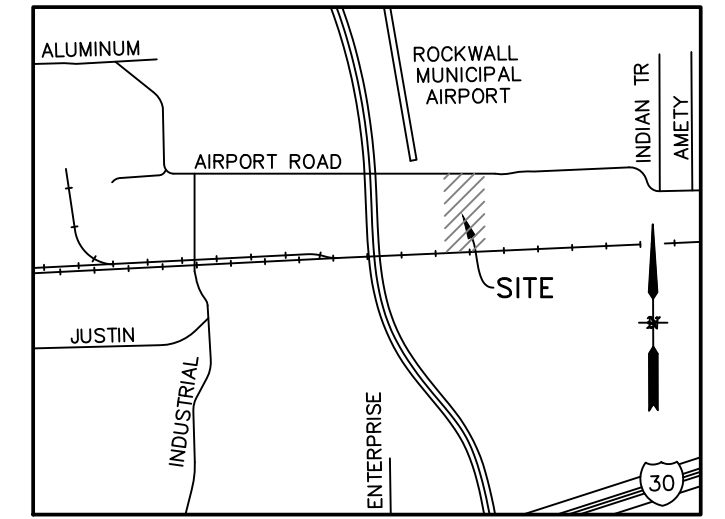
6.175 ACRES
SITUATED IN THE
D. HARR SURVEY, A-102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080
201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098

DATE: 11/20/2024 CASE NO. 0000-00 SHEET 1 OF 2

02015\dwg\Plats\DWG\02015-Flexspace Center Rockwall-FP(11-20-24).dwg



VICINITY MAP
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

MEALS ON WHEELS SENIOR SERVICE OF ROCKWALL CALLED: 0.94 ACRES INST. NO. 2021000008327 O.P.R.R.C.T.

PLATFORM ROCKWALL, LP CALLED: 16.89 ACRES INST. NO. 20210000034703 O.P.R.R.C.T.

MEALS ON WHEELS SENIOR SERVICE OF ROCKWALL CALLED: 0.940 ACRES INST. NO. 2021000008329 O.P.R.R.C.T.

N=7,026,343.84
E=2,603,206.81

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, Flex Space Business Parks, LLC. being the sole owner of a 6.175-acre tract of land situated in the D. Harr Survey, Abstract Number 102, City of Rockwall, Rockwall County, Texas, and being all of a called 6.18-acre tract of land described in deed to Flex Space Business Parks, LLC. recorded in Instrument Number 2023000009873, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Flex Space tract and the southeast corner of a called 5.78-acre tract of land described in deed to Add Real, recorded in Instrument Number 20220000021408, (O.P.R.R.C.T.), and being in the north line of Dallas Garland & Northeastern Railroad (a 100-foot-wide right-of-way);

THENCE North 00 degrees 51 minutes 38 seconds West, with the common line said called Add Real tract and Flex Space tract, passing at a distance of 686.60 feet a 1/2-inch iron rod found for the northeast corner of said Add Real tract, continuing a total distance of 729.47 feet to a Mag nail set for the northwest corner of said Flex Space tract and being in the approximate centerline of Airport Road (an undedicated public roadway);

THENCE North 89 degrees 50 minutes 11 seconds East, with the north line of said Flex Space tract and the approximate centerline of said Airport Road, a distance of 371.78 feet to a Mag nail set for the northeast corner of said Flex Space tract;

THENCE South 00 degrees 50 minutes 04 seconds East, with the east line of said Flex Space tract, passing at a distance of 27.92 feet a 1/2-inch iron rod found for the northwest corner of a called 0.70 acre tract of land described in deed to Christopher Touoboun recorded in Instrument Number 20220000025054, (O.P.R.R.C.T.), continuing with the common line of said Flex Space tract, said Touoboun tract and a called 0.940 acre tract of land described in deed to Meals on Wheels Senior Service of Rockwall recorded in Instrument Number 20210000008327, (O.P.R.R.C.T.) a total distance of 718.34 feet to a 1/2-inch iron rod found for the southeast corner of said Add Real tract, the southwest corner of Meals on Wheels Senior Service of Rockwall tract and being in the north line of said Dallas Garland & Northern Railroad'

THENCE South 88 degrees 07 minutes 10 seconds West, with the south line of said Dallas Garland & Northern Railroad, a distance of 371.48 feet to the POINT OF BEGINNING and containing 6.175 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

1. No structures 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.

7. Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

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

BY: Flex Space Business Parks, LLC.

BY: _____
Deepak Bhavi, Founder and Principal

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given under my hand and seal of office this ____ day of _____, 2021.

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

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

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

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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 _____, 20____.

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 _____, 20____.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT

FLEXSPACE CENTER ROCKWALL

BEING

6.175 ACRES

SITUATED IN THE

D. HARR SURVEY, A-102

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETTIT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD, 201 WINDCO CIRCLE
SUITE 3300, SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098

DATE: 11/20/2024 CASE NO. 0000-00 SHEET 2 OF 2

02015\dwg\Plats\DWG\02015-Flexspace Center Rockwall-FP(11-20-24).dwg

Rockwall

Central Appraisal District

February 12, 2025

To All Taxing Entities,

A vacancy has occurred on the Rockwall Central Appraisal District Board of Directors. Per Texas Property Tax Code 6.0301(f), "If a vacancy occurs in an appointive position on the board of directors, each taxing unit that is entitled to vote under Section 6.03 may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The taxing unit shall submit the name of its nominee to the chief appraiser **within 45 days** after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall appoint by majority vote of its members one of the nominees to fill the vacancy."

To meet the 45-day window, nominating resolutions will need to be submitted by Monday, March 31, 2025.

Please contact me if you have any questions.

Sincerely,

Kevin Passons
Chief Appraiser

CITY OF ROCKWALL
RESOLUTION NO. 25-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR SUBMISSION OF A CANDIDATE FOR NOMINATION TO FILL A VACANT SEAT ON THE ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD) BOARD OF DIRECTORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Texas Property Code Sec. 6.03 (a) provides that a board of directors governs the central appraisal district (CAD); and

WHEREAS, on February 12, 2025, the City of Rockwall was notified of a vacant seat on the Rockwall Central Appraisal District (RCAD) board of directors; and

WHEREAS, per Texas Property Tax Code 6.0301(f), "if a vacancy occurs in an appointive position on the board of directors, each taxing unit that is entitled to vote under Sec. 6.03 may nominate by resolution adopted by its governing body a candidate to fill the vacancy;" and

WHEREAS, the taxing unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy; and

WHEREAS, the chief appraiser shall (then) prepare and deliver to the board of directors within the next five days a list of the nominees; and

WHEREAS, the board of directors shall appoint by majority vote of its members one of the nominees to fill the vacancy; and

WHEREAS, Trace Johannesen is qualified to serve on the Rockwall Central Appraisal District.

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

Section 1. the Rockwall City Council, as a result of the Executive Sessions held at its regular city council meetings on the 18th day of February, 2025 and the 3rd day of March, 2025 hereby nominates and instructs the City Manager to send for submission to the RCAD the following individual(s) for consideration to fill the vacant seat:

Trace Johannesen

Section 2. this Resolution shall become effective from and after its adoption and it is so resolved.

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

ATTEST:

Trace Johannesen, Mayor

Kristy Teague, City Secretary



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and City Council Members
FROM: Kristy Teague, City Secretary / Asst. to the City Manager
DATE: February 27, 2025
SUBJECT: Resolution (“order”) Calling May 3, 2025 General Election

As has been customary for many years, the Rockwall County Elections Administrator has overseen administration of the City of Rockwall’s General Election on behalf of the City. Staff is again asking Council to consider authorizing the City Manager to execute a joint elections contract so the County Elections Office may once again assist us in conducting the May 3, 2025 General Election. A copy of the proposed contract/agreement is provided in your informational meeting packet for review and consideration. Staff is happy to answer any questions Council may have.

**THE STATE OF TEXAS
COUNTY OF ROCKWALL**

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

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

This Contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint election to be held on the Uniform Election date of May 3, 2025, and administered by Christopher J. Lynch, Rockwall County Elections Administrator. This Contract supersedes any and all prior contracts and agreements to conduct joint elections between a Participating Authority and the Rockwall County Elections Office.

RECITALS

WHEREAS, each Participating Authority listed above plans to hold an election on May 3, 2025;

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

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

I. ADMINISTRATION

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

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

II. LEGAL DOCUMENTS

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

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

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

III. NONPERFORMANCE

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

IV. VOTING LOCATIONS

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

If polling places for the May 3, 2025, Joint Election are different from the polling place(s) used by a Participating Authority in its most recent election, the Participating Authority agrees to post a notice no later than May 3, 2025, at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and listing the Participating Authority's polling place names and addresses in effect for the May 3, 2025, election. This notice shall be written in both the English and Spanish languages.

V. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The Elections Administrator will recruit all election workers.

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

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

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

The compensation rates established by Rockwall County are:

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

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

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

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

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

VI. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

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

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

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

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

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

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

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

VII. EARLY VOTING

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

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

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

Mailing Address
Early Voting Clerk
Rockwall County Elections Office
915 Whitmore Dr., Suite D
Rockwall, TX 75087

Physical Location
Rockwall County Elections Office
915 Whitmore Dr., Suite D
Rockwall, TX 75087

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

VIII. EARLY VOTING BALLOT BOARD

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

IX. CENTRAL COUNTING STATION AND ELECTION RETURNS

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

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

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Election Code Section 67.004, after votes have been counted from all locations and will deliver a copy of the unofficial canvass to each Participating Authority as soon as possible after all returns have been tabulated. Each Participating Authority shall be responsible for the official canvass of its respective election(s). The official canvass of election shall not take place before May 6, 2025, and no later than May 14, 2025, as per the Texas election Code.

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

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

X. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE ROCKWALL COUNTY

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

XI. RUNOFF ELECTIONS

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

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

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 3, 2025, election and to conduct its drawing for ballot positions at or immediately following such meeting in order to expedite preparations for its runoff election.

Each Participating Authority eligible to hold runoff elections after the May 3, 2025, Uniform Election Date agrees that the date of a necessary runoff election shall be held in accordance with the Election Code.

XII. ELECTION EXPENSES AND ALLOCATION OF COSTS

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

1. Share of Election Costs. Each Participating Authority's share of election costs will be:
 - (i) entities under 1000 registered voters will pay a flat rate of \$3500 which will be deducted from the total cost of the election.
 - (ii) The remaining total cost of the election will be divided in half.
 - a. One half of the cost remaining after (i) will be split equally by all remaining entities with over 1000 registered voters .
 - b. the other half of the expenses will be split on a weighted basis.
 - i. Each Participating Authority's share of the remaining (allocated) costs will be determined as follows: The number of registered voters in each individual Participating Authority will be divided by the number of all registered voters of all Participating Authorities to determine each entity's pro rata share expressed as a percentage, which

will then be multiplied against each of the allocated costs (remaining costs after the 'Under 1000 voters' charges are subtracted) as itemized on the final Total Cost report/invoice submitted to each Participating Authority after the election.

2. The end result will be a charge to the Participating Authority of an equal division of participating authorities for half of the cost plus a pro rata share of the total of half the costs incurred by the Elections Administrator in connection with the administration of elections of other entities held at the same time as the election.
3. Lease of Voting Equipment. Per Texas Election Code Section 123.032(d), the Rockwall County Commissioners Court has established the following prices for leasing county-owned voting equipment:
 - \$33.25 per ExpressVote Ballot Marking Device
 - \$57.50 per DS200 Precinct Scanner

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

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

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

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

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

XIV. RECORDS OF THE ELECTION

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

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

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

XV. RECOUNTS OR CONTESTED ELECTION

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

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

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

XVI. MISCELLANEOUS PROVISIONS

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

XVII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total *estimated* cost for the May 3, 2025 election is \$80,000 and is based partly on the costs of similar and recent elections. After the final determination has been made of whom the Participating Authorities will be and the Contracts are fully executed, the Elections Administrator shall provide each Participating Authority with an official cost estimate. Each Participating Authority's percent share of the estimated total cost is based on the number of registered voters and further described in Section XII.1. of this Contract. If requested, each Participating Authority agrees to pay the Rockwall County Elections Administrator a deposit of 50% of the *estimated obligation* no later than 30 days after receiving the official cost estimate. As soon as reasonably possible after the election, the Elections Administrator will submit an itemized invoice to each Participating Authority based on the actual expenses (supported by documentation such as time sheets, compensation forms, and invoices) directly attributable to the services provided by the Elections Administrator. The exact amount of each Participating Authority's obligation under the terms of this Contract shall be calculated after the election (or runoff election, if applicable); and, if the amount of an Authority's total obligation exceeds the amount deposited, the authority shall pay to the Elections Administrator the balance due within 30 days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the authority the excess amount paid within 30 days after the final costs are calculated.

XVIII. SIGNATURE PAGE

WITNESS BY MY HAND THIS THE _____ DAY OF _____, 2025.

ELECTIONS ADMINISTRATOR:

Christopher J. Lynch, Elections Administrator
Rockwall County, Texas

WITNESS BY MY HAND THIS THE _____ DAY OF _____, 2025.

PARTICIPATING AUTHORITY:

Name of Participating Authority: _____

By: _____

Printed Name: _____

Official Capacity: _____

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

ATTACHMENT A

List of Participating Authorities

Cities

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

Independent School Districts (ISD's)

Rockwall Independent School District

ATTACHMENT B

Election Day Voting Locations
(hours will be provided separately)

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

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

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

Rockwall: Rockwall County Library, Community Room, 1215 E Yellowjacket Ln, Rockwall, 75087

Rowlett: Rowlett Utility Customer Service Center, 6602 Dalrock Rd, Rowlett, TX 75088

ATTACHMENT C

Early Voting Locations
(dates and hours will be provided separately)

Early Voting by personal appearance will be conducted beginning on Tuesday, April 22, 2025, and ending on Tuesday, April 29, 2025, at:

Main Location -

Rockwall: Rockwall County Library, Community Room, 1215 E Yellowjacket Ln, Rockwall, 75087

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

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

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

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

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



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Director / Building Official

DATE: February 26, 2025

SUBJECT: Airport Hangar Rental Fee Resolution

At the February 3rd Council meeting, staff brought forth a resolution pertaining to Airport Hangar Fees for your consideration, and you voted to adopt the proposed adjustments to our Airport Hangar Fee Schedule.

Unfortunately, subsequent to adoption of the resolution, staff discovered an error that was made regarding the monthly charge associated with the "East 1290 sq. ft. Enclosed Hangars." The appropriate monthly charge should have read \$170.00 (rather than \$516.00) within the previously adopted resolution. In order to rectify the error, staff is bringing forth a new resolution that repeals the previously adopted one and allows Council to adopt a corrected fee schedule.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING RESOLUTION NO. 25-02 IN ITS ENTIRETY AND ADOPTING A NEW RESOLUTION FIXING THE RATES TO BE CHARGED FOR USE OF FACILITIES AT THE CITY'S MUNICIPAL AIRPORT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 8, Section 8.21 of the City of Rockwall Code of Ordinances provides that the rates for use of the facilities at the Ralph M. Hall Municipal Airport shall be established and/or amended from time to time by resolution of the City Council, and;

WHEREAS, The City Council finds it necessary to periodically review rates to ensure adequate funds are available for the ongoing upkeep and maintenance of the Airport; and

WHEREAS, through recent passage of Resolution No. 25-02, the City Council adopted said fees; however, an error in one of the listed fees was subsequently discovered.

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

Section 1. Resolution No. 25-02 is hereby repealed and is replaced in its entirety by adoption of this resolution and associated fees; and

Section 2. The following monthly rates are hereby established for use of the facilities at the Ralph M. Hall Municipal Airport:

<u>Lease Spaces:</u>	<u>Monthly Charge:</u>
Open T-Hangars	\$125.00
East 1290 sq. ft. Enclosed Hangars	\$170.00
East 2700 sq. ft. Enclosed Hangar 3C	\$810.00
West 2500 sq. ft. Enclosed Hangars	\$750.00
Enclosed T-Hangars	\$360.00
West 4500 sq. ft. Enclosed Hangar A	\$1,665.00

Section 3. Payment in accordance with the fees described herein shall be required in conformance with a Lessee's Airport Storage Lease Agreement; and

Section 4. This resolution shall take effect immediately upon passage and approval, and it is so resolved.

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

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

FROM: Travis Sales, *Director of Parks and Recreation*

CC: Mary Smith, *City Manager*
 Joey Boyd, *Assistant City Manager*
 Ryan Miller, *Director of Planning and Zoning*

DATE: March 3, 2025

SUBJECT: *Pro-Rata Equipment Fees and Cash-in-Lieu of Land Fee Updates*

Each year the City of Rockwall adopts an ordinance that establishes the average per acre price of vacant land in the City and the equipment fees necessary to provide the required land and amenities for a public park. In 2024, the adopted costs were \$70,000.00 per vacant acre of land and \$720,000.00 for all equipment necessary to establish a neighborhood park. Recently, the City's consultant -- *Bryan E. Humphries & Associates* -- completed the annual market study concluding that the average per acre price of land for 2025 is \$75,000.00 or an increase of \$5,000.00 from last year (*see attached*). In addition, staff has updated the equipment costs associated with providing a fully amenitized, 11-acre public park. Staff did this in conformance with the methodology approved by the City Council with the adoption of the *Subdivision Ordinance* in 2023. This methodology assumes the estimated costs for a neighborhood park that consists of one (1) acre public parking, four (4) acres of fully developed amenities, and six (6) acres of natural open space. The four (4) acres of fully developed amenities consists of the following:

ITEMS	NOTES	REFERENCE	QUOTE	CHANGE FROM 2024
AUTOMATIC IRRIGATION SYSTEM	IRRIGATION SYSTEM AND CONTROLLER	PHILIPS LAWN SPRINKLER	\$105,000.00	+\$12,000.00
TURF INSTALLATION	TIF-TUF SPECIES	TRI-TEX GRASS	\$115,000.00	+\$19,000
LANDSCAPE AND TREE INSTALLATION	LANDSCAPING PER ORDINANCE	COVINGTON'S NURSERY	\$50,000.00	-\$8,000.00
TRAIL INSTALLATION	~1,500-FEET OF EIGHT (8) FOOT TRAIL	B&B CONCRETE	\$120,000.00	+\$24,000.00
PICNIC PAVILION	30-FOOT BY 30-FOOT PAVILION WITH STONE COLUMNS, CONCRETE FOUNDATION AND ARCHITECTURAL SHINGLES	DEAN CONSTRUCTION	\$90,000.00	+\$1,000.00
PLAYGROUND	STANDARD PLAYGROUND WITH FIBAR	CHILD'S PLAY INC.	\$175,000.00	-\$75,000.00
MISCELLANEOUS AMENITIES	TRASH CANS, TABLES AND BENCHES	SITESCAPES	\$25,000.00	+\$5,000.00
TOTAL:			\$680,000.00	-\$22,000.00

Based on the above information staff is requesting that the City Council consider adopting: [1] the *Pro-Rata Equipment Fee* of \$680,000.00 for a fully developed neighborhood park, and [2] an increase in the cost per acre of parkland from \$70,000.00 to \$75,000.00 (*total cost of an 11-acre neighborhood park would be \$825,000.00*). In the attached packet is a draft ordinance making the necessary changes to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and an updated Parks District Map. On February 4, 2025, the Parks and Recreation Board reviewed the proposed fee updates and made a recommendation to recommend approval by a vote of 5-0, with Board Members Fowler and Krueger absent. Should the City Council have any questions concerning the proposed fee update, staff will be available at the March 3, 2025 City Council meeting.

MARKET STUDY
REAL PROPERTY APPRAISAL CONSULTING REPORT

Prepared For
Travis Sales, Parks and Recreation Director
City of Rockwall
108 E. Washington
Rockwall, Texas, 75087

MARKET STUDY
Average Price Per-Acre of Land in the City of Rockwall
The City of Rockwall, Rockwall County, Texas
EFFECTIVE DATE OF CONSULTING ASSIGNMENT
JANUARY 1, 2025

Prepared By
Bryan E. Humphries & Associates
4050 McKinney Avenue
Suite 210
Dallas, Texas 75204

BRYAN E. HUMPHRIES & ASSOCIATES
REAL ESTATE VALUATION AND SERVICES

January 14, 2025

Travis Sales, Park and Recreation Director
City of Rockwall
108 E. Washington
Rockwall, TX 75807

Re: Average Price Per- Acre of Land in the City of Rockwall
City of Rockwall, Rockwall County, Texas

Mr. Sales,

We are pleased to transmit this gross market study/real property appraisal consulting report that was prepared for the purpose of valuing typical parkland in the City of Rockwall. This parkland is typically +/- five acres and in the early stages of development. Please refer to identification of project on page 4 for further explanation of the project scope. This report is a gross market study (real property appraisal consulting report) and does not involve analysis of or the inspection of a physical subject property. The purpose of this gross market study is to derive an opinion of a fee simple market value of the average price per-acre of land in the City of Rockwall. The effective date of this gross market study is January 1, 2025.

The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes. This consulting report is only intended to assist the City of Rockwall in establishing a general value trend and current market value of the average price per- acre of land in the City of Rockwall.

4054 McKinney Avenue, Suite 210, Dallas, Texas 75204

214/528-7584 E-Mail: behinc@flash.net CELL 214/384-6411

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CERTIFICATE

I certify that, to the best of my knowledge and belief, ...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

As of the date of the appraisal only, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent on the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Bryan Humphries has made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certificate.

I have performed a previous appraisal (1/1/13, 1/1/14, 1/1/15, 1/1/16, 1/1/17, 1/1/18, 1/1/19, 1/1/20, 1/1/21, 1/1/22, 1/1/23 & 1/1/24) involving the subject property within the three years prior to this assignment.

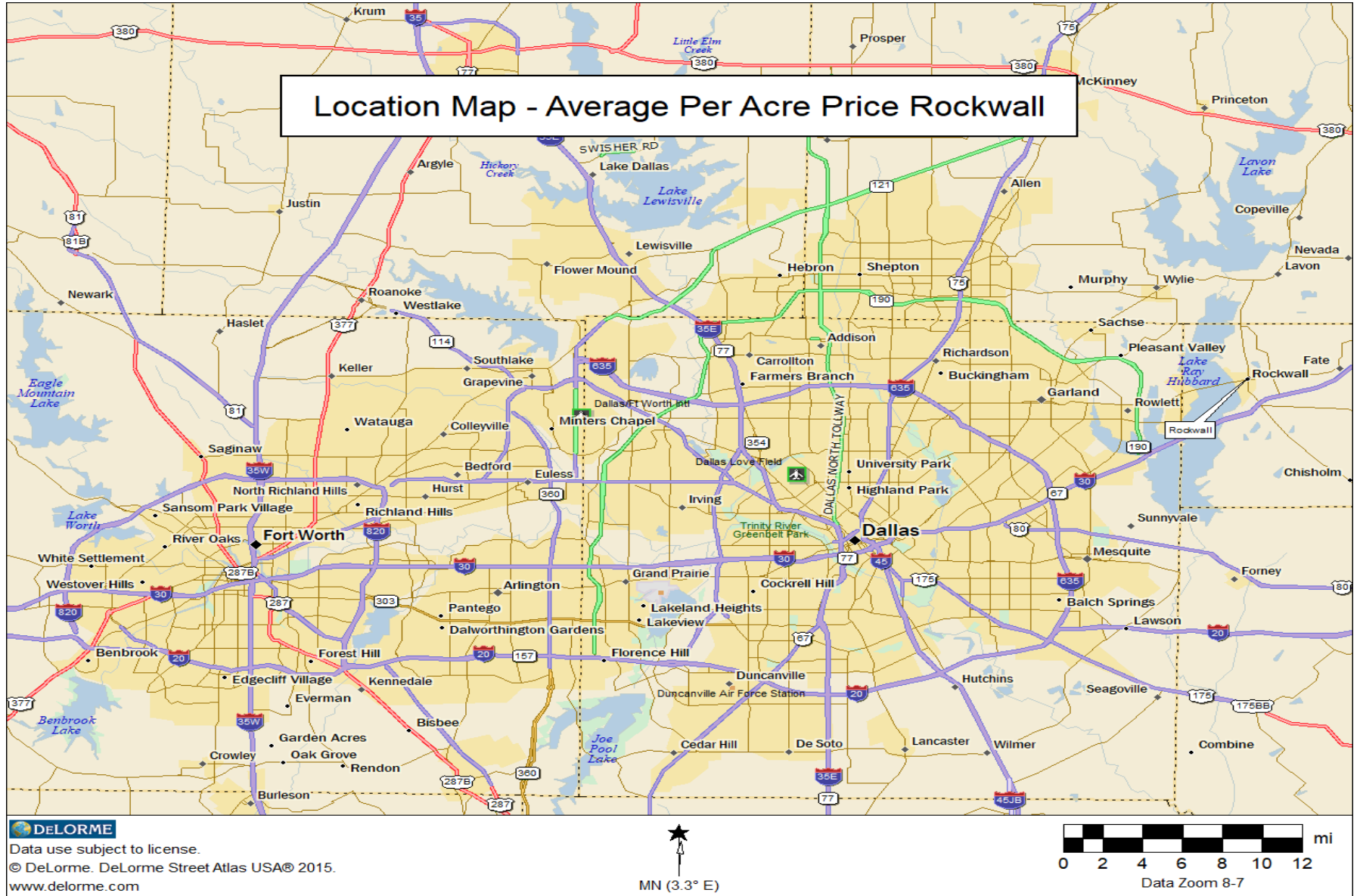
The report analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this Study, I have completed the requirements of the continuing education program of the Appraisal Institute.



Bryan Humphries, MAI, TX-1320676-G



GENERAL INFORMATION & SCOPE OF WORK

Identification of Subject and Project

The subject property is a typical, underdeveloped, Parcel in the City of Rockwall. The parcel represents the average size of a residential tract in the City of Rockwall or approximately +/- five acres. From time to time, developers must dedicate land to the City of Rockwall in order to meet the need for park land in the area. If the dedication is not feasible, the developers must then give the City cash in lieu of land that is reflective of typical residential land in Rockwall. The client has indicated that this average residential land is typically +/-5 acres and in the early stages of development.

Inspection Information, Effective Date and Date of Report

This analysis does not involve a physical subject property, only a hypothetical property, thus no inspection is required. The effective date of the assignment is January 1, 2025. The date of the report is the date of the signature on the first page of this report. Unless otherwise stated, all factors pertinent to a determination of value are considered as of this date.

Identification of the Client/Intended User

This real property appraisal consulting report is prepared for the City of Rockwall, Mr. Travis Sales, 108 E. Washington, Rockwall, Texas 75087. Any other use or users are not intended or authorized.

Objective of the Assignment/Intended Use

This consulting assignment is only intended to assist the client in establishing an average price per-acre of land. The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes.

General Information & Scope of Work, continued

Appraisal Report Option

This is a real property appraisal consulting assignment that complies with the reporting requirements set forth under Standard 5 of the *Uniform Standards of Professional Appraisal Practices (USPAP)*. As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly. The depth of discussion contained in this report is specific to the needs of the client and the intended users of this property appraisal consulting report.

Analysis Overview

As part of this consulting assignment, we have completed the following steps to gather, confirm, and analyze the data.

- ▶ Physically inspected the subject markets and the surrounding neighborhoods.
- ▶ Collected factual information about the surrounding market and confirmed that information with various sources.
- ▶ Collected market information needed to consider the three traditional approaches to value: Cost approach, sales comparison approach and income capitalization approach (if applicable).
- ▶ Prepared a real property appraisal consulting report setting forth the conclusion derived in this analysis as well as a summary of the information upon which the conclusions are based.

Extraordinary Assumptions

An extraordinary assumption is something that is assumed to be true, but it is not certain. If it turns out to be untrue, the value conclusion could be impacted. Extraordinary assumptions are those assumptions that are specific to the assignment, as opposed to general assumptions, which could be applicable to any assignment. In this assignment, we have assumed typical general assumptions and limiting conditions as cited above. In this particular assignment, the following extraordinary assumptions were made:

- ▶ Sales and listing data obtained from the Multiple Listing Service is deemed to be sufficiently reliable data to establish overall market trends and the current market value of an average, price per-acre of land. While some knowledgeable real estate brokers and salespeople have been contacted to obtain and confirm data, the reader should be aware that not all of the sales and listing data analyzed was independently confirmed.

General Information & Scope of Work, continued

- ▶ The client should not conclude that an appraisal has been prepared, and this consulting report should not be used for condemnation purposes. This gross market study (real property appraisal consulting report) is only intended to assist the City of Rockwall in establishing a general value trend and current market value of an average price per-acre in the City of Rockwall.
- ▶ The purpose of this consultation report is to establish the average price per acre of park land in the City of Rockwall. The typical land tract is considered to be +/- 5 Acres. However, it is beyond the scope of this consultation report to estimate the actual costs of adjacent street and site utilities as stated in the ordinance (see addenda).

