



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, December 1, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding (re)appointments to city regulatory boards and commissions, including applicant interviews for the Rockwall Economic Development Corp. (REDC) Board, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding a boundary agreement on land owned by the City of Rockwall in the vicinity of SH-66, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Rockwall PD Chaplain Steven Bocek (of Crossroads Church)

VI. Open Forum

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

VII. Take Any Action as a Result of Executive Session

VIII. 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 Nov. 17, 2025 city council meeting, and take any action necessary.

2. **Z2025-066** - Consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of an **ordinance** for a Zoning Change amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary **(2nd Reading)**.
3. **Z2025-067** - Consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary **(2nd Reading)**.
4. **Z2025-068** - Consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary **(2nd Reading)**.
5. **Z2025-071** - Consider a request by Michael Lewis for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary **(2nd Reading)**.

Item is withdrawn. Will be considered at Dec. 15 meeting

6. Consider authorizing the City Manager to execute an interlocal agreement with Rockwall County related to jail services and the housing of inmates, and take any action necessary.

IX. Action Items

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

1. Discuss and consider a request from Nicholas Grinnan of Ridge Pointe Commercial Real Estate representing the property owner of 401 W. Rusk for an approval of a sign plan and take any action necessary.
2. Discuss and consider information provided by Rick Bernas of Republic Services regarding implementation of changes to solid waste collection (garbage) services throughout the city, effective January 1, 2026, and take any action necessary.

3. Discuss and consider approval of a resolution fixing the collection rate(s) to be charged for garbage collection services furnished by the city, and take any action necessary.
4. Discuss and consider approval of a resolution fixing the collection rate(s) to be charged for water and wastewater services furnished by the City, and take any action necessary.
5. Discuss providing direction to the City Attorney on possible charter amendments to include in City Charter Amendment Election for May 2, 2026, and take any action necessary.

X. 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. Roadway Projects Update
5. Police Department Monthly Report
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

XI. 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 21st day of Nov., 2025 at 4:40 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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

Date Removed



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, November 17, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

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

II. Executive Session

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

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).
3. Discussion regarding possible land lease agreement for parking on real property owned by the City of Rockwall in The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding possible land lease agreement for a cellular communication tower on real property owned by the City of Rockwall in Northshore Park, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
5. Discussion regarding terms and possible amendments to the Lease Agreement between City and Shores Country Club (Rockwall Golf and Athletic Club), pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council adjourned from Executive Session at 6:00 p.m.

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

Mayor McCallum reconvened the meeting at 6:01 p.m.

V. Invocation and Pledge of Allegiance - Pastor Gunnar Ledermann, Divine Peace Church

Pastor Ledermann came forth and delivered the invocation and led the Pledge of Allegiance.

VI. Appointment Items

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

Dr. Conway came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following Dr. Conway's comments.

VII. Open Forum

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

**Matthew Dankson
2790 Beacon Hill
Rockwall, TX**

Mr. Dankson came forth and expressed concern about code enforcement related issues he continues to experience due to the conditions of the property located next door to where he and his mother live. In part, he expressed concerns about carpenter ants, which were treated for; however, the treatment was only a deterrent – not a poison – and it only made the ants invade his own property, and it did not solve the problem. He indicated that city staff treated him with sarcasm and seemed to insinuate he was exaggerating or lying. He indicated he was told by the city manager that the home was uninhabitable; however, the city was going to work with the homeowner to make it habitable again, but the only three things that have occurred in the last three months are: the pool being trained twice and the nuisance vines being poisoned once. These things are things he had to ask for – not things that were related to actual maintenance of the property. He is concerned that the last time the property experienced any maintenance was in 2023, and – at that time – a lot of work was done on the house by a church; however, the property owner chose to not maintain what the church did. He suggested that, since the city manager has said the home is uninhabitable, the city could condemn it and bring it up to code if it chose to do so. He again shared that he homeowner has not lived there for three years, and he has been asking for help for the last six years. He does not know why he is having to suffer the consequences of a neglectful homeowner.

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

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the Mayor to amend the City Manager's contract. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller moved to authorize the city manager to negotiate and execute a land lease agreement for a parking lot in the Harbor District. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller made a motion to approve an assignment of the Rockwell Golf and Athletic Club lease agreement to the Dunn Golf Group and to approve an amendment to Section 13.1 of the lease

agreement to allow for a loan for the golf club improvements. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the November 3, 2025 city council meeting, and take any action necessary.
2. **P2025-036** - Consider a request by the City of Rockwall for the approval of an **ordinance** for the abandonment of public right-of-way situated between E. Washington Street and Denison Street and a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary **(2nd Reading)**.
3. Consider an **ordinance** amending the Code of Ordinances in Chapter 44, Utilities regarding the disconnection of utilities and related penalty provisions for failure to bring a property into compliance after proper notice is provided, and take any action necessary. **(2nd reading)**
4. **P2025-038** - Consider a request by Alejandro Rubio for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.
5. **P2025-039** - Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Jim Bell of Harlan Properties, Inc. for the approval of a Preliminary Plat for The Landon Phase 2 Subdivision being a 93.357-acre parcel of land identified as Lot 20, Block A, The Landon Addition, Rockwall County, Texas, generally located northeast of the intersection of S. Munson Road and Laci Lane, and take any action necessary.

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

**CITY OF ROCKWALL
ORDINANCE NO. 25-75**

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. 25-76

AN ORDINANCE OF THE CITY OF ROCKWALL AMENDING THE ROCKWALL CODE OF ORDINANCES, CHAPTER 44 UTILITIES; ARTICLES I AND V, SECTIONS 44-1 AND 44-279; PROVIDING FOR A PENALTY PROVISION, SEVERABILITY CLAUSE, AND EFFECTIVE DATE.

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

X. Public Hearing Items

1. **Z2025-066** - Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of an **ordinance** for a Zoning Change amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information for this agenda item. The applicant -- *Alyson DiBlasi* -- is requesting to amend Planned Development District 78 (PD-78) for the purpose of allowing *Side Entry Garages* for the *Type 'A' Lots*. Planned Development District 78 (PD-78) -- *also known as the Discovery Lakes Subdivision* -- was originally established by the City Council on August 17, 2015 by *Ordinance No. 15-24*. At the time of approval, this Planned Development District allowed 507 single-family residential lots on 305.315-acres and nine (9) acres of land dedicated for General Retail (GR) District land uses. The 507 single-family residential lots consisted of three (3) lot types: [1] 121 *Type 'A' Lots* that were a minimum size of 80' x 120' or 9,600 SF, [2] 127 *Type 'B' Lots* that were a minimum size of 70' x 110' or 7,700 SF, and [3] 259 *Type 'C' Lots* that were minimum size of 60' x 110' or 6,000 SF. On August 3, 2020, the City Council amended Planned Development District 78 (PD-78) through *Ordinance No. 20-27*. This new ordinance reduced the number of single-family residential lots from 507 to 428 (*i.e. 45 Type 'A' Lots, 177 Type 'B' Lots, and 206 Type 'C' Lots*), and changed the *Type 'A' Lots* from a minimum of 80' x 120' or 9,600 SF to 80' x 200' or 32,670 SF. These are the only changes being proposed to the Planned Development District ordinance. After reviewing the elevations of some of the proposed homes in this phase of the subdivision, staff has no objection to the applicant's request; however, this case being a zoning change, means the decision remains discretionary on the part of Council pending a recommendation from the Planning and Zoning Commission

Staff notified all properties within Planned Development District 78 (PD-78) and within 500-feet of its boundary on October 21, 2025. This included 57 notices. In addition, staff notified the Timber Creek Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of Planned Development District 78 (PD-78). Staff has received one (1) notice from a property owner within the 500-foot buffer in favor of the applicant's request. In addition, the Planning and Zoning Commission reviewed the case on November 11, 2025, and approved a motion to recommend approval by a vote of 6-0, with Commissioner Hustings having been absent.

Mayor McCallum opened the public hearing, initially asking the applicant to come forth and speak.

Amanda O’Neil
15400 Knoll Trail Dr.
Suite 230
Dallas, TX 75248

Ms. O’Neil came forth and indicated she is the sister of the applicant, Alyson, who is not feeling well and therefore could not attend this evening. He explained that her father had a vision for an architecturally appealing community with integrity. She thanked Council for its consideration of this request.

Mayor McCallum asked if three car garages are required. Mr. Miller indicated that nothing in the current ordinance requires three car garages; however, some of the elevations that have been reviewed do reflect three car garages.

The mayor then commented, wondering why all of the flat entry front garages are not all being taken out of the Type A lots and changed to side entry or j-swing garages instead. Mr. Miller shared that the applicant is only requesting for the Type A lots to be switched to j-swings, and she already has flat/front entries previously approved. Councilmembers Henson and Jeffus both shared that they also prefer that there be no front entry garages, indicating they are in support of all of the front entry garages being replaced by j-swings or side entries. Councilmember Henson also shared that he would like to see the applicant go back and create larger lots and less density, in addition to eliminating the front entry garages.

Ms. O’Neil indicated that the builders they have lined up really do not have an interest in doing front entry garages.

Councilmember Jeffus share she is a big fan of j-swings, and even more a fan of truly side entry garages, as she believes that front-entry garages result in driving down a street and seeing open garages with all the junk stored inside of them. That make the whole neighborhood look junky, so she’d like to see no front entries and only j-swings or side entry garages.

Following additional, brief comments, Mayor McCallum then moved to approve Z2025-066 to allow for side entry and j-swing garages and the removal of all front entry garages on the Type A lots. Councilmember Henson seconded the motion. The caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 20-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT ‘A’* AND DEPICTED HEREIN BY *EXHIBIT ‘B’*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00)

FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;
PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE
DATE.

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

2. **Z2025-067** - Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information for this agenda item. The subject property was annexed into the City on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning change [Case No. Z2025-006] changing the zoning of the subject property from an Agriculture (AG) District to a Neighborhood Services (NS) District. The subject property has been vacant since annexation. On October 17, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting a *Specific Use Permit (SUP)* for a building exceeding 5,000 SF in size in a Neighborhood Services (NS) District to allow the construction of an 11,114 SF daycare facility on a 2.751-acre parcel of land zoned Neighborhood Services (NS) District. According to the Neighborhood Services (NS) District standards contained in the Unified Development Code (UDC), daycare facilities are permitted *by-right* when the building area does not exceed 5,000 SF. When the total building area exceeds this threshold, a Specific Use Permit (SUP) is required. Based on the applicant's submittal, the proposed building will exceed this threshold by 6,114 SF. The site plan shows the construction of a single-story daycare facility with a total building area of approximately 11,114 SF. The proposed building will be oriented toward John King Boulevard, with primary vehicular access taken from E. Quail Run Road and John King Boulevard. No access is proposed from Old E. Quail Run Road, consistent with staff's prior recommendations to limit commercial traffic adjacent to existing residential properties. The building elevations illustrate a structure designed to complement surrounding residential development. The proposed building incorporates a combination of brick and stone masonry, neutral color tones, and pitched roof elements that reduce the perception of massing and create a residentially compatible appearance. The overall height of the structure is approximately 20 feet, which is well below the maximum height allowed within the Neighborhood Services (NS) District. Parking for the facility will be provided along the front and side façades of the building, meeting the minimum off-street parking requirements of the Unified Development Code (UDC). Internal circulation is designed to accommodate parent drop-off and pick-up activity while maintaining safe pedestrian access to the building entrances. A fenced outdoor play area is proposed to the rear of the building and will be enclosed by a minimum six (6) foot wrought-iron fence, consistent with the requirements of the Unified Development Code (UDC). Additional landscape buffering will be provided along all property boundaries, particularly where the property adjoins residentially zoned or used properties. Landscaping along John King Boulevard and Quail Run Road will include canopy trees, ornamental plantings, and turf areas that meet or exceed the minimum landscaping standards of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). When the City Council approved the rezoning of the property from Agricultural (AG) to Neighborhood Services (NS) District on March 11, 2025, it recognized the property's potential to accommodate neighborhood-serving commercial uses consistent with the intent of the

Comprehensive Plan’s Neighborhood/Convenience Center concept. These small-scale commercial nodes are envisioned to provide everyday services -- such as childcare facilities, personal care establishments, and professional offices -- that meet the daily needs of nearby residents while maintaining a residentially compatible scale and character. The proposed daycare facility aligns with the Comprehensive Plan’s guiding principles for neighborhood compatibility and service accessibility.

On October 21, 2025, staff notified 69 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) and Stoney Hollow Homeowners Association (HOA), which are the only Homeowner’s Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. At this time, staff has received four (4) notices in opposition of the applicant’s request. In addition, on November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6 to 0.

Mayor McCallum opened the public hearing, asking the applicant to come forward. No one else indicated a desire to speak, so only the applicant talked. The applicant did not have much more to add to what Mr. Miller had already shared. He just shared that they are trying to do something with the property that will add something beneficial to the community.

Councilmember Henson moved to approve Z2025-067. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-78
SPECIFIC USE PERMIT NO. S-387**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT ‘A’ AND EXHIBIT ‘B’ OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2025-068** - Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of an ordinance for a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information for this agenda item. This property is located in the city’s downtown district. It has a 2,000 square foot building that was constructed in the

1950s and was most recently occupied by a company called The School of Rock, which operates as a music studio. However, that business recently relocated, so the building is currently vacant. The applicant is seeing approval of an SUP that would allow for a small recording studio in conjunction with a music studio. The applicant has stated that the interior configuration of the building will remain largely unchanged and no exterior modifications are proposed for the existing building. In addition, the applicant has indicated that the proposed land use will not alter the traffic patterns, parking demands, or hours of operation compared to the previous land use. According to the Unified Development Code, a music studio is actually a permitted by right land use in the downtown district, but a recording studio requires a specific land use permit. Since the site functioned as a music studio under the School of Rock, this request represents a continuation and minor expansion of the similar use rather than the introduction of a new or incompatible activity. This is a discretionary decision on the part of Council. The city's Planning & Zoning Commission has recommended approval of this item by a vote of 6 to 0. Staff notified all property owners and occupants within 500 feet, and this included a 34 notices. As of tonight one response has been received in favor of the request.