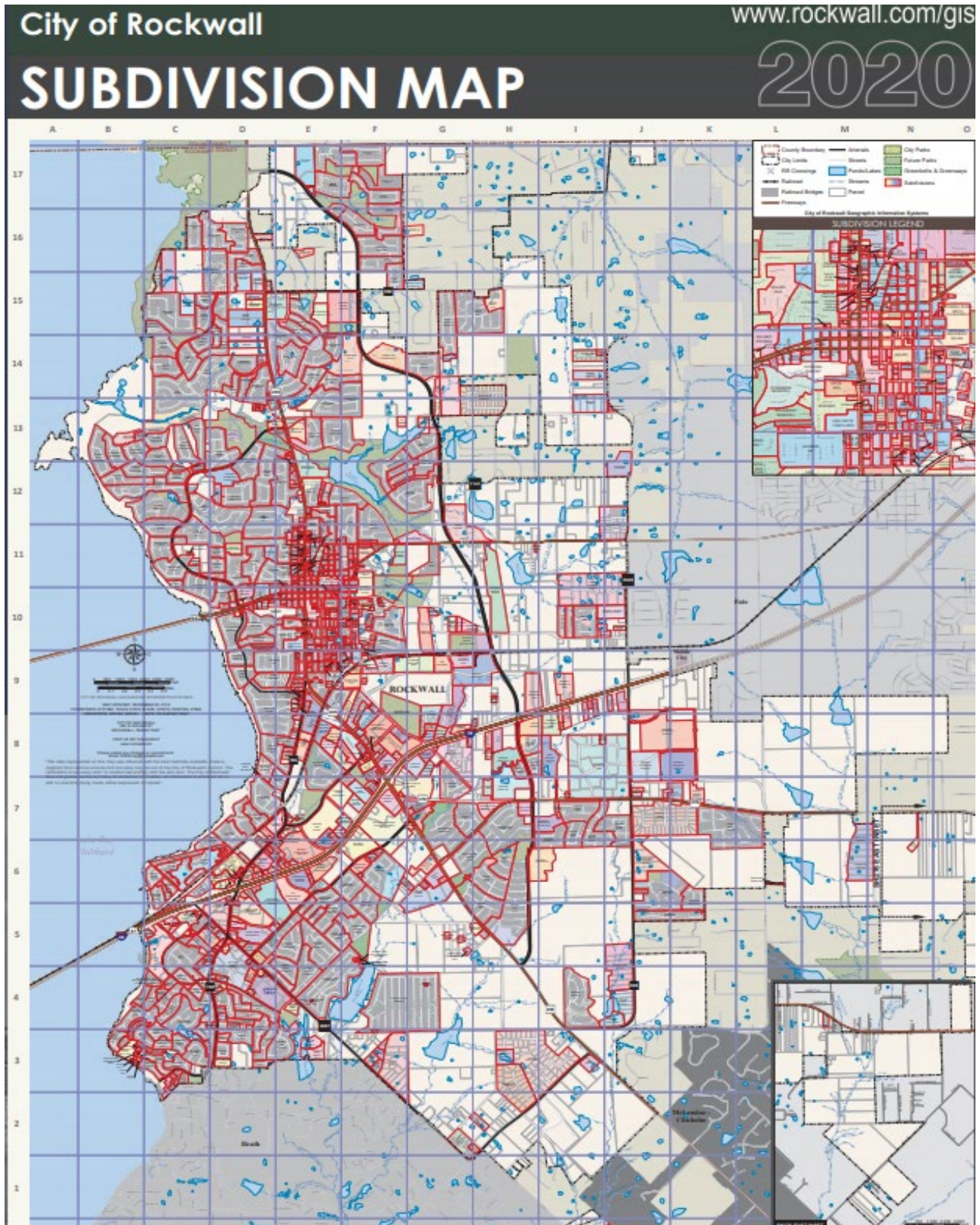
Jurisdictional Exceptions

The Jurisdictional Exception Rule provides for severability preserving the balance of the *Uniform Standards of Professional Appraisal Practice (USPAP)*. If one or more parts of *USPAP* are “contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.” According to *USPAP*, “A law means a body of rules with binding legal force established by the controlling governmental authority.” This includes federal and state constitutions, legislative and court made law, administrative rules, regulations and ordinances. In this assignment, there are no known conflicts of law or public policy that disregard the *USPAP*.

Hypothetical Conditions

A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of analysis. In this particular assignment, the following hypothetical condition was made:

For the purposes of this analysis, the subject property is a hypothetical, undeveloped, parcel in the City of Rockwall.



Residential Market Analysis, continued

Residential Market Analysis

Boundaries

The neighborhood boundaries are generally defined as follows: City of Rockwall (Urban)
Outlying areas of the City of Rockwall (Suburban)

Development Activities and Trends

Residential development comprises approximately ±80% of the development in Rockwall. According to ESRI, the median 2023 home value within a 1-mile, 3-mile, and 5-mile radius of the Subject is \$270,752, \$299,086, and \$307,877 respectively.

Recent single family building permit activity in Rockwall County summarized as follows. Data provided by Texas A & M Real Estate Center.

Rockwall County Single Family Building Permits				
Year	Units	% Change	Average Value	% Change
2000	955	-	\$194,400	-
2001	1,267	32.7%	\$171,000	-12%
2002	1,224	-3.4%	\$171,000	0.0%
2003	1,219	-0.4%	\$168,500	-1.5%
2004	1,598	31.1%	\$168,100	-0.2%
2005	1,756	9.9%	\$183,400	9.1%
2006	1,190	-32.2%	\$201,800	10.0%
2007	759	-36.2%	\$240,200	19.0%
2008	589	-22.4%	\$192,800	-19.7%
2009	545	-7.5%	\$166,500	-13.6%
2010	489	-10.3%	\$200,800	20.6%
2011	411	-16.0%	\$233,800	16.4%
2012	675	+64.2%	\$247,700	5.9%
2013	741	+9.8%	\$256,900	3.7%
2014	965	+30.2%	\$288,800	12.4%
2015	1046	+8.4%	\$284,600	-1.5%
2016	1116	+6.7%	\$317,000	11.4
2017	1468	+31.5%	\$293,700	-7.4%
2018	1517	+3.3%	\$305,200	+3.9%
2019	1283	-15.4%	\$325,800	6.7%
2020	2306	+79.7%	\$315,100	-3.3%
2021	2830	+22.7%	\$268,400	-14.8%
2022	2497	-11.8%	\$296,900	+10.6%
2023	1602	-35.8%	\$322,480	+10.9%
YTD 11/24	1707	+6.6%	\$316,538	-1.8%

Residential Market Analysis, continued

As indicated by the preceding chart, new single family home activity peaked in 2005 at 1,756 permits. Building permit activity dropped significantly in 2006, 2007, and 2008, but slowed to 7.5% in 2009. New construction continued to decline in 2010 but appears to have bottomed in 2011 with 411 homes as 487 building permits were issued through September 2012. For 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021 & 2022 permits have rebounded significantly. For 2023 & 2024 permits have decreased due to increases in interest rates.

Demographic Trends

Population growth in Rockwall County had been slow in relation to the Dallas-Fort Worth CMSA after Lake Ray Hubbard was impounded in the 1960's. That changed when IH-30 was upgraded, and the bridge widened in the 1990s. While the entire county has benefited, most of the growth has taken place along or near IH-30, and from west to east. Access remains an important factor in Rockwall County's growth pattern.

Area	1980	1990	2000	2010	2010 to 2024 Compounded Annual %Change	Estimated 2024
City of Fate	NA	477	463	6,357	11.0%	27,366
City of Heath	1,459	2,108	4,149	6,921	2.9%	10,385
City of Rockwall	5,939	10,486	17,976	37,490	2.5%	52,882
City of Rowlett	7,522	23,260	44,503	56,199	1.2%	66,711
City of Royse City	1,566	2,206	2,957	9,349	6.5%	22,546
Rockwall County	14,528	25,600	43,080	78,337	3.8%	131,172

Source: U.S. Bureau of the Census & State of Texas

The population in the City of Rockwall increased 2.5% annually from 2010 to its 2024 level of 52,882. The Rockwall County population grew 3.8% annually to 131,172 during the same period.

Demographics

The following chart summarizes demographic data in the Subject Neighborhood. The data was provided by ESRI, Inc., and is based on demographics in a 1, 3, and 5-mile radius from the Subject Property.

Residential Market Analysis, continued

2010-2024 Demographic Data (Source, ERSI, Inc.)			
Item	1 Mile	3 Mile	5 Mile
2010 Population	3,650	32,556	72,078
2024 Population	5,654	41,377	104,843
2010-2024 Pop. Growth Rate- annually	3.2%	1.7%	2.7%
Projected 2029 Population	5,953	45,222	118,740
Projected 5-Year Growth Rate- annually	1.04%	1.79%	2.52%
2024 Households	2,576	15,301	36,033
2024 Average Household Size	2.16	2.68	2.89
2024 Median Household Income	\$88,650	\$116,934	\$126,820
2024 Average Household Income	\$114,458	\$145,425	\$156,125
2024 Per Capita Income	\$51,594	\$53,570	\$53,614
2024 Housing Units	2,844	16,299	37,781
2024 Owner Occupied Housing Units	27%	65%	76%
2024 Renter Occupied Housing Units	63%	29%	19%
2024 Vacant Housing Units	10%	6%	5%
Projected 2029 Housing Units	3,030	18,023	43,107
2024 Median Home Value	\$297,899	\$362,887	\$373,059

The following data is compiled from the North Texas Real Estate Information Systems - MLS. According to the data as of December 2024 (includes residential, commercial and farm and ranch land) the number of closed transactions year-to-date for lots and vacant land in the Rockwall market area has increased 21% and the average price has increased 73%. The average sold to list price has increased 8% and the average days on market has increased 55%. The months inventory decreased by 8%

Year-to-Date Sales Closed by Area for: December 2024								
Lots and Vacant Land								
Area	Sales	%Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
Rockwall Co.	74	+21%	\$39,968,412	+38%	\$532,912	+73%	\$300,00	+22%

Residential Market Analysis, continued

Year-to-Date Sales Closed by Area for: December 2024						
Lots and Vacant Land						
Area	Sold to List Price	% Change Year Ago	Months Inventory	% Change	DOM	% Change Year Ago
Rockwall Co.	94%	+8%	+/-12	-8%	144	+55%

The following data is also compiled from the North Texas Real Estate Information Systems - MLS. According to the data as of December 2024 the number of closed transactions year-to-date for single family residences in the Rockwall market area decreased -5% and the average price increased by 7%. The average number of days on market has decreased 2%.

Year-to-Date Sales Closed by Area for: December 2023								
Single Family								
Area	Sales	%Change Year Ago	Dollar Volume	%Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
Rockwall Co.	2,250	-5%	\$1,218,663,000	+2%	\$541,628	+7%	\$465,000	+10%

Area	Sold to List Price	%Change Year Ago	DOM	% Change Year Ago	Months Inventory	% Change Year Ago
Rockwall Co.	97%	+3%	67	-2%	+/-3%	-0-

Residential Market Analysis, continued

Conclusions

Rockwall has shown strong population growth over the past twenty years and employment trends are positive. The area is rapidly being developed with commercial and residential uses. In the future, Rockwall County is anticipated to be a strong growing area of the Metroplex. The neighborhood is considered to be in a growth life stage and the overall aspects are considered to be good.

DATA ANALYSIS

Description and Analysis of the Subject

For purposes of this analysis, the subject property is a typical, undeveloped, parcel in the City of Rockwall. According to the client, the City of Rockwall will be using the data to value parklands ranging in size from 1 to 10 acres. The client instructed the appraisers to base adjustments on a typical +/- 5-acre residential parcel in the early stages of development.

Description of the Data and Analysis

The purpose of this analysis is to determine the average value of a residential, undeveloped, parcel within the City of Rockwall. The parcel is assumed to have paved street access, utilities and to be in the early stages of development.

Sales and listing data was obtained from the NTREIS Multiple Listing Service. Our queried data included all residential land sales from one tenth of an acre to twenty acres in the City of Rockwall. Included within the data are land sales of parcels improved with typical subdivision infrastructure (i.e. paved streets, utilities, engineering, platting, etc.) and those that do not have these improvements. These sales have been adjusted to reflect their condition above and below the average undeveloped parcel. Within our analysis we have also considered historical land sale prices and trends as these are good indicators of current prices and prices going forward and provide a helpful frame of reference for the overall market. Other factors considered and adjusted for within the sales data include parcel size and location.

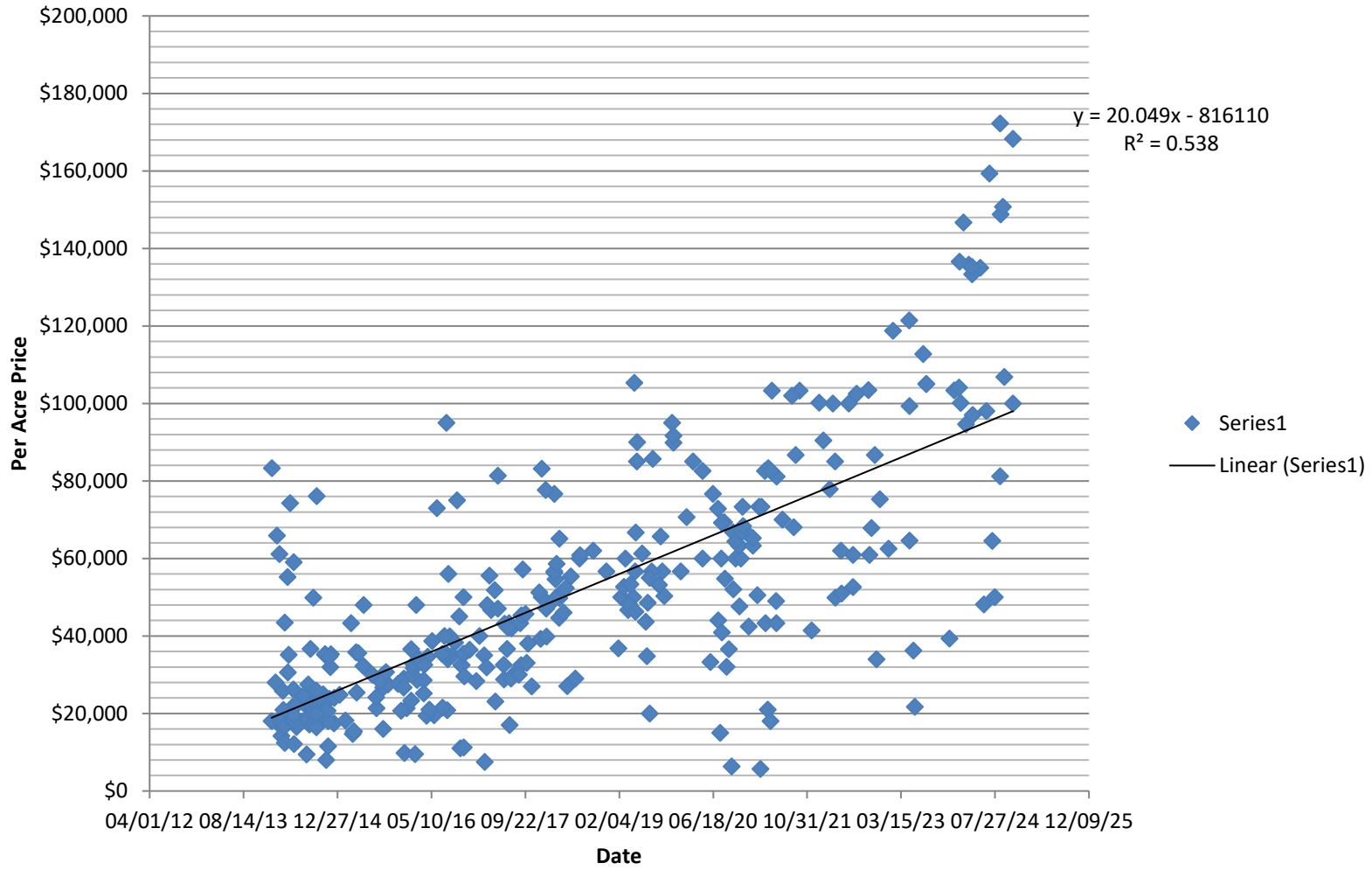
Our queries presented the following raw data. The data is not adjusted to reflect the average, undeveloped parcel. The raw average price per acre is heavily biased and influenced by sales of lake front lots.

	2017	2018	2019	2020	2021	2022	2023	2024
Total Sales	61	57	55	46	52	52	38	38
Sale to List Ratio	93%	92%	92%	95%	95%	94%	88%	91%
Avg. Price Per Acre	\$170,548	\$163,339	\$128,744	\$192,133	\$192,062	\$307,916	\$363,259	\$227,168
Avg. Days on Market	184	225	113	91	120	186	131	123
Percentage of Sales Under 1 Acre	41%	40%	40%	33%	30%	44%	53%	34%

Data Analysis, continued

A trend analysis of the raw price per acre of lot sales listed in MLS from 2010 to 2024 suggests the price trend is to be increasing. The Trend Line graph is shown on page 15. However, little weight should be given in this data as it is heavily upward biased because of small lots located on or near the lake which sale at a premium price due to location and higher unit prices due to economies of scale. Likewise, at the other end of the spectrum, a few sales sold for \$300,000+ an acre. Only lot sales stated by MLS to be in the City of Rockwall were considered. To reduce the skewing in the data for the 2010 through 2024 time period, the data set is narrowed to sales greater than 1.00 acres and up with a price less than +/- \$175,000. The following chart reflects the trend of these sales. The data indicates that the lots sales from 2010 to 2024 had an increasing trend. From 2010, the typical price per acre was \pm \$20,000, the price per acre increase to \pm \$116,669 in 2024. The average per acre price was \$45,178 for the period 2010 to 2024.

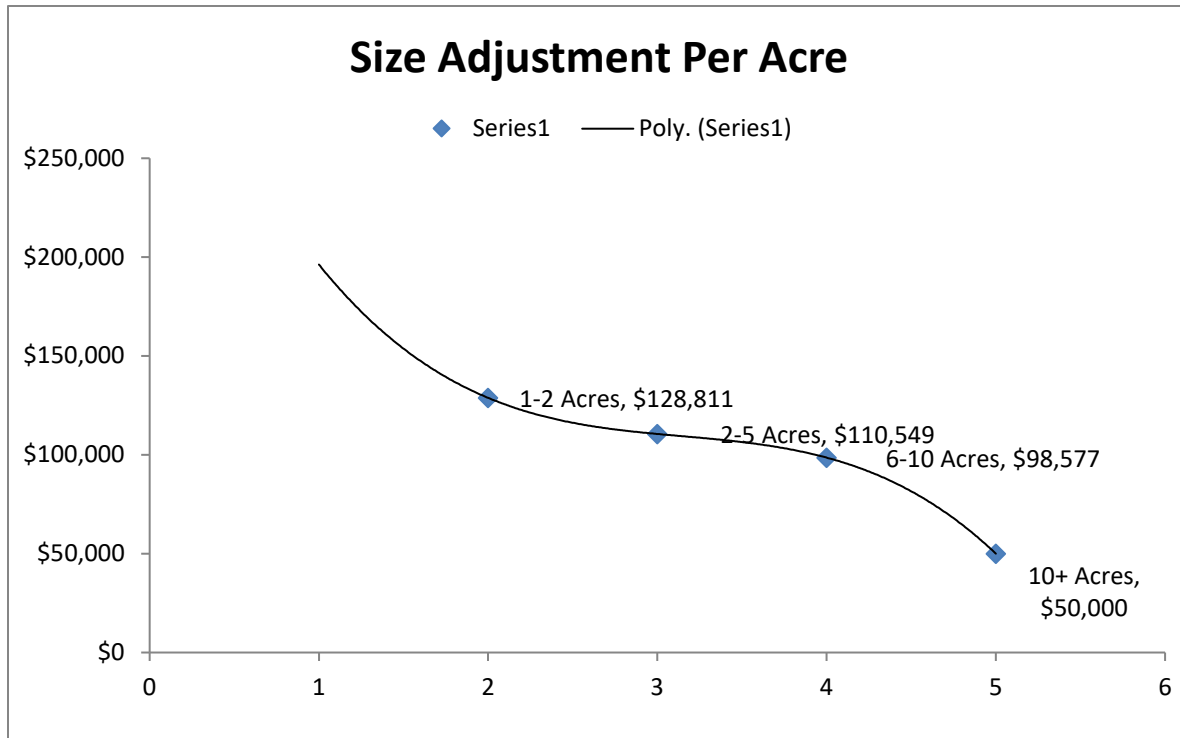
2010 - 2024 Raw Per Acre Sales



Data Analysis, continued

The most recent sales of lots are the 2024 data set and our analysis will focus on the 2024 sales . This data set contains 22 sales that MLS lists as in the City of Rockwall. The sales are all greater than 1.00 Acre and less than \$175,000/acre.

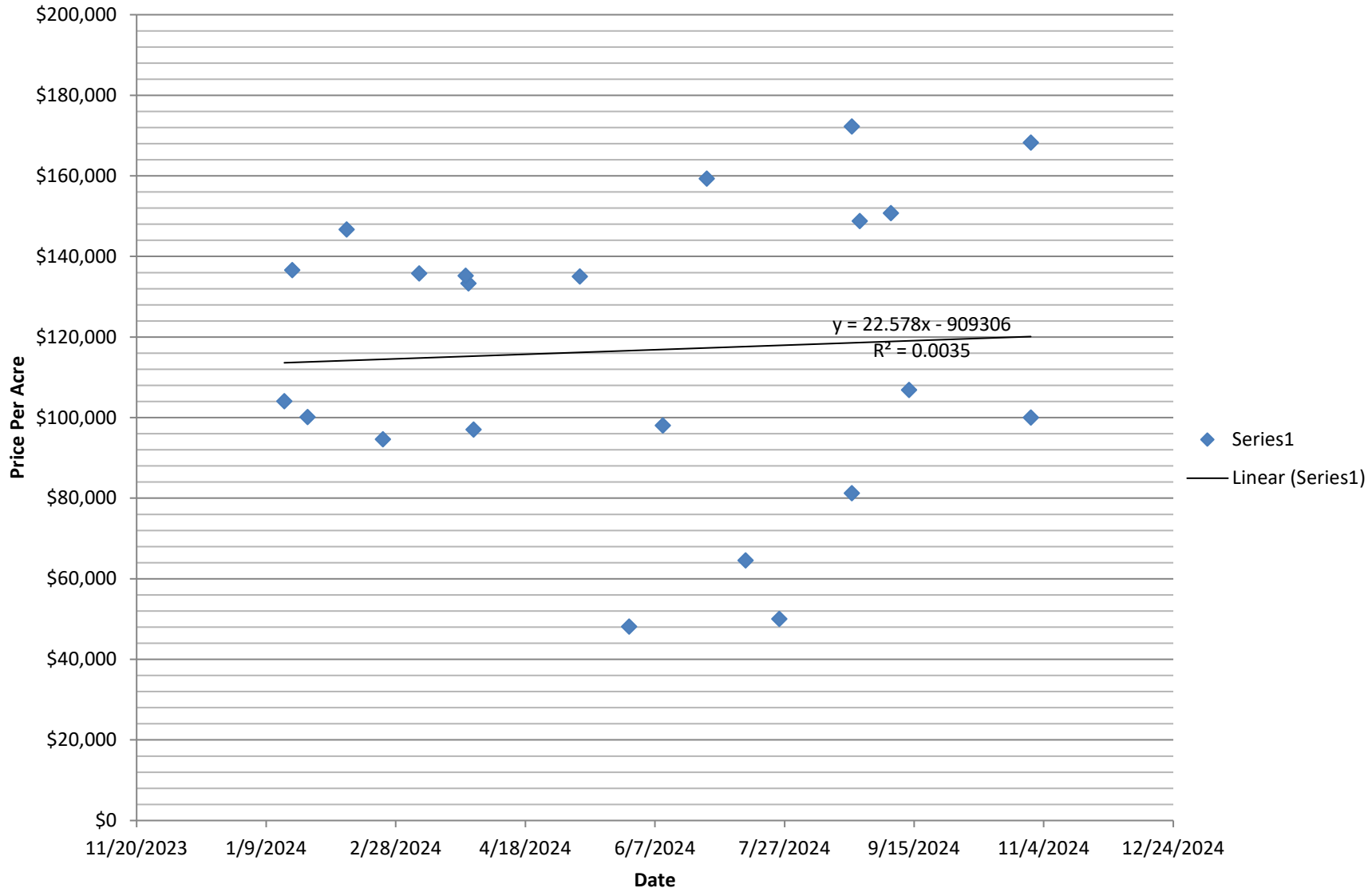
The following chart represents the size versus price per acres trend of the 2024 data set.



The size adjustment trend line indicates a size adjustment for sales both larger and smaller than the Subject's +/- 5 acres. The greatest downward adjustment will be made to the sales of 1 to 2 acres. A lesser downward adjustment will be made to those sales 2 to 4.5 Acres. No size adjustment will be made to sales near five acres. The one sale greater than 5 acres will be adjusted upward.

Following are two charts. The first shows the 2024 per acre raw lot sales date unadjusted. This chart shows sales data between +\$48,156 per acre price to a +\$172,349 per acre price. The average 2024 per acre price was \$116,669/Acre. The trend line indicates that the price per acre at the beginning of 2024 was +/- \$112,000/Acre and at the end of 2024 was +/- \$120,000/Acre.

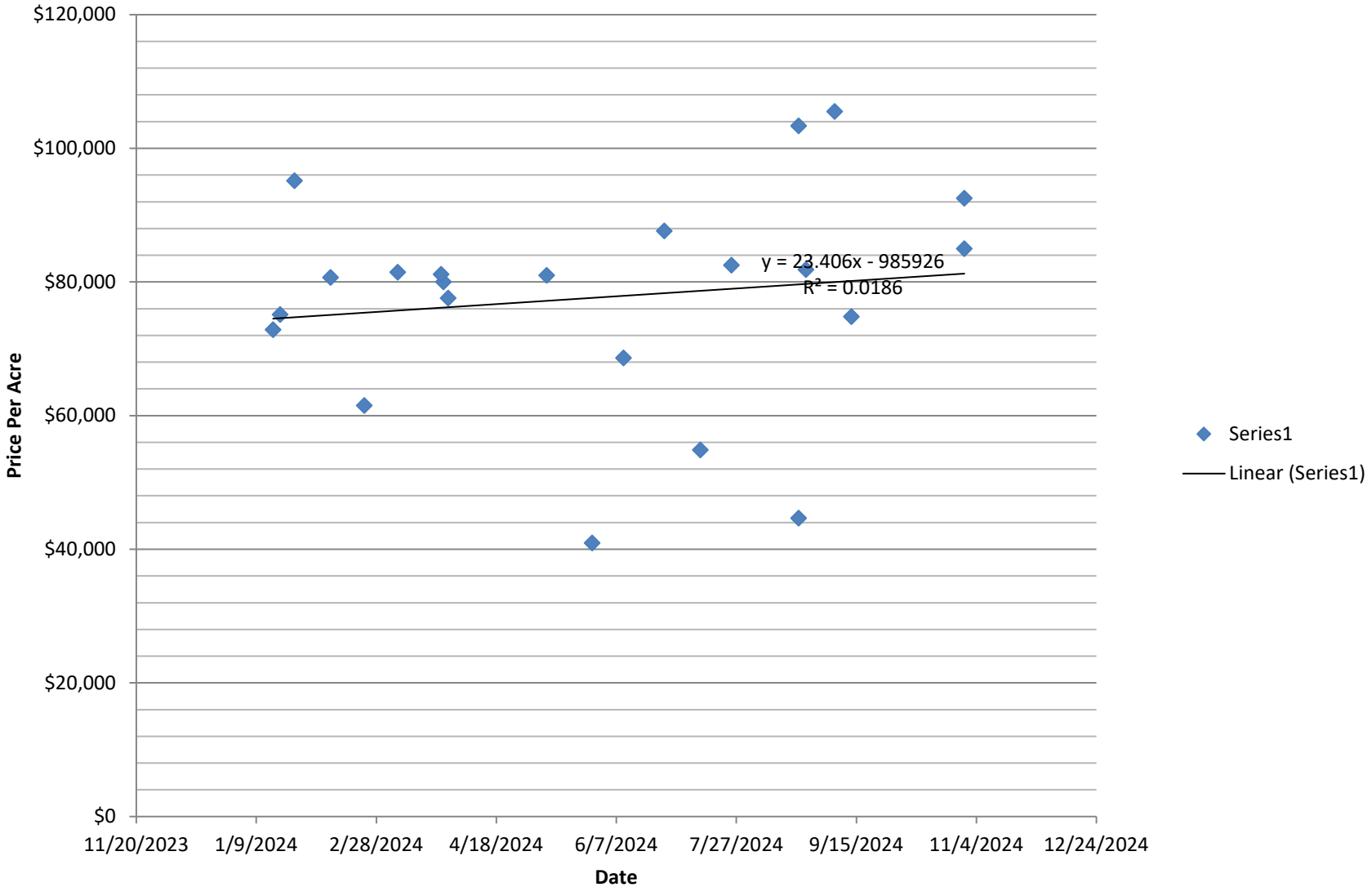
Raw Unadjusted Per Acre Sales 2024



Data Analysis, continued

The second chart represents the 2024 data after adjustments for size, location, and infrastructure. The location and infrastructure adjustments considered information included in the detail MLS write up sheets on each sale. As shown on the chart, the sales data is represented in a range from $\pm \$44,667/\text{Acre}$ to $\pm \$105,534/\text{Acre}$. The average for the adjusted data is $+\$77,674/\text{Acre}$. The trend line indicates the price per acre at the beginning of 2024 was $+\$75,000/\text{Acre}$ and at the end of 2024 was $\pm \$80,000/\text{Acre}$.

2024 Adjusted Price Per Acre



Data Analysis, continued

Conclusions

For the years prior to mid-2022, lot sales actively has been improving for both the number of sales as well as the price. However, since mid-2022 interest rates have increased, reducing the number of lot and home sales significantly. Lot prices during this period appear to have remained stable to slightly increasing.

The following lists a summary of our data findings over the past years.

Average Per Acre Price 2010 to 2024 Unadjusted:	\$45,178/Acre
Average Per Acre Price 2024 Unadjusted:	\$116,669/Acre
Average per Acre Price 2024 Adjusted for Location, Infrastructure and Size:	\$77,674/Acre

The adjusted 2024 data represents the most recent range of lot sales. Based upon our analysis and conclusions, subject to parameters defined, my opinion of the average market value price per acre of residential land in the City of Rockwall as of 1/1/2025 is:

\$75,000/Acre

Respectfully Submitted,



Bryan Humphries, MAI, TX-1320676-G

SUMMARY OF QUALIFICATIONS - Bryan E. Humphries, MAI

Currently

Owner, BRYAN E. HUMPHRIES, INC.

Experience

Over 40-years of experience in the appraisal of real properties, including commercial, multi-family, industrial, and special purpose properties, for mortgage bankers, savings and loan associations, insurance companies, attorneys, private individuals, public utilities, and governmental agencies.

Primary areas of concentration during the last five years include the appraisal of multi-family and office properties. Additional experience includes ownership and management of various multi-family and office properties.