The mayor opened the public hearing and called the applicant forth to speak. There being no one else indicating a desire to speak, he closed the public hearing. The applicant briefly spoke, sharing minor details and indicating he believes this will be a great addition, explaining that no other recording studios are located anywhere within 45 minutes of Rockwall.

Councilmember Lewis moved to approve Z2025-068. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-79
SPECIFIC USE PERMIT NO. S-388**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

4. **Z2025-069** - Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of an ordinance for a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information for this agenda item. The subject property was annexed on October 29, 1973 by *Ordinance No. 73-44 [Case No. A1973-006]*. On November 12, 1973, the City Council approved zoning case [*Ordinance No. 73-49*] that established the subject

property as a part of Planned Development District 9 (PD-9), which dedicated the subject property for single-family land uses. Planned Development District 9 (PD-9) was then amended on June 16, 1986 [*Ordinance No. 86-55*] changing base zoning of the subject property to Single-Family 10 (SF-10) District. The City Council amended Planned Development District 9 (PD-9) an additional nine (9) times [*Ordinance No. 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, 13-43, & 24-02*]; however, none of these amendments made changes to the zoning or development standards for the subject property. On February 22, 1995, the City Council approved a final plat [*Case No. 94-35-FP*] that establish the subject property as Lot 21, Block A, Foxchase, Phase 4 Addition. On September 4, 2025, the Neighborhood Improvement Service (NIS) Division issued a notice of violation [*Case No. CE2025-5189*] to the property owner for the construction of an *Accessory Structure* without a permit. Following the applicant's failure to submit for a Specific Use Permit (SUP) on September 12, 2025, two (2) separate citations were issued to the property. In response to this, the applicant applied for a Specific Use Permit (SUP) on October 17, 2025. Given that the proposed structure was constructed without receiving a building permit, the applicant was required to pay the \$1,000.00 *Non-Compliant Structure Fee* in addition to the standard development application fee. The applicant -- *Kevin Sayles* -- is requesting the approval of a Specific Use Permit (SUP) to allow an unpermitted *Accessory Structure* that exceeds the overall maximum allowable square footage to remain on the subject property. According to the site plan provided by the applicant, the unpermitted *Accessory Structure* is 20-feet by 12-feet (or 240 SF), and is situated in the rear yard of the subject property. It will be located approximately three (3) feet from the rear property line, 15-feet from the front property line adjacent to Shadydale Lane, and have a permanent concrete foundation. The applicant has not provided any additional information related to the exterior materials, overall height, or roof pitch. The current condition on the subject property is that the *Accessory Structure* was constructed without a permit. It appears that the *Accessory Structure* is violation of the 15-foot setback requirement adjacent to Shadydale Lane. In addition, the *Accessory Structure* is situated on concrete blocks and *not* on a permanent concrete foundation. In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *Accessory Structure* compared to the size of other *Accessory Structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed request was constructed without a building permit, exceeds the maximum size requirements, and architecture does not appear to match the single-family home. In addition, the applicant has failed to provide staff with the requested information regarding the height, roof pitch, and materials. Staff completed an inventory of all *Accessory Structures* within the Foxchase Subdivision near the subject property. Based on the inventoried properties six (6) of the 57 properties had one (1) *Accessory Structure*, four (4) were unpermitted, and the largest was approximately 130 SF. This would make the applicant's *Accessory Structure* the largest in this part of the Foxchase Subdivision. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On October 18, 2025, staff mailed 89 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Foxchase, Benton Woods, and Rainbow Lakes Homeowners Associations (HOAs), which are the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received 11 notices in opposition and two (2) notices in favor of the applicant's request. On November 11, 2025, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the SUP by a vote of 5-1, with Commissioner Roth dissenting and Commissioner Hustings being absent. Mr. Miller explained that since the P&Z Commission has recommended denial, any potential approval this evening would require a $\frac{3}{4}$ majority vote by Council.

Mayor McCallum 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 and invited the applicant to speak.

The applicant, Kevin Sayles, then came forth and addressed Council. He explained he moved to this location in July of this year, and he was unaware that there is an ordinance that requires that a shed be permitted. He explained that he had this structure built and delivered, and – had he known there were certain requirements – he would have ensured that it had met those requirements; however, he was unaware. He explained that initially when the city discovered the structure and sent a notification of violation, it was sent to the prior homeowner, so it delayed him (the new homeowner) in finding out about the violation. Once he found out the structure was out of compliance, he did come to the city, pay the \$1,000 fee, and now he is here before Council. He went on to explain that, even if the structure is moved, due to the height of his fence and the grade of the yard, the visual footprint (and it being seen from street view) will likely not change at all.

Following Mr. Sayles' comments, Councilmember Thomas sought and received clarification that the only thing out of compliance is the size of the structure and that it needs to be sitting on a concrete slab. Mr. Miller confirmed this is the case.

Councilmember Lewis asked if the applicant built this structure himself or if someone else did. Mr. Sayles shared that a contractor built the structure and then brought it in on a truck. Councilmember Lewis shared that – even if the applicant was unaware – the contractor who built and delivered the structure should have know that a permit was required. However, ultimately the homeowner is responsible. It upsets him with things get built without a permit being obtained beforehand.

Councilmember Jeffus shared that she has concerns since neighbors have indicated they are opposed to this structure and it does not meet the city's prescribed size-related standards.

Councilmember Campbell asked for and received clarification from Mr. Miller regarding the size, including the height, of this structure and that it would be seen by others no matter what due to the grade of his property, the height of his fence and the height of the structure.

Mayor McCallum asked if this home is located within an HOA and if the applicant sought approval from the HOA. Mr. Sayles shared that when he purchased the home, none of the documents indicated that his home is located in an HOA. Mr. Miller also indicated he does not believe it's located within an HOA.

Mayor Pro Tem McCallum moved to deny this case without prejudice. The motion was seconded by Councilmember Jeffus. The mayor commented to the applicant that since this is being denied 'without prejudice,' he can come back and work with staff on this matter. The motion to deny then passed by a vote of 5 ayes with 2 nays (Campbell and Thomas).

5. **Z2025-071** - Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary **(1st**

Reading).

Planning Director Ryan Miller provided background information for this agenda item. He explained that the applicant would like to construct a 3,287 square foot, single-family, one-story home and a 1,267 square foot secondary living quarters. In reviewing a request for residential infill, the City Council has asked to consider the size, location, and architecture of the proposed single-family unit to homes in the established subdivision. And to assist the City Council, staff has provided a housing analysis showing homes, the estates, and a breakdown in the density and dimensional standards. Mr. Miller explained that the proposed home does meet all the density and dimensional requirements for a property in a single-family estate 4.0. With regard to the guest quarters or secondary living unit, the Unified Development Code does allow guest quarters or secondary living units by right in the single-family estate 4.0 district, pending the square footage of the structure does not exceed 30% of the square footage of the primary structure. In this case, the proposed home is going to be 3,287 square feet, which would allow a “by-right guest quarters” of 983.40 square feet. So the secondary unit is proposed to be 283.60 square larger than what would otherwise be allowed ‘by right.’ The Council may grant approval of this larger secondary guest quarters through granting an SUP. Also, the residential infill part of this request also requires approval of an SUP. Sixty notices were mailed out to property owners and occupants located within 500’ of the proposed home, but no notices were received back in response. In addition, the Planning & Zoning Commission has recommended approval of this request by a vote of 6 to 0.

The applicants, Michael Lewis and his wife, came forth to address Council, indicating their address to be: 2592 FM-549. Mr. Miller explained that they would like to construct this home and then move his wife’s aging mother in with them in order to take care of her.

Following questions and answers between Council and the applicant, Councilmember Thomas moved to approve Z2025-071. Councilmember Lewis seconded the motion. Councilmember Jeffus asked for clarification regarding if, at some point in the future, this secondary living quarters could become a short-term rental (STR) someday in the future, for example if/when the mother / mother-in-law passes away. Mr. Miller indicated that, yes, at some point that is a possibility, as it would be within the property owner’s rights, and it would be considered as an ‘owner occupied STR’ at that point.

The ordinance caption was then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-80
SPECIFIC USE PERMIT NO. S-389**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION AND A GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

6. **Z2025-072** - Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [*SH-205*] and Lofland Circle, and take any action necessary **(1st Reading)**.

Mayor McCallum shared that the applicant withdrew this item. So it was not discussed, and no action was taken on this agenda item.

7. **Z2025-073** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary **(1st Reading)**.

Mayor McCallum shared that the applicant withdrew this item. So it was not discussed, and no action was taken on this agenda item.

XI. Adjournment

Mayor McCallum adjourned the meeting at 7:01 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 1st DAY OF DECEMBER, 2025.

TIM McCALLUM, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 20-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes Phase 1, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] for the purpose of changing development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the Planned Development Concept Plan, 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 3. That development of the *Subject Property* shall generally be in accordance with the

Development Standards, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plan
 - (5) Preliminary Plat
 - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

SECTION 9. 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 10. 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 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 17, 2025

2nd Reading: December 1, 2025

Exhibit 'A':
Legal Description

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

THENCE North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ("cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet (1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

THENCE South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

THENCE North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

THENCE South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

THENCE South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

Exhibit 'A':
Legal Description

Purposes tract;

THENCE South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap" for corner;

THENCE South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

THENCE South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap" marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

THENCE South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap" for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

THENCE Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

THENCE North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

THENCE Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

THENCE North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

THENCE North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

CONTAINING within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

Exhibit 'B':
Survey

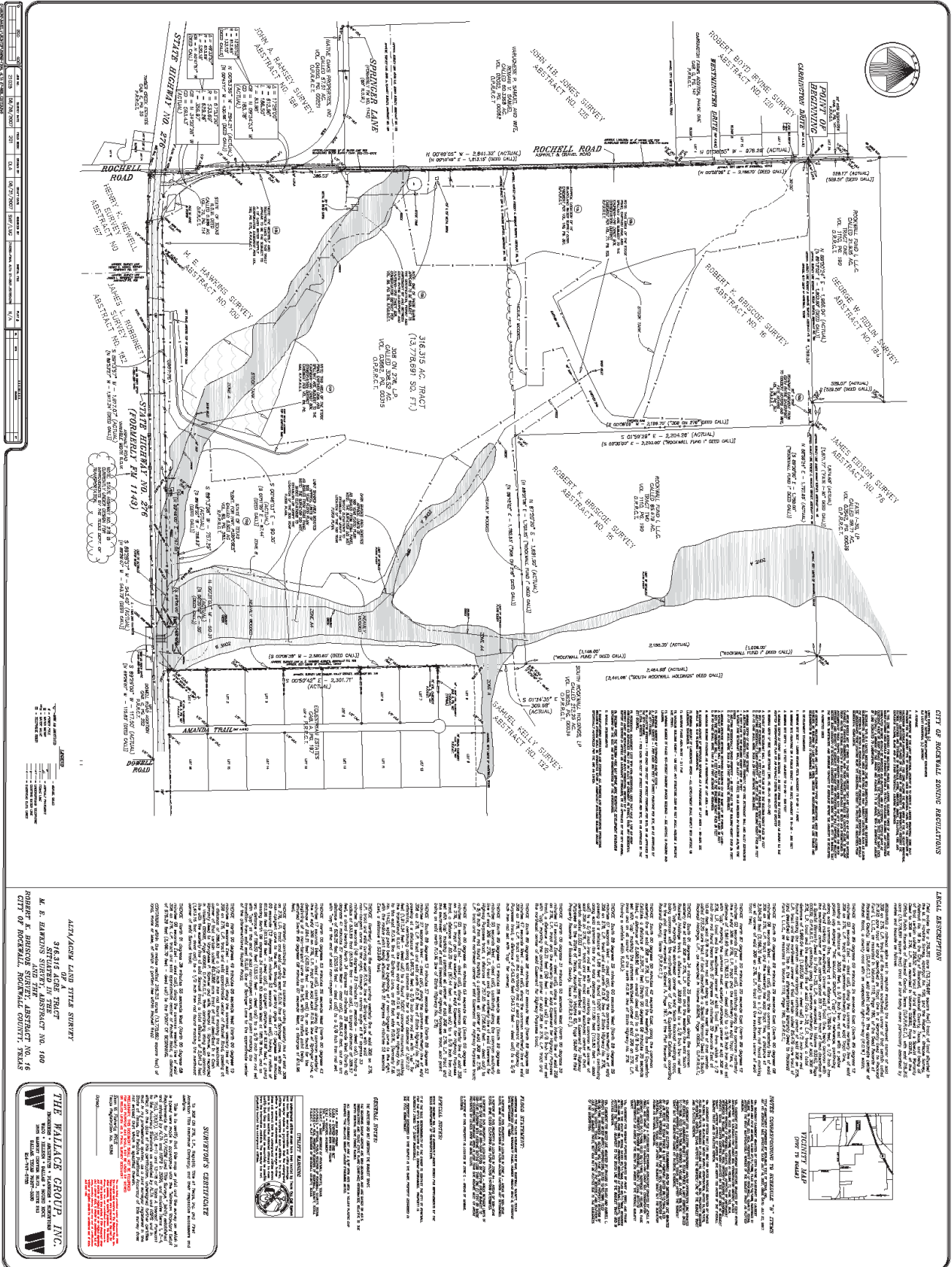


Exhibit 'C': Area Map

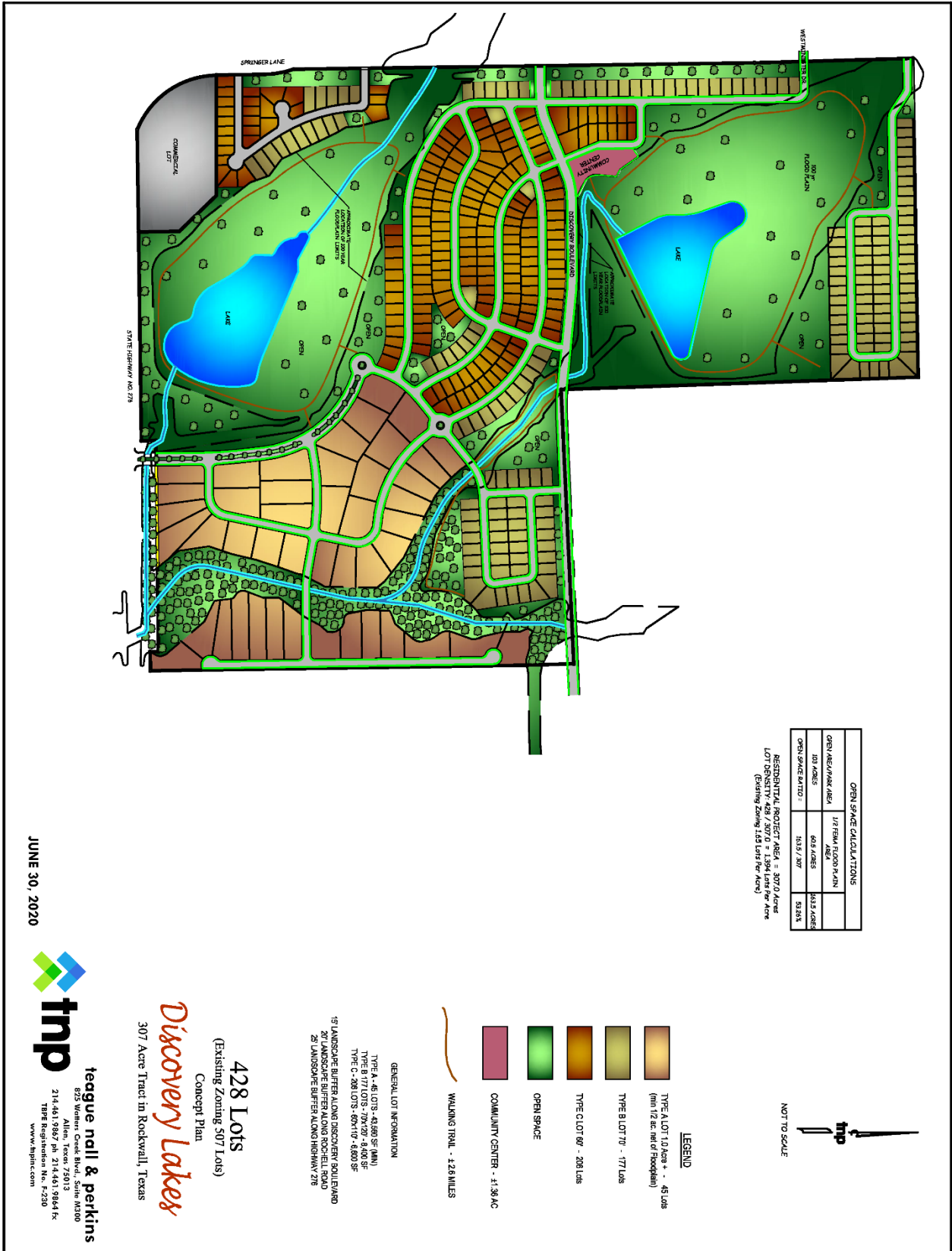


Exhibit 'D':
Permitted Land Uses and Development Standards

(A) PURPOSE

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

(B) GENERAL REQUIREMENTS

Development Standards.

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

Exhibit 'D':
Permitted Land Uses and Development Standards

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) ¹
- Restaurant (*with Drive-Through or Drive-In*) ²
- Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

²: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- Convent or Monastery
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply /Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service
- Mining and Extraction (Sand, Gravel, Oil and/or Other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (*e.g. screening walls*) and incorporating landscape buffers/elements (*e.g. greenspace, parkways, and etcetera*) and urban design elements (*e.g. pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

Exhibit 'D':
Permitted Land Uses and Development Standards

Standards, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

(3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) *Sidewalks*.

i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

(3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

Exhibit 'D':
Permitted Land Uses and Development Standards

District Development Standards, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
<i>Maximum Permitted Units:</i>			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
 - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
 - (3) *Lot Type "A"* shall not be decrease below 40 lots; and,
 - (4) *Lot Type "B"* shall not be decreased below 38% of the total 428 lots; and,
 - (5) *Lot Type "C"* shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C
<i>Minimum Lot Width</i> ^{(1) & (5) & (7)}	80'	70'	60'
<i>Minimum Lot Depth</i>	200'	110'	110'
<i>Minimum Lot Area</i>	32,670 SF	7,700 SF	6,600 SF
<i>Minimum Front Yard Setback</i> ^{(2), (6), & (8)}	25'	20'	20'
<i>Minimum Side Yard Setback</i>	10'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ⁽²⁾	20'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	25'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200 SF	2,250 SF	2,000 SF
<i>Garage Orientation</i> ⁽⁸⁾	<i>J-Swing or Side Entry</i>	<i>J-Swing or Flat Front</i>	<i>J-Swing or Flat Front</i>
<i>Maximum Number of Front Entry Garages Permitted</i>	17	58	137
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

Exhibit 'D':
Permitted Land Uses and Development Standards

- 4. As measured from the rear yard property line.
- 5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
- 6. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].
- 7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
- 8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

(c) *Building Standards.* All development shall adhere to the following building standards:

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Traditional Swing, or J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see the illustration on the following page*).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent

Exhibit 'D':
Permitted Land Uses and Development Standards

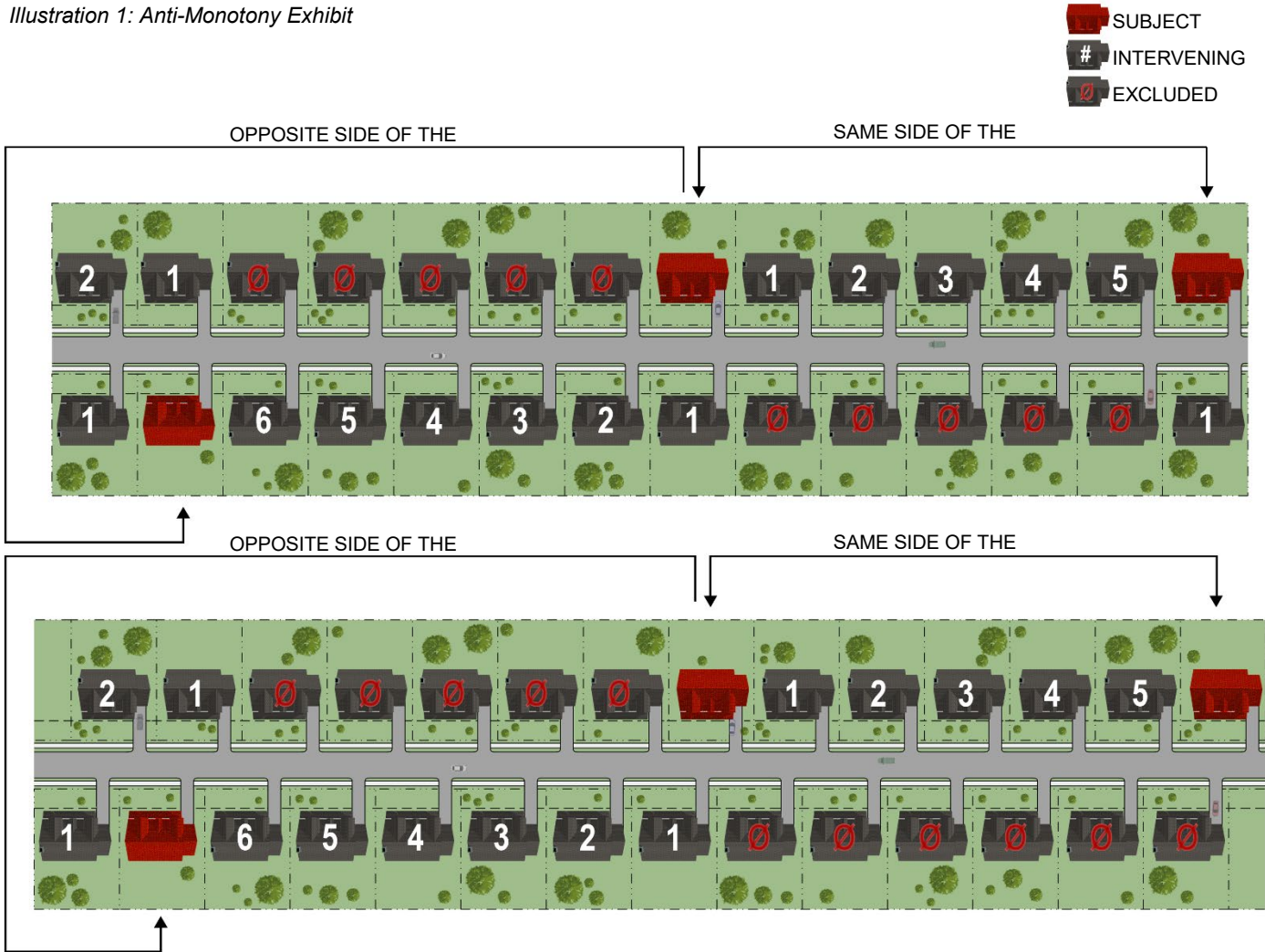
property and six (6) intervening homes of differing materials on the opposite side of the street.

- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
- (5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

Continued on Next Page...

Exhibit 'D':
Permitted Land Uses and Development Standards

Illustration 1: Anti-Monotony Exhibit



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

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- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

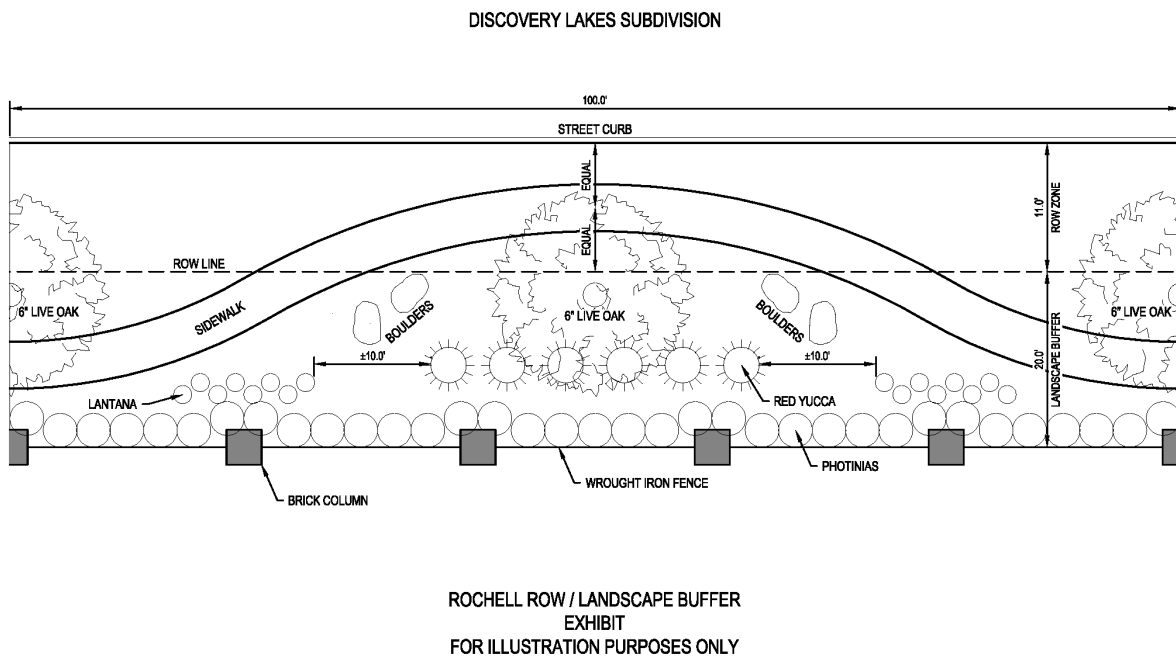
- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

Exhibit 'D':
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maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

Illustration 2: Landscape Buffer along Rochell Road.