Education

Graduated from Texas Tech University in 1974: B.B.A. Business

Graduated from Texas Tech University in 1976: M.S. Finance

Completed college, SREA, and AIREA courses in real estate appraisal

Qualified as "Expert" in real estate valuation in various courts

Professional Designations and Affiliations

MAI Member (#6514), Appraisal Institute

AI Admissions Committee, North Texas Chapter 17, 1983-1992 (Chairman, 1989-1990); National Admissions Review (1994-1996); Education Committee (1988); Region 8 Representative (1994, 1996, 1997, 2002); North Texas Chapter 17 Board of Directors (1993 - 1995; 1999 – 2001), Appraisal Institute National Screener (1996-2005), Appraisal Institute Advisor (2014-2023)

Broker Licensed Broker (#216136-12), Texas Real Estate Commission

State Certified Texas State Certified - General Real Estate Appraiser (#TX 1320676-G)

Member North Texas Commercial Association of Realtors

Member Real Estate Financial Executive Association

Member National Association of Realtors

BRYAN EDWARD HUMPHRIES
4054 MCKINNEY AVE #210
DALLAS, TX 75204



Certified General Real Estate Appraiser

Appraiser: **BRYAN EDWARD HUMPHRIES**

License #: **TX 1320676 G**

License Expires: **05/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner

ASSUMPTIONS AND LIMITING CONDITIONS

1. It is assumed that title to the property herein appraised is good and merchantable, and in fee simple. The value is reported without regard to questions of title, boundaries, encroachments, environmental regulations, licenses, or other matters of a legal nature unless noncompliance has been stated, defined, and considered in the appraisal report.
2. The value is estimated under the assumption that there will be no international or domestic political, economic, or military actions that will seriously affect real estate values throughout the country.
3. Certain information concerning market and operating data was obtained from others. This information is verified and checked, where possible, and is used in this appraisal only if it is believed to be accurate and correct. However, such information is not guaranteed. Dimensions and areas of the Subject Property and of the comparables were obtained by various means and are not guaranteed to be exact.
4. Real estate values are influenced by a number of external factors. The information contained herein is all of the data we consider necessary to support the value estimate. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors, which might influence the value of the Subject Property. Due to rapid changes in external factors, the value estimate is considered to be reliable only as of the date of the appraisal.
5. Opinions of value contained herein are estimates. This is the definition of an appraisal. There is no guarantee, written or implied, that the Subject Property will sell for the estimated value. The estimated value assumes that the property is under responsible ownership and has competent and prudent management.
6. The appraiser will not be required to provide testimony or attendance in court or before other legal authority by reason of this appraisal without prior agreement and arrangement between the employer and the appraiser.
7. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any opinions, analyses, or conclusions concerning value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the M.A.I. or SRA Designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, prospectus for securities, or any other public means of communication without prior written consent and approval of the undersigned.

Assumptions & Limiting Conditions, continued

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable, except as stated in this report. No responsibility is assumed for such conditions or for engineering, which may be required to discover them. It is assumed that a prudent owner/buyer would allow inspection of the property by a qualified soils or structure engineer if conditions so required.
9. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the land. The allocation of value for land and improvements, if presented, must not be used in conjunction with any other appraisal and are invalid if so used.
10. Estimates of costs to cure deferred maintenance are difficult at best. Contractors approach such problems in various ways. The estimates, if any, provided within this report are probable costs given current market conditions, available information, and the appraiser's expertise.
11. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, and/or rescind the value opinions based upon any subsequent environmental impact studies, research, or investigation.
12. This appraisal was prepared by Bryan E. Humphries & Associates and consists of trade secrets and commercial or financial information, which is privileged and confidential and is exempted from disclosure under 5 U.S.C. 552 (b) (4). Please notify Bryan E. Humphries & Associates of any request of reproduction of this appraisal.
13. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for such condition, or for any expertise or engineering knowledge required to discover them.

Assumptions & Limiting Conditions, continued

14. Anyone acting in reliance upon the opinions, judgments, conclusions, or data contained herein, who has the potential for monetary loss due to the reliance thereon, is advised to secure an independent review and verification of all such conclusions and/or facts.

The user agrees to notify the appraiser prior to any irrevocable loan or investment decision of any error, which would reasonably be determined from a thorough and knowledgeable review.

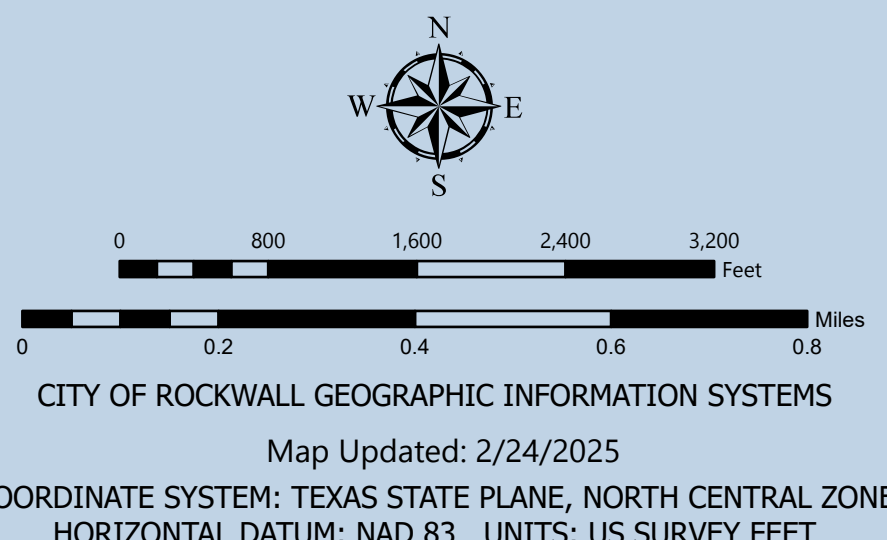
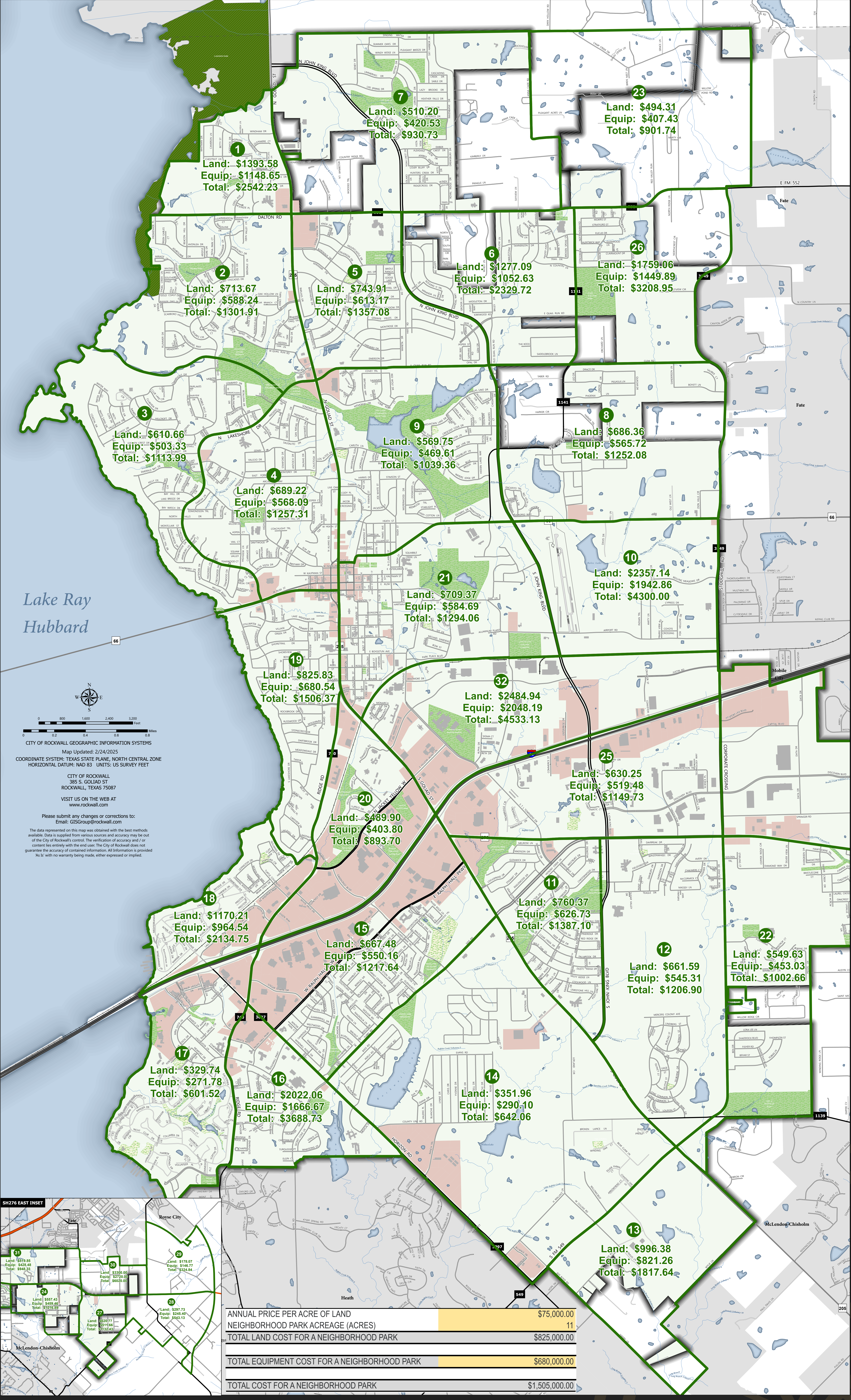
15. By acceptance and use of this report, the user agrees that any liability for errors, omissions or judgment of the appraiser is limited to the amount of the fee charged.

16. The limiting condition relating to the ADA is as follows:

This appraisal has not considered the effects of the enactment of the Americans with Disabilities Act of 1990 (ADA), which initially became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Standards of this act are designed to provide access to all public facilities to all persons, regardless of mobility limitations. The act provides forceful encouragement for commercial establishments to enhance their accessibility and requires that renovations after this date fully comply with the access standards established by the Architectural and Transportation Barriers Compliance Board. Enhancements to buildings must be readily achievable and able to be carried out without much difficulty or expense. The act recognizes that "readily achievable" is different for companies depending on their resources. The first priority is to provide access from sidewalks, parking and transportation areas, with the second priority being to provide access to areas where goods and services are available to the public. Finally, access to restroom facilities must accommodate all persons. The modifications and costs that may be necessary for the property to conform to ADA can be ascertained only by a qualified architect. Should such a study be undertaken, and should the retrofit costs, if any, become known, then the appraisers reserve the right to re-evaluate the Subject Property.

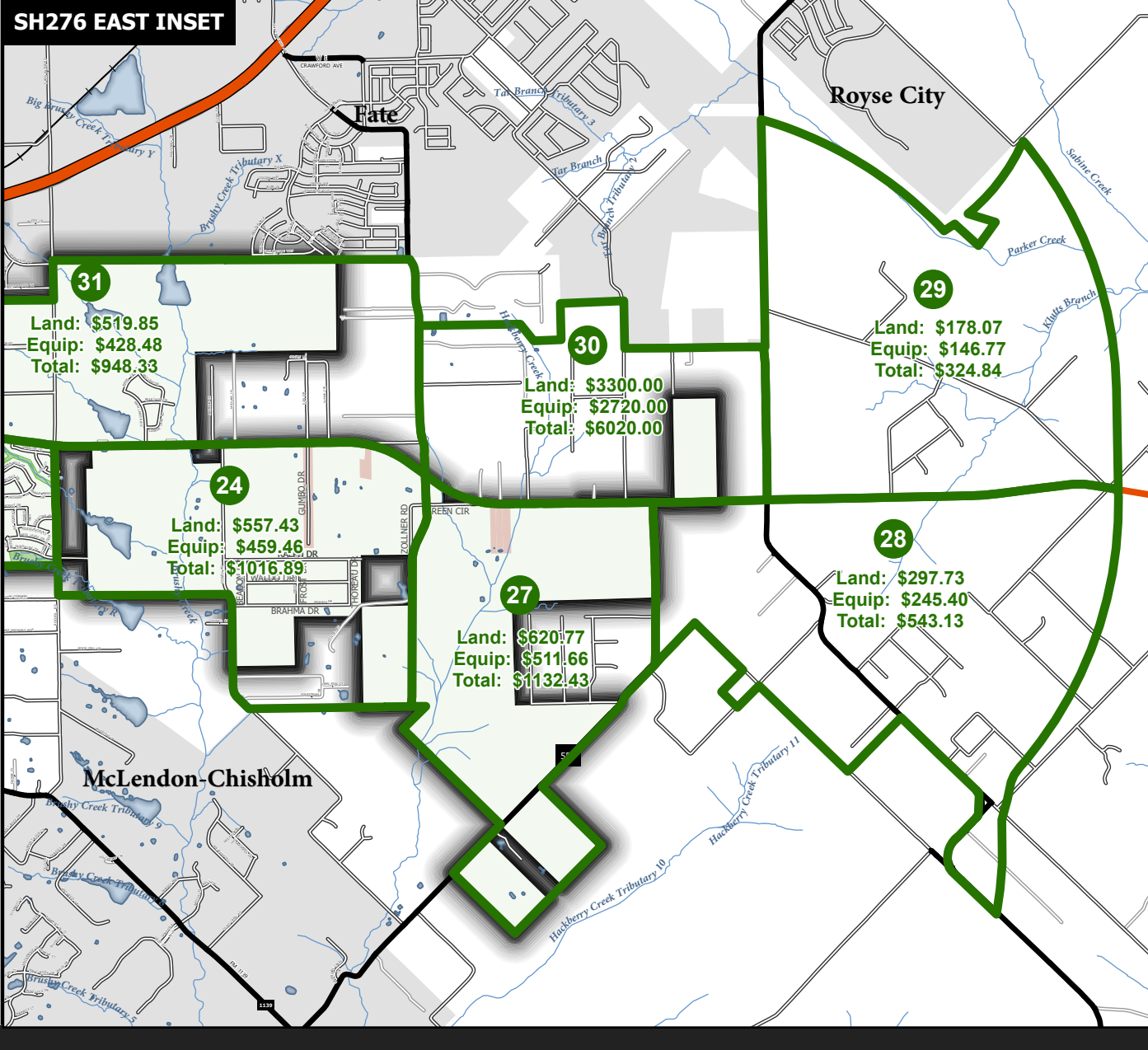


ROCKWALL



Map Updated: 2/24/2025
COORDINATE SYSTEM: TEXAS STATE PLANE, NORTH CENTRAL ZONE
HORIZONTAL DATUM: NAD 83 UNITS: US SURVEY FEET
CITY OF ROCKWALL
385 S. GOLIAD ST
ROCKWALL, TEXAS 75087
VISIT US ON THE WEB AT
www.rockwall.com

Please submit any changes or corrections to:
Email: GISGroup@rockwall.com
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or consent is entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided "As Is" with no warranty being made, either expressed or implied.



ANNUAL PRICE PER ACRE OF LAND	\$75,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$825,000.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$680,000.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,505,000.00

City of Rockwall Park Land Dedication Fee Map

2025
www.rockwall.com/gis

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

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

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

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

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

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

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

SECTION 1. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$75,000.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

SECTION 2. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$680,000.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF MARCH, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 3, 2025

2nd Reading: March 17, 2025

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

TABLE 1. LAND AND EQUIPMENT COSTS

ANNUAL PRICE PER ACRE OF LAND	\$75,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$825,000.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$705,000.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,530,000.00

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	592	0.0186	\$1,393.58	\$1,148.65	\$2,542.23
2	1,156	0.0095	\$713.67	\$588.24	\$1,301.90
3	1,351	0.0081	\$610.66	\$503.33	\$1,113.99
4	1,197	0.0092	\$689.22	\$568.09	\$1,257.31
5	1,109	0.0099	\$743.91	\$613.17	\$1,357.08
6	646	0.0170	\$1,277.09	\$1,052.63	\$2,329.72
7	1,617	0.0068	\$510.20	\$420.53	\$930.74
8	1,202	0.0092	\$686.36	\$565.72	\$1,252.08
9	1,448	0.0076	\$569.75	\$469.61	\$1,039.36
10	350	0.0314	\$2,357.14	\$1,942.86	\$4,300.00
11	1,085	0.0101	\$760.37	\$626.73	\$1,387.10
12	1,247	0.0088	\$661.59	\$545.31	\$1,206.90
13	828	0.0133	\$996.38	\$821.26	\$1,817.63
14	2,344	0.0047	\$351.96	\$290.10	\$642.06
15	1,236	0.0089	\$667.48	\$550.16	\$1,217.64
16	408	0.0270	\$2,022.06	\$1,666.67	\$3,688.73
17	2,502	0.0044	\$329.74	\$271.78	\$601.52
18	705	0.0156	\$1,170.21	\$964.54	\$2,134.75
19	999	0.0110	\$825.83	\$680.68	\$1,506.51
20	1,684	0.0065	\$489.90	\$403.80	\$893.71
21	1,163	0.0095	\$709.37	\$584.69	\$1,294.07
22	1,501	0.0073	\$549.63	\$453.03	\$1,002.66
23	1,669	0.0066	\$494.31	\$407.43	\$901.74
24	1,480	0.0074	\$557.43	\$459.46	\$1,016.89
25	1,309	0.0084	\$630.25	\$519.48	\$1,149.73
26	469	0.0235	\$1,759.06	\$1,449.89	\$3,208.96
27	1,329	0.0083	\$620.77	\$511.66	\$1,132.43
28	2,771	0.0040	\$297.73	\$245.40	\$543.13
29	4,633	0.0024	\$178.07	\$146.77	\$324.84
30	250	0.0440	\$3,300.00	\$2,720.00	\$6,020.00
31	1,587	0.0069	\$519.85	\$428.48	\$948.33
32	332	0.0331	\$2,484.94	\$2,048.19	\$4,533.13



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: March 3, 2025

SUBJECT: MIS2025-004; *Variance to the Utility Standards along Corporate Crossing and SH-276*

The applicant -- *Phil Wagner of the Rockwall Economic Development Corporation (REDC)* -- has submitted a request to table Case No. MIS2025-004. This request is being made after the Planning and Zoning Commission approved a motion to recommend denial of this case by a vote of 5-0 (*with Commissioners Deckard and Thompson absent*) at their February 25, 2025 meeting. According to the applicant's letter, the REDC is proposing to table the case "...to take the time to meet with members of the REDC Board of Directors to plan for the best course of action in presenting our [*their*] rationale for the variance to the City Council." Since the City Council meeting date was announced at the Planning and Zoning Commission meeting, staff has placed this case on the agenda to announce the new meeting date of March 17, 2025; however, the City Council does not need to take any action beyond announcing the new date. Should the City Council have any questions staff will be available at the meeting on March 3, 2025.



February 26, 2025

Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Overhead Utility Variance in the Rockwall Technology Park – Request to Table Until March 17th

Dear Mr. Miller

This letter is being provided on behalf of the Rockwall Economic Development Corporation (REDC) as a response to the 5-0 vote of the Planning and Zoning Commission on February 25, 2025, recommending denial of MIS2025-004, a variance request made by the REDC. The REDC is seeking the variance to avoid the burial of existing overhead powerlines at SH-276 and Corporate Crossing within the Rockwall Technology. As required by Oncor, burial of these lines must occur in a concrete “duct bank,” at an estimated cost of \$9M. The REDC feels strongly that this \$9M of taxpayer funds would be better used on projects that continue to expand and diversify the tax base serving Rockwall residents and businesses, rather than one that provides a purely aesthetic benefit.

The REDC’s opinion has not changed as a response to the Commission’s vote. However, in light of their action, the REDC is requesting that this item be tabled for further discussion until the March 17th City Council meeting. Staff of the REDC would like to take the time to meet with members of the REDC Board of Directors to plan for the best course of action in presenting our rationale for the variance to the City Council.

Sincerely,

Phil Wagner
President



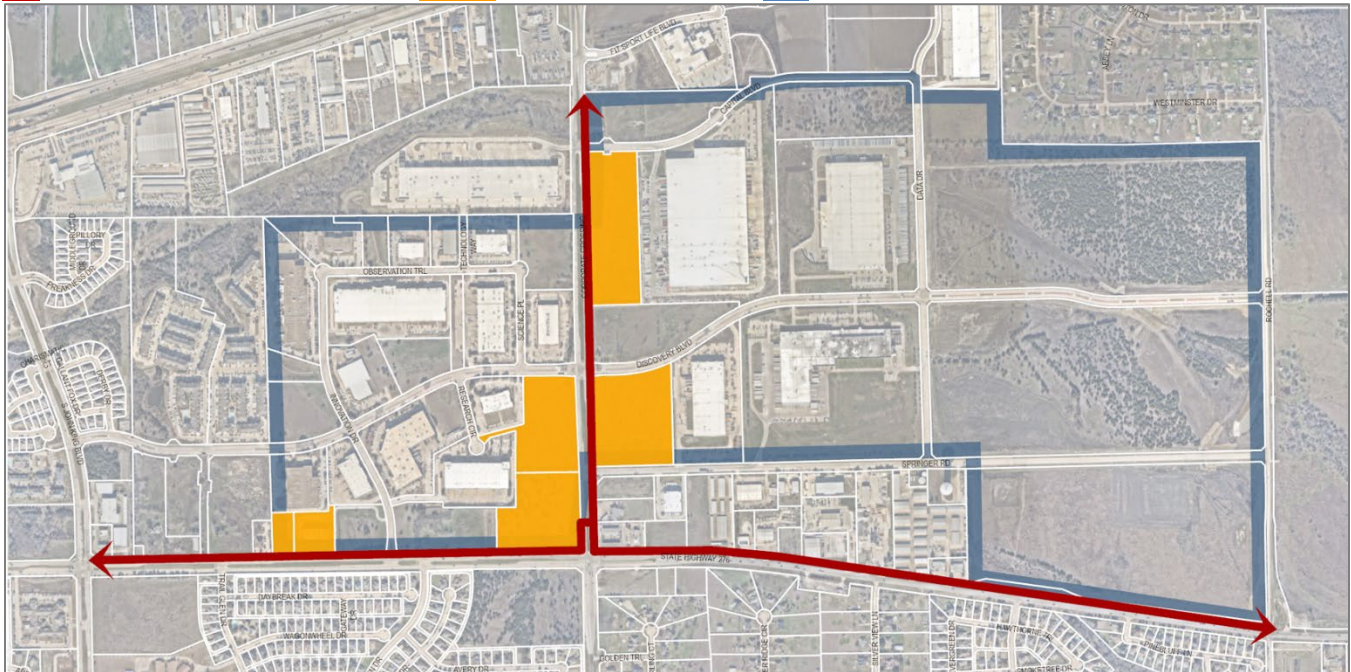
CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: March 3, 2025
SUBJECT: MIS2025-004; *Variance to the Utility Standards along Corporate Crossing and SH-276*

On July 5, 2022, the City Council approved a request (i.e. Case No. MIS2022-011) by the Rockwall Economic Development Corporation (REDC) to allow the overhead powerlines along Corporate Crossing and SH-276 to remain in place until July 5, 2027, at which time the REDC planed to underground the lines (see Figure 1). According to a letter submitted by the REDC, this extension was necessary due to "... four (4) projects and two (2) regional detention ponds in the development pipeline that ... [would] be impacted by these existing OH [overhead] utilities [i.e. the powerlines located adjacent to Corporate Crossing and SH-276]." Since this approval, the REDC has completed one (1) of the two (2) regional detention ponds, with the second currently in the engineering phase. Additionally, one (1) of the four (4) development projects -- *Integrated Defense Products (IDP)* -- has been completed, while another project -- *Chewters Chocolates* -- is currently under construction.

FIGURE 1. AREA APPROVED FOR TEMPORARY OVERHEAD POWERLINES
 RED = EXISTING ABOVE GROUND POWERLINES; ORANGE = CURRENT REDC PROJECTS; BLUE = ROCKWALL TECHNOLOGY PARK BOUNDARIES



On February 14, 2025, the applicant -- *Phil Wagner of the REDC* -- submitted a development application and letter requesting a variance to utility placement requirements to allow the overhead powerlines -- *depicted in Figure 1* -- to be allowed to remain in place without the requirement to bury these lines in the future. The requirements stipulating that overhead powerlines be relocated at the time of development are outlined in both the Unified Development Code (UDC) and Municipal Code of Ordinances. These requirements are summarized as follows:

- Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

NOTE: The subject property is located within the SH-205 Overlay (SH-205 OV) District.

- Section 03.03, Utility Distribution Lines, of Article 04, Permissible Uses, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

- Section 38-15, Miscellaneous Requirements, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances:

(e) Underground Utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

According to the applicant's letter "... it is anticipated that the project will cost the REDC approximately \$9M, not counting added design costs, nor the \$500,000.00 already spent by the REDC [for the utility costs associated with IDP]." The applicant's letter goes on to explain that the REDC was established to provide a dedicated funding source to attract businesses that could help broaden the City's tax base for the purpose of offsetting the residential tax base. In the applicant's estimation, the costs of this project could be better utilized for other projects that would have a greater benefit to the community (see applicant's letter in the attached packet).

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In addition, the Unified Development Code (UDC) also tasks the City Council with approving a variance to *Undergrounding Utility Distribution Lines*. When considering this request, staff should point that [1] the request does appear to have benefits to all property owners along these roadways and [2] the cost of the proposed burial project does *not* appear to be reasonable considering *public funds* would be required to be used to complete the project. Based on this, it does appear that the REDC's request could be considered an undue hardship; however, variances to the underground utility requirements are discretionary decisions that are considered on a *case-by-case* basis by the City Council pending a recommendation from the Planning and Zoning Commission. On February 25, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 5-0, with Commissioners Deckard and Thompson absent. Should the City Council have any questions, staff and a representative of the REDC will be available at the March 3, 2025 Planning and Zoning Commission work session 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 **State Highway 276 and Corporate Crossing**

SUBDIVISION **Rockwall Technology Park**

LOT _____

BLOCK _____

GENERAL LOCATION **North side of SH-276, East side of Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Light Industrial**

CURRENT USE **Unimproved**

PROPOSED ZONING _____

PROPOSED USE **Light Industrial**

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 **Rockwall Economic Development Corporation**

APPLICANT **same**

CONTACT PERSON **Phil Wagner**

CONTACT PERSON _____

ADDRESS **2610 Observation Trail, Suite 104**

ADDRESS _____

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP _____

PHONE **972-772-0025**

PHONE _____

E-MAIL **pwagner@rockwalledc.com**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

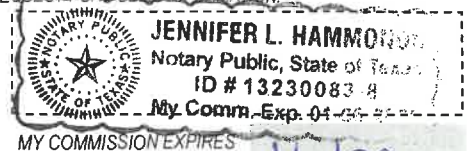
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner - REDC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF February 2025

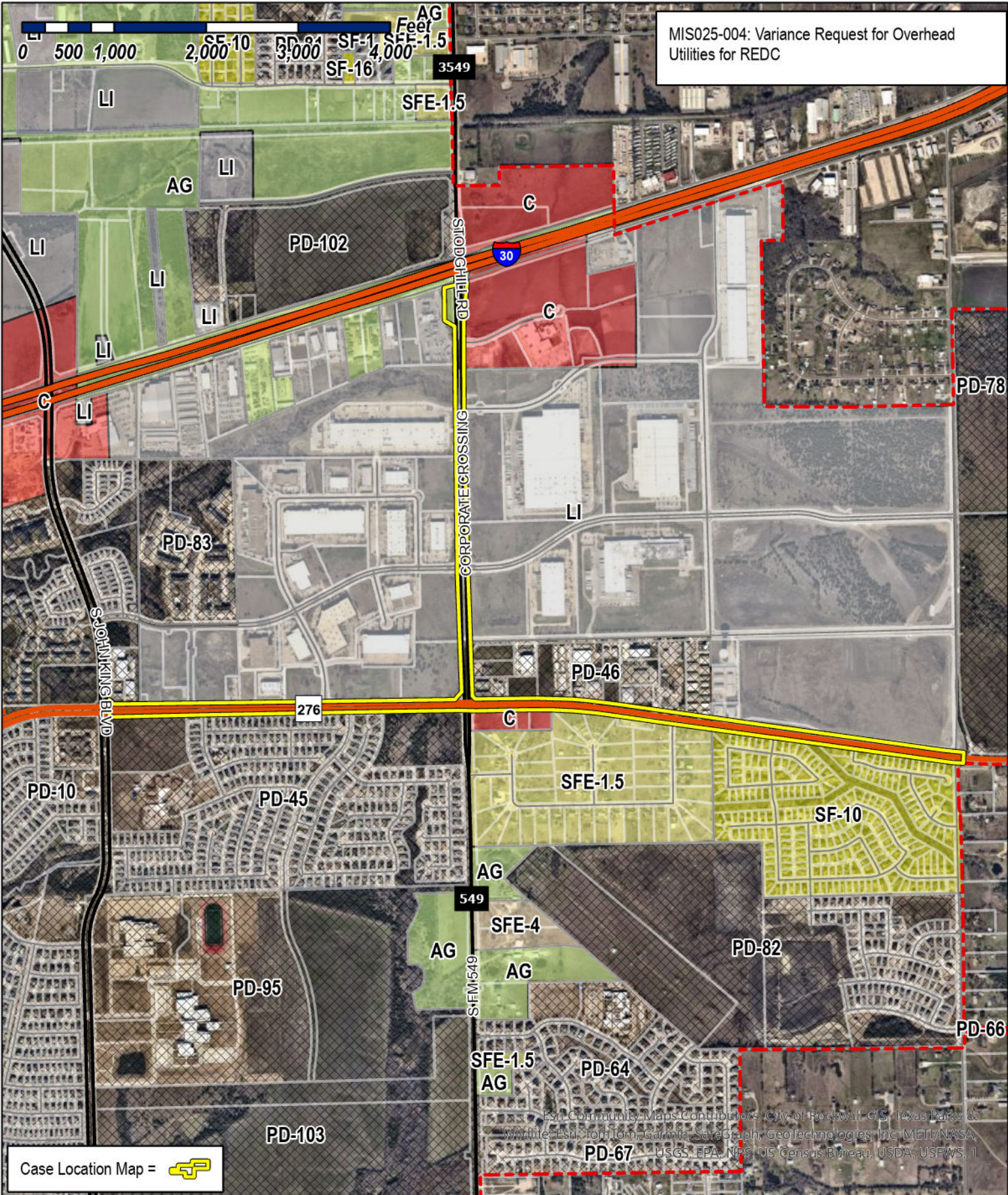
OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammond



MY COMMISSION EXPIRES 11/6/28

MIS025-004: Variance Request for Overhead Utilities for REDC



Case Location Map =

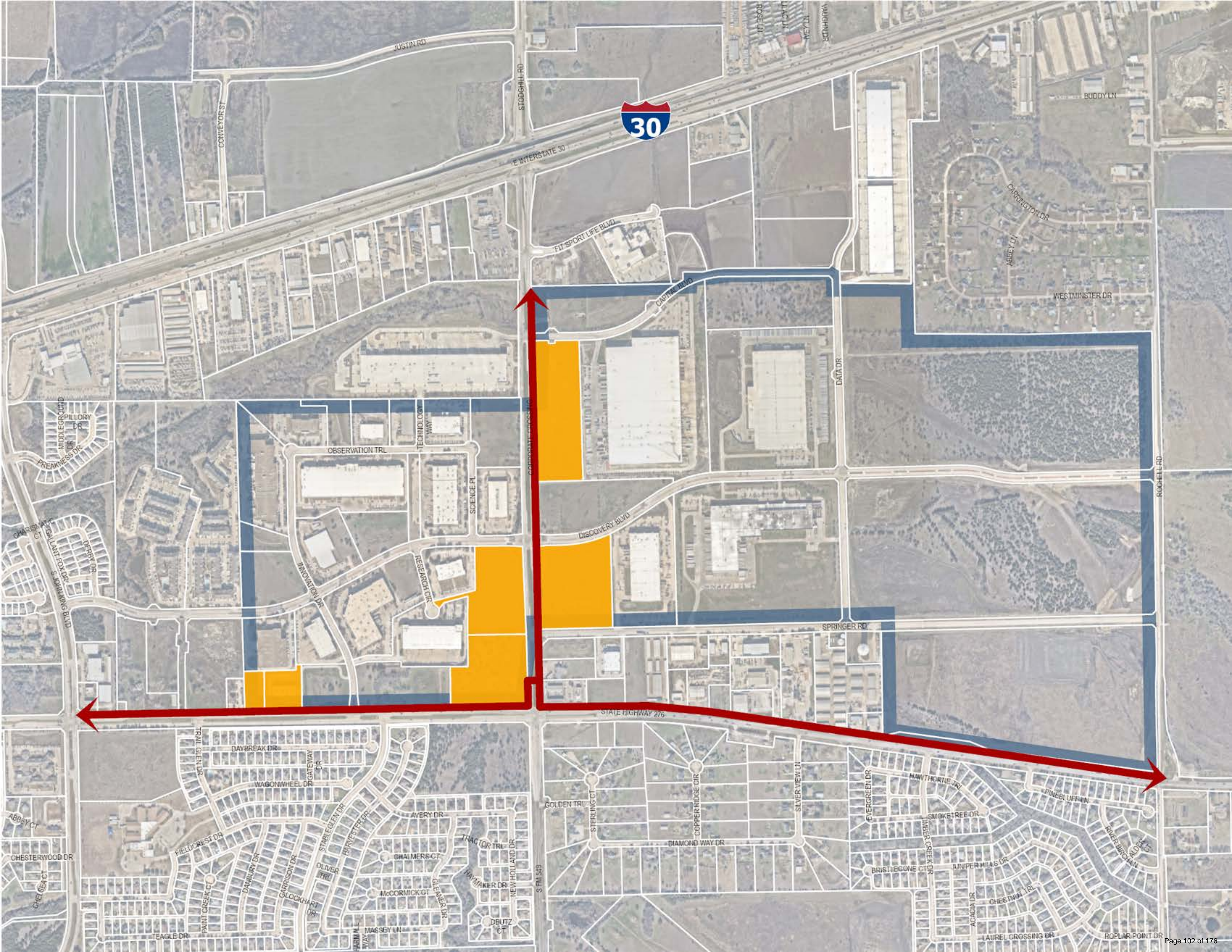


City of Rockwall

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

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







CITY OF ROCKWALL
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: July 5, 2022
SUBJECT: MIS2022-011; *Variance Request to the Utility Standards Along Corporate Crossing and SH-276*

On June 17, 2022, the applicant -- *Matt Wavering of the Rockwall Economic Development Corporation* -- submitted a development application requesting a variance to allow overhead powerlines to remain along Corporate Crossing and SH-276. According to the applicant's letter "(t)he REDC has four [4] projects and two [2] regional detention ponds in the development pipeline that will be impacted by these existing OH [*overhead*] utilities [*i.e. the powerlines located adjacent to Corporate Crossing and SH-276*]." Under the City's requirements each of these projects would be required to underground the powerlines at the time of development. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to these projects are as follows:

- ☑ Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

- ☑ Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

- ☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

The applicant's letter goes on to state, that "(m)any utility companies are experiencing material and labor shortages which are driving up costs and extending project timelines ... [and] (r)ather than burdening each individual project with the costs and delays associated with the utility undergrounding, the REDC plans to coordinate a more efficient regional effort to take on the costs of undergrounding these utilities at one [1] time." In addition, the REDC plans to coordinate with third-party property owners along Corporate Crossing and SH-276 to allow these properties to participate in the project. This will significantly reduce the costs associated with undergrounding utilities on these properties. In order to achieve this goal, the REDC is requesting that a variance be granted allowing the overhead powerlines to remain in place for a period of five (5) years from the approval of the variance (*i.e. July 5, 2027*). This will allow the REDC time to coordinate this project with ONCOR and third-party property owners, and to allow supply chains and labor shortages to resolve.