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

Exhibit 'D':
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landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
- ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

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Permitted Land Uses and Development Standards

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
 - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
 - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 25-78

SPECIFIC USE PERMIT NO. S-387

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District* on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Building Size in a Neighborhood Services (NS) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Daycare Facility that Exceeds the Maximum Building Size in a Neighborhood Services (NS) District* and conformance to these operational conditions are required:

- 1) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) A ten (10)-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.
- 3) The proposed *Daycare Facility* shall not exceed 11,200 SF.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF DECEMBER, 2025.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

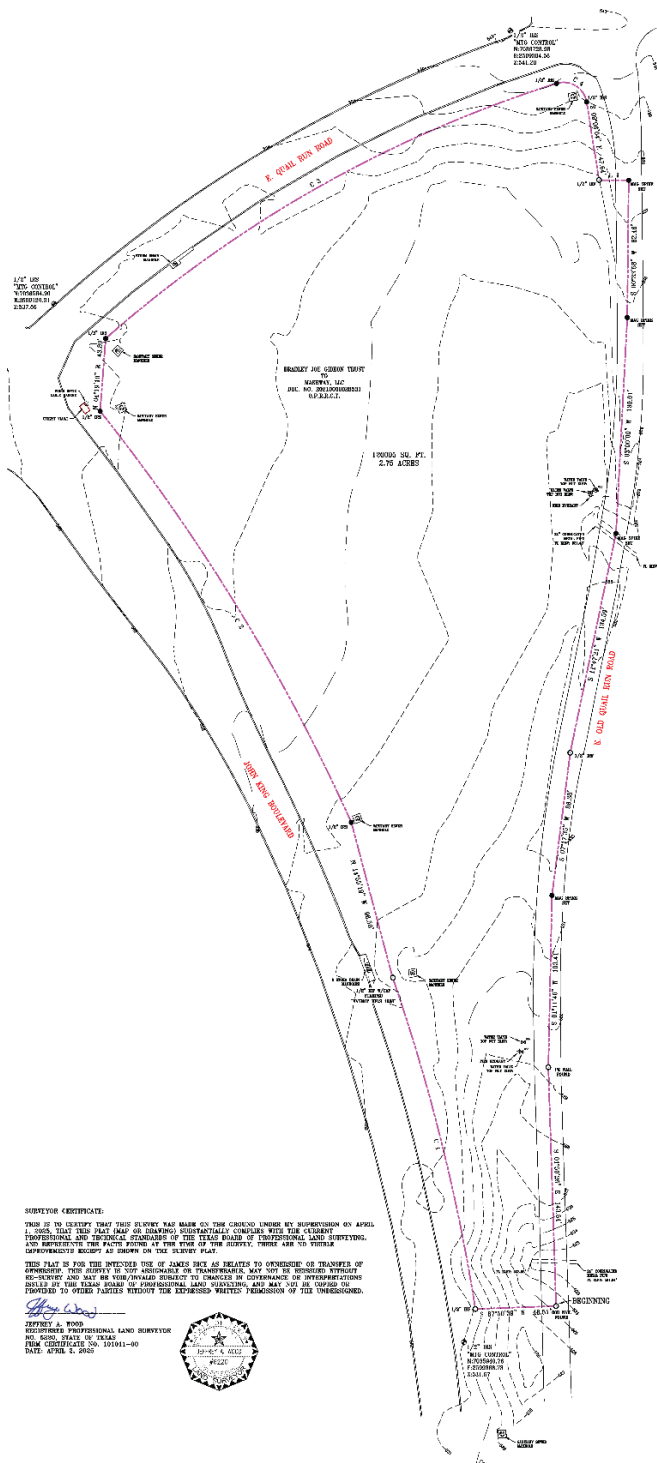
1st Reading: November 17, 2025

2nd Reading: December 1, 2025

Exhibit 'A' Survey

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE	POINT	BEARING	DISTANCE	POINT
1	N 11° 10' 00" E	100.00	1	N 11° 10' 00" E	100.00	2
2	N 79° 49' 59" W	100.00	2	N 79° 49' 59" W	100.00	3
3	S 11° 10' 00" W	100.00	3	S 11° 10' 00" W	100.00	4
4	S 79° 49' 59" E	100.00	4	S 79° 49' 59" E	100.00	5



PROPERTY DESCRIPTION
 11000 SQ. FT.
 2.30 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, part or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of lot, part and several of the same from Bradley Jay Olson Trust to Markway, LLC, as recorded in Instrument Number 201602030001 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEING at a 90° angle found for a corner being to S. Quail Run Road, east corner being the Southeast corner of the said Subject Tract and is located as follows:

TRINCH S 87 deg. 09 min. 29 sec. N a distance of 48.61 feet along the North Right-of-Way line of the said Quail Run Road and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract.

TRINCH is a northwesterly direction along the arc of the said circular curve to the left a distance of 200.55 feet, with a radius of 119.00 feet, a central angle of 15 deg. 59 min. 14 sec., a chord bearing of N. 13 deg. 01 min. 14 sec. W. and a chord distance of 200.28 feet along the East Right-of-Way line of the said Quail Run Road and the West line of the said Subject Tract to a 1/2" iron rod with tag stamped "ANSON 1931" found for a corner at the end of the said circular curve to the left.

TRINCH N 14 deg. 05 min. 19 sec. W a distance of 90.50 feet along the East Right-of-Way line of the said Quail Run Road and the West line of the said Subject Tract to a 1/2" iron rod with plastic tag stamped "MFG 1962" and hereinafter called 1/2" iron rod for a corner at the beginning of a circular curve to the left.

TRINCH is a northwesterly direction along the arc of the said circular curve to the left a distance of 262.50 feet, with a radius of 117.70 feet, a central angle of 23 deg. 12 min. 26 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 262.26 feet along the East Right-of-Way line of the said Quail Run Road and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left.

TRINCH N 84 deg. 18 min. 18 sec. W a distance of 43.89 feet along the East Right-of-Way line of the said Quail Run Road and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the intersection of the East Right-of-Way line of the said Quail Run Road and the South Right-of-Way line of S. Quail Run Road and at the beginning of a circular curve to the right, said corner being the Southwest corner of the said Subject Tract.

TRINCH is a northwesterly direction along the arc of the said circular curve to the right a distance of 312.37 feet, with a radius of 127.90 feet, a central angle of 23 deg. 12 min. 04 sec., a chord bearing of S. 49 deg. 03 min. 23 sec. E. and a chord distance of 312.04 feet along the South Right-of-Way line of the said Quail Run Road to a 1/2" iron rod for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right.

TRINCH is a southeasterly direction along the arc of the said circular curve to the right a distance of 14.77 feet, with a radius of 64.00 feet, a central angle of 90 deg. 00 min. 00 sec., a chord bearing of S. 09 deg. 03 min. 23 sec. E. and a chord distance of 14.72 feet along the South Right-of-Way line of the said Quail Run Road to a 1/2" iron rod for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right.

TRINCH S 89 deg. 48 min. 04 sec. E a distance of 17.84 feet along the East Right-of-Way line of the said S. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 89 deg. 48 min. 04 sec. E a distance of 43.76 feet along the North Right of Way line of the said S. Quail Run Road and the North line of the said Subject Tract to a 1/2" iron rod set for a corner along the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 89 deg. 48 min. 04 sec. E a distance of 82.45 feet along the said S. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 89 deg. 48 min. 04 sec. E a distance of 150.11 feet along the said S. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 13 deg. 47 min. 21 sec. N a distance of 124.59 feet along the said S. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 97 deg. 17 min. 35 sec. W a distance of 60.28 feet along the said S. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 81 deg. 11 min. 48 sec. N a distance of 102.41 feet along the said S. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point.

TRINCH S 81 deg. 03 min. 58 sec. N a distance of 343.64 feet to the POINT OF BEGINNING and containing 10000 square feet, 2.30 acres of land.

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 1, 2016, THAT THE PLAT MAP ON HAND IS ACCURATELY REPRESENTATIVE OF THE FIELD SURVEY, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE CURRENT PROFESSIONAL LAND SURVEYING ACT AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY, THERE ARE NO OTHER IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTERIOR USE OF LANDS AND AS RELATES TO CONVEYANCE OF INTERESTS OF PROPERTY, THIS SURVEY IS NOT VALID UNLESS IT IS RECORDED WITHIN THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND ANY INTERESTS NOT SO RECORDED MAY BE SUBJECT TO CHANGE OR MODIFICATION BY SUBSEQUENT SURVEYS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR FORWARDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR.

JEFFREY A. BOOS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 52653 STATE OF TEXAS
 FROM CERTIFICATE NO. 10101-00
 DATED APRIL 8, 2003



- NOTE**
- 1) BEARING ANGLES MEASURED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, TRUE BEARING CORRECTION HAS BEEN MADE.
 - 2) REFLECTIVE BARRIERS UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - 3) STIPES AND EXTERIOR BARRIERS AND SADDLES AND ACCESS COULD NOT BE SURVEYED.
 - 4) ALL OPEN BORES SET ARE CAPTURED WITH PLASTIC CAPS STAMPED "MFG 1962".
 - 5) SLOPE OF TOP SURFACE OF THE SUBJECT IS FROM ELEVATION POINT SURVEYED FOR NOT RECORDED IN INSTRUMENT OF RECORD OR NOT RECORDED.

BOUNDARY SURVEY

S. R. BARNES HEADRIGHT SURVEY
 ABSTRACT 13
 ROCKWALL COUNTY, TEXAS

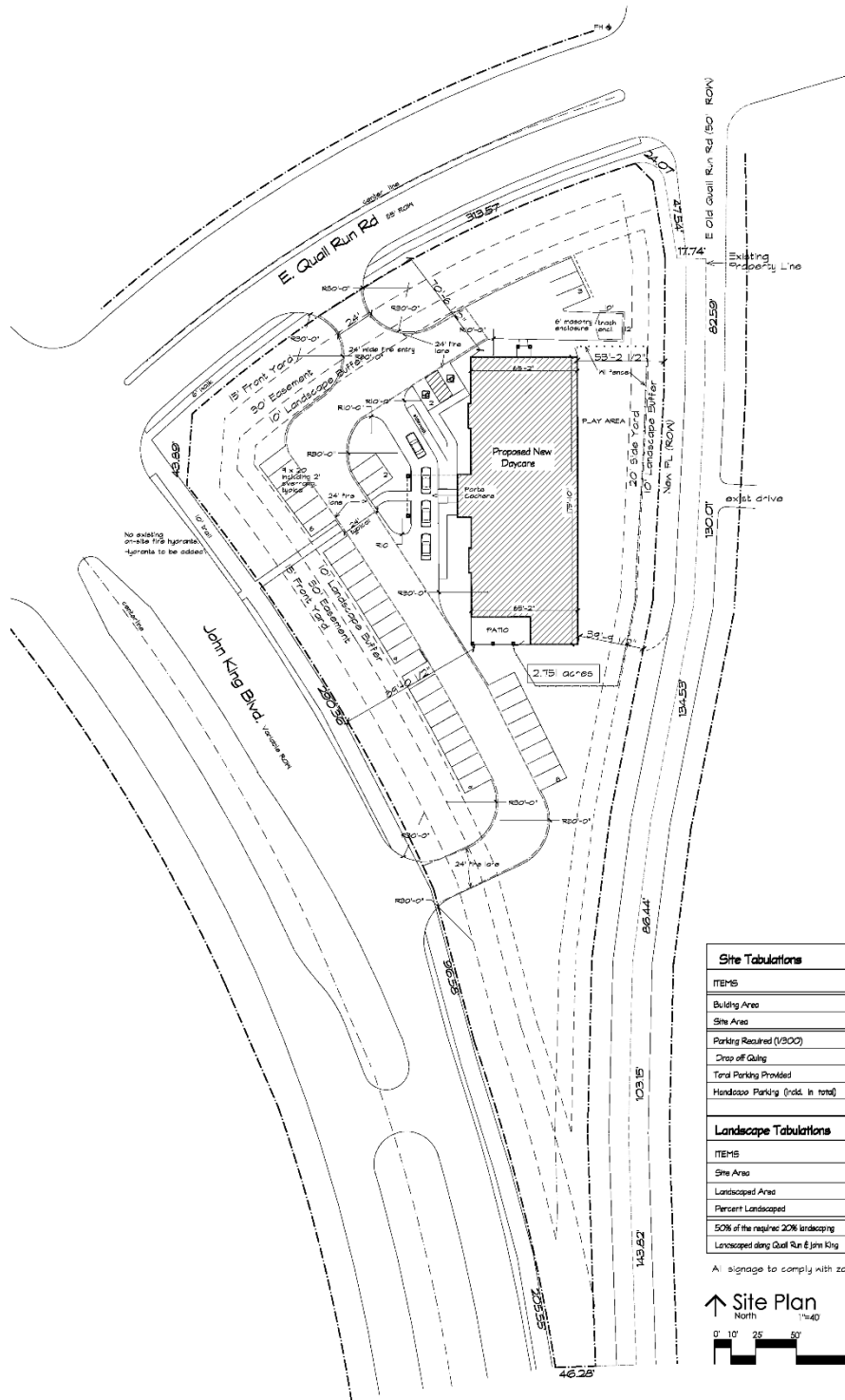
MTG
 ENGINEERS & SURVEYORS

11000 SQ. FT.
 2.30 ACRES

GRAPHIC SCALE 1" = 50'

Z2025-067: Specific Use Permit (SUP) for a
 Daycare Facility
 Ordinance No. 25-78, S-387

Exhibit 'B' Concept Plan



Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Drop off/Loading	4
Total Parking Provided	39 + 4
Handicap Parking (total)	2
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	83,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	1,858 sf
Landscaped along Quail Run & John King	32,195

All signage to comply with zoning ordinance.



CITY OF ROCKWALL

ORDINANCE NO. 25-79

SPECIFIC USE PERMIT NO. S-388

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* for a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*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 *Recording Studio* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF DECEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 17, 2025

2nd Reading: December 1, 2025

**Exhibit 'A':
Location Map**

Legal Description: a portion of Lots 2 & 3, Block S, Rockwall OT Addition

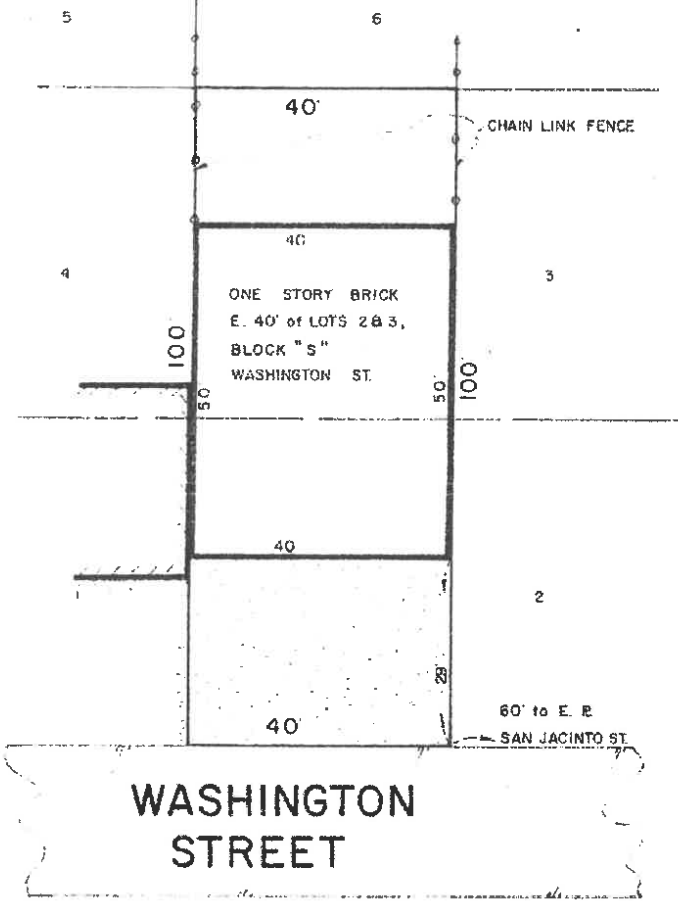


**Exhibit 'B':
Survey**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:

Lot No. East 40' of Lots 2 and 3, Block No. 8, City Block No. _____ of Original Town of Rockwall, an addition to the City of Rockwall Texas, according to the Filed plot thereof recorded in Vol. 1, of page 555 of the Plat and Map Map Deed Records of Rockwall County, Texas

[Handwritten signatures and initials]
X *[Signature]*



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements

CITY OF ROCKWALL

ORDINANCE NO. 25-80

SPECIFIC USE PERMIT NO. S-389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION AND A GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision and Guest Quarters/Secondary Living Unit* on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified

Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C' & 'D'* and the *Floor Plans* depicted in *Exhibits 'E' & 'F'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF DECEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

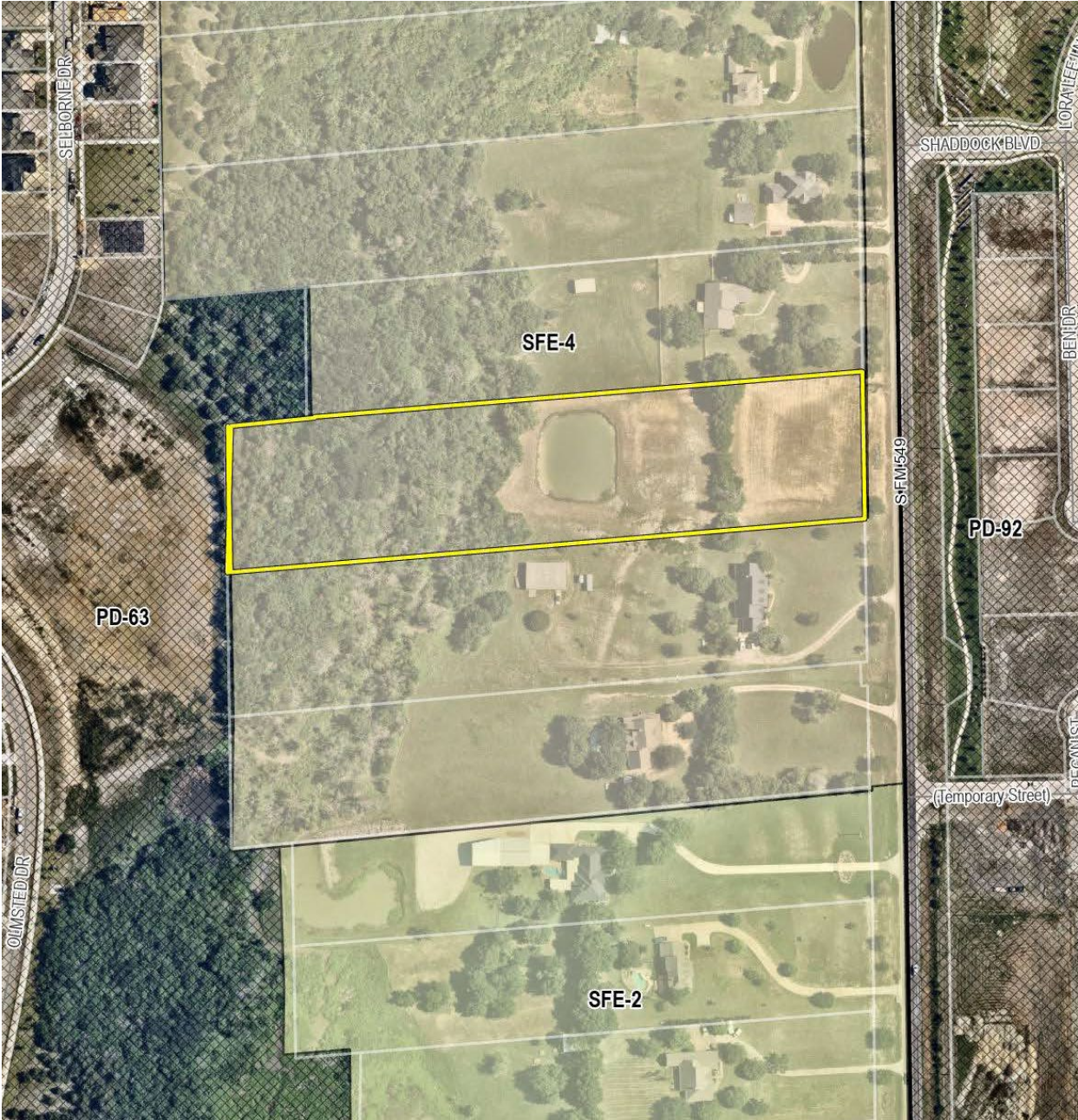
1st Reading: November 17, 2025

2nd Reading: December 1, 2025

**Exhibit 'A':
Location Map**

Address: 2592 FM-549

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



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

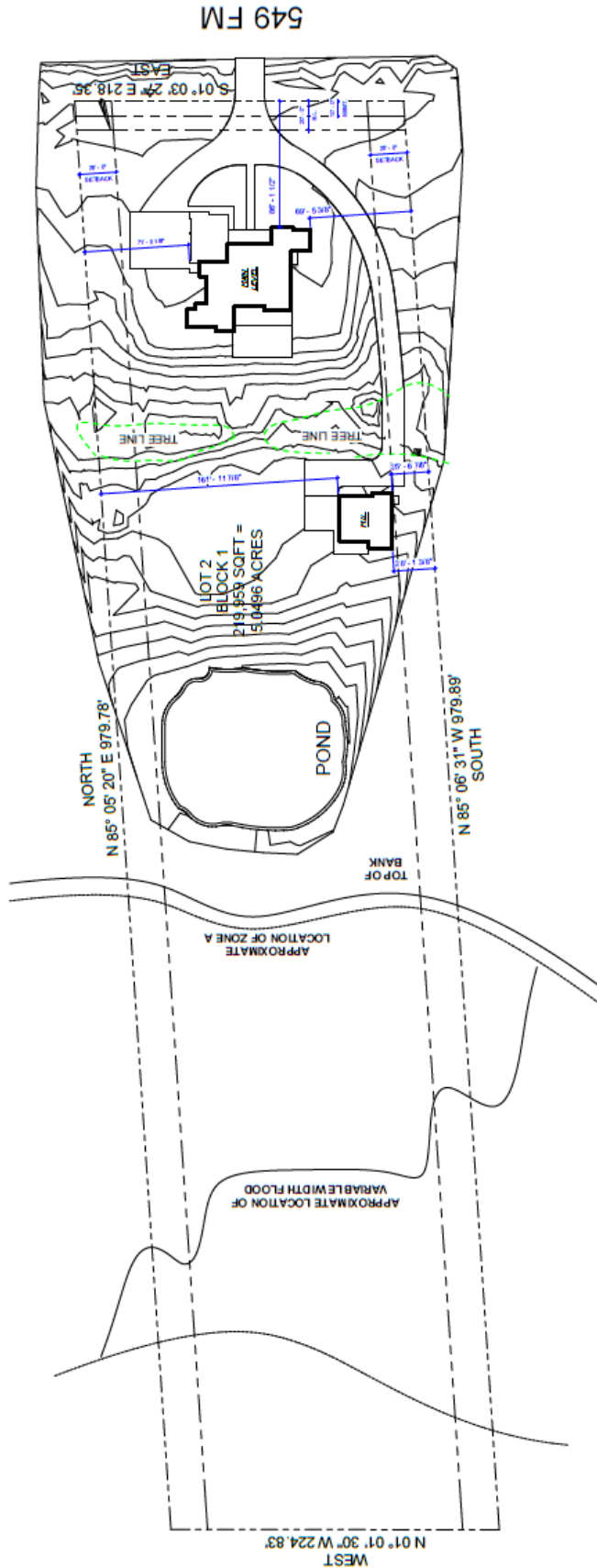
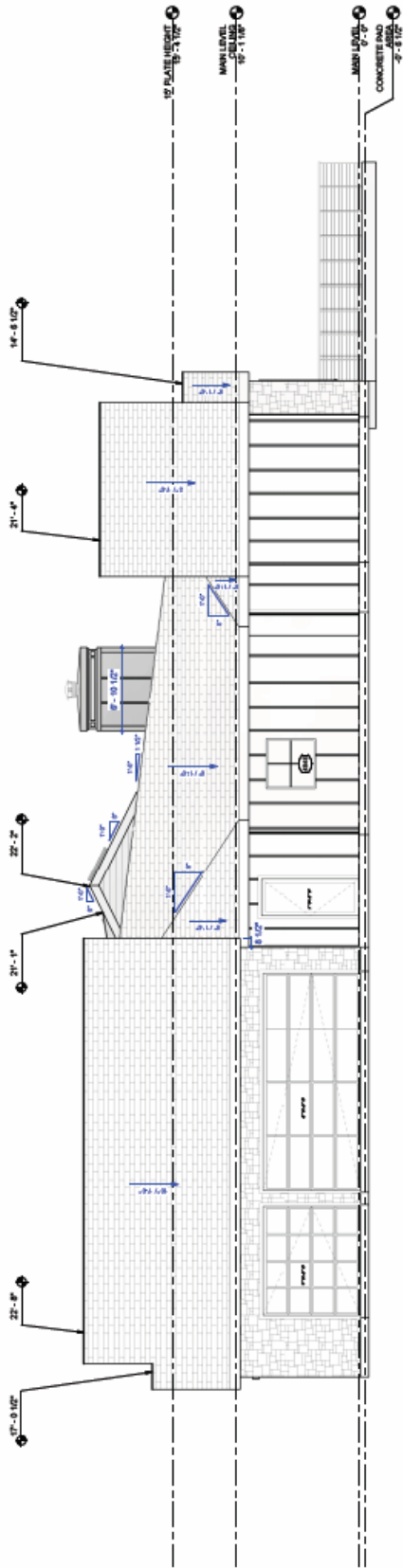
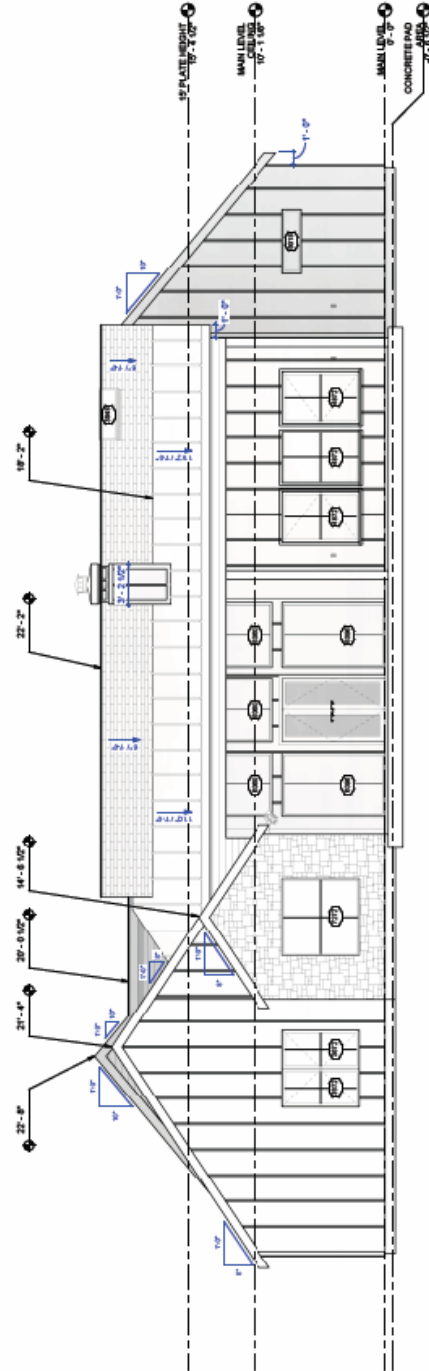