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In addition, the Unified Development Code (UDC) also tasks the City Council with approving a variance to *Undergrounding Utility Distribution Lines* pending a recommendation from the Planning and Zoning Commission. On June 28, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 7-0. Staff should point out that this appears to have benefits to all

property owners along these roadways; however, variances to the unground utility requirements are discretionary decisions that are considered on a *case-by-case basis* by the City Council.

In the attached packet staff has included a map showing the project scope and the applicant's letter. Should the City Council have any questions, staff and a representative for the applicant will be available at the July 5, 2022 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 State Highway 276 and Corporate Crossing

SUBDIVISION Rockwall Technology Park

LOT _____

BLOCK _____

GENERAL LOCATION North side of SH-276, East side of Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Unimproved

PROPOSED ZONING _____

PROPOSED USE Light Industrial

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 Rockwall Economic Development Corporation APPLICANT same

CONTACT PERSON Matt Wavering

CONTACT PERSON _____

ADDRESS 2610 Observation Trl, Suite 104

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 972-772-0025

PHONE _____

E-MAIL mwavering@rockwalledc.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

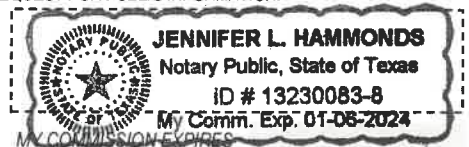
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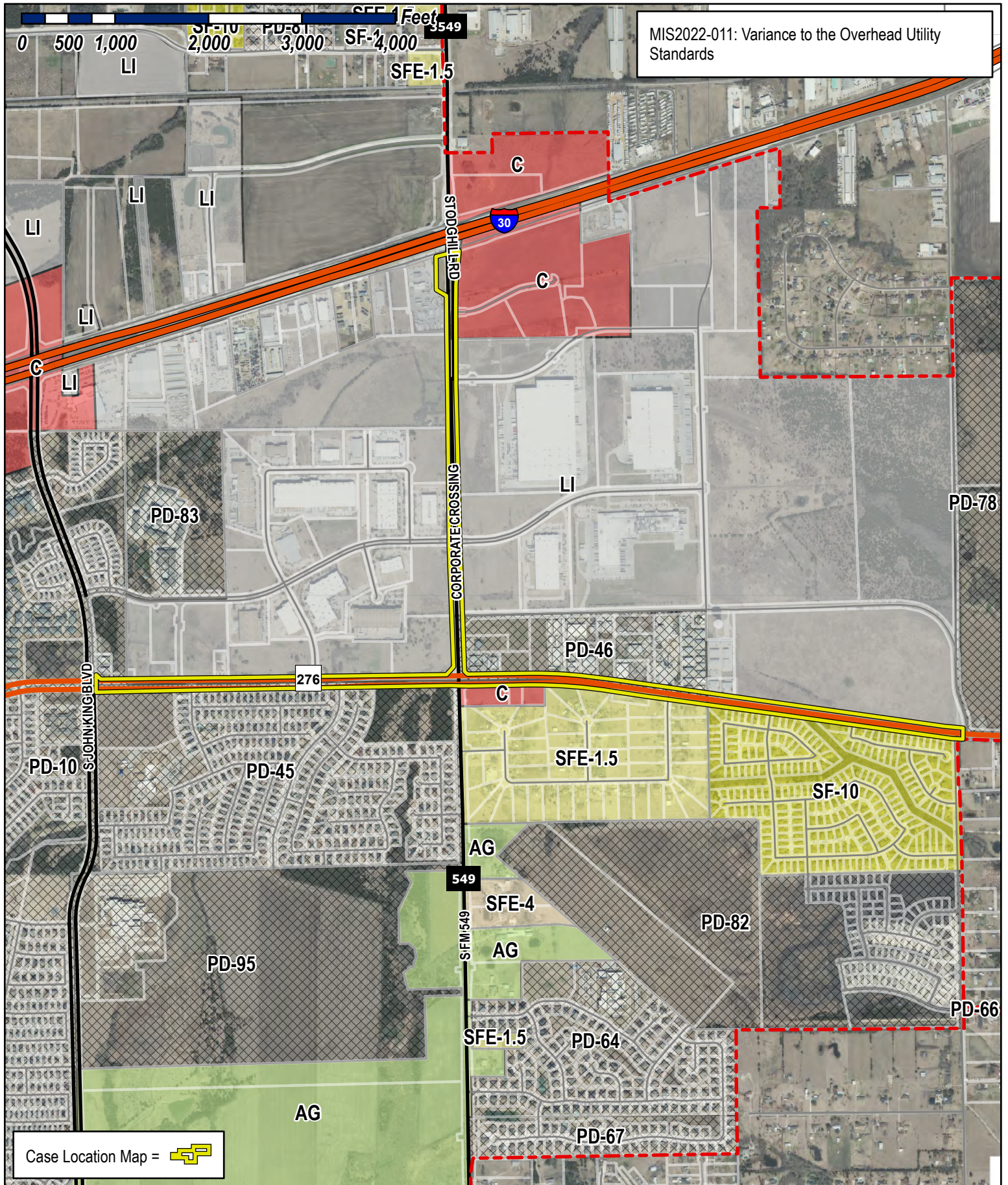
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 14th DAY OF June, 2022

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





MIS2022-011: Variance to the Overhead Utility Standards

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
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June 17, 2022

Mr. Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Overhead Utility Variance – Rockwall Technology Park

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) is the developer of the Rockwall Technology Park, and owns eight light industrial lots impacted by existing overhead (OH) utility lines on Corporate Crossing and State Highway 276. The attached aerial map shows the OH utilities in red and the impacted lots owned by the REDC in gold. The utility poles are owned by Oncor Electric Delivery and support major feeders for the company. Additional franchise utility providers also lease space on Oncor's utility poles.

The REDC has four projects and two regional detention ponds in the development pipeline that will be impacted by these existing OH utilities. Each project is required to contract with the franchise utility companies and pay for the cost to underground those utility lines at the time of lot development, per City of Rockwall ordinance. Many utility companies are experiencing material and labor shortages which are driving up costs and extending project timelines. Rather than burdening each individual project with the costs and delays associated with utility undergrounding, the REDC plans to coordinate a more efficient regional effort to take on the costs of undergrounding these utilities at one time.

The REDC requests a variance to the City of Rockwall's ordinance to allow the REDC the time necessary to coordinate with the utility companies. Specifically, the variance request is for a period of five years. The REDC plans to underground all OH utilities impacting lots in the Rockwall Technology Park, including the undeveloped lots and the lots currently scheduled for development. Additionally, the REDC will cooperate with third party property owners with adjacent land who wish to benefit from the cost-savings associated with a single utility relocation project. The extended time frame will allow the REDC time to coordinate the regional project and complete the undergrounding in the most cost-effective manner.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our variance request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Wavering', with a stylized, cursive flourish at the end.

Matt Wavering
Director of Project Development

attachment



Corporate Crossing

Project Diamond

Project Cocoa Charlie

Project Bullseye

Regional Detention
Cowboy Camp

Regional Detention

State Highway 276



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: February 28, 2025

SUBJECT: Charter Review Commission's report to City Council

As the council is aware, a Charter Review Commission consisting of the following individuals has been meeting over the last several weeks to review the existing city charter:

Mr. Kevin Fowler (Chair)
Mr. John Hohenshelt (Vice Chair)
Mrs. Nell Welborn
Mr. Jim Pruitt
Mr. Mike Townsend
Mr. Stan Jeffus
Mr. Todd White
Mr. Dale Cherry
Mr. Derek Deckard
Mr. Bennie Daniels

Mr. Fowler will be present at Monday's council meeting to deliver a report concerning recommendations of the Commission.

Included in your meeting packet are the Commission's final recommendations in the form of a red-lined version of the current charter.

PART I
HOME RULE CHARTER¹

HOME RULE CHARTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREAMBLE

Recognizing that effective government is a government of law, we the people of Rockwall, Texas, establish this Charter as the basic law of our City. This Charter will provide a home rule government which will recognize and protect individual freedom, encourage interest and participation by the citizens, and serve in behalf of the general welfare.

ARTICLE I. FORM OF GOVERNMENT AND BOUNDARIES

Sec. 1.01. Incorporation.

The inhabitants of the City of Rockwall, within the corporate limits as now established or as hereafter established in the manner provided by law, will continue to be a municipal body politic and corporate in perpetuity under the name of the "City of Rockwall."

Sec. 1.02. Form of government.

The municipal government provided by this Charter will be of the Council-City Manager form. The Council, consisting of the Mayor and Council members elected by and responsible to the people, will appoint a City Manager, who will be directly responsible to the Council for the execution of the laws and the administration of the government of the City.

¹Editor's note(s)—Printed herein is the Charter of the City of Rockwall, Texas, adopted by referendum on January 19, 1985. The Charter as printed here is updated through and contains amendments adopted by referendum on May 7, 1988, May 1, 1993, May 4, 1996 and May 7, 2005. Subsequent amendments to the Charter are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the Charter as updated through May 7, 2005. Obvious misspellings have been corrected without notation. For stylistic purposes, a uniform system of headings, catchlines and citations to state statutes has been used. Additions made for clarity are indicated by brackets.

State law reference(s)—Adoption and amendments to a home-rule charter, V.T.C.A., Local Government Code § 29.001 et seq.

Sec. 1.03. Boundaries of city.

The boundaries of the City of Rockwall will be the same as have heretofore been established as reflected on the official map at the time of adoption of this Charter and as amended from time to time by annexation and disannexation.

Sec. 1.04. Annexation or disannexation.

- (1) The boundaries of the City of Rockwall may be enlarged and extended by the annexation of additional territory or decreased by disannexation in any manner and by any procedure now or hereafter provided by [Chapter 43 of the Texas Local Government Code](#)law.
- (2) Upon completion of the annexation procedure, the annexed territory will become a part of the City, and said land and its residents will be entitled to all the rights and privileges provided by the City for its citizens and will be bound by the acts, ordinances, resolutions and regulations of the City.
- (3) The City Council will establish a written policy governing extension of City services to all areas. Disannexation procedures shall comply with the applicable provisions of the Texas Local Government Code.

(Amended 1993; Ord. No. 15-16, § 1, 5-18-2015)

ARTICLE II. POWERS OF THE CITY

Sec. 2.01. General powers of city.

The City will be an incorporated Home Rule City, with full power and rights of self government as provided by the Constitution and laws of the State of Texas. These powers and rights will include, but not be restricted to, the powers expressly conferred and permitted by the Texas Local Government Code, as presently written or hereafter amended. The City will have the powers described below:

- (a) To enact, establish and enforce codes, licenses and ordinances for the maintenance of good government and the interest and well-being of its inhabitants.
- (b) To cooperate with the government of the State of Texas, or any agency or political subdivision thereof, the government of the United States or its agencies, for any lawful purpose for the advancement of the interests, safety, convenience and welfare of its inhabitants.
- (c) To exercise the right of eminent domain, the right to extraterritorial jurisdiction and to have exclusive dominion over all public property in any manner permitted by the Constitution and laws of the State of Texas.
- (d) To contract and be contracted with; to sue; to buy, sell, lease, mortgage, hold, manage, and control such property as its interests require.
- (e) To establish, maintain, improve, alter, abandon, or vacate public streets, rights-of-way, sidewalks, alleys, squares, parks and other public ways, and to police the use thereof.
- (f) To acquire public utility systems that provide retail water or wastewater service, making reasonable assurance for compensation in accordance with applicable state law.

Sec. 2.02. Public improvements.

The City will have the power to construct and maintain, within or without its corporate limits, streets, alleys, sidewalks, and easements, flood control facilities and sanitary, water and storm drainage facilities in, over, under or upon all public property easements granted for that purpose and to levy assessments for the costs of such improvements. The City will have the power to collect attorney's fees for the collection of paving assessment in foreclosure cases as allowed under State law. It will have the power to cause liens to be established for the purpose of securing the payment of such levies and will have the power to compel the use of such improvements by the inhabitants of the City.

Sec. 2.03. Miscellaneous powers.

The City will have the power to establish and maintain ordinances and regulations governing the use of lands within the City and to enforce by all lawful means these ordinances and regulations, within and without its corporate limits. The City will have the power to authorize, regulate and inspect all construction and existing structures within or without its limits, consistent with State statutes, and to establish and enforce ordinances and regulations concerning their use, construction and reconstruction. The City will have the power to license and regulate persons, corporations and associations engaged in any business, occupation, profession or trade when authorized by State law. The City will have all powers granted by any section of this Charter.

ARTICLE III. THE CITY COUNCIL

Sec. 3.01. [Composition; terms.]

The Council will be composed of a Mayor and six Council members, elected at large, each of whom, unless sooner removed under the provisions of this Charter, will serve for a term of two years as prescribed by the Texas Election Code, and until his-their successor has been elected and duly qualified. All members of the City Council, other than the Mayor, will be elected under the place system. Those members of the Council whose terms expire in even numbered years will be in Place Two, Four and Six. Those members of the Council whose terms expire in odd numbered years will be Place One, Three and Five. The office of Mayor will be elected in an odd numbered year. All members of the City Council, including the Mayor, holding office at the time of passage of this Charter will continue to hold their respective place and office until their respective term of office for which they were elected expires.

- (a) No person will serve more than three consecutive elected terms as either a Council member or as Mayor. In addition, no person will serve for more than ~~four~~-five consecutive elected terms as Council member and Mayor (combined). A member who has served the maximum number of consecutive terms may serve additional terms subject to the same limitations after a break in service of one year or more.
- (b) An appointed Council member must be subject to the provisions of Section 3.05(4) of the Charter regarding the length of service for such appointed member. (Amended 1996)

Sec. 3.02. Qualifications of members.

In addition to any other qualifications prescribed by law, the Mayor and each Council member must meet the qualifications set forth in Article V of this Charter while in office.

Sec. 3.03. Compensation.

Compensation of members of the City Council will be determined by the Council by ordinance, but no increase in such compensation will take effect until commencement of the terms of Mayor and/or Council members elected at the next regular election. Members of the City Council will also be entitled to reimbursement for actual expenses incurred in the performance of official duties with the approval of the City Council at a public meeting.

Sec. 3.04. Mayor and Mayor Pro Tem.

- (1) The Mayor will be the official head of the City government. [He/She/Mayor](#) will be the chairman and will preside at all meetings of the City Council. The Mayor will have the right to vote on all items voted on by the Council, but will have no power to veto. [He/She/Mayor](#) will, when authorized by the City Council, sign all official documents, such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts and bonds. [He/She/Mayor](#) will perform such other duties consistent with this Charter as may be imposed upon him/her by the City Council.
- (2) The Mayor Pro-Tem will be a Council member elected by the City Council at the first regular meeting after each election of Council members and/or Mayor. Should a vacancy occur, the unexpired term will be filled at the next regular council meeting after the occurrence of the vacancy. The Mayor Pro-Tem will act as Mayor during the disability or absence of the Mayor, and in this capacity will have the rights conferred upon the Mayor.

(Amended, 1988; Ord. No. 15-16, § 1, 5-18-2015)

Sec. 3.05. Vacancies, forfeiture and filling vacancies.

- (1) The office of a Council member or the Mayor will become vacant upon [his-their](#) death, resignation, forfeiture of, or removal from office by any manner authorized by law.
- (2) If any member of the City Council is absent from three consecutive regular meetings, without explanation acceptable to a majority of the remaining Council members, [his-their](#) office will be declared vacant at the next regular meeting of the Council. (Amended, 1988)
- (3) Any member of the Council who ceases to possess the required qualifications for office or who is convicted of a felony or of a misdemeanor involving moral turpitude or is convicted of violating Section 171 of the Local Government Code concerning conflict of interest will forfeit [his-thier](#) office. Every forfeiture must be declared and enforced by a majority of the Council.

(4) In the event of a vacancy in the office of the Mayor, the Mayor Pro-Tem must become the Mayor, thereby vacating ~~his~~their Council position. Within thirty days, vacancies in the Council, other than the Mayor, will be filled by a majority vote of the remaining members, until the next regular City election, and provided the successor will possess all qualifications for the position.

(5) Any appointed Council members will serve until the next regular City election.

(Revised, 1996; Ord. No. 15-16, § 1, 5-18-2015)

Sec. 3.06. Powers of City Council.

All powers of the City of Rockwall and the determination of all matters of policy will be vested in the City Council. Except where in conflict with and otherwise expressly provided by this Charter the City Council will have all powers authorized to be exercised by the City Council by the Local Government Code and acts amendatory thereof and supplementary thereto, now or hereafter enacted. Without limitation of the foregoing and among the other powers that may be exercised by the Council, the following are hereby enumerated for greater certainty:

- (a) Appoint and remove the City Manager.
- (b) Appoint and remove the Municipal Judge and Associate City Judge(s).
- (c) Appoint and remove the City Attorney.
- (d) Establish and dissolve administrative departments.
- (e) Adopt the budget of the City.
- (f) Collectively inquire into the conduct of any office, department or agency of the City and make investigations as to municipal affairs.
- (g) Provide for a planning commission, a zoning commission and a board of adjustment and other boards as deemed necessary, and appoint the members of all such commissions and boards, and as well the members of the hospital board, if established. The planning and zoning commissions may be combined. Such boards and commissions will have all powers and duties now or hereafter conferred and created by this Charter, by City ordinance or by law.
- (h) Adopt and modify the official map of the City.
- (i) Adopt, modify and carry out plans in cooperation with the Planning Commission for the replanning, improvement and redevelopment of specific areas of the City.
- (j) Adopt, modify and carry out plans in cooperation with the Planning Commission for the replanning, reconstruction or redevelopment of any area or district which may have been destroyed in whole or part by disaster.

-
- (k) Regulate, license and fix the charges of [or] fares made by any person owning, operating or controlling any vehicle of any character used for the carrying of passengers for hire on the public streets and alleys of the City.
 - (l) Provide for the establishment and designation of fire limits and prescribe the kind and characters of buildings or structures or improvements to be erected therein; provide for the erection of fireproof buildings within certain limits; and provide for the condemnation of dangerous structures or buildings or dilapidated buildings or buildings calculated to increase the fire hazard, and the manner of their removal or destruction.
 - (m) Fix and regulate rates and charges of all utilities and public services as defined in Article X [of this Charter].
 - (n) Individually initiate and place items on the agenda for consideration.

(Amended, 1988; amended, 1988; Ord. No. 15-16, § 1, 5-18-2015)

Sec. 3.07. Prohibitions.

- (1) Except where authorized by law or by this Charter, no Mayor or Council member will hold any other City office or City employment during [his-their](#) term as Mayor or Council member. No former Mayor or Council member will hold any compensated appointive office or City employment within one year after the expiration of [his-their](#) term as Mayor or Council member.
- (2) Members of the City Council must not in any way dictate the appointment or removal of any City administrative officers or employees whom the City Manager or any of [his-their](#) subordinates are empowered to appoint. The City Council at a meeting called for that purpose may express its views and fully and freely discuss with the City Manager anything pertaining to appointment and removal of such officers and employees.
- (3) Except for the purpose of inquiries and investigations as provided by this Charter, members of the City Council will deal with City officers and employees who are subject to the direction and supervision of the City Manager solely through the City Manager. Members of the City Council will not give orders to any such officer or employee either publicly or privately except as otherwise provided in this Charter.

Sec. 3.08. Meetings of City Council.

- (1) The City Council will hold at least one regular meeting each month and as many additional meetings as it deems necessary to transact the business of the City. The City Council will fix by ordinance the date and time of the regular meeting(s). Special meetings of the City Council will be held at the call of the Mayor, City Manager or a majority of the Council members upon provision of public notice in accordance with state law.
- (2) Except as provided by State law, all meetings will be open to the public and will be held and notice given in accordance with state law.

Sec. 3.09. Quorum.

Four members of the City Council will constitute a quorum for the purpose of transaction of business. No action of the City Council, except as specifically provided in this Charter, will be valid or binding unless adopted by the affirmative vote of a majority of Council members present.

Sec. 3.10. Rules of procedure.

The City Council will determine its own rules of order and business. The City Council will provide that the citizens of the City will have a reasonable opportunity to clearly hear and be heard at public hearings with regard to specific matters under consideration. The City Council will provide for minutes to be taken and recorded for all meetings as required by law. Such minutes will be a public record and will be kept and maintained by the City Secretary.

Sec. 3.11. Passage of ordinances in general.

- (1) The City Council must legislate by ordinance only, and the enacting clause of every ordinance will be "Be it ordained by the City Council of the City of Rockwall, Texas ..." Each proposed ordinance will be introduced in the written or printed form required for adoption. No ordinance will contain more than one subject which must be clearly expressed in its title. General appropriation ordinances may contain various subjects and accounts for which monies are to be appropriated. After adoption an ordinance must not be amended or repealed except by the adoption of another ordinance amending or repealing the original ordinance. Except where an ordinance is repealed in its entirety, [an] amendatory or repealing ordinance must set out in full the ordinance sections or subsections to be amended or repealed and will indicate matter to be omitted by enclosing it in brackets and will indicate new matter by enclosing it in quotation marks.
- (2) Any member of the City Council may offer any ordinance in writing that has been placed on the agenda at a regular City Council meeting. Copies of proposed ordinances, in the form required for adoption, will be furnished to members of the City Council before the first reading. Copies of the proposed ordinance, in the form required for adoption, will be available at the City offices and will be furnished to citizens upon request to the City Secretary before the first reading and, if amended, must be available and furnished in amended form for as long as the proposed ordinance is before the City Council.
- (3) A proposed ordinance, except as related to an emergency, budget, tax, public utility rate setting, calling for an election to issue bonds, a public security authorization or State or Federal requirement, must be read at two City Council meetings with at least one week between readings.
- (4) A proposed ordinance may be amended at either reading, but any ordinance amended in substance be considered as a first reading, except that an ordinance authorizing the issuance

of bonds or other obligations may be amended on second and final reading to provide for the terms of sale of such bonds or obligations without such ordinance being placed again as a first reading at a subsequent meeting. Terms of sale will refer to interest rates, identity of purchaser, and applicability of bond insurance. At any reading of a proposed ordinance, the adoption of which was not preceded by a public hearing held by the City Council, interested persons will have a reasonable opportunity to be heard.

- (5) Every ordinance will become effective upon adoption or at any later time(s) specified in the ordinance, except that every ordinance imposing any penalty, fine or forfeiture will become effective only after having been published once in its entirety or summary form, after adoption, in a newspaper designated as the newspaper of record of the City.
- (6) The reading aloud of a title and caption of the ordinance will suffice as a reading provided printed copies of the ordinance in the form required for adoption are in front of all members of the City Council and a reasonable number of additional copies are available to citizens present at the meeting. If a majority of the members present request that the ordinance be read in its entirety, it must be read.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 3.12. Emergency ordinances.

- (1) The City Council may adopt emergency ordinances only to meet public emergencies affecting life, health, property or the public peace. In particular, such ordinances will not levy taxes, grant or renew or extend a franchise, or regulate the rate charged by any public utility for its services. Neither will they authorize the borrowing of money except as provided in Article VII of this Charter.
- (2) An emergency ordinance will be introduced in the form and manner generally prescribed for ordinances, except that they will be plainly designated in the title as an emergency ordinance and will contain after the enacting clause a declaration stating that an emergency exists and describing the emergency in clear and specific terms.
- (3) An emergency ordinance may be introduced at any Council meeting and can be adopted with or without amendment or rejected at the meeting at which it is introduced. The affirmative vote of at least four members of the City Council will be required for adoption.
- (4) Emergency ordinances will become effective upon adoption and will be published as soon thereafter as practicable. Every emergency ordinance so adopted, except one authorizing the borrowing of money as described herein, will automatically stand repealed as of the sixty-first day following the day on which it became effective. The ordinance may be re-enacted if the emergency still exists.

Sec. 3.13. Authentication, recording, codification, printing and distribution.

- (1) All ordinances and resolutions adopted by the City Council must be authenticated by seal and signature of the City Secretary and numbered consecutively as adopted. They must be properly indexed and placed in a book kept open for public inspection.
- (2) The City Council must maintain the codification of ordinances of the City. This codification must be known and cited as "The Rockwall City Code" and must be in full force and effect without the necessity of such Code or any part thereof being published in any newspaper. The caption, descriptive clause and other formal parts of the ordinances of the City may be omitted without affecting the validity of such ordinances when codified. Every general ordinance enacted subsequent to such codification must be enacted as an amendment to the Code. For the purpose of this Section, general ordinances will be deemed to be those ordinances of a permanent or continuing nature which affect the residents of the City at large. Copies of the Code will be furnished to City officers, placed in City offices and made available for purchase by the public at a reasonable price fixed by the City Council.
- (3) The City Council will cause all ordinances and amendments to this Charter to be printed promptly following their adoption. A copy of each ordinance and amendment will be placed in appropriate City offices for public reference. Printed ordinances and Charter amendments will be sold to the public at a reasonable price to be fixed by the City Council.

Sec. 3.14. Investigations by City Council.

The City Council will have the power to inquire into the official conduct of any department, agency, office, officer or employee of the City. For that purpose, the Council will have the power to administer oaths, subpoena witnesses and compel the production of books, papers or other evidence material to the inquiry. The City Council will provide by ordinance penalties for contempt for failing or refusing to obey any such subpoena or to produce any such books, papers, or other evidence, and will have the power to punish any such contempt in the manner provided by the ordinance.

Sec. 3.15. Bond.

The City Council must require bonds of all municipal officers and employees who receive or pay out any monies of the City. The amount of the bonds must be determined by the City Council and the cost must be borne by the City.

ARTICLE IV. CITY ADMINISTRATION

Sec. 4.01. City Manager.

- (1) The City Council will appoint a City Manager who will serve as chief administrative officer of the City. [He/She/Manager](#) will be responsible to the City Council for administration of all the

affairs of the City, with only those exceptions that are named in this Charter. The City Manager will be appointed solely upon [his-their](#) executive and administrative qualifications. [He/SheManager](#) need not be a resident of the City when appointed, but will reside within the City for the tenure of [his-their](#) appointment.