Exhibit 'C':
Building Elevations: Primary Structure



01 SOUTH VIEW - MAIN HOUSE RIGHT
 1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
 1/4" = 1'-0"

Exhibit 'C':
Building Elevations: Primary Structure

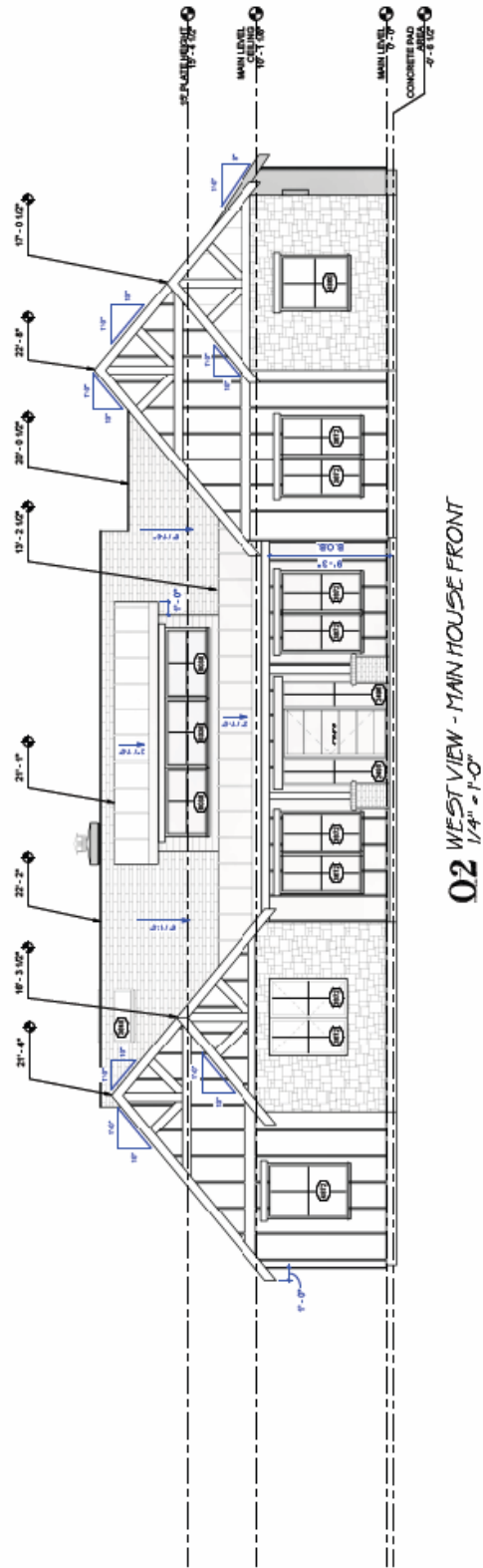
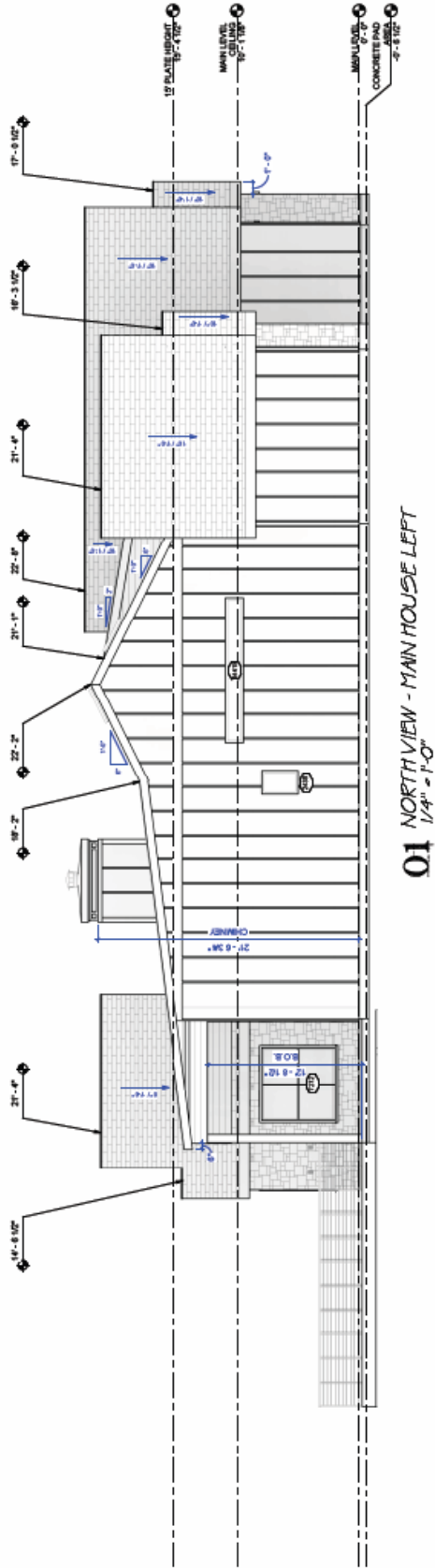
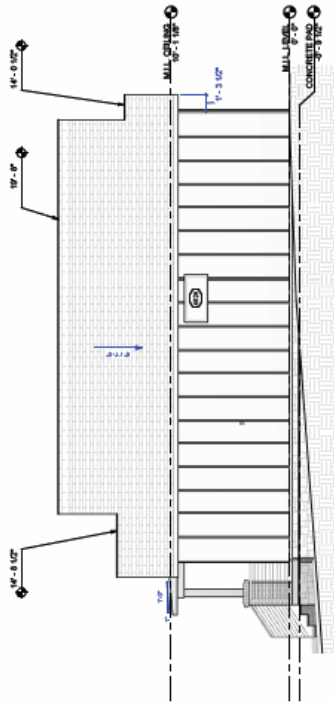
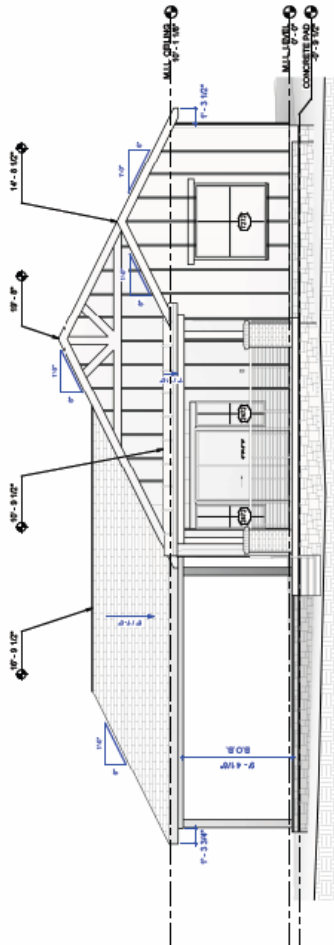


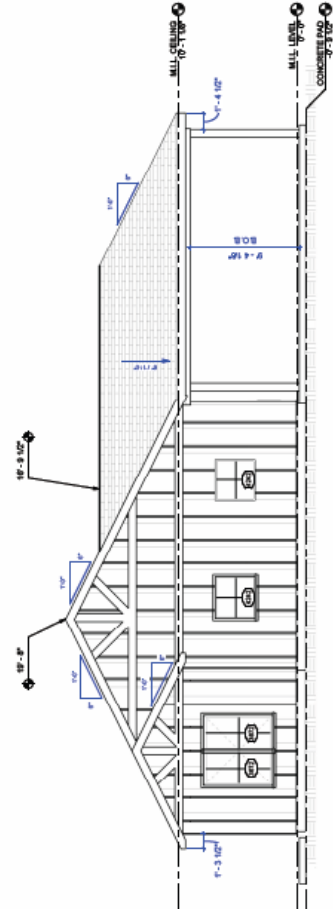
Exhibit 'D':
Building Elevations: Guest Quarters/Secondary Living Unit



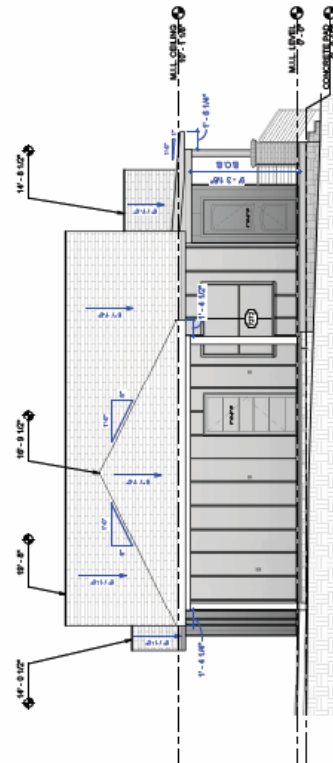
02 NORTH VIEW - MILL HOUSE LEFT
 1/4" = 1'-0"



01 EAST VIEW - MILL REAR
 1/4" = 1'-0"



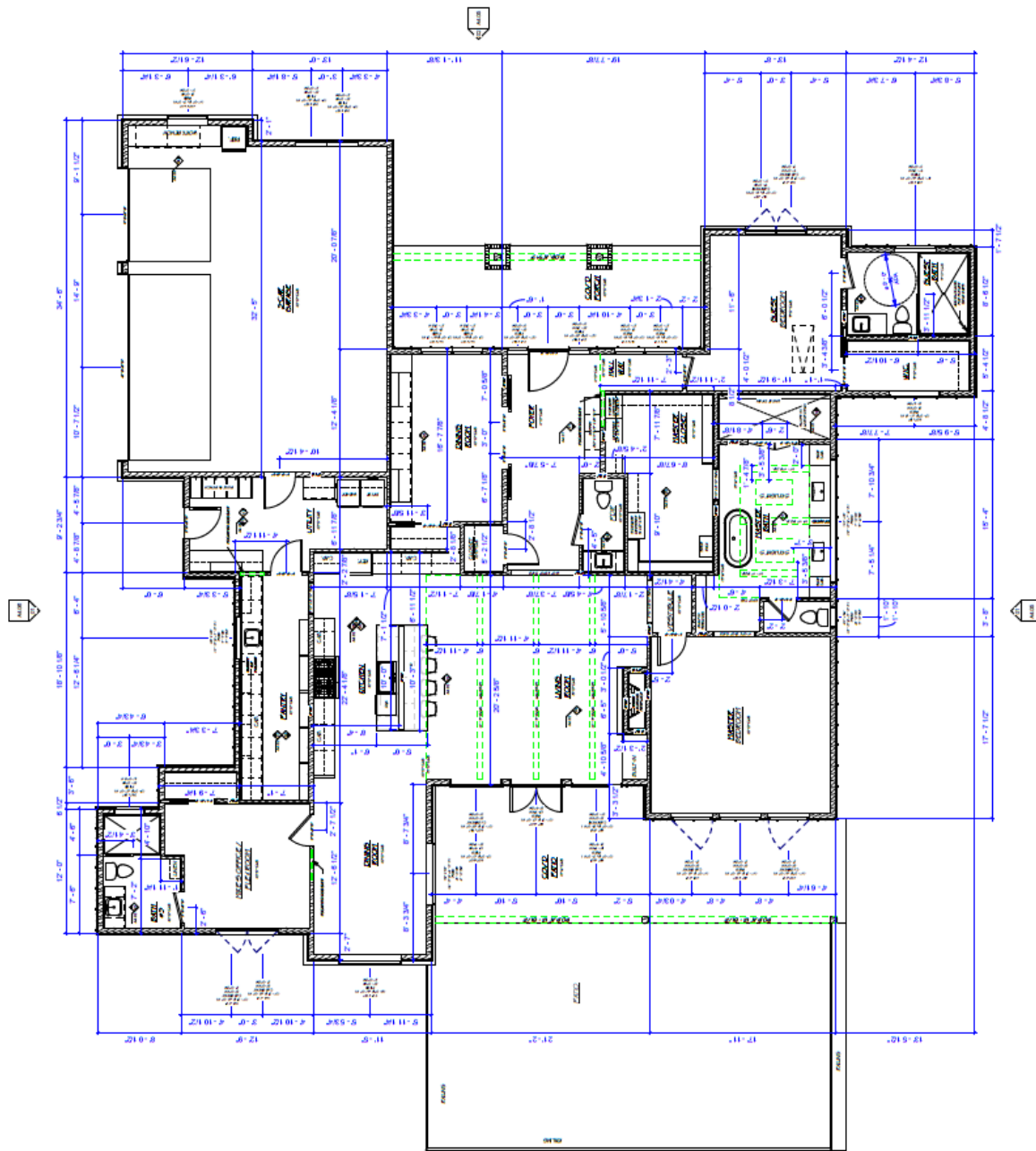
04 WEST VIEW - MILL HOUSE FRONT
 1/4" = 1'-0"



03 SOUTH VIEW - MILL HOUSE RIGHT
 1/4" = 1'-0"

Exhibit 'E': Floor Plans: Primary Structure

01 MAIN LEVEL
1/4" = 1'-0"



GENERAL NOTES

1. REFER TO ALL DRAWINGS FOR DIMENSIONS. DIMENSIONS FOR FINISHES REFER TO THE PROJECT FINAL G.C.
2. ALL WORK IS TO BE ACCORDING TO THE SPECIFICATIONS AND OTHERS UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED.
3. THE CONTRACTOR SHALL VERIFY ALL WORK IS ACCORDING WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL VERIFY ALL WORK IS ACCORDING WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK MAINTAINED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.
5. ALL WORK NOTED "N.O." IS TO BE NOT IN CONSTRUCTION.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL VERIFY THE ACCURACY AND DIMENSIONS OF ANY EXISTING CONDITIONS, DISCREPANCIES AND/OR CONDITIONS BEFORE CONSTRUCTION. ACCEPTANCE OF DIMENSIONS OF ALL WORK IS DEEMED TO BE A WAIVER OF COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.
7. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL VERIFY THE ACCURACY AND DIMENSIONS OF ANY EXISTING CONDITIONS, DISCREPANCIES AND/OR CONDITIONS BEFORE CONSTRUCTION. ACCEPTANCE OF DIMENSIONS OF ALL WORK IS DEEMED TO BE A WAIVER OF COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.
8. DIMENSIONS NOTED AS "N.O." SHALL NOT BE USED FOR CONSTRUCTION.
9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE MAINTAINED BY THE OWNER OR OTHER PARTY EQUIPMENT TO BE MAINTAINED BY THE OWNER OR OTHER PARTY TO THE SAME FURNISH.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

SMOKE DETECTOR
ALL SLEEPING AREA,
IMM. OUTSIDE AND
ALL LEVEL

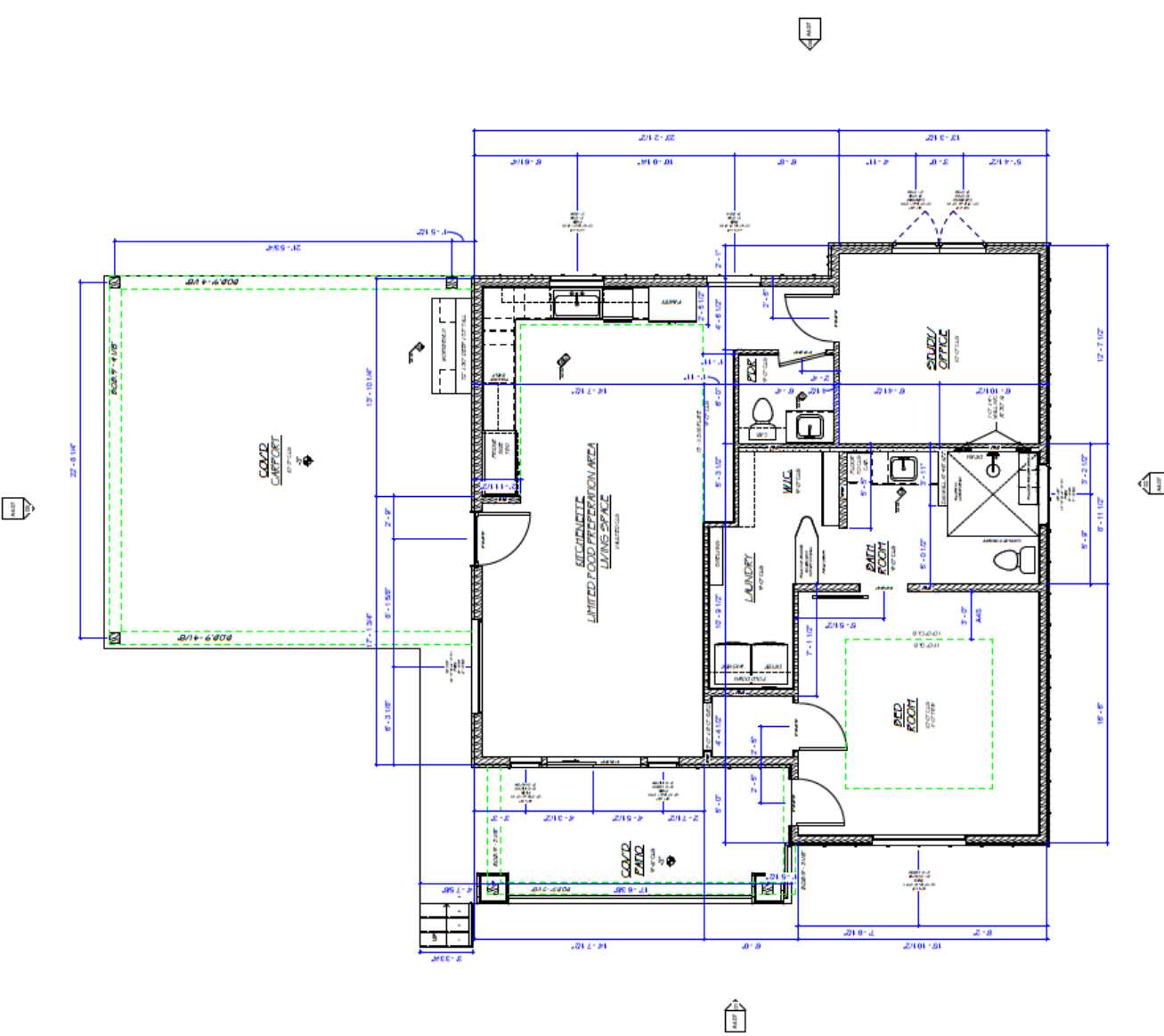
Exhibit 'F':
Floor Plan: Guest Quarters/Secondary Living Unit

GENERAL NOTES

1. REFER TO EACH DRAWING FOR DIMENSIONS SPECIFICALLY NOTED. DIMENSIONS REFER TO THE PROJECT FINISH LINE UNLESS INDICATED AS SHOWN.
2. ALL WORK IS INDICATED UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS SHOWN.
3. THE CONTRACTOR SHALL VERIFY WITH ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL VERIFY WITH ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES WHILE MAINTAINING THE CONDITIONS OF THE CONTRACT.
5. ALL WORK NOTED "NOT TO BE" IS NOT TO BE IN CONSTRUCTION.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL VERIFY WITH ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES WHILE MAINTAINING THE CONDITIONS OF THE CONTRACT.
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9. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL VERIFY WITH ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES WHILE MAINTAINING THE CONDITIONS OF THE CONTRACT.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

THE EXISTING SLOPE OF THE LOT MUST BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. MINOR GRADING IS NECESSARY TO ALLOW PROPER DRAINAGE TO THE STREET OR TO MATCH THE SLOPE OF ADJACENT LOTS. ALL COLLECTOR DRAINAGE IS ALLOWED TO BE BELOW GRADE.

**SMOKE DETECTOR
 ALL SLEEPING AREA
 IMM. OUTSIDE AND
 ALL LEVEL**



**01 MIL LEVEL
 5/8" = 1'-0"**



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council
FROM: Jeffrey Widmer, Director / Building Official
DATE: December 1, 2026
SUBJECT: Sign variance request for 401 W. Rusk

Nicholas Grinnan of Ridge Pointe Commercial Real Estate and Kevin Lefere have requested to appear before the City Council to seek variances to the City's Sign Ordinance materials standards and for one additional free-standing sign for his clients building located at 401 W. Rusk.

Sign Ordinance Sec. 32-283. - Number permitted upon premises and other roads, states a premises with less than five acres shall be allowed one freestanding sign. However, a sign plan for the site may be submitted to the city council for determination of allowable number of signs.

Due to the unique characteristics of the property being situated between two roadways, whereby if only one monument sign was utilized, it would not be visible from both roadways. The applicants are requesting to utilize two free standing monument signs. One sign would be erected on the south side of the property, near Wasington St. and the other sign would be erected on the north side of the property, near W. Rusk St. Two monument signs currently exist on the property. However, due to the age of the development, no records have been located pertaining to the history or permit for the signs.

Sign Ordinance Sec. 32-304. - Monument signs are required to have a minimum one-foot masonry base, measured from grade level to the bottom of the sign area, as well as a minimum six-inch masonry border on each side of the sign area. A minimum six-inch masonry cap is allowed above the sign area; however, it is not required. If the masonry cap option is not chosen, the maximum height of the sign structure shall be limited to six feet.

Mr. Grinnan is requesting to leave the required masonry border off of the right side of the proposed signs, merely to create a different esthetic appeal.

Our Sign Ordinance contains provisions for the City Council to consider variance requests for materials used for permitted signs when a variance would be appropriate for the construction of a sign to be consistent with the theme or style of an individual development.

The applicant for this variance request provided the following info.

Nicholas Grinnan
Ridge Pointe Commercial Real Estate
102 S. Goliad, Ste 200
Rockwall, TX 75087
ngrinnnan@ridgepcr.com
972-961-8532

Rockwall City Council
385 South Goliad
Rockwall, TX 75087
972-771-7700

11/20/2025

Dear City Council,

The purpose of this letter is to ask for two variances to the signage ordinances that affect 401 W. Rusk, Rockwall, TX 75087 – one for sign quantity, and one for border material restrictions.

Current signage code permits one monument sign per property. The previous building owners had two monument signs. Due to the unique nature of this property, the east and west faces of the building are not connected, and neither are two parking lots that service these respective faces. Since neither face connects to the other, we essentially have two separate buildings within the same building footprint. If we only have one sign in the southwest corner of the property, then people approaching from westbound 66 at the northeast corner of the property will not have any signage to direct them to the business. The inverse would be true if the northeast sign location was the one that we chose to install. The current building has two signs to address this very issue, and we would like to be offered the same level of signage as the previous building occupant as the configuration of the building entrances has not changed.

As many of you have seen when passing by this structure, we are performing some massive updates to the exterior that greatly improve the aesthetic of the building. Since this is the first thing that one sees when entering our downtown from the west, we wanted to put our best foot forward visually. In addition to the building, we will be installing new monument signs to replace the outdated ones that are currently installed. Please see the accompanying renderings of the proposed signage. Sign code currently calls for a 6" border of base material around the sign face. Our masonry monument sign will be made of CMU clad in the same thin brick as the building with a metal sign plate containing tenant names and the building address. We would like the metal plate on our sign to wrap around the corner on the road-side of the sign to create a unique architectural aesthetic. If the variance is granted for the second sign, both monument signs would feature this metal corner wrap.

RIDGE POINTE

commercial real estate

Regardless of your acceptance of these two variance requests, we are excited and honored to help beautify our downtown that means so much to so many of us. Please take these requests into consideration.

Thank you,

A handwritten signature in blue ink, appearing to read "N. Grinnan", with a long horizontal line extending to the right.

Nicholas Grinnan

ISSUES

1. A. TEXAS PERMITS ISSUE FOR PERMIT

REVISION

1. 10.02.2025. ADD NEW SIGN
2. 09.25.2025. BULLETIN 01

09.25.2025

**FOUNDER'S HALL -
EXTERIOR UPGRADES**
401 W. RUSK ST.
ROCKWALL, TX 75087

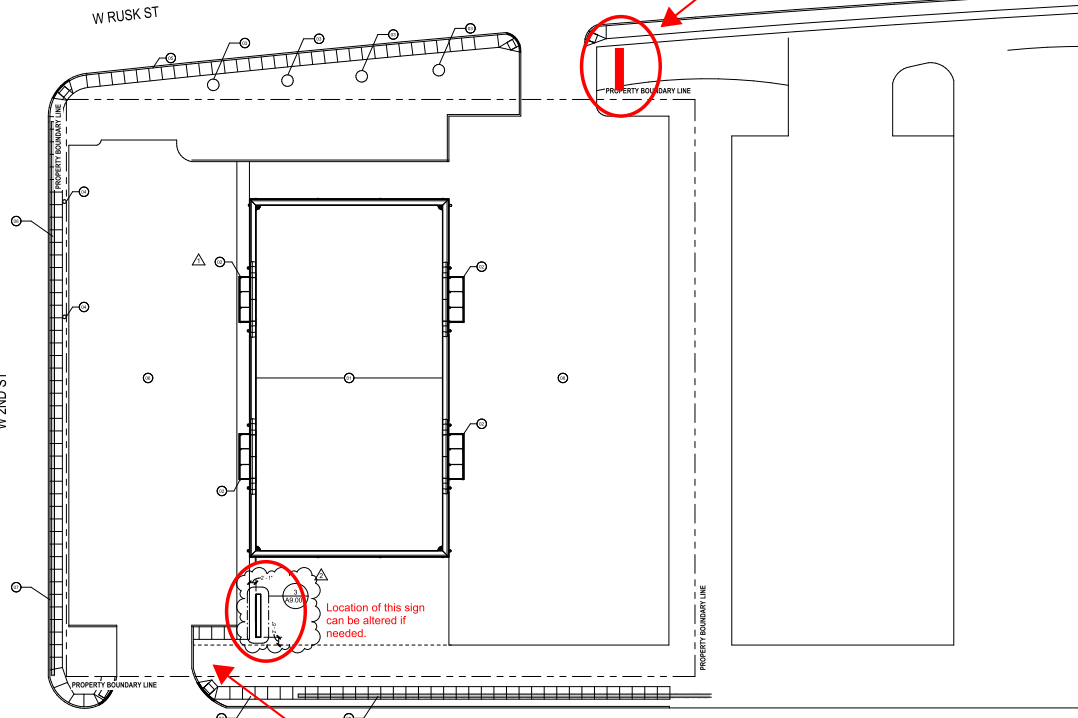
SITE PLAN

JOB 24.018
DATE 09.25.2025

G1.000



Current signage.



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

GENERAL NOTES

- A. REF. G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF. A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF. A6-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF. G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

- 01 EXISTING BUILDING TO REMAIN
- 02 STEEL CANOPY; REFER STRUCTURAL
- 03 TREES TO BE RELOCATED AND/OR REMOVED; REFER TO SEPERATE PERMIT
- 04 EXISTING POWER POLE TO REMAIN
- 05 NEW SIDEWALK; REFER TO SEPERATE PERMIT
- 06 EXISTING PARKING LOT TO REMAIN
- 07 FUTURE SIDEWALK
- 08 EXISTING RETAINING WALL

NORTH ARROW



LEGEND

ISSUES

NO.	DESCRIPTION	ISSUE FOR PERMIT

REVISION

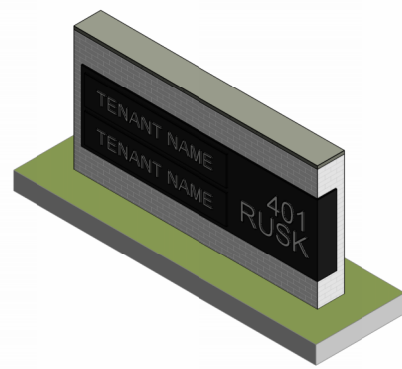
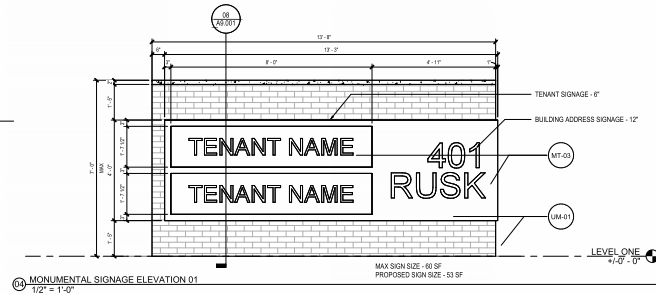
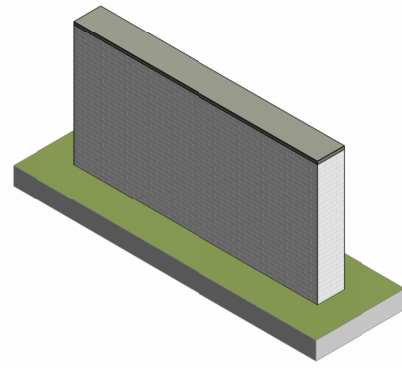
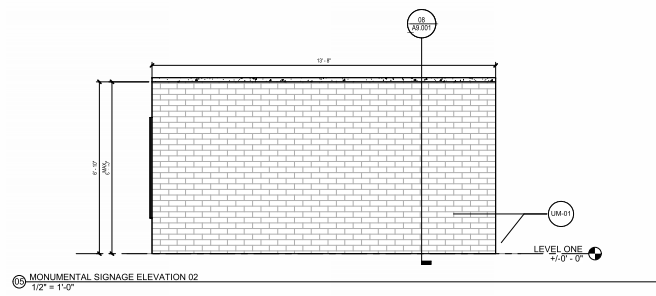
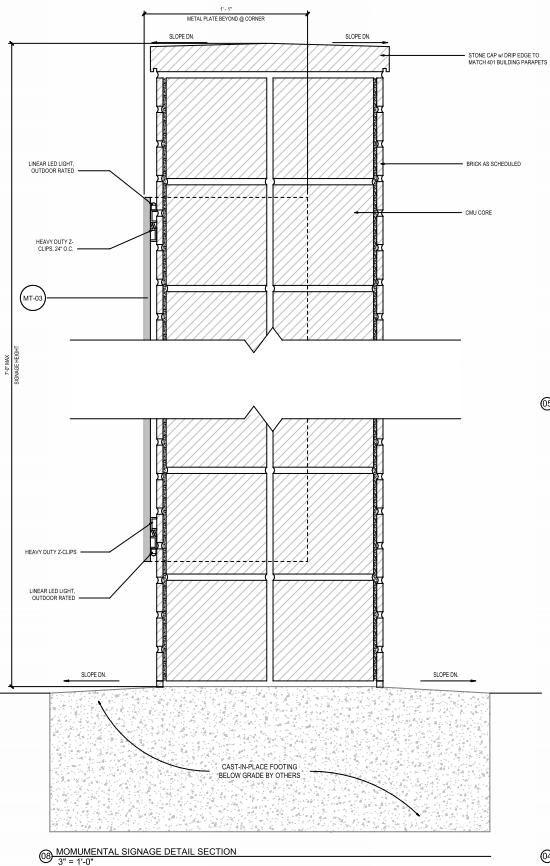
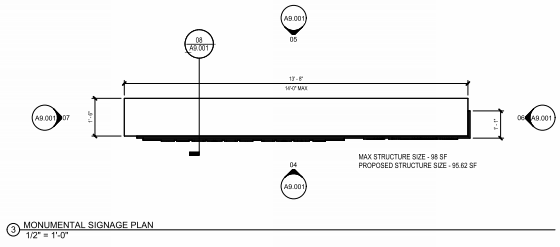
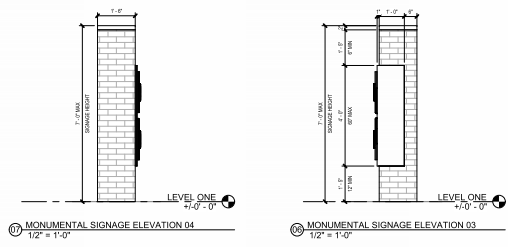
NO.	DATE	DESCRIPTION
1	09.25.2025	BULLETPROOF