- (2) The City Council will fix the compensation of the City Manager, and ~~his~~ compensation may be amended from time to time in accordance with [his-their](#) experience, qualifications and performance.
- (3) The City Manager will be appointed for an indefinite term, and may be removed by resolution at the discretion of the Council by a majority vote of its members. Upon passage of that resolution stating the intention to remove the City Manager and the reasons therefor, a copy of which will be immediately furnished to him/her, the Council may suspend him/her from duty. The action of the City Council in removing the City Manager will be final. In case of the absence, disability or suspension of the City Manager, the Council may designate a qualified administrative officer of the City to perform the duties of the office except where the absence or disability is of a temporary nature.
- (4) The City Manager will have the power to:
 - (a) Appoint, suspend and remove all City employees and appointive administrative officers provided for in this Charter, except as otherwise provided by law, this Charter, or personnel rules adopted pursuant to this Charter.
 - (b) Direct and supervise the administration of all departments, offices and agencies of the City, except as otherwise provided by law or this Charter.
 - (c) See that all State laws and City ordinances are effectively enforced.
 - (d) Attend all City Council meetings, with the right to take part in discussion, but [he/sheManager](#) will not vote.
 - (e) Prepare and accept items for inclusion in the official agenda of all City Council meetings and meetings of boards and commissions, including items initiated by members of the City Council. (Amended, 1988)
 - (f) Prepare and recommend to the City Council the annual budget and capital program, and administer the budget as adopted by the City Council.
 - (g) Keep the City Council fully advised at least quarterly as to the financial condition and future needs of the City, and make such recommendations concerning the affairs of the City as [he/sheManager](#) or the City Council deems desirable or necessary.
 - (h) Make reports as [he/sheManager](#) or the City Council may require concerning the operations of the City departments, offices, or agencies subject to [his-Manager's](#) direction or supervision.
 - (i) Perform such other duties as are specified in this Charter or may be required by the City Council, and are consistent with this Charter or State or Federal law.

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- (j) To [sic] sign and execute for and on behalf of the city all contracts and agreements approved by the City Council. When the City Manager is not available the acting city manager or Mayor may sign and execute such contracts and agreements which have been approved by the City Council.

Sec. 4.02. City Secretary.

- (1) The City Manager will appoint or remove a City Secretary.
- (2) The City Secretary will:
 - (a) Give notice of all official public meetings of the City Council in a manner consistent with this Charter and State laws.
 - (b) Attend all public meetings and hearings of the City Council.
 - (c) Keep the minutes of the proceedings of all public official meetings and hearings of the City Council in a manner prescribed by the City Manager consistent with applicable law.
 - (d) Act as custodian of all official records of the City Council.
 - (e) Hold and maintain the seal of the City of Rockwall, and affix this seal to all appropriate documents.
 - (f) Authenticate by signature and seal, and record all ordinances, resolutions and proclamations of the City.
 - (g) Perform such other duties as may be required by the City Manager.
 - (h) Schedule and oversee all City elections in accordance with the Texas Election Code and any other applicable law.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 4.03. Municipal Court.

- (1) The City Council must establish and cause to be maintained a Municipal Court. The Court will have all the powers and duties as are now, or may be prescribed by the laws of the State of Texas.
- (2) The City Council will appoint a City Judge of the Municipal Court who will be a competent, duly qualified attorney licensed and practicing for at least two years in the State of Texas. In the event a duly qualified attorney is not available, the City Council will then select a qualified person to be the Municipal Judge. The City Judge of the Municipal Court will be appointed to a term of two years and may be appointed to additional consecutive terms upon completion of ~~his~~their term of office. The appointment of the City Judge may be terminated by the City Council. The City Judge will receive compensation as may be determined by the City Council.

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- (3) The City Council may also appoint Associate City Judge(s) that meet the same qualifications as the City Judge of the Municipal Court who will work in the absence of the City Judge. Associate City Judge(s) will be appointed to a term of two years and may be appointed to additional consecutive terms upon completion of their term of office. The appointment of Associate City Judge(s) may be terminated by the City Council. The Associate City Judge(s) will receive compensation as may be determined by the City Council.
 - (4) All costs, fines and penalties imposed by the Municipal Court must be paid into the City Treasury for the use and benefit of the City, as may be consistent with present and future State laws.
 - (5) The City Council may by ordinance establish a Municipal court of Record.

(Amended, 1988; Ord. No. 15-16, § 1, 5-18-2015)

Sec. 4.04. City Attorney.

- (1) The City Council, after consultation with the City Manager, must appoint a competent, duly qualified, licensed and practicing attorney in the State of Texas who will serve as the City Attorney.
- (2) The City Attorney will:
 - (a) Serve as the legal advisor to the City Council and City Manager.
 - (b) Represent the City in litigation and legal proceedings as directed by the City Council and City Manager.
 - (c) Review and provide opinions as requested by the City Council or City Manager on contracts, legal instruments, ordinances of the City and other items of City business.
- (3) The City Council will have the right to retain special counsel at any time that it may deem necessary and appropriate.
- (4) The City Attorney and special counsel will receive compensation as may be determined by the City Council.
- (5) The City Attorney, with approval of the City Council, may select additional attorneys to act for him/her and the City in its representation and/or litigation.
- (6) The City Attorney may be removed by a majority vote of the City Council.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 4.05. Administrative departments, offices and agencies.

- (1) The City Council may, after hearing recommendations of the City Manager, establish, abolish, redesignate or combine departments, offices or agencies in addition to those

provided for by this Charter, and may prescribe the functions and duties of such departments, offices and agencies.

- (2) Except as provided elsewhere in this Charter, all departments, offices and agencies of the City will be under the direction and supervision of the City Manager, and will be administered by officers appointed by and subject to the direction and supervision of the City Manager. The City Manager may, with the consent of the City Council, serve as the head of one or more City departments, offices or agencies or appoint one person as the head of two or more of them.
- (3) The City Manager will appoint a City Tax Collector, whose duties and functions will be those usual to the office and consistent with existing or future laws of the State of Texas as they may apply to City or County Tax Collectors. Nothing in this paragraph [subsection] will be construed in such a way as to prohibit the City from contracting for tax collection services, as specified in Section 7.20 of this Charter.

Sec. 4.06. Personnel system.

- (1) Personnel rules must be prepared by the City Manager and presented to the City Council, which may adopt them by ordinance, with or without amendment. The adopted rules must establish the City as an Equal Opportunity Employer and will govern the equitable administration of the personnel system of the City.
- (2) The adopted rules will provide for the following requirements:
 - (a) A pay and benefit plan for all City employment positions.
 - (b) A plan for working hours, attendance policy and regulation, and provisions for sick and vacation leave.
 - (c) Procedures for the hearing and adjudication of grievances.
 - (d) Additional practices and procedures necessary to the beneficial and equitable administration of the City's personnel system.
 - (e) A plan for at least an annual oral and written evaluation based on a job description for all City employees by their immediate supervisor, including evaluation of the City Manager by the City Council.

ARTICLE V. NOMINATIONS AND ELECTIONS

Sec. 5.01. City elections.

- (1) City elections will be conducted in accordance with the Texas Election Code.
- (2) The regular City election will be held annually during the second calendar quarter of the year on the uniform election date established by the Texas Election Code. The City Council will be responsible for specification of places for holding such elections. (Amended, 1988)

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- (3) The City Council may, by resolution, order a special election for purposes consistent with this Charter and laws of the State of Texas. The City Council will fix the time and places for such a special election, and provide all means for holding same.
 - (4) Municipal elections will be conducted by election officials appointed by the City Council. Sample ballots identical in format to those used in the specific election will be posted in the voting place(s) for the purpose of voter orientation.
 - (5) All municipal elections will be publicized in accordance with the Texas Election Code.

Sec. 5.02. Filing for office[; qualifications of candidates.]

- (1) Candidates for City offices must file for office in accordance with the Texas Election Code.
- (2) Candidates for elective City office must meet the following qualifications:
 - (a) Must be at least twenty-one years of age at the time of the election for which they are filing.
 - (b) Must be a qualified voter.
 - (c) Must have resided within the corporate limits of the City, or recently annexed territory, for at least twelve months prior to the filing deadline.
 - (d) Must not, after notice of any delinquency, be in arrears in payment of taxes or other liabilities due the City.
 - (e) No candidate may file in a single election for more than one office or position as provided by this Charter.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 5.03. Official ballots.

- (1) The name of each candidate seeking elective office, except those who have withdrawn, died, or become ineligible, will be printed on the official ballot in the form designated by the candidate or party in accordance with the Texas Election Code. If two or more candidates have the same surname, or surnames so similar as to be likely to cause confusion, their residence addresses will be printed with their names on the ballot.
- (2) The order of the names of the candidates on the ballot will be determined by lot in a public drawing to be held under the supervision of the City Secretary in accordance with the Texas Election Code.
- (3) Procedures for early voting will be consistent with the Texas Election Code.
- (4) An ordinance, bond issue, or Charter amendment to be voted on by the voters of the City will be presented for voting by ballot title. The ballot title of a measure may be different from its legal title and will be a clear, concise statement, approved by the City Council, describing the substance of the measure without argument or prejudice.

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(Supp. No. 22, Update 1)

(5) Procedures for write-in votes will be consistent with the Texas Election Code.

Sec. 5.04. Official results.

- (1) The candidate for elective office receiving a plurality of the votes cast will be declared the winner. In case of a tie amongst the candidates receiving the most votes, a runoff election will be held with only the names of those tied candidates on the ballot. The runoff election will be held within thirty days and in accordance with the laws of the State of Texas.
- (2) The returns of every municipal election will be handled in accordance with the Texas Election Code. These returns will be delivered from the election judges to the City Secretary and the Mayor at City Hall as soon as possible after the closing of the polls. Election returns, general and special, will be presented to the Council at their next meeting following the election, at which time the Council will canvass and declare the results of the election, which will be recorded in the minutes of the meeting.
- (3) Each newly elected person to the City Council shall be inducted into office at the first City Council meeting following the official canvassing of the election. At such meeting, the oath shall be administered in accordance with state law.

(Ord. No. 15-16, § 1, 5-18-2015)

ARTICLE VI. INITIATIVE, REFERENDUM AND RECALL

Sec. 6.01. General authority.

- (1) *Initiative.* The qualified voters of the City will have power to propose ordinances to the City Council and, if the Council fails to adopt an ordinance so proposed without any change in substance, the voters will adopt or reject it at a City election. Such power will not extend to the budget or capital program or any ordinance not subject to initiative as provided by State law, relating to appropriation of money, levy of taxes or salaries of City officers or employees.
- (2) *Referendum.* The qualified voters of the City will have power to require reconsideration by the Council of any adopted ordinance and, if the Council fails to repeal an ordinance so reconsidered, the voters will approve or reject it at a City election. Such power will not extend to the budget or capital program or any emergency ordinance or ordinance not subject to referendum as provided by State law, relating to appropriation of money or levy of taxes.
- (3) *Recall.* The qualified voters of the City will have power to remove any official serving in an elective office.

Sec. 6.02. Petitioners committee.

- (1) Any ten qualified voters may commence proceedings contemplated by this article by filing with the City Secretary an affidavit stating that they will constitute the petitioners committee. They will be responsible for preparing, printing and circulating the petition. They will file it in proper form and specify the address to which all notices to the committee are to be sent. The affidavit will set out in full the proposed initiative ordinance or cite the ordinance sought to be reconsidered, or, in the case of recall, state the identity of the official whose recall is being sought.
- (2) In the case of recall, the City Secretary will immediately notify in writing the officer(s) to be removed that the affidavit has been filed.

Sec. 6.03. Petition circulation.

- (1) All petition blanks used for circulation by the members of the petitioners committee or their designees will be numbered, dated and bear the signature of the City Secretary.
- (2) No petition may be circulated and no signatures obtained until after the affidavit is filed.

Sec. 6.04. Form of petition.

- (1) All pages of a petition must be uniform in size and style and must be assembled as one instrument for filing. Each signer of a petition must be a registered voter of the City of Rockwall and must personally sign ~~his~~their own name thereto in ink or indelible pencil, and must write after his name ~~his~~their place or residence within the boundaries of the City, giving name of street and number, or place of residence, and must also write thereon the date, including the month, day and the year ~~his~~their signature was affixed. Petitions must contain or have attached thereto throughout their circulation the full text of the ordinance proposed or sought to be reconsidered, or in the case of a recall petition, the identity of the official whose recall is being sought.
- (2) Each page of a petition must have attached to it when filed an affidavit executed by the circulator thereof stating that ~~circulator~~he/she personally circulated the paper, the number of signatures thereon, that all the signatures were affixed in ~~his~~their presence, that ~~circulator~~he/she believes them to be genuine signatures of the persons whose names they purport to be, and that each signer had an opportunity before signing to read the full text of the ordinance proposed, or sought to be reconsidered, or the identity of the official whose recall is being sought.
- (3) Locations for twenty signatures must be provided on each blank petition.

Sec. 6.05. Presentation of petitions.

- (1) A petition to the City Council for initiative or referendum, containing the signatures of qualified voters equal in number to fifteen percent of those who voted in the last general municipal election, or

two hundred, whichever is greater, must be filed with the City Secretary not later than thirty days following the filing of the affidavit by the petitioners committee. Once the petition is filed, no signature may be withdrawn.

- (2) A petition to the City Council for recall, containing the signatures of qualified voters equal in number to thirty-five percent of those who voted in the last general municipal election, or four hundred, whichever is greater, must be filed with the City Secretary no later than thirty days following the filing of the affidavit by the petitioners committee. Once the petition is filed, no signature may be withdrawn.

Sec. 6.06. Suspension of effect of ordinance for referendum petitions.

When a referendum petition is filed with the City Secretary, the ordinance sought to be reconsidered will be suspended from taking effect unless such suspension will create an immediate breach of public health and safety. Such suspension will terminate when:

- (a) There is a final determination of insufficiency of the petition;
- (b) The City Council repeals the ordinance; or
- (c) Upon the certification of election results by the election officials.

Sec. 6.07. Certification of petitions and presentation to City Council.

- (1) Within ~~twenty-one~~ thirty days after the petition is presented, the City Secretary must complete a certificate of sufficiency or insufficiency. Sufficiency must be determined by compliance with this Article.
- (2) If the petition is certified sufficient, the City Secretary must present the certificate to the City Council at the next regular City Council meeting. The City Council will verify determination of the sufficiency of the petition.
- (3) If a petition has been certified insufficient, the City Secretary will send the committee a Certificate of Insufficiency by registered mail which will include the particulars in which the petition is defective. The committee may, within five working days after receiving the copy of such certificate, file a request that it be reviewed by the City Council. The City Council will review the certificate at its next regular meeting following such a request and approve or disapprove it. Such determination will then be final. If no City Council review is requested within five working days, the City Secretary's certification is final.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 6.08. Action on initiative and referendum petitions.

- (1) When an initiative or referendum petition has been finally determined sufficient, the City Council must promptly consider the proposed initiative ordinance in the manner prescribed for enacting ordinances or reconsider the referred ordinance by voting its repeal. If the City

Council fails to adopt a proposed initiative ordinance without any change in substance within sixty days, or fails to repeal a referred ordinance within thirty days after the date the petition was finally determined sufficient, it will submit the proposed or referred ordinance to the voters of the City not less than forty-five days following the failure of the City Council to act as specified herein. The special election must be held on one of the uniform election dates specified in the Texas Election Code. Any election order so issued will comply fully with the Texas Election Code.

- (2) The called election may coincide with a regular City election should such City election fall within the specified period. No ordinance substantially the same as an initiated ordinance which has been defeated or one substantially the same as a referred ordinance which has been approved at any election may be initiated by the voters within two years from the date of such election. Copies of the proposed or referred ordinance will be made available at the polls and will be published at least once in the newspaper of record of the City not more than fifteen days immediately prior to the date of the election.

Sec. 6.09. Calling of recall election.

If the officer whose removal is sought does not resign, then the City Council will order an election and set the date for holding such recall election. The date selected for the recall election must be not less than forty-five days after the date the petition was presented to the City Council. If, after the recall election date is established, the officer vacates ~~his~~their position, the election must be canceled. The special election must be held on one of the uniform election dates specified in the Texas Election Code. Any election order so issued must comply fully with the Texas Election Code.

Sec. 6.10. Withdrawal of petitions.

An initiative, referendum or recall petition may be withdrawn at any time prior to determination of sufficiency by filing with the City Secretary a request for withdrawal signed by at least seven members of the petitioners committee. Upon the filing of such request the petition will have no further force or effect and all proceedings thereon will be terminated.

Sec. 6.11. Form of ballots.

- (1) *Initiative.*

Ordinances must be submitted by ballot title, which must be prepared in all cases by the City Attorney. The ballot title may be different from the legal title of any such initiated or referred ordinance and it must be a clear, concise statement, without argument or prejudice, descriptive of the substance of such ordinance. Immediately below the ballot title must be printed the following two statements, one above the over [sic] other, in the order indicated:

"For adoption of the ordinance" and

"Against adoption of the ordinance"

Immediately below or to the left of each statement must appear a square in which the voter may cast ~~his~~their vote by making a mark.

(2) *Repeal.*

Ordinances being considered for repeal must be submitted by ballot title, which must be prepared in all cases by the City Attorney. The ballot title may be different from the legal title of any such ordinance and it must be a clear, concise statement, without argument or prejudice, descriptive of the substance of such ordinance. Immediately below the ballot title must be printed the following two statements, one above the other, in the order indicated:

"For repeal of the ordinance" and

"Against repeal of the ordinance"

Immediately below or to the left of each statement must appear a square in which the voter may cast ~~his~~their vote by making a mark.

(3) *Recall.*

Ballots used at recall elections must, with respect to each person whose removal is sought, submit the question:

"Will (name of person) be removed from the office (name of office) by recall?"

Immediately below each such question there will be printed the two following statements, one above the other, in the order indicated:

"For the removal of ... by recall."

"Against the removal of ... by recall."

Immediately below or to the left of each statement will appear a square in which the voter may cast ~~his~~their vote by making a mark.

Sec. 6.12. Results of election.

- (1) If a majority of qualified electors voting on a proposed initiative ordinance vote in its favor, it will be considered adopted upon certification of the election results and will be treated in all respects in the same manner as ordinances of the same kind adopted by the City Council. If conflicting ordinances are approved at the same election, the one receiving the greater number of affirmative votes will prevail.
- (2) An ordinance adopted by initiative may be repealed or amended at any time after the expiration of two years by a majority vote or after one year by unanimous vote of all Council members.
- (3) If a majority of the qualified electors voting on a referred ordinance vote against the ordinance, it will be considered repealed upon certification of the election results. If a

majority of the qualified electors voting on a referred ordinance vote for the ordinance, the ordinance will be considered in effect.

- (4) An ordinance repealed by referendum may be reenacted at any time after the expiration of two years by a majority vote or after one year by unanimous vote of all Council members.
- (5) If a majority of the votes cast on the question of recall at a recall election will be against the removal of the elected official named on the ballot, ~~he/she~~ the elected official will continue in office for the remainder of ~~his~~ the unexpired term, subject to recall as before within the limitations of Sec. [Section] 6.14 below. If a majority of the votes cast on the question of recall at a recall election will be for the removal of the elected official named on the ballot, ~~he/she~~ the official will, regardless of any technical defects in the recall petition, be deemed removed from office and the vacancy will be filled in accordance with the provisions of this Charter for the filling of vacancies.

Sec. 6.13. Limitations and restrictions.

- (1) No recall petition must be filed against any officer of the City within six months after ~~his~~ their election nor within six months of such a petition being filed and found insufficient, nor within one year after an election for such officer's recall. No such limitations will apply to appointed Council members.
- (2) In no instance will an officer removed from office by recall election serve in an elective office of the City within a period of five years following the date of the election at which ~~he/she~~ the official was removed from office.
- (3) Unless withdrawn, no petition will again be filed on a proposed or referred ordinance of substantially the same content within a period of two years of the failure of the petition at a City election.

Sec. 6.14. Failure of City Council to call election.

In case all of the requirements of this Charter have been met and the City Council will fail or refuse to receive an initiative, referendum or recall petition, or order such initiative, referendum or recall election, or discharge other duties imposed upon said City Council by the provisions of this Charter with reference to initiative, referendum or recall, then the District Judge may discharge any such duties herein provided to be discharged by the City Secretary or by the City Council. In addition, any qualified voter in the City may seek judicial relief to have any of the provisions of this Charter pertaining to initiative, referendum or recall carried out by the proper official.

ARTICLE VII. FINANCIAL PROCEDURES

Sec. 7.01. Fiscal year.

The fiscal year of the City must begin on the first day of October and end on the last day of September of the next succeeding year. Such fiscal year must also constitute the budget and accounting year.

Sec. 7.02. Submission of budget and budget message.

On or before the fifteenth day of the eleventh month of the fiscal year, the City Manager must submit to the Council a budget for the ensuing fiscal year and an accompanying message.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 7.03. Budget message.

The City Manager's message will explain the budget both in fiscal terms and in terms of the work programs. It will outline the proposed financial policies of the City for the ensuing fiscal year, describe the important features of the budget, indicate any major changes from the current year in financial policies, expenditures, and revenues together with the reasons for such changes, summarize the City's debt position and include such other material as the City Manager deems desirable.

Sec. 7.04. Budget a public record.

The budget and all supporting schedules must be filed with the City Secretary when submitted to the Council and must be opened to public inspection by anyone interested.

Sec. 7.05. Public hearing on budget.

At the Council meeting when the budget is submitted, the Council must name the date and place of a public hearing and must have published in the newspaper of record of the City the time and place, which will be not less than ten days nor more than thirty days after the date of notice. At this hearing, interested citizens may express their opinions concerning items of expenditures, giving their reasons for wishing to increase or decrease any items of expense.

Sec. 7.06. Proceeding on adoption of budget.

After public hearing, the Council must analyze the budget, making any additions or deletions which they feel appropriate, and must adopt the budget prior to the beginning of the next fiscal year by a favorable majority vote of the full membership of the Council. Should the City Council take no final action on or prior to such day, the current budget must be in force on a month to month basis until a new budget is adopted.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 7.07. Budget, appropriation and amount to be raised by taxation.

On final adoption, the budget will be in effect for the budget year. Final adoption of the budget by the Council will constitute the official appropriations as proposed by expenditures for the current year and will constitute the basis of official levy of the property tax as the amount of tax to be assessed and collected for the corresponding tax year. Estimated expenditures will in no case exceed proposed revenue plus cash on hand. Unused appropriations may be transferred to any item required for the same general purpose.

Sec. 7.08. Contingent appropriation.

Provision may be made in the annual budget and in the appropriation ordinance for a contingent appropriation in an amount not more than seven percent of the total general fund expenditures, to be used in case of unforeseen items of expenditures. This contingent appropriation will apply to current operating expenses and will not include any reserve funds of the City. Such contingent appropriation will be under the control of the City Manager and distributed by him/her only after prior approval by the City Council. The proceeds of the contingent appropriation will be disbursed only by transfer to other departmental appropriation, the spending of which will be charged to the departments or activities for which the appropriations are made. (Amended, 1988)

Sec. 7.09. Amending budget.

Under conditions which may arise and which could not reasonably have been foreseen in the normal process of planning the budget, the Council may, by a majority vote of the full membership, amend or change the budget to provide for any additional expense in which the general welfare of the citizenry is involved. These amendments must be by ordinance, and must be an attachment to the original budget.

Sec. 7.10. Certification; copies made available.

A copy of the budget, as finally adopted, must be filed with the City Secretary and such other places required by the State law or as the City Council will designate. The final budget will be printed or otherwise reproduced and sufficient copies will be made available for the use of all offices, agencies, and for the use of interested persons and civic organizations.

Sec. 7.11. Capital program.

The City Manager will prepare and update a five-year capital program in accordance with the procedures approved by the City Council.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

Sec. 7.12. Defect shall not invalidate tax levy.

Errors or defects in the form or preparation of the budget or the failure to perform any procedural requirements will not nullify the tax levy or the tax rate.

Sec. 7.13. Lapse of appropriations.

Every appropriation, except an appropriation for a capital expenditure, will lapse at the close of the fiscal year to the extent that it has not been expended or encumbered. An appropriation for a capital expenditure other than in the operating budget of the City will continue in force until the purpose for which it was made has been accomplished or abandoned. The purpose of any such appropriation will be deemed abandoned if three years pass without any disbursement from or encumbrance of the appropriation. However, any appropriations, including capital expenditures, provided for in the annual operating budget will lapse at the end of the fiscal year. Any funds not expended, disbursed, or encumbered prior to their lapse as described herein will be returned to the appropriate accounting fund of the City.

Sec. 7.14. Borrowing.

- (1) *[Authority.]* The City will have the right and power, except as prohibited by law or this Charter, to borrow money by whatever method it may deem to be in the public interest.
- (2) *Tax obligation bonds—General.*
 - (a) The City will have the power to borrow money on the credit of the City and to issue general obligation bonds for permanent public improvements or any other public purpose not prohibited by law and this Charter, to issue refunding bonds to refund outstanding bonds previously issued, and to issue other obligations permitted by law. All such bonds or other obligations, e.g., Certificates of Obligation and Contractual Obligation, will be issued in conformity with the laws of the State of Texas, will be issued for stated, specific projects or purposes. Any funds remaining after completion of said projects will be used to service or retire the debt created by the issuance of said bonds or obligations.
 - (b) Any tax obligation bonds, other than refunding bonds, issued under the provisions of this section will not be issued without an election. The City Council will prescribe the procedure for calling and holding such elections, will define the voting precincts and will provide for the return and canvass of the ballots cast at such elections.
 - (c) If at such elections a majority of the vote will be in favor of creating such a debt of the City, it will be lawful for the City Council to issue bonds as proposed in the ordinance submitting same. However, if a majority of the vote polled will be against the creation of such debt, the City Council will be without authority to issue the bonds. In all cases when the City Council must order an election for the issuance of bonds of the City, it must at the same time submit the question of whether or not a tax must be levied upon

the property of the City for the purpose of paying the interest on the bonds and to create a sinking fund for their redemption. (Amended, 1988)

- (d) State law permits the issuance of Certificates of Obligation at the discretion of the City Council. However, it is the expressed will of the citizens of Rockwall that such obligations be issued only after being authorized by a vote of the citizens at an election called for the purpose of considering the issuance of such obligations. An exception to this guideline is to be permitted only in the event of an urgent public necessity. In order to issue Certificates of Obligation in the event of an urgent public necessity, when a vote of the citizenry is not held, the affirmative vote of six members of the Council must be required to authorize such issuance.

(3) *Revenue bonds.*

- (a) The City will have the power to borrow money for the purpose of constructing, purchasing, improving, extending or repairing of public utilities, recreational facilities or any other self-liquidating municipal function not prohibited by the Constitution and the laws of the State of Texas. With an affirmative vote of at least six of the members of the City Council, it will have the power to issue revenue bonds and to evidence the obligation created thereby. Revenue bonds for any purpose other than water and sanitary sewer system improvement, expansion, or reconstruction must be authorized by a majority of citizens voting in an election called for the purpose of considering the issuance of such obligations. Upon approval of such revenue bonds by the voters, an affirmative vote of a majority of the full membership of the City Council will be required to issue said revenue bonds. Such bonds will be a charge upon and payable from the properties, or interest therein pledged, or the income therein gained from, or both. The holders of the revenue bonds will never have the right to demand payment thereof out of monies raised or to be raised by taxation. All such bonds will be issued in conformity with the laws of the State of Texas and will be used only for the purpose for which they were issued.

(4) *Emergency funding.*

- (a) In any budget year, the City Council may, by unanimous resolution of the elected Council, authorize the borrowing of money. Notes may be issued which are repayable not later than the end of the current fiscal year.

Sec. 7.15. Purchasing.

- (1) The City Council may by ordinance, give the City Manager general authority to procure and contract for expenditure without further approval of the Council for all budgeted items not exceeding limits set by the Council and the procurement conducted in accordance with state law.

All contracts for expenditures involving more than the set limits must be expressly approved in advance by the Council. All contracts or purchases involving more than the limits set by the

Council must be let to the lowest bidder whose submittal is among those responsive to the needs of the City after there has been opportunity for competitive bidding as provided by law or ordinance. The City Council, or City Manager will have the right to reject any and all bids.

- (2) Emergency contracts as authorized by law and this Charter may be negotiated by the City Council or City Manager if given authority by the Council, without competitive bidding. Such emergency will be declared by the City Manager and approved by the City Council, or may be declared by the City Council.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 7.16. Administration of budget.

- (1) No payment will be made or obligation incurred against any allotment or appropriation except in accordance with appropriations duly made unless the City Manager or ~~his~~their designee first certifies that there is a sufficient unencumbered balance in such allotment or appropriation and that sufficient funds therefrom are or will be available to cover the claim or meet the obligation when it becomes due and payable.
- (2) Any authorization of payment or incurring of obligation in violation of the provisions of this Charter will be void and any payment so made illegal. Such action will be cause for removal of any officer who knowingly authorized or made such payment or incurred such payment or obligation, and ~~he~~sheofficer will also be liable to the City for any amount so paid.
- (3) This prohibition will not be construed to prevent the making or authorizing of payments, or making of contracts for capital improvements to be financed wholly or partly by the issuance of bonds, time warrants, certificates of indebtedness, or certificates of obligation, or to prevent the making of any contract or lease providing for payments beyond the end of the fiscal year, providing that such action is made or approved by City Council.
- (4) The City Manager will submit to the Council each month or as directed by the City Council a report covering the revenues and expenditures of the City in such form as requested by the City Council.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 7.17. Depository.

All monies received by any person, department or agency of the City for or in connection with the affairs of the City will be deposited promptly in the City depository or depositories. The City depositories will be designated by the City Council in accordance with such regulations and subject to the requirements as to security for deposits and interest thereon as may be established by ordinance and law. Procedures for withdrawal of money or the disbursement of funds from the City depositories will be prescribed by ordinance.

Sec. 7.18. Independent audit.

At the close of each fiscal year, and at such other times as may be deemed necessary, the City Council must call for an independent audit to be made of all accounts of the City by a certified public accountant. No more than four consecutive annual audits must be completed by the same firm. The certified public accountant selected must have no personal interest, directly or indirectly in the financial affairs of the City or any of its officers. The report of audit, with the Auditor's recommendations will be made to the City Council. Upon completion of the audit, the complete audit and summary must be immediately posted on the City's website and copies of the audit placed on file in the City Secretary's office as a public record.

(Ord. No. 15-16, § 1, 5-18-2015)

Sec. 7.19. Power to tax.

- (1) The City will have the power to levy, assess and collect taxes of every character and type for any municipal purpose not prohibited by the Constitution and laws of the State of Texas as now written or hereafter amended.
- (2) The City will have the power to grant tax exemptions in accordance with the laws of the State of Texas.

Sec. 7.20. Office of Tax Collector.

There will be established an office of taxation to collect taxes, the head of which will be the City Tax Collector. The City Council may contract for such services.

Sec. 7.21. Taxes; when due and payable.

- (1) All taxes due in the City of Rockwall must be payable at the office of the City Tax Collector, or at such location or locations as may be designated by the City Council, and may be paid at any time after the tax rolls for the year have been completed and approved. Taxes for each year must be paid before February 1 of the next succeeding year, and all such taxes not paid prior to that date must be deemed delinquent, and must be subject to penalty and interest as the City Council will provide by ordinance. The City Council may provide discounts for the payment of taxes prior to January 1 in amounts not to exceed those established by the laws of the State of Texas.
- (2) Failure to levy and assess taxes through omission in preparing the appraisal rolls will not relieve the person, firm or corporation so omitted from obligation to pay such current or past due taxes as shown to be payable by recheck of the rolls and receipts for the years in question, omitting penalty and interest.

Sec. 7.22. Tax liens, liabilities and suits.

- (1) All taxable property located in the City on January 1 of each year will stand charged from that date with a special lien in favor of the City for the taxes due. All persons purchasing any such property or after January 1 in any year will take the property subject to the liens provided above. In addition to the liens herein provided, on January 1 of any year, the owner of property subject to taxation by the City will be personally liable for the taxes due for that year.
- (2) The City will have the power to sue for and recover personal judgment for taxes without foreclosure, or to foreclose its lien or liens, or to recover both personal judgment and foreclosure. In any such suit where it appears that the description of any property in the City appraisal rolls is insufficient to identify such property, the City will have the right to plead a good description of the property to be assessed, to prove the same, and to have its judgment foreclosing the tax lien or for personal judgment against the owners for such taxes.

ARTICLE VIII. BOARDS, COMMISSIONS AND COMMITTEES

Sec. 8.01. Authority, composition and procedures.

- (1) The City Council will create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council will, by ordinance or resolution, prescribe the purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter. Each board, commission, or committee will elect from among its members a chairman and vice-chairman to serve for a term not to exceed one year.
- (2) Individuals who are qualified voters in the City may be appointed to serve on one or more boards, commissions or committees. The City Council may, by ordinance or resolution, consolidate the functions of the various boards, commissions or committees provided for in this Charter. Except as otherwise provided in this Charter, members of any such board, commission or committee will serve without compensation but may be reimbursed for actual expenses as approved by the City Council.
- (3) All boards, commissions or committees of the City must keep and maintain minutes of any proceedings held and must submit a written report of such proceedings to the City Council at intervals prescribed by the City Council.
- (4) No elected official of the City nor any person who holds a compensated appointive position with the City will be appointed to any board, commission or committee other than in a nonvoting advisory capacity, except as authorized by state law.

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- (5) Any member of any City board, commission or committee who is absent from three consecutive regular meetings without explanation acceptable to the City Council, shall forfeit ~~his~~their position on the board, commission or committee and be removed by the City Council.

(Ord. No. 15-16, § 1, 5-18-2015)

ARTICLE IX. PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT

Sec. 9.01. Organization.

- (1) There is hereby established a Planning and Zoning Commission which must consist of seven members who will be appointed by the City Council to staggered two year terms in accordance with the existing Zoning Ordinance. The Commission members must be qualified City voters. No member will serve on the Commission for more than two "full" consecutive terms. A member who has served for two consecutive terms may be reappointed after a lapse in service of 12 months or more. Any vacancy occurring during the unexpired term of a member will be filled by appointment by the City Council for the remainder of the unexpired term. A majority of the members will constitute a quorum. In August of each year, the Commission will elect from its members a Chairman and Vice Chairman to serve for one year beginning in that month. Members of the Commission may be removed with the consent of a majority of the Council after public hearing and for cause set forth in writing.
- (2) The Commission must meet at least once a month. The Commission must keep minutes of its proceedings which must be of public record. Minutes will be recorded by a member of the City Staff. The Commission will serve without compensation.

Sec. 9.02. Duties and powers.

- (1) The Commission will be responsible to and act as an advisory board to the City Council. The Commission must:
- (a) Review all current and proposed ordinances and amendments pertaining to planning and zoning and make recommendations to the City Council for action to be taken.
 - (b) Make, amend, extend and add to a Master Plan for the physical development of the City.
 - (c) Keep public records of its resolutions, findings and determinations. (Amended, 1988)
 - (d) The Chairman of the Planning and Zoning Commission must make a formal monthly report in person to the City Council.
- (2) The Commission will have full power to:

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- (a) Exercise the authority of the Zoning Commission as provided by State law, this Charter and City ordinances.
 - (b) Prepare, adopt and administer rules and recommendations pertaining to subdivisions and to platting in territories within the city limits and its extraterritorial jurisdiction.
 - (c) Make reports and recommendations relating to the Master Plan and development of the City.
 - (d) Within its budget appropriation, and consistent with state purchasing law contract for professional and consultant services to aid in carrying out its duties.

Sec. 9.03. Master Plan.

The existing Master Plan for the physical development of the City contains recommendations for the growth, development and beautification of the City and its extraterritorial jurisdiction. Recommended changes to the Master Plan must be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change.

Sec. 9.04. Procedure for amending Master Plan.

- (1) City Manager will submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, will adopt or reject such proposed revision or any part thereof as submitted within sixty days following its submission by the City Manager. If the proposed revisions or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council.
- (2) All rules and regulations adopted by the Planning and Zoning Commission regarding implementation of the Master Plan, will be forwarded to the City Manager who will submit them to the Council with [his-Manager's](#) recommendations. The Council may adopt or reject any such rules or regulations. If any rules or regulations should be rejected, the Planning and Zoning Commission may modify them and submit such modified rules and regulations to the City Manager for submission with [his-Manager's](#) recommendations to the Council. (Amended, 1996)

Sec. 9.05. Legal effect of Master Plan.

Following the adoption by the Council of the Master Plan, it will serve as a guide to all future Council action concerning land use and development regulations and expenditures for capital improvements. Any proposal which deviates from the Master Plan will not be authorized until and unless the location and extent thereof will have been submitted to and approved by the Planning and Zoning Commission. In case of disapproval, the Commission will communicate its reasons to the Council, which will have the power to overrule such disapproval and upon such overruling, the Council or the appropriate office, department or agency will have authority to

proceed. A two-thirds vote of the City Council will be required to overrule the recommendations of the Commission, except as otherwise provided by State law. The failure of the Commission to act within thirty days after the date of official submission to the Commission will be deemed approval, unless a longer period be granted by the Council or submitting official.

Sec. 9.06. Board of adjustment.

The Council must, by ordinance, establish a Board of Adjustment and must provide standards and procedures for such board to hear and determine appeals from administrative decisions, petitions for variances in the case of peculiar and unusual circumstances which would prevent the reasonable use of land, and such other matters as may be required by the Council or by law. Board members must be qualified voters of the City. (Amended, 1988) (Amended, 1996)

ARTICLE X. UTILITY AND PUBLIC SERVICE FRANCHISES AND LICENSES

Sec. 10.01. Authority.

The City will have the power to buy, own, sell, construct, lease, maintain, operate and regulate public services and utilities and to manufacture, distribute and sell the output of such services and utility operations. The City will not supply any utilities service outside the city limits, except by a written contract. The City will have such regulatory and other power as may now or hereafter be granted under the Constitution and laws of the State of Texas.

Sec. 10.02. Ordinance granting franchise.

- (1) Any ordinance granting, renewing, extending or amending a public service or utility franchise must be read at two separate meetings of the City Council and will not take effect until thirty days after the final reading. Within fifteen days following the first reading of the ordinance, a summary of the ordinance will be published once in a newspaper designated as the newspaper of record of the City. The expense of such publication will be borne by the prospective franchisee.
- (2) No franchise will be granted for a term of more than twenty years from the date of the grant, renewal or extension of any franchise.
- (3) No franchise may be exclusive.

Sec. 10.03. Transfer of franchise.

No public service or utility franchise is transferable, except with the approval of the City Council. However, the franchisee may pledge franchise assets as security for a valid debt or mortgage.

Sec. 10.04. Franchise value not to be allowed.

Franchises granted by the City are of no value in fixing rates and charges for public services or utilities within the City and in determining just compensation to be paid by the City for property which the City may acquire by condemnation or otherwise.

Sec. 10.05. Right of regulation.

In granting, amending, renewing and extending public service and utility franchises, the City reserves unto itself all the usual and customary rights, including, but not limited to, the following rights:

- (a) To repeal the franchise by ordinance for failure to begin construction or operation within the time prescribed, or for failure to comply with terms of the franchise.
- (b) To require all extensions of service within the City limits to become part of the aggregate property of the service and operate subject to all obligations and reserved rights contained in this Charter. Any such extension is considered part of the original grant and terminable at the same time and under the same conditions as the original grant.
- (c) To require expansion and extension of facilities and services and to require maintenance of existing facilities to provide adequate service at the highest level of efficiency.
- (d) To require reasonable standards of service and quality of product and prevent rate discrimination.
- (e) To impose reasonable regulations and restrictions to insure [ensure] the safety and welfare of the public.
- (f) To examine and audit accounts and records and to require annual reports on local operations of the public service or utility.
- (g) To require the franchisee to restore, at [the] franchisee's expense, all public or private property to a condition as good as or better than before disturbed by the franchisee for construction, repair or removal.
- (h) To require the franchisee to furnish to the City, within a reasonable time, at the franchisee's expense, a general map outlining current location, character, size, length, depth, height and terminal of all facilities over and under property within the City and its extraterritorial jurisdiction.
- (i) To require compensation, rent or franchise fees to be paid to the City as may be permitted by the laws of the State of Texas.

Sec. 10.06. Regulation of rates.

- (1) The City Council has the power to fix and regulate the rates and charges of all utilities and public services, consistent with State and federal statutes and regulations.
- (2) Upon receiving written request from a utility or public service requesting a change in rates, or upon a recommendation from the City that rates for services provided by or owned by the City be changed, the City Council will call a public hearing for consideration of the change.
- (3) The City, public service or utility must show the necessity for the change by any evidence required by the City Council, including, but not limited to, the following:
 - (a) Cost of its investment for service to the City.
 - (b) Amount and character of expenses and revenues connected with rendering the service.
 - (c) Copies of any reports or returns filed with any State or Federal regulatory agency within the last three years.
 - (d) Demonstration that the return on investment, if any, is within State and Federal limitations.
- (4) If not satisfied with the sufficiency of evidence, the City Council may hire rate consultants, auditors and attorneys to investigate and, if necessary, litigate requests for rate changes, the expense of which will be reimbursed to the City by the franchisee.

Sec. 10.07. Licenses.

The City will have the power to license, levy and collect fees in order to license any lawful business, occupation or calling subject to control pursuant to the police powers of the State of Texas and for any other purpose not contrary to the Constitution and laws of the State of Texas.

ARTICLE XI. GENERAL AND TRANSITIONAL PROVISIONS

Sec. 11.01. Public records.

All records of the City must be open to inspection except for those that are closed to the public by law. The records may be examined and copied in the City offices during normal office hours at a nominal charge established by the City Manager.

State law reference(s)—Public records act, V.T.C.A., Government Code § 552.001 et seq.

Sec. 11.02. Newspaper of record.

The City Council must designate annually a newspaper of general circulation in the City to serve as newspaper of record. All ordinances, notices and other matters required by this Charter,

City ordinance, or the Constitution and laws of the State of Texas must be published in the newspaper of record.

Sec. 11.03. Nepotism.

No person related within the second degree by affinity or within the third degree by consanguinity to the Mayor or any City Council member or the City Manager will be employed or appointed to any positions of the City. This will not apply to any person continuously employed prior to the election or appointment of the person related in the above degree.

Sec. 11.04. Oaths.

All elected and appointed officers of the City must take and sign the oath of office based on those prescribed for state elective and appointive offices, respectively, in the Constitution of the State of Texas.

Sec. 11.05. Prohibitions and penalties.

- (1) Equality of rights under the law must not be denied or abridged with respect to appointment to or removal from any position because of race, gender, age, national origin, political or religious opinions or affiliations.
- (2) No person who seeks appointment or promotion with respect to any City position will, directly or indirectly, give, render or pay any money, service or other valuable thing to any person for, or in connection with, [his-their](#) test, appointment or promotion.
- (3) No person will willfully make any false statement, certificate, mark, rating or report in regard to any test, certification or appointment or attempt to commit any fraud preventing the impartial execution of the personnel provisions, rules and regulations of this Charter.
- (4) No person who holds any compensated nonelective City position will make, solicit or receive any contribution for any candidate for public office in the City, or take part in the management, affairs or political campaign of such candidate. [He/She/City employee](#) may exercise [his-their](#) rights as a citizen to express [his-their](#) opinion and cast [his-their](#) vote.
- (5) Any person who willfully engages in any of the above prohibited activities will be ineligible for appointment or election to a position in the City for a period of five years from that time. If [he/shethe person](#) is an officer or employee of the City at the time of the violation, [he/shethey](#) must immediately forfeit [his-their](#) office or position.
- (6) No person will be qualified to hold a municipal office or serve the City in any other capacity for which compensation is paid who is delinquent in the payment of taxes or other liabilities due the City.

Sec. 11.06. Assignment, execution and garnishment.

- (1) Property, real and personal, belonging to the City will not be liable to be sold or appropriated under any writ or execution of cost bill. Funds belonging to the City in the hands of any person, firm or corporation, will not be liable to garnishment, attachment or sequestration; nor will the City be liable to garnishment, attachment or sequestration; nor will the City be liable to garnishment of account of any debt it may owe or funds or property it may have on hand owing to any person. Neither the City nor any of its officers or agents will be required to answer any such writ of garnishment on any account whatever.
- (2) The City will not be obligated to recognize any assignment of wages or funds by its employees, agents or contractors.

Sec. 11.07. Security and bond.

It will not be necessary in action, suit or proceeding in which the City is a party for any bond, undertaking or security to be demanded or executed by or on behalf of the City. All such actions must be conducted in the same manner as if such bond, and undertaking or security has been given as required by law.

Sec. 11.08. Notice of claim.

The City will not be held liable on account of any claim for the death of any person or injuries to any person or damage to any property unless the person making such complaint or claiming such damages will, within ~~sixty-one hundred and eighty~~ days after the time at which it is claimed such damages were inflicted upon such person or property, file with the City a written statement under oath, stating the nature and character of such damages or injuries, the extent of the same, the place where same happened, the circumstances under which same happened and the conditions causing same, with a detailed statement of each item of damages and the amount thereof, giving a list of any witnesses known by affiant to have seen the accident.

State law reference(s)—Tort claims, V.T.C.A., Civil Practice and Remedies Code § 101.001 et seq.

Sec. 11.09. Power to settle claims.

The City Council will have the power to compromise and settle any and all claims and lawsuits of every kind and character, in favor of, or against, the City, including suits by the City to recover delinquent taxes.

Sec. 11.10. Service to process against City.

All legal process against the City will be served upon ~~both the Mayor, and the City Manager's Office or City Secretary.~~

Sec. 11.11. Judicial notice.

This Charter will be deemed a public act, may be read in evidence without pleading of proof, and judicial notice will be taken thereof in all courts and places.

Sec. 11.12. Separability.

If any section or part of this Charter is held invalid by a court of competent jurisdiction, such holding will not invalidate or impair the validity, force or effect of any other section or part of this Charter.

Sec. 11.13. Wording interpretation.

- (1) The gender of wording throughout this Charter must always be interpreted to mean either sex. All singular words will include the plural and all plural words will include the singular. All references to State law or laws of the State of Texas, however expressed in this Charter, will mean "as presently enacted or hereafter amended."
- (2) The term "Council" will include the Mayor and all other Council members.
- (3) Definitions. When used in this Charter, the terms below will have the meanings stated in this section.
 - (a) "City" will refer to the municipal corporation more specifically titled "The City of Rockwall."
 - (b) "Elected officer" will refer to any member of the City Council regardless of whether the individual became a member by election or appointment.
 - (c) "Appointed officer" will refer to any individual appointed by the City Council.
 - (d) "Administrative officer" will refer to any employee of the City appointed by the City Manager.
 - (e) "Office" will refer to any position in the City filled by appointment by the City Council or City Manager.
 - (f) "Officers" will refer to any member of the City Council, or any individual appointed by the City Council other than members of ad hoc committees with a limited term.
 - (g) "Employee" will refer to any person who is employed and paid a salary by the City including those individuals on a part-time basis, but does not include City Council members, uncompensated volunteers or independent contractors.
 - (h) "Public Utility" will refer to any privately owned business that provides a service to the public under the terms of a franchise granted by the City Council. The term will include but not necessarily be limited to electric service, gas service, telephone service, and cable television service.

Sec. 11.14. Amendment of Charter.

Amendments to this Charter may be framed and submitted to the qualified voters of the City in the manner provided by the constitution and the laws of the State of Texas as presently enacted or hereafter amended.— However, the City Council may, by ordinance, make nonsubstantive amendments to the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter.

Sec. 11.15. Charter Review Commission.

- (1) The City Council must appoint a Charter Review Commission of ten citizens of the City which will:
 - (a) Inquire into the operation of the City government under the Charter and determine whether any provisions require revision. To this end, public hearings may be held. The Commission may compel the attendance of any officer or employee of the City and require submission of any City records it deems necessary to conduct the hearings.
 - (b) Propose any recommendations it deems desirable to insure [ensure] compliance with the Charter of the City government.
 - (c) Report its findings and present its recommendations to the City Council.
- (2) The City Council will receive and have published in the newspaper of record of the City a comprehensive summary of the report presented by the Commission; will consider any recommendations made, may order any amendments suggested to be submitted to the voters of the City in the manner provided by State law as now written or hereafter amended.
- (3) The term of office of the Commission must be for not more than six months, at the end of which time a report will be presented to the City Council and all records of proceedings of the commission will be filed with the City Secretary and become a public record.

Sec. 11.16 Disaster clause.

In case of disaster when a legal quorum of the elected City Council cannot otherwise be assembled due to multiple deaths or injuries, the surviving persons of the City Council, or highest surviving City elected official, if no elected official remains, within twenty-four (24) hours of such disaster, the City Manager shall appoint a Council to act during the emergency and call a City election as provided in the Texas Election Code, for election of a required quorum, if for good reasons it is known a quorum of the present City Council will never again meet. If the City Manager is not available due to death or injury, the County Judge of Rockwall County shall

appoint a Council to act during the emergency and call a City election as provided in the Texas Election Code, for election of a required quorum.

(Ord. No. 15-16, § 1, 5-18-2015)

Editor's note(s)—Ord. No. 15-16, § 1, adopted May 18, 2015, amended the Charter by repealing former § 11.16 and adding a new § 11.16. Former § 11.16 pertained to a schedule of transition, and derived from the original Charter.

Sec. 11.17. Officers and employees.

Except as specifically provided, nothing in this Charter will affect or impair the rights or privileges of persons who are City officers or employees at the time of its adoption.

Sec. 11.18. Pending matters.

All rights, claims, actions, orders, contracts and legal or administrative proceedings will continue except as modified pursuant to the provisions of this Charter and in each case will be maintained, carried on or dealt with by the City department, office or agency appropriate under this Charter.

Sec. 11.19. Submission of Charter to electors.

The Charter Commission in preparing this Charter finds and declares that it is impractical to segregate each subject so that the voter may vote "Yes" or "No" on each subject. The Charter is so constructed that in order to enable it to work and function, it is necessary that it should be adopted in its entirety. For these reasons the Charter Commission directs that this Charter be voted upon as a whole.

Teague, Kristy

Subject: Leadership Rockwall - City Council Meeting

From: Johnny Kirkpatrick
Sent: Wednesday, October 30, 2024 8:00:08 AM
To: kteague@rockwall.com <kteague@rockwall.com>
Subject: Leadership Rockwall - City Council Meeting

Good morning,

I hope this email finds you well. My name is Johnny Kirkpatrick, and I am an advisor for Leadership Rockwall. I am reaching out to you today to see if we can schedule a time for members of the Leadership Rockwall team to be on the agenda for an upcoming Rockwall City Council meeting. We would like to have a moment of recognition for our team, and we were hoping to secure a spot on the agenda for March ^{3rd}, 2025.

I was informed that you are the best person to contact regarding this matter, and I would greatly appreciate your assistance in making this happen. Please let me know if this date works for you and what steps we need to take to proceed.

Thank you very much for your time and consideration. I look forward to your response.
[Thanks,](#)

JOHNNY KIRKPATRICK
Raptor IT Solutions
President



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

January 2025

Permits

Total Permits Issued:	333
Building Permits:	88
Contractor Permits:	245
Total Commercial Permit Values:	\$11,998,457.89
Building Permits:	\$4,800,000.00
Contractor Permits:	\$7,198,457.89
Total Fees Collected:	\$764,930.75
Building Permits:	\$707,452.35
Contractor Permits:	\$57,478.40

Board of Adjustment

Board of Adjustment Cases: **0**

2/7/2025
11:43:45AM

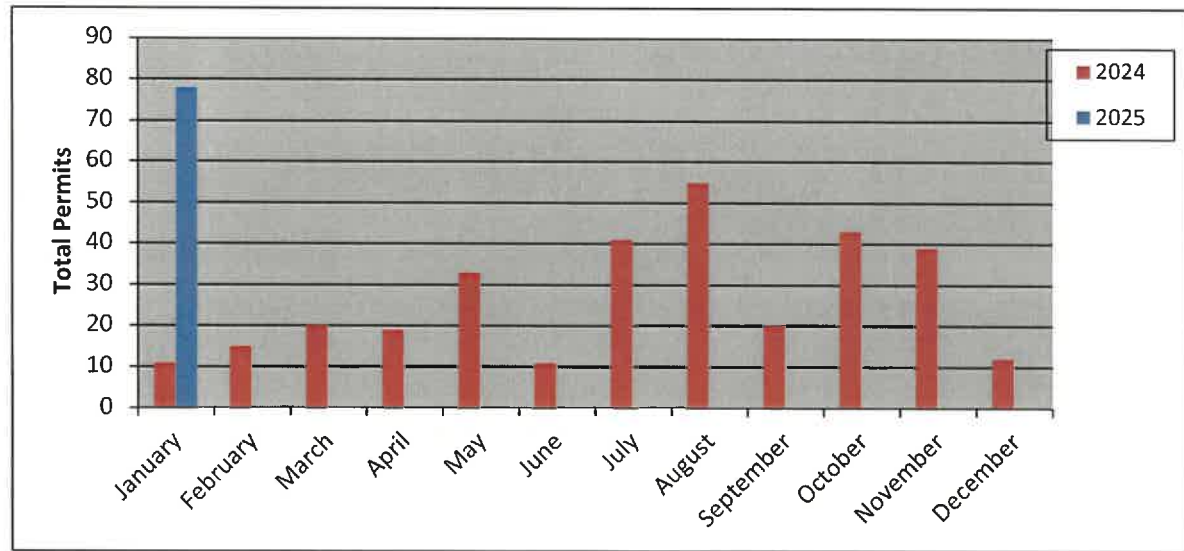
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 1/1/2025 to 1/31/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	35	\$11,998,457.89	\$155,288.75
Backflow Permit	1	3,500.00	\$103.79
Demolition	1	7,000.00	\$51.00
Electrical Permit	5	15,125.00	\$541.37
Mechanical Permit	1	47,000.00	\$637.45
New Construction	3	4,800,000.00	\$121,180.91
Plumbing Permit	7	9,292.90	\$530.82
Remodel	7	6,842,565.00	\$31,044.91
Roofing Permit	1	252,977.00	\$76.50
Sign Permit	7	20,997.99	\$918.00
Temporary Construction Trailer	2		\$204.00
Residential Building Permit	298		\$609,642.00
Accessory Building Permit	5		\$895.31
Addition	2		\$2,061.62
Artificial Turf	2		\$102.00
Concrete Permit	1		\$111.18
Demolition	2		\$102.00
Electrical Permit	12		\$1,045.50
Fence Permit	43		\$2,192.00
Generator	16		\$2,448.00
Irrigation Permit	30		\$2,295.00
Mechanical Permit	19		\$2,269.50
New Single Family Residential	78		\$583,314.51
Outdoor Kitchen Permit	1		\$204.00
Patio Cover/Pergola	9		\$1,670.35
Plumbing Permit	37		\$3,030.00
Pool	5		\$765.00
Remodel	3		\$3,008.71
Roofing Permit	16		\$1,224.00
Solar Panel Permit	6		\$2,393.32
Window & Door Permit	11		\$510.00
Totals:	333		\$764,930.75

New Residential Permits

Calendar Year

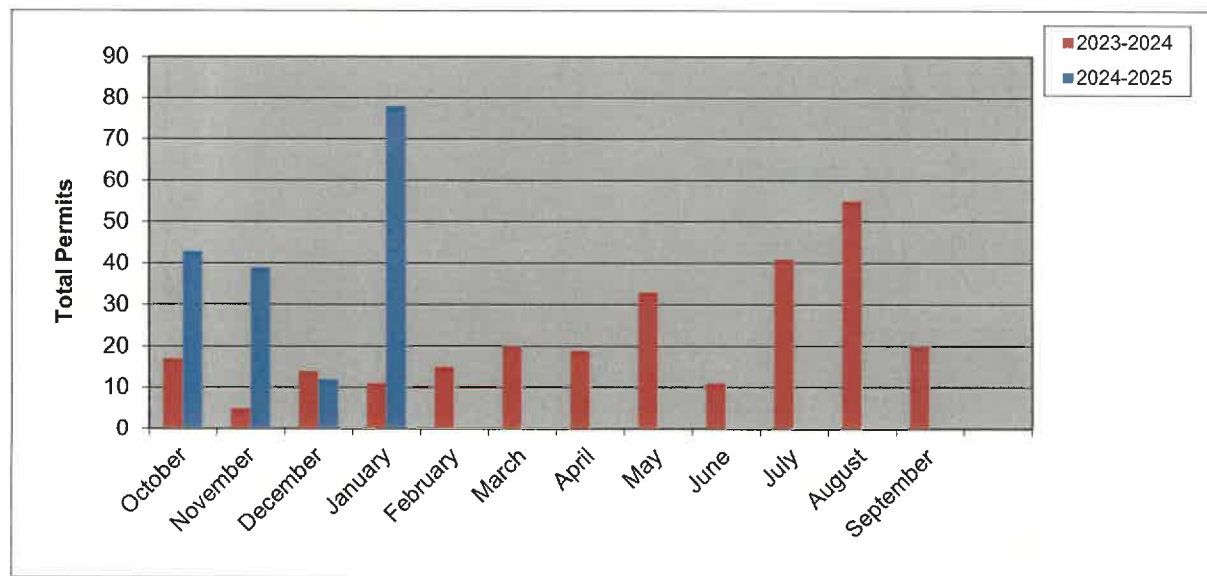
	Year	
	2024	2025
January	11	78
February	15	
March	20	
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
October	43	
November	39	
December	12	
Totals	319	78



New Residential Permits

Fiscal Year

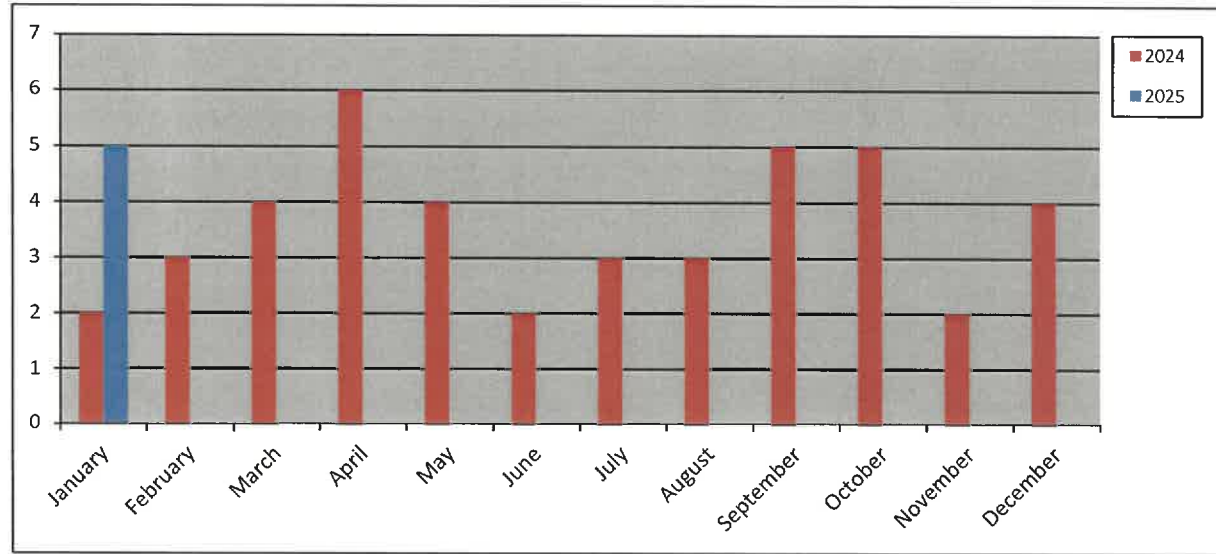
	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	78
February	15	
March	20	
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
Totals	261	172



Residential Remodel/Additions Permits

Calendar Year

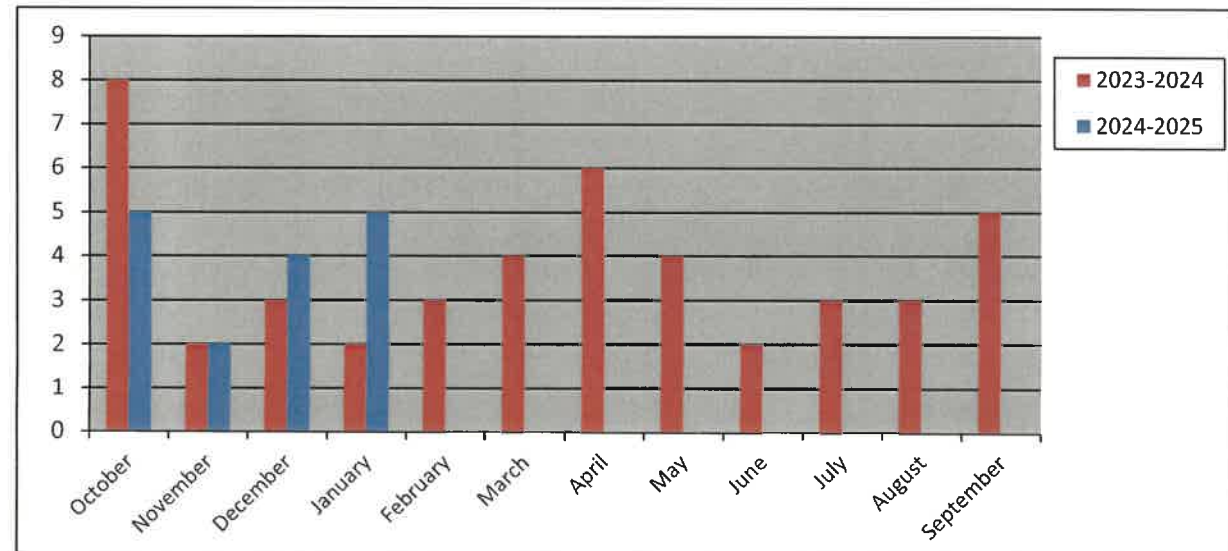
	Year	
	2024	2025
January	2	5
February	3	
March	4	
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
October	5	
November	2	
December	4	
Totals	43	5



Residential Remodel/Additions Permits

Fiscal Year

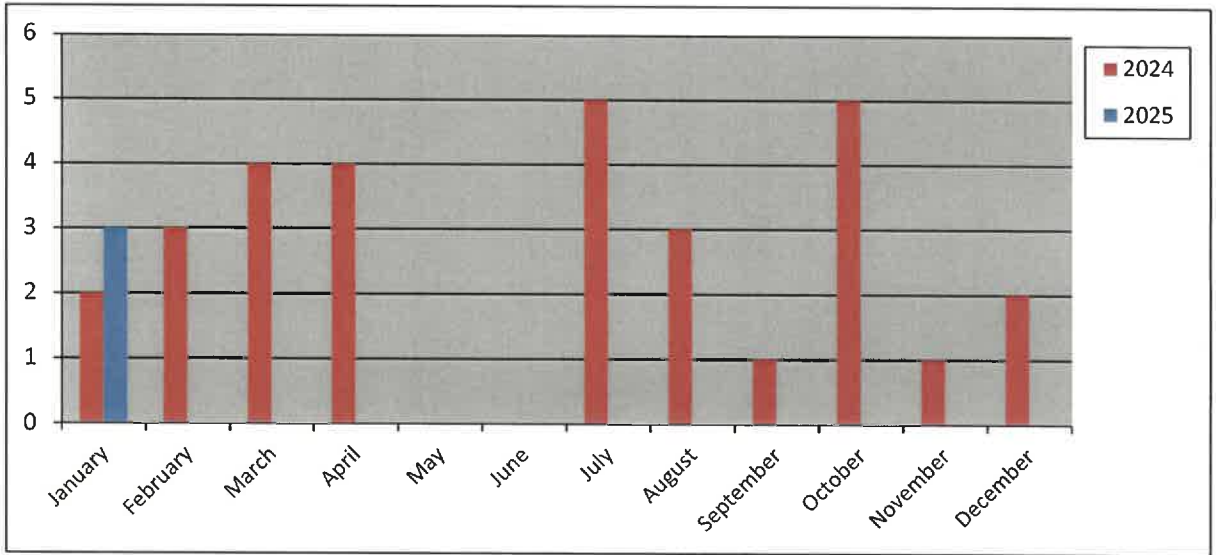
	Year	
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	5
February	3	
March	4	
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
Totals	45	16



New Commercial Permits

Calendar Year

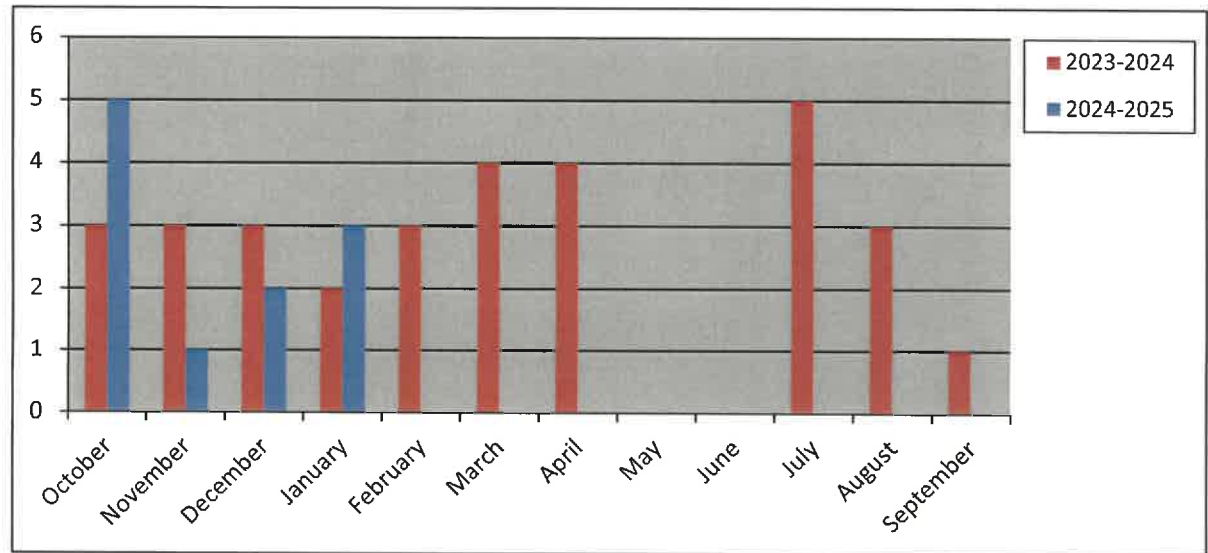
	Year	
	2024	2025
January	2	3
February	3	
March	4	
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
October	5	
November	1	
December	2	
Totals	30	3



New Commercial Permits

Fiscal Year

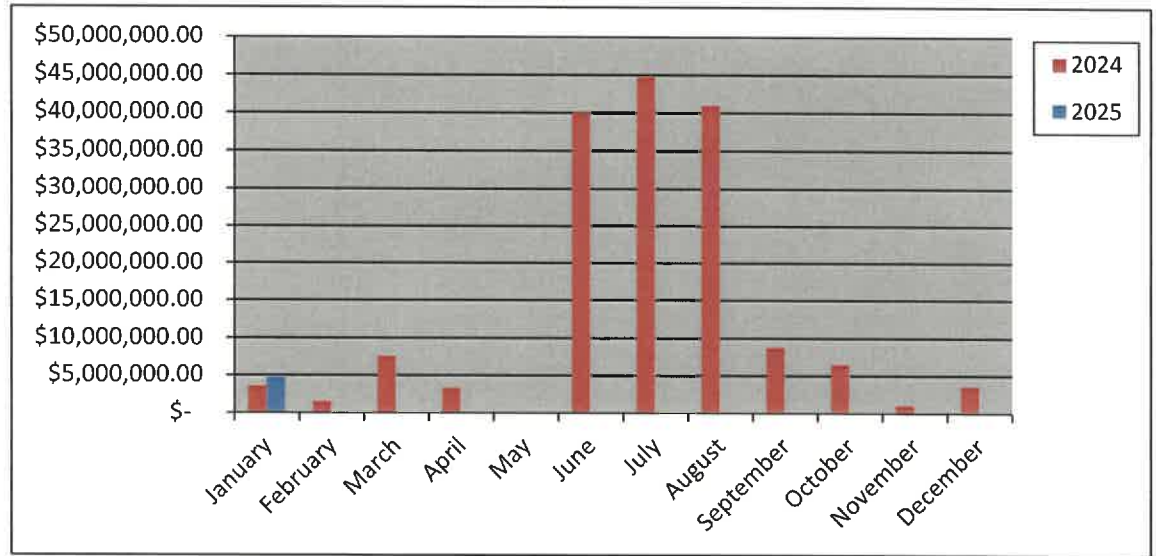
	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	3
February	3	
March	4	
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
Totals	31	11



New Commercial Value

Calendar Year

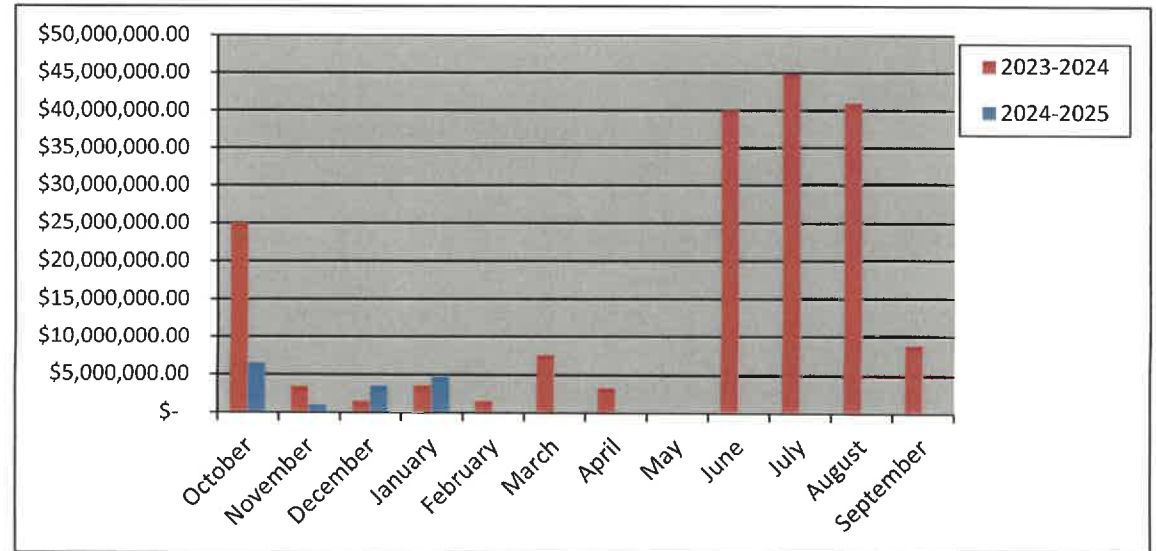
	Year	
	2024	2025
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	
March	\$ 7,573,400.00	
April	\$ 3,400,000.00	
May	\$ -	
June	\$ 40,015,846.78	
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
October	\$ 6,526,233.00	
November	\$ 1,100,000.00	
December	\$ 3,600,000.00	
Totals	\$ 162,054,992.43	\$ 4,800,000.00



New Commercial Value

Fiscal Year

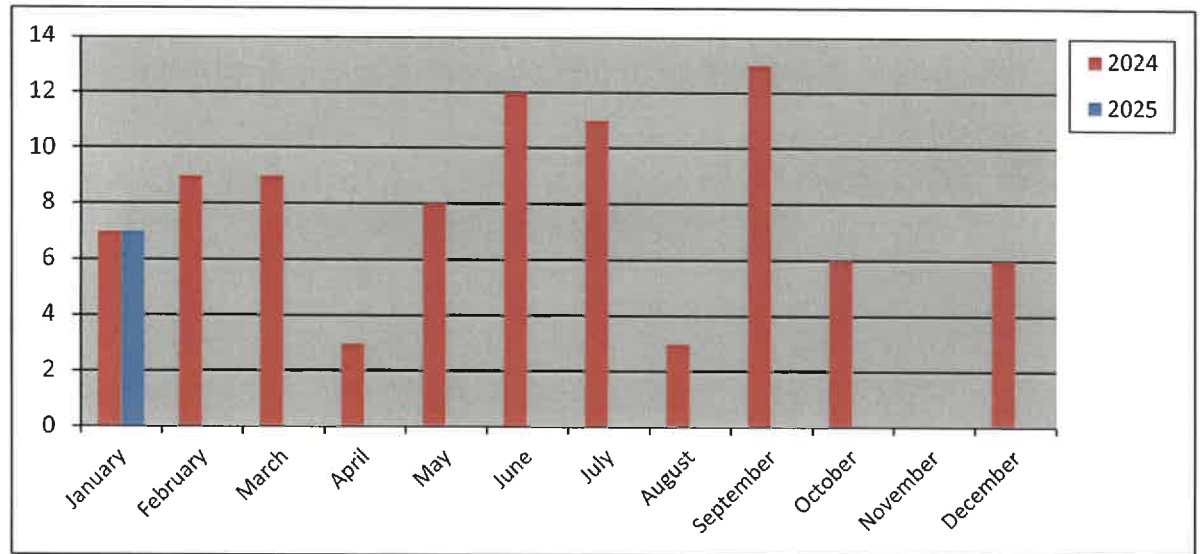
	Year	
	2023-2024	2024-2025
October	\$ 25,014,439.00	\$ 6,526,233.00
November	\$ 3,500,000.00	\$ 1,100,000.00
December	\$ 1,539,000.00	\$ 3,600,000.00
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	
March	\$ 7,573,400.00	
April	\$ 3,400,000.00	
May	\$ -	
June	\$ 40,015,846.78	
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
Totals	\$ 180,882,198.43	\$ 16,026,233.00



Commercial Additions/Remodel Permits

Calendar Year

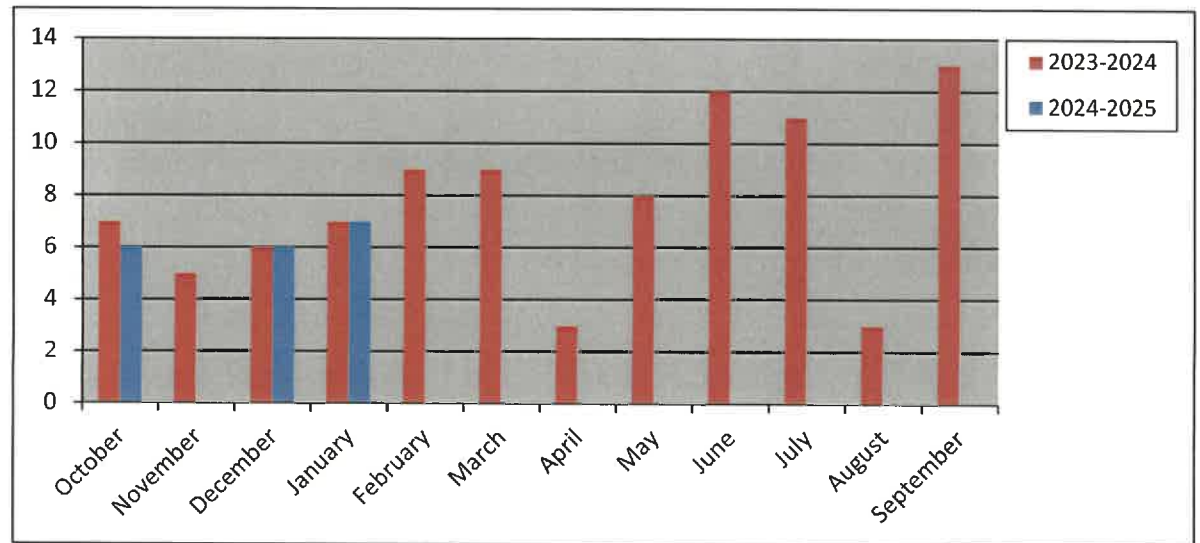
	Year	
	2024	2025
January	7	7
February	9	
March	9	
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
October	6	
November	0	
December	6	
Totals	87	7



Commercial Additions/Remodel Permits

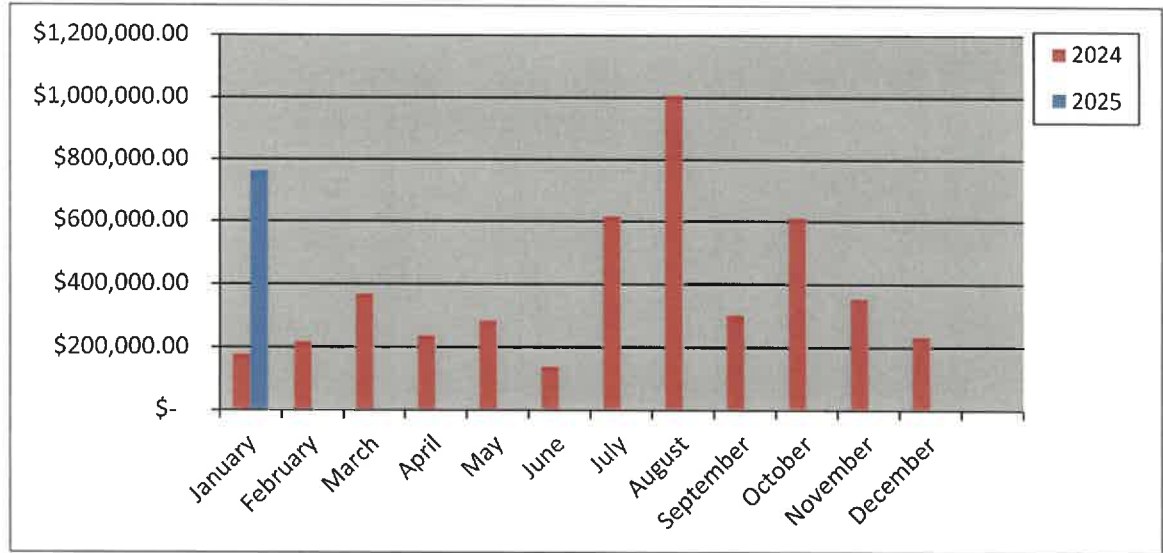
Fiscal Year

	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	7
February	9	
March	9	
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
Totals	93	19



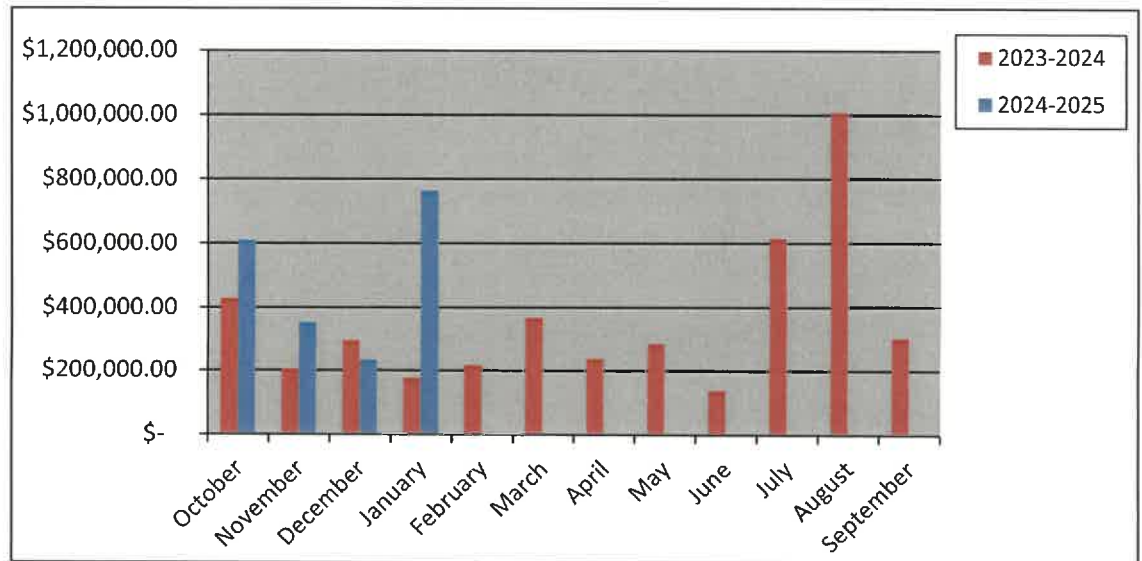
Total Fees Collected Calendar Year

Year		
	2024	2025
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	
March	\$ 368,481.32	
April	\$ 236,650.24	
May	\$ 283,718.89	
June	\$ 137,783.50	
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
October	\$ 610,616.91	
November	\$ 353,133.50	
December	\$ 232,852.46	
Totals	\$ 4,542,670.39	\$ 764,930.75



Total Fees Collected Fiscal Year

Year		
	2023-2024	2024-2025
October	\$ 428,622.49	\$ 610,616.91
November	\$ 204,858.87	\$ 353,133.50
December	\$ 295,452.22	\$ 232,852.46
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	
March	\$ 368,481.32	
April	\$ 236,650.24	
May	\$ 283,718.89	
June	\$ 137,783.50	
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
Totals	\$ 4,275,001.10	\$ 1,961,533.62



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	Total SQFT
CO2024-146	Certificate of Occupancy			
08/19/2024		2268 N LAKESHORE DR,		\$76.50
01/02/2025	ISSUED	112, ROCKWALL, TX,		\$76.50
	GREAT AMERICAN COOKIES	75087		
	MARBLE SLAB			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Linda Nguyen	2268 N Lakeshore Dr Suite 112	Rockwall	TX	75087
Manager	Linda Nguyen	2268 N Lakeshore Dr Suite 112	Rockwall	TX	75087
Business Owner	Linda Nguyen	2268 N Lakeshore Dr Suite 112	Rockwall	TX	75087
Inspection Report Contact	Linda Nguyen	2268 N Lakeshore Dr Suite 112	Rockwall	TX	75087
Property Owner	CH RETAIL FUN II/DALLAS LAKESHORE LP	3819 MAPLE AVENUE	DALLAS	TX	75219

Contractors

CO2024-151	Certificate of Occupancy			
08/29/2024		6520 Alliance Dr, 130,		\$76.50
01/16/2025	ISSUED	Rockwall, TX, 75032		\$76.50
	Davis Real Estate Services			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Blake Davis	2 Pintail Pt	Heath	TX	75032
Business Owner	Blake Davis	6520 Alliance Dr., 130	Rockwall	TX	75032
Property Owner	5 Sharp Real Estate	1629 Smirl Dr., Ste 100	Heath	TX	75032
Inspection Report Contact	Blake Davis	2 Pintail Pt	Heath	TX	75032
Inspection Report Contact	Nate Moore	9 Red Bluff Ct	Mansfield	TX	76063

Contractors

CO2024-162	Certificate of Occupancy			
09/26/2024		2014 S Goliad St, 118,		\$76.50
01/08/2025	ISSUED	Rockwall, TX, 75087		\$76.50
	Palm Beach Tan			

12:04:31PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address		Total Fees
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	Total SQFT
Contact Type	Contact Name Business Phone	Contact Address		Fees Paid
Applicant	palm beach tan	6321 Campus Cir Dr E	Irving	TX 75063
Business Owner	Palm Beach Tan	6321 Campus Cir Dr E	Irving	TX 75063
Property Owner	Sabre Realty Managment	16475 Dallas Parkway #800	Addison	TX 75001
Inspection Report Contact	brad slack	6321 campus cir dr e	irving	TX 75063
Contractors				
<hr/>				
CO2024-169	Certificate of Occupancy			
10/14/2024		1491 S T L TOWNSEND		\$76.50 \$76.50
01/02/2025	ISSUED OFFICECORP, INC	DR, 111, ROCKWALL, TX, 75032		
Contact Type	Contact Name Business Phone	Contact Address		
Applicant	Grant Lunday			
Business Owner	GREG GRMOLYES 714-443-0090	1491 S T L TOWNSEND DR, 111, ROCK	Rockwall	TX 75032
Property Owner	Saro Partners, LLC	1450 S. TL Townsend Suite 100	Rockwall	TX 75087
Inspection Report Contact	Grant Lunday			
Contractors				
<hr/>				
CO2024-171	Certificate of Occupancy			
10/16/2024		5705 HORIZON RD,		\$76.50 \$76.50
01/16/2025	ISSUED Behavioral Innovations	ROCKWALL, TX 75032		
Contact Type	Contact Name Business Phone	Contact Address		
Applicant	Laura Furr	15851 Dallas Parkway Suite 1150	Addison	TX 75001
Business Owner	Monarch Behavioral Therapy BII LLC	15851 Dallas Parkway Suite 1150	Addison	TX 75001
Property Owner	Texas Ranch Trails	5725 Horizon	Rockwall	TX 75032
Inspection Report Contact	Laura Furr	15851 Dallas Parkway Suite 1150	Addison	TX 75001
Contractors				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	
	Business Name	Plan Number	Valuation
			Total SQFT
			Fees Paid
CO2024-181	Certificate of Occupancy		
11/05/2024		1040 E Interstate 30,	\$76.50
01/17/2025	ISSUED	Rockwall, TX 75032	\$76.50
	Woodspring Suites		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Nick Prajapati	12795 Mercer Pkwy	Farmers Branch TX		75243
Business Owner	Nick Prajapati 214-502-2428	1040 E Interstate 30	Rockwall TX		75032
Property Owner	Nick Prajapati	12795 Mercer Pkwy	Farmers Branch TX		75243
Inspection Report Contact	Nick Prajapati	12795 Mercer Pkwy	Farmers Branch TX		75243
Contractors					

CO2024-184	Certificate of Occupancy		
11/08/2024		209 COUNTY LINE RD	\$76.50
01/16/2025	ISSUED		\$76.50
	WALLFLOWER PARTY CO.		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	TARAN MEYERS	510 TORREY PINES CIR	Rockwall TX		75032
Business Owner	TARAN MEYERS 817-304-1716	209 COUNTY LINE RD	ROCKWALL TX		75032
Property Owner	REX KELLY	2324 W INTERSTATE 30	Royse City TX		75189
Inspection Report Contact	TARAN MEYERS	510 TORREY PINES CIR	Rockwall TX		75032
Contractors					

CO2024-187	Certificate of Occupancy		
11/19/2024		2951 Ridge Rd, 111,	\$76.50
01/03/2025	ISSUED	Rockwall, TX, 75032	\$76.50
	Aspire Allergy & Sinus		

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address			Total Fees
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Natalie Goforth	5929 Balcones Dr., suite 100	Austin	TX	78731
Business Owner	Allie Thompson	2951 Ridge Rd, 111	Rockwall	TX	75087
Property Owner	The Kroger Co.	1014 Vine Street	Cincinnati,	Oh	45202
Inspection Report Contact	Natalie Goforth	5929 BALCONES DR suite 100	Austin	TX	78731
Contractors					

CO2024-188	Certificate of Occupancy				\$76.50	\$76.50
11/21/2024		6540 Alliance Dr, 120				
01/03/2025	ISSUED	(Ste B), Rockwall, TX, 75032				
	Crestview Wealth Managment LLC					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	James Daniel Fowler	10 Kensington Dr	Heath	TX	75032
Business Owner	James Fowler	6540 Alliance Dr, 120 (Ste B)	Rockwall	TX	75032
Property Owner	5 Sharp Real Estate	1629 Smirl, suite 100	Rockwall	75	75032
Inspection Report Contact	James Daniel Fowler	10 Kensington Dr	Heath	TX	75032
Contractors					

CO2024-191	Certificate of Occupancy				\$76.50	\$76.50
12/04/2024		6531 HORIZON RD, B,				
01/15/2025	ISSUED	ROCKWALL, TX, 75032				
	ROCKWALL COUNTY FARM BUREAU					

12:04:31PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address	Total Fees			
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid	
Issue Date	Status of Permit	Subdivision Name				
Contact Type	Contact Name Business Name Business Phone	Contact Address	Plan Number	Valuation	Total SQFT	Fees Paid
Applicant	ROCKWALL COUNTY FARM BUREAU	1121 E. YELLOWJACKET LN		ROCKWALL TX	75087	
Business Owner	ROCKWALL COUNTY FARM BUREAU	6531 HORIZON RD, SUITE B		ROCKWALL TX	75032	
Property Owner	ROCKWALL COUNTY FARM BUREAU	6531 HORIZON RD, SUITE B		ROCKWALL TX	75032	
Manager	5Sharp Real Estate LLC	1629 Smirl, Suite 100		Heath TX	75032	
Inspection Report Contact	JUSTIN DELONG	1121 E. YELLOWJACKET LN		ROCKWALL TX	75087	
Property Owner	ROCKWALL COUNTY FARM BUREAU	1121 E. YELLOWJACKET LN		ROCKWALL TX	75087	

Contractors

CO2024-194	Certificate of Occupancy					
12/05/2024		2319 S GOLIAD ST,			\$76.50	\$76.50
01/30/2025	ISSUED	ROCKWALL, TX 75032				
	YOUR CLEANERS					

Contact Type	Contact Name Business Name Business Phone	Contact Address	Plan Number	Valuation	Total SQFT	Fees Paid
Applicant	ABIGAIL BARRIENTOS	2319 S GOLIAD ST		Rockwall TX	75032	
Business Owner	C&C FAMILY OWNED LLC	2319 S GOLIAD ST		ROCKWALL TX	75032	
Property Owner	THIET LE	11 HAWTHORNE CIR		Rockwall TX	75032	
Inspection Report Contact	ABIGAIL BARRIENTOS	2319 S GOLIAD ST		Rockwall TX	75032	
Applicant	Alexis Barrientos					

Contractors

CO2024-197	Certificate of Occupancy					
12/13/2024		822 STEGER TOWNE DR, ROCKWALL, TX			\$75.00	\$75.00
01/23/2025	ISSUED	75032				
	Cornerstone Dental Group					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address			Total Fees
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Daniel Douglas	822 Steger Towne Dr	Rockwall	TX	75032
Business Owner	Daniel Douglas 936-776-1063	822 Steger Towne Dr	Rockwall	TX	75032
Property Owner	Casa Steger LLC	2331 Gus Thomasson , 126	Dallas	TX	75228
Inspection Report Contact	Daniel Douglas	822 Steger Towne Dr	Rockwall	TX	75032
Contractors					

CO2024-93	Certificate of Occupancy				\$76.50	\$76.50
04/29/2024		1351 CORPORATE				
01/22/2025	ISSUED	CROSSING, 101,				
	FlexPipe MATTR	ROCKWALL, 75032				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Chris Payne	14500 Trinity Blvd. #180	Fort Worth	TX	76155
Business Owner	FlexPipe Systems US LLC	1351 CORPORATE CROSSING, 101	ROCKWALL	TX	75032
Property Owner	Westcore Bravo AC, LLC	4350 LaJolla Village DR	San Diego	CA	92122
Inspection Report Contact	Chris Payne	14500 Trinity Blvd	Fort Worth	TX	76155
Contractors					

CO2025-10	Certificate of Occupancy				\$76.50	\$76.50
01/12/2025		935 E INTERSTATE 30,				
01/24/2025	ISSUED	ROCKWALL, TX, 75032				
	Uptown Cheapskate Rockwall					

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Sohil Khoja	7162 Aclare Ln	Frisco	TX	75035
Business Owner	SOHIL KHOJA	935 E INTERSTATE 30	ROCKWALL	TX	75032
Property Owner	Katie Fox	2227 Vantage Street	Dallas	TX	75207
Inspection Report Contact	Sohil Khoja	7162 Aclare Ln	Frisco	TX	75035
Contractors					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	
	Business Name	Plan Number	Valuation
			Total SQFT
			Fees Paid
CO2025-6	Certificate of Occupancy		
01/07/2025		709 W RUSK ST, SUITE	\$76.50
01/15/2025	ISSUED	E, ROCKWALL, TX,	\$76.50
	Texas Family Initiative LLC	75087	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Carol Dold Harris	PO Box 2224	Emporia	KS	66801
Business Owner	Texas Family Initiative LLC	PO Box 2224	Emporia	KS	66801
Property Owner	Teneva Holdings, LLC	102 S. Goliad St. Ste 200	Rockwall	TX	75087
Inspection Report Contact	Ronald Bogus	618 Commercial St	Emporia	KS	66801
Contractors					

CO2025-9	Certificate of Occupancy		
01/09/2025		105 W WASHINGTON	\$76.50
01/23/2025	ISSUED	ST, 103A, ROCKWALL,	\$76.50
	Hillis Counseling, PLLC	TX, 75087	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	George Andrew Hillis	585 Deverson Drive	Rockwall	TX	75087
Business Owner	George Andrew Hillis	585 Deverson Drive	Rockwall	TX	75087
Property Owner	105 West Washington, LLC	502 Terry Lane	Heath	TX	75032
Inspection Report Contact	George Andrew Hillis	585 Deverson Drive	Rockwall	TX	75087
Inspection Report Contact	Blair Hillis				
Contractors					

TCO2024-199	Temporary Certificate of Occupancy		
12/19/2024		1220 DATA DR,	\$381.00
01/06/2025	ISSUED	ROCKWALL, TX, 75032	\$306.00
	E.E. Reed Construction, L.P.		

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 1/1/2025 to 1/31/2025

Permit Number	Permit Type	Site Address			Total Fees
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX 77478	
Business Owner	Seefried Industrial Properties	3030 LBJ Freeway Suite 1650	Dallas	TX 75234	
Property Owner	Seefried Industrial Properties	3030 LBJ Freeway Suite 1650	Dallas	TX 75234	
Inspection Report Contact	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX 77478	
Contractors					

TCO2024-200	Temporary Certificate of Occupancy				\$381.00	\$306.00
12/19/2024		1280 DATA DR,				
01/06/2025	ISSUED	ROCKWALL, TX, 75032				
	E.E. Reed Construction, L.P.					

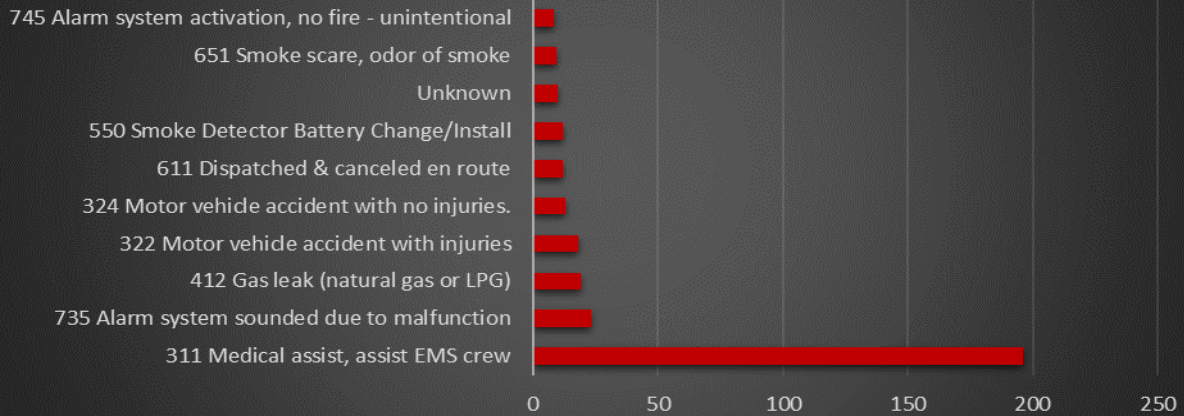
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX 77478	
Business Owner	Seefried Industrial Properties	3030 LBJ Freeway, Suite 1650	Dallas	TX 75234	
Property Owner	Seefried Industrial Properties	3030 LBJ Freeway, Suite 1650	Dallas	TX 75234	
Inspection Report Contact	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX 77478	
Contractors					

Total Valuation:
Total Fees: \$1,984.50
Total Fees Paid: \$1,834.50



January 2025
Monthly Report

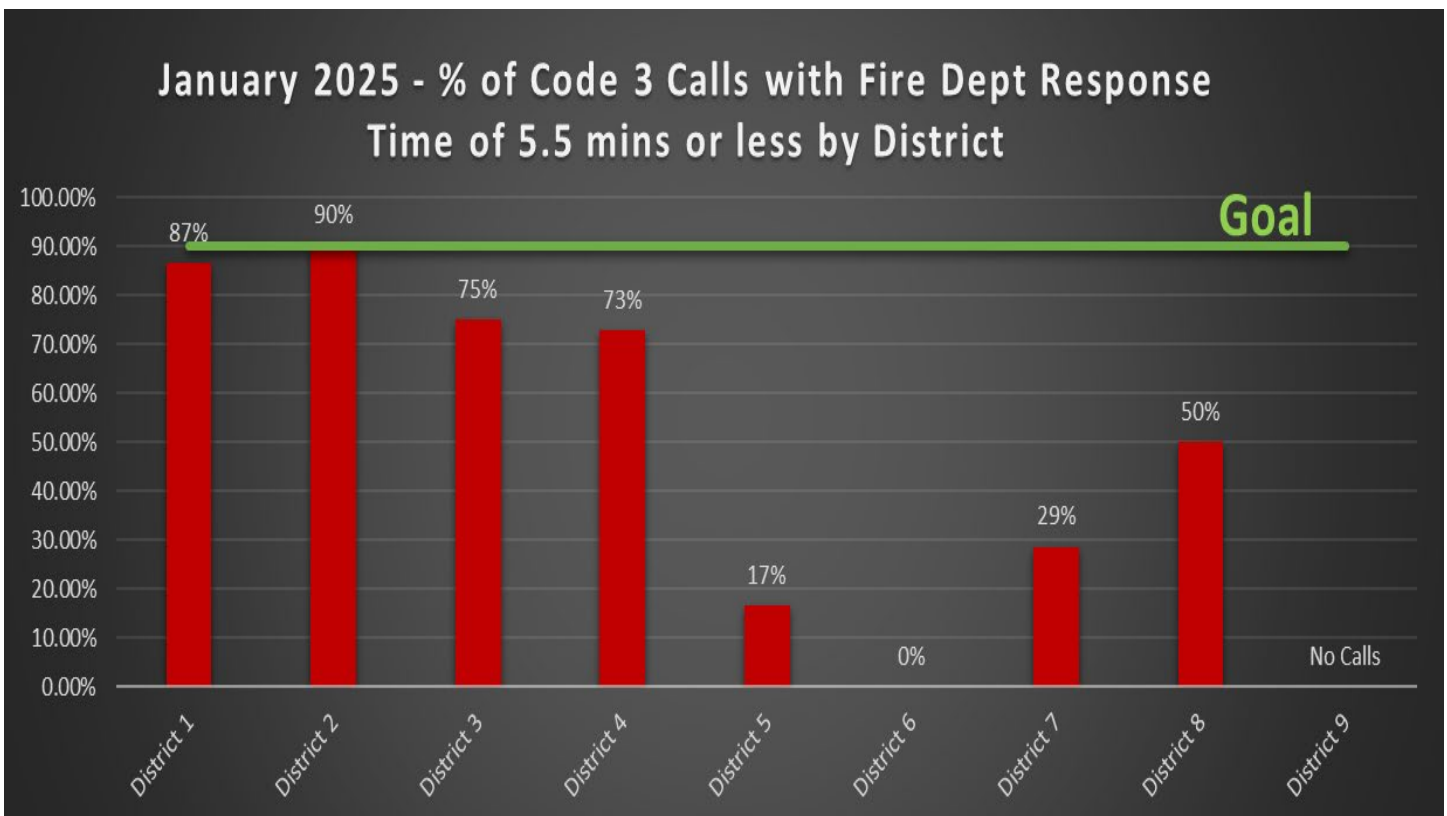
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	4
131 Passenger vehicle fire (cars, pickups, SUV's)	3
140 OTHER Natural vegetation fire	1
143 Grass fire	1
151 Outside rubbish, trash or waste fire	2
311 Medical assist, assist EMS crew	196
322 Motor vehicle accident with injuries	18
324 Motor vehicle accident with no injuries.	13
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	1
412 Gas leak (natural gas or LPG)	19
442 Overheated motor	2
444 Power line down	2
445 Arcing, shorted electrical equipment	1
460 Accident, potential accident, other	1
511 Lock-out	2
512 Ring or jewelry removal	1
522 Water or steam leak	1
531 Smoke or odor removal	1
542 Animal rescue	1
550 Public service assistance, other	2
550 Smoke Detector Battery Change/Install	12
551 Assist police or other governmental agency	2
553 Public service	4
554 Assist invalid	1
555 Defective elevator, no occupants	3
600 Good intent call, other	1
611 Dispatched & canceled en route	12
622 No incident found on arrival at dispatch address	6
650 Steam, other gas mistaken for smoke, other	1
651 Smoke scare, odor of smoke	9
700 False alarm or false call, other	1
730 System malfunction, other	2
731 Sprinkler activation due to malfunction	4
733 Smoke detector activation due to malfunction	2
735 Alarm system sounded due to malfunction	23
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	2
742 Extinguishing system activation	2
743 Smoke detector activation, no fire - unintentional	2
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	8
746 Carbon monoxide detector activation, no CO	1
814 Lightning strike (no fire)	2
Grand Total	377

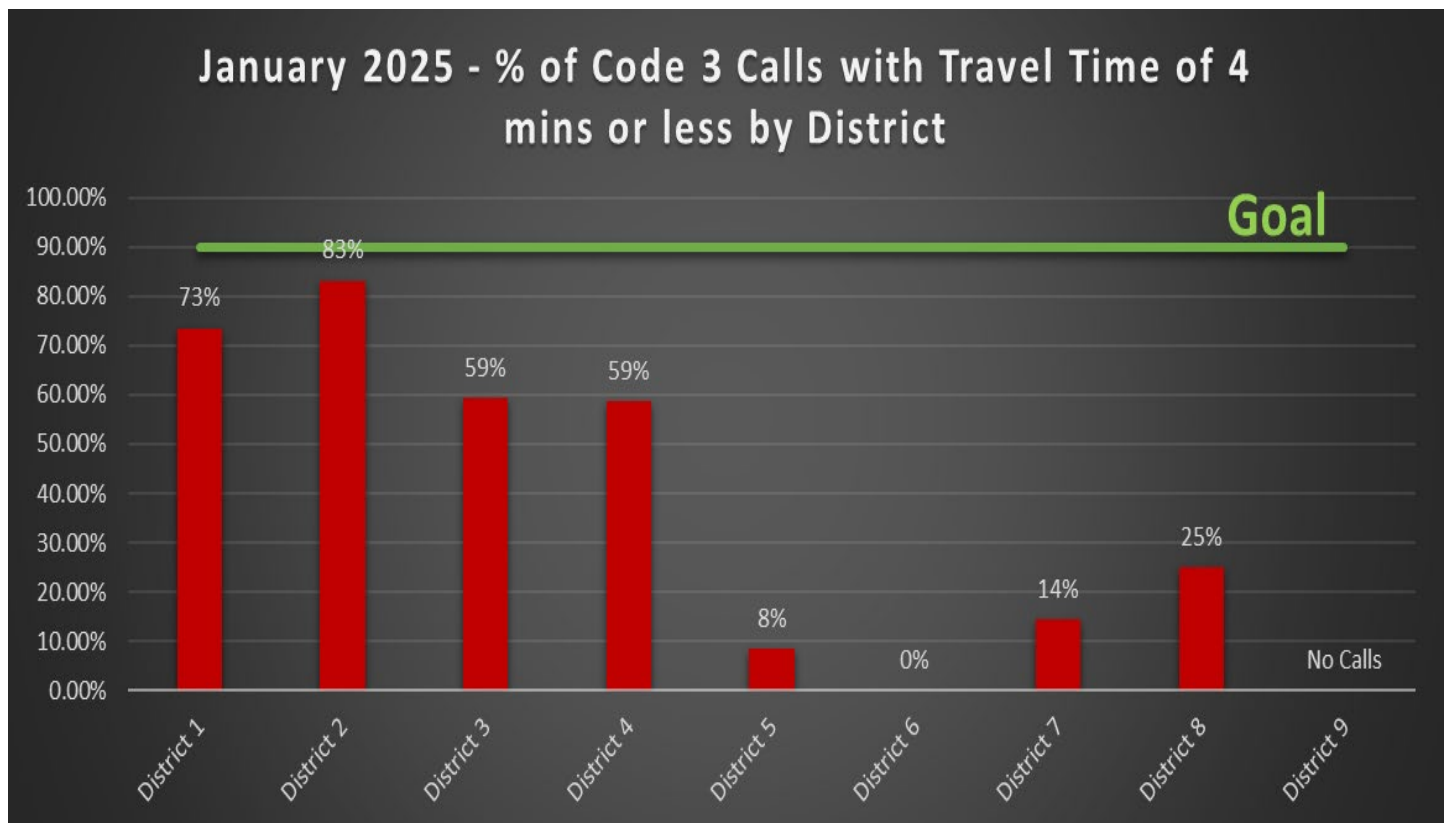
January 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	83	28%	72	0:04:21	87%	90%
District 2	83	28%	75	0:03:47	90%	90%
District 3	32	11%	24	0:04:52	75%	90%
District 4	70	23%	51	0:04:56	73%	90%
District 5	12	4%	2	0:06:10	17%	90%
District 6	2	1%	0	0:07:17	0%	90%
District 7	14	5%	4	0:05:41	29%	90%
District 8	4	1%	2	0:05:36	50%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	300	100%	230	0:04:33	77%	90%



January 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	83	28%	61	0:03:29	73%	90%
District 2	83	28%	69	0:03:00	83%	90%
District 3	32	11%	19	0:03:59	59%	90%
District 4	70	23%	41	0:04:04	59%	90%
District 5	12	4%	1	0:05:29	8%	90%
District 6	2	1%	0	0:06:42	0%	90%
District 7	14	5%	2	0:04:48	14%	90%
District 8	4	1%	1	0:04:54	25%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	300	100%	194	0:03:43	65%	90%





Total Dollar Losses

January 2025



City of Rockwall
The New Horizon

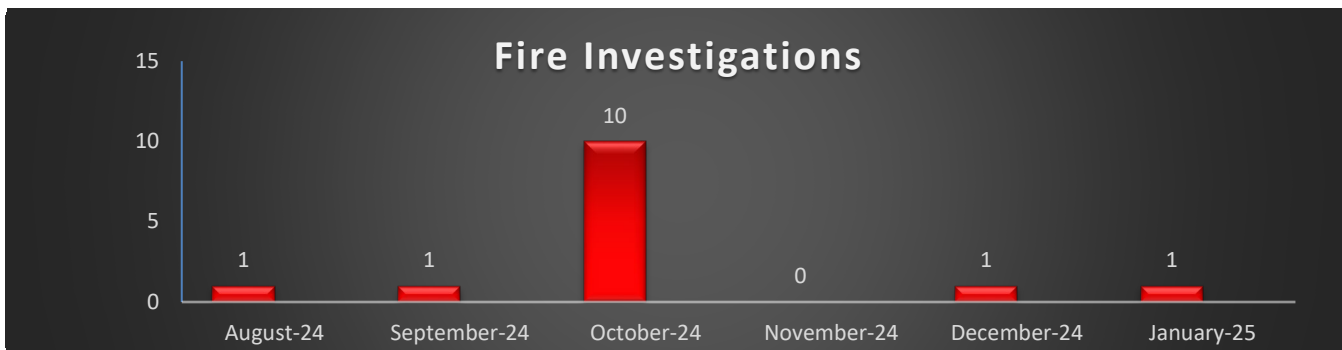
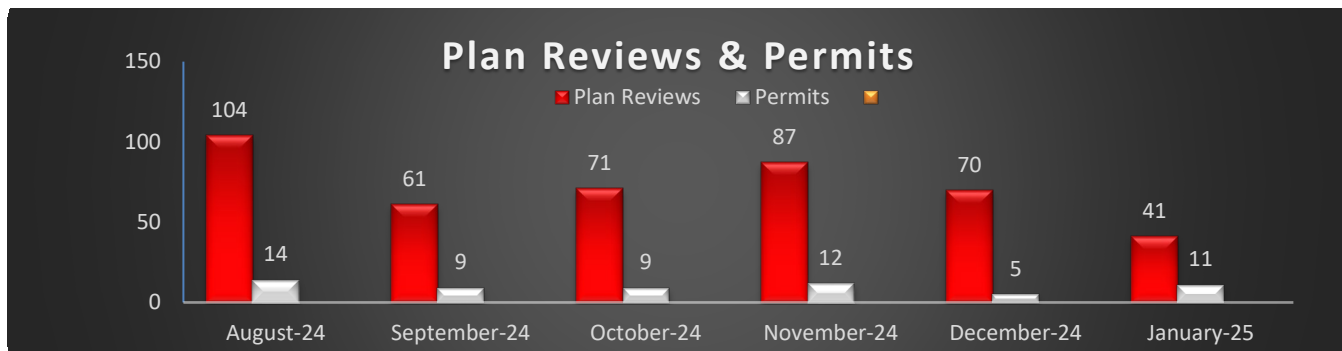
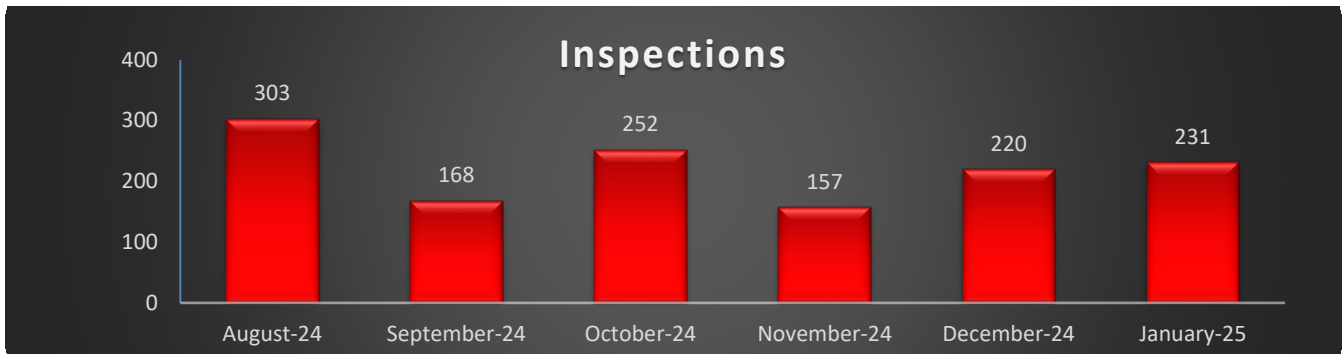
Rockwall Fire Department

Print Date/Time: 02/04/2025 09:29
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$70,000.00	\$0.00	\$0.00	\$70,000.00	\$0.00
Total Content Loss:	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00
Total Property Pre-Incident Value:	\$460,000.00	\$0.00	\$0.00	\$460,000.00	\$0.00
Total Contents Pre-Incident Value	\$275,000.00	\$0.00	\$0.00	\$275,000.00	\$0.00
Total Losses:	\$80,000.00	\$0.00	\$0.00	\$80,000.00	\$80,000.00
Total Value:	\$735,000.00	\$0.00	\$0.00	\$735,000.00	\$0.00

Fire Prevention, Education, & Investigations Division Monthly Report January 2025





Monthly Report January 2025

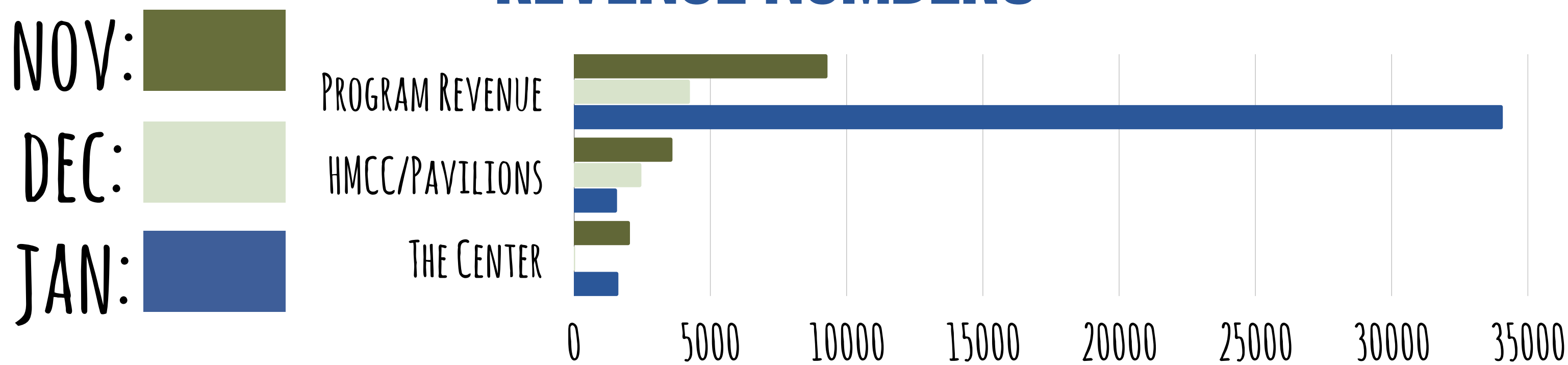


DADDY DAUGHTER DANCE
860 PARTICIPANTS



SHOT CLINIC
100 ATTENDEES

REVENUE NUMBERS



Other Events:

Daddy Daughter Dance	January 25, 2025
Shot Clinic	January 11, 2025

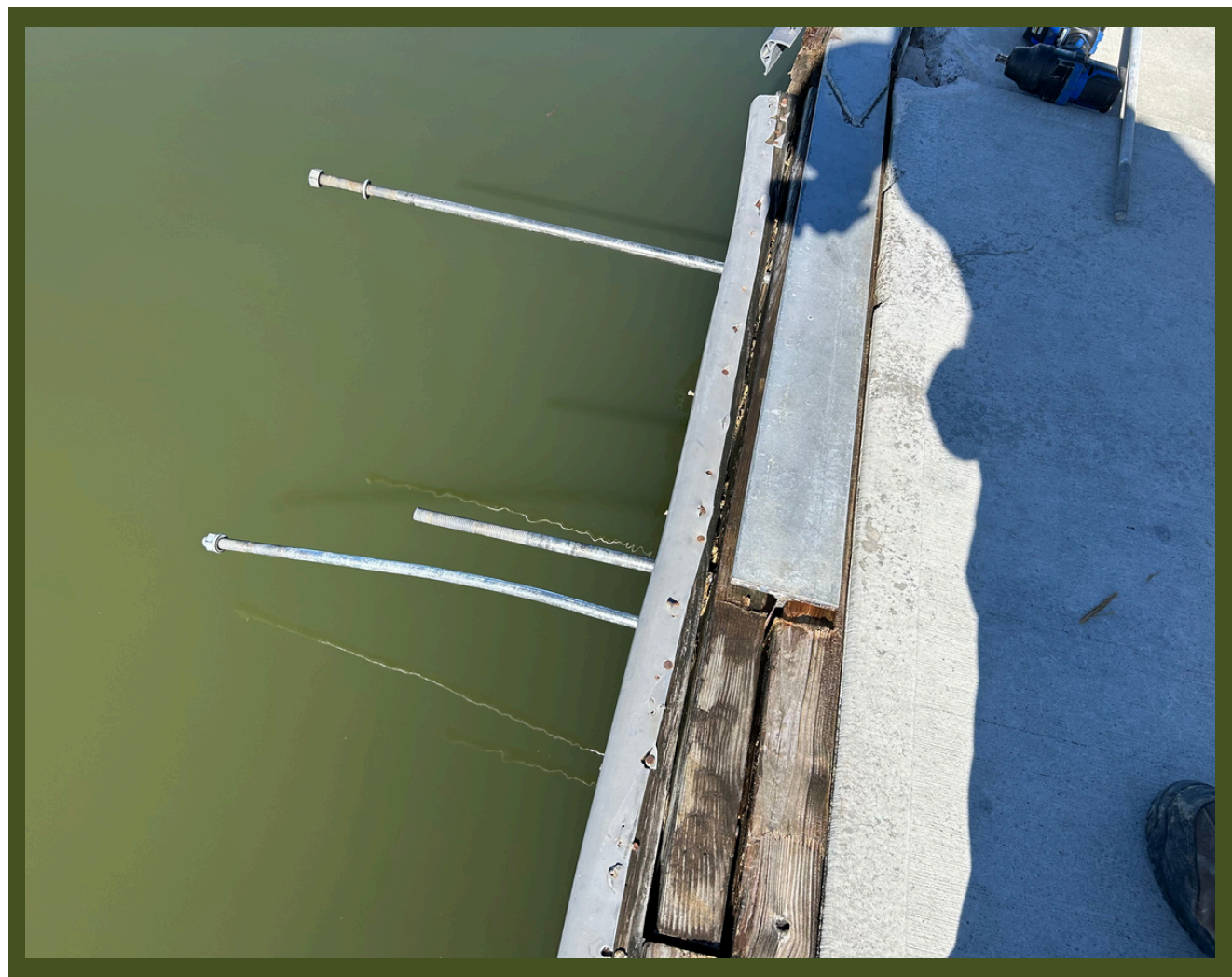
PARKS PROJECT UPDATE – JANUARY 2025



YELLOWJACKET FIELD RENOVATIONS



EMERALD BAY PLAYGROUND
REPLACEMENT



THE HARBOR BOAT DOCK DAMAGE



GREENES LAKE COMPLETE

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

January-2025

ACTIVITY	CURRENT MONTH JANUARY	PREVIOUS MONTH DECEMBER	YTD 2025	YTD 2024	YTD % CHANGE
Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	1	0	100.00%
Robbery	1	1	1	1	0.00%
Aggravated Assault	1	1	1	7	-85.71%
Burglary	3	5	3	8	-62.50%
Larceny	45	47	45	51	-11.76%
Motor Vehicle Theft	3	6	3	2	50.00%
TOTAL PART I	54	60	54	69	-21.74%
TOTAL PART II	118	122	118	107	10.28%
TOTAL OFFENSES	172	182	172	176	-2.27%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	17	17	17	13	30.77%
D.W.I.	14	9	14	8	75.00%

ARREST

FELONY	17	16	17	22	-22.73%
MISDEMEANOR	55	69	55	47	17.02%
WARRANT ARREST	5	12	5	11	-54.55%
JUVENILE	8	7	8	4	100.00%
TOTAL ARRESTS	85	104	85	84	1.19%

DISPATCH

CALLS FOR SERVICE	1996	2164	1996	1954	2.15%
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ACCIDENTS

INJURY	1	2	1	1	0.00%
NON-INJURY	94	126	94	81	16.05%
FATALITY	0	0	0	0	0.00%
TOTAL	95	128	95	82	15.85%

FALSE ALARMS

RESIDENT ALARMS	36	43	36	41	-12.20%
BUSINESS ALARMS	138	134	138	157	-12.10%
TOTAL FALSE ALARMS	174	177	174	198	-12.12%
Estimated Lost Hours	114.84	116.82	114.84	130.68	-12.12%
Estimated Cost	\$2,731.80	\$2,778.90	\$2,731.80	\$3,108.60	-12.12%

ROCKWALL NARCOTICS UNIT

Number of Cases	5
Arrests	3
Search Warrants	1
Agency Assists	2
Recovered Missing/Endanger ed Juvenile	1
Seized	
Marijuana	4 ounce
Methamphetamine	750 grams
THC Oil	75 grams
Guns	1

Rockwall Police Department
Dispatch and Response Times
 January 2025

Police Department

	Average Response Time	
Priority 1		Number of Calls 142
Call to Dispatch	0:00:34	
Call to Arrival	0:05:13	
% over 7 minutes	26%	

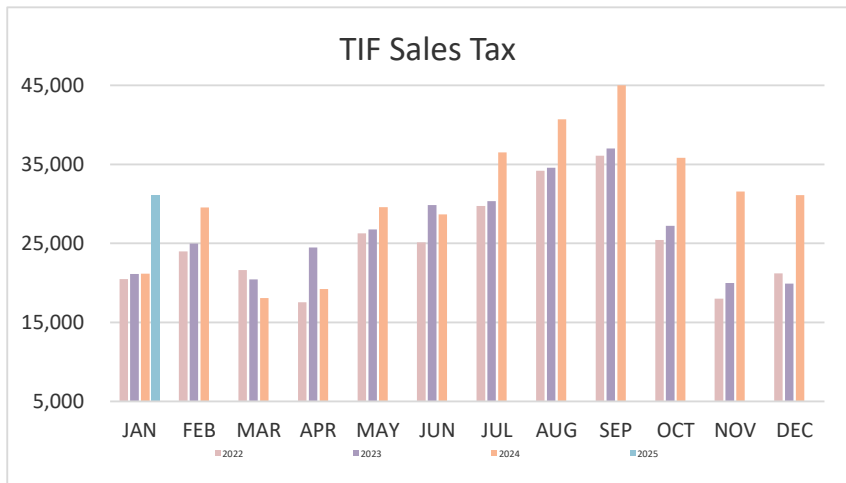
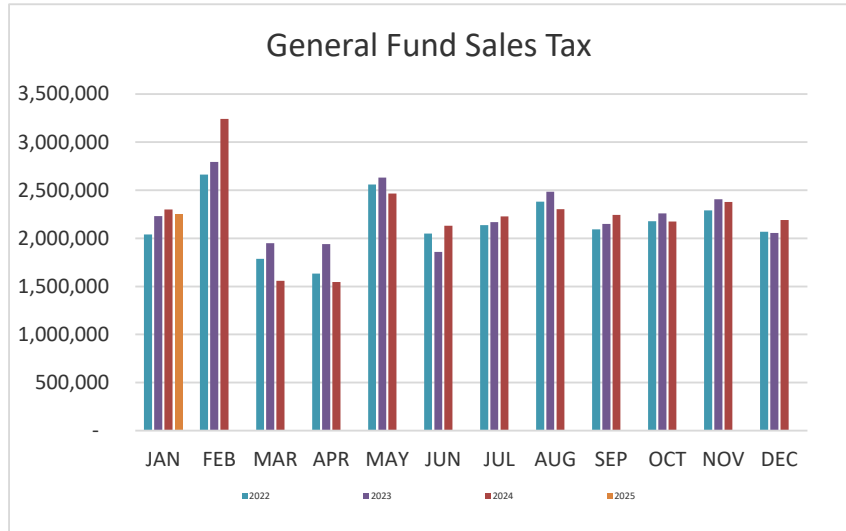
	Average Response Time	
Priority 2		Number of Calls 790
Call to Dispatch	0:02:08	
Call to Arrival	0:07:53	
% over 7 minutes	12%	

	Average Response Time	
Priority 3		Number of Calls 41
Call to Dispatch	0:03:10	
Call to Arrival	0:11:23	
% over 7 minutes	39%	

Average dispatch response time goals are as follows:
 Priority 1: 1 Minute
 Priority 2: 1 Minute, 30 Seconds
 Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067



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

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467

Source: SCADA Monthly Reports generated at the Water Pump Stations