09.25.2025

**FOUNDER'S HALL -
EXTERIOR UPGRADES**
401 W. RUSK ST.
ROCKWALL, TX 75087

SIGNAGE

JOB 24.018
DATE 09.25.2025
A9.001





City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members
FROM: Mary Smith
DATE: December 1, 2025
SUBJECT: Implementation of changes to solid waste collection (garbage) service

Rick Bernas from Republic Services will be present at the meeting to brief the Council on the informational initiatives Republic is implementing as we move into the transition phase.

ATTACHMENTS:
None



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council members

FROM: Mary Smith, City Manager

DATE: November 25, 2025

SUBJECT: Garbage Rate Increase

The solid waste contract with Republic Waste was extended earlier this year. The agreement anticipates the rates as shown on the attached Resolution which if adopted will be effective 1/1/2026.

The new rates are being included on the informational materials being distributed by mail and on our website as well.

HHW

In addition, we charge our residents a monthly fee of 1.12 cents for household hazardous waste collection and the vendor, HHW Solutions is proposing a 1.86 increase or 2-cents. This new rate is included in the Resolution as well.

Staff will be here to answer any questions regarding this matter.

CITY OF ROCKWALL, TEXAS

RESOLUTION 25-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE COLLECTION RATE TO BE CHARGED FOR GARBAGE COLLECTION SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 34. Solid Waste, Article I. In General, Sec. 34-5 Collection Charges, of the City of Rockwall Code of Ordinances provides that the rates for garbage service within the city shall be established from time to time by city council resolution; and

WHEREAS, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for garbage collection services.

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

SECTION 1. That the following monthly rates are hereby established and adopted and shall be collected for garbage collection services billed by the City:

Residential Rates							
Once per week garbage collection							
Twice per month brush/bulky							
Once per week recycle collection				\$25.00 per month			
Polycart Rental				\$5.00 per month			
Household Hazardous Waste collection				\$1.14 per month			
Commercial Rates							
Twice per week hand collection				\$32.50 per month			
Additional Cart Rental				\$12.00 per month			
Garbage	1X	2X	3X	4X	5X	6X	Extra
2 yard	\$110.52	\$204.44	n/a	n/a	n/a	n/a	\$ 62.35
3 yard	\$134.54	\$230.27	n/a	n/a	n/a	n/a	\$ 69.15
4 yard	\$155.64	\$287.87	\$400.76	n/a	n/a	n/a	\$ 77.99
6 yard	\$186.73	\$345.43	\$480.49	\$595.10	n/a	n/a	\$ 90.87
8 yard	\$233.42	\$431.85	\$600.62	\$743.83	\$865.69	\$969.22	\$ 107.55
Recycle	1X	2X	3X	4X	5X	6X	Extra
2 yard	\$98.33	\$172.61	n/a	\$ 0.00	\$ 0.00	\$ 0.00	\$ 58.00
4 yard	\$148.55	\$258.85	\$366.26	\$ 0.00	\$ 0.00	\$ 0.00	\$ 72.00
6 yard	\$178.59	\$309.02	\$439.47	\$ 0.00	\$ 0.00	\$ 0.00	
8 yard	\$208.70	\$349.15	\$502.02	\$669.37	\$836.73	\$851.81	\$101.00
Roll Off		Compactors		Commercial			
20 yard	\$599.13	30 yard compactor	\$671.70	Extra Yards		\$50.00	
30 yard	\$629.96	35 yard compactor	\$714.35	Delivery		\$155.58	
40 yard	\$653.56	42 yard compactor	\$714.35	Removal		\$155.58	
Del / Exc	\$171.52	Daily Rental		\$5.05	Relocates		\$155.58

Industrial facility Recycling will be negotiated with the business due to uncertainty of the items to be recycled.

Rentals range from \$1.00 to \$600.00 per month (determined by age, type, size of compactor). Installation is not included.

Rates include street use fees as described in the contract.

Republic will observe the following holidays in 2026

New Year's Day	Memorial Day	Labor Day
Thanksgiving Day	Christmas Day	

SECTION 2. That these rates and charges shall become effective and be in full force and effect starting January 1, 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 1st DAY OF DECEMBER, 2025.

APPROVED:

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council members
FROM: Mary Smith, Assistant City Manager
DATE: November 25, 2025
SUBJECT: Water / Wastewater Rates

The City Council periodically sets water and sewer rates to collect sufficient funds to run the water and wastewater operations of the City, to pay debt service on large utility projects, and to maintain a minimum 60-day reserve in the event of a downturn in revenues or a major unanticipated repair project.

Rockwall is a member-city of the NTMWD and as such has a set minimum demand and pays the “member rate” for that amount of water. The often discussed “take or pay”. In the past few years, the member cities and the NTMWD Board reached an agreement which allows for a rolling average usage to be phased in over multiple years allowing the cities to reduce minimum demand if there is a prolonged downturn in consumption. Rockwall exceeded our minimum consumption in 2025 and 2024. The Board sets water rates to meet their expenses, debt service, and reserve needs as all of us do. The rate adjustment this year was 7.5% over the prior year rate while the previous year was 4.3%.

In addition, the District manages our wastewater treatment plants for which we pay 100% of the expense along with the regional sewer transmission line which carries much of our wastewater to the regional plant in Mesquite. We are responsible for our pro-rata share of the debt service on the regional line and treatment cost at the plant. A parallel transmission line has been constructed and the associated debt service for that new line is included in the FY2026 budget and reflects a 21% increase in that cost. Wastewater treatment cost has increased 42% in two-years and 71% over just three years.

City staff worked on a rate analysis and recommends the rate increases reflected on the attached Resolution.

Generally, the base rate would increase \$1.55 cents per month for water and \$5.40 per month for wastewater. The volumetric rate would increase \$.29 cents per thousand gallons across all rate tiers for water and \$.60 cents per thousand gallons for wastewater. Wastewater will continue to be billed based on a winter averaging to best reflect the domestic water usage metered at each home compared with the much higher summer months consumption.

Rates are adopted by Resolution at the Council's discretion. Staff is available to answer any questions the Council may have as the Resolution is considered for adoption.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE RATE TO BE CHARGED FOR WATER AND WASTEWATER SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 44, Article III, Section 44-74, of the City of Rockwall Code of Ordinances provides that rates and charges for water and wastewater services and the procedures relative to the collection thereof shall from time to time be set by resolution of the City Council; and

WHEREAS, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for water and wastewater services.

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

SECTION 1. The following monthly rates are hereby established and shall be collected for water and wastewater services billed by the City:

	<u>Meter size</u>		<u>Water Rates</u>		<u>Wastewater Rates</u>
Monthly Minimum Bills:					
Residential:	0.75	\$	27.30	\$	29.90
	1.00		32.85		34.20
	1.50		37.65		39.60
	2.00		47.15		49.30
Non-residential:	0.75	\$	33.50	\$	35.00
	1.00		38.00		39.00
	1.50		42.25		44.00
	2.00		51.85		53.50
	3.00		70.65		72.15
	4.00		88.65		90.00
	6.00		107.50		109.00
Irrigation Meters:	0.75	\$	33.50	\$	N/A
	1.00		38.00		N/A
	1.50		42.25		N/A
	2.00		51.85		N/A
	3.00		70.65		N/A
	4.00		88.656		N/A
	6.00		107.50		N/A
Rate per TH Gallons - Water:	Residential 2,001-8,000 gallons	\$	4.40	\$	N/A
	Residential 8,001-16,000 gallons		5.45		N/A
	Residential over 16,000 gallons		7.47		N/A
	Irrigation over 2,000 gallons		7.47		N/A
	Non-residential over 2,000 gallons		6.95		N/A
	Wholesale Contract Rate		4.67		N/A
Rate per TH Gallons - Wastewater:			N/A	\$	4.85

SECTION 2. Calculation of monthly volume charge for wastewater. The monthly volume charge for residential customers for wastewater service shall be calculated each year based on the average monthly water usage during the previous winter months, consisting of December, January, and February. Where no previous winter average is available, the Director of Finance shall estimate a volume to be used for this monthly charge. The monthly volume charge will be recalculated in March of each year.

SECTION 3. An initial deposit shall be required of all customers requesting utility service. Letters of good credit will not be accepted in lieu of a deposit. Required deposits shall be as follows:

Residential Meter Deposit	one hundred dollars (\$100.00) per meter
Commercial Meter Deposit	two hundred dollars (\$200.00) per meter
Irrigation Meter Deposit	two hundred dollars (\$200.00) per meter
Hydrant Meter Deposit	one thousand dollars (\$1,000) per meter
Backflow Device Deposit	seven hundred dollars (700.00) per device

SECTION 4. The residential meter deposit shall be refunded to the customer's account after a 36-month period of prompt payments. The customer's account history shall not reflect any late payments, disconnection of service or non-sufficient funds items received by the City, during this period. The 36-month period shall be calculated on a rolling calendar basis.

SECTION 5. Service is subject to disconnection if any amount of a bill is delinquent after the due date of the following month's bill. In addition to payment of the total amount of the bill for which service has been disconnected, a reconnection fee of fifty dollars (\$50.00) shall be charged to reestablish service. If a customer is disconnected for non-payment or payment by non-sufficient funds, a deposit shall be assessed prior to reconnection of services, if a deposit is not currently on file. If reconnection is requested after normal business hours, an additional after-hours service charge of seventy-five dollars (\$75.00) shall also be charged. If a technician has been dispatched, all of the above charges shall be due regardless of whether or not service has actually been terminated.

SECTION 6. Builders requiring water service during construction shall be required to place a service deposit of one hundred dollars (\$100.00) per residential construction site, and two hundred dollars (\$200.00) per commercial construction site.

SECTION 7. In the event of receipt of any payment, which is later deemed to be uncollectible by the City's depository, the customer shall be charged an administrative fee of thirty-five dollars (\$35.00) per occurrence.

SECTION 8. These rates and charges shall become effective and be in full force and effect beginning January 1, 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 1st DAY OF DECEMBER, 2025.

APPROVED:

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

HOME RULE CHARTER
Proposed Substantive/Technical 2025 Changes

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 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)

(c) If the Mayor or a Council member announces candidacy or becomes a candidate in any general, special, or primary election for any elected office of this State or the United States other than office then held, such announcement or such candidacy shall constitute a resignation of the office then held, and the vacancy shall become effective at the time of the canvas of that election. Any vacancy thereby created shall be filled pursuant to Section 3.05 of the City Charter.

Commented [FG1]: Recommended by Charter Commission. Mayor recommends no change in this section.

Commented [FG2]: Considered and rejected by Charter Commission. Recommended by Mayor.

Sec. 3.11. Passage of ordinances in general

(3) A proposed ordinance, except as related to an emergency, budget, tax, public utility rate setting, calling for an election to issue bonds, ~~authorization 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.

Commented [FG3]: Required by state law, only one reading for issuance of bonds with or without an election.

ARTICLE IV. CITY ADMINISTRATION

Sec. 4.05. Administrative 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. All department directors recommended by the City Manager will be confirmed by a majority of the City Council. 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 with confirmation by the City Council as the head of two or more of them.

Commented [FG4]: Recommended by the Mayor

ARTICLE V. NOMINATIONS AND ELECTIONS

Sec. 5.04. Official results.

- (1) The candidate for elective office receiving a plurality majority 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.

Commented [FG5]: Considered and rejected by Charter Commission. Recommended by Mayor.

ARTICLE VI. INITIATIVE, REFERENDUM AND RECALL

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

- (1) Within twenty-one (thirty (30)) 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.

Commented [FG6]: Recommended by Charter Commission

ARTICLE VII. FINANCIAL PROCEDURES

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.
- (2) 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.
- (23) 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.

(4) The City shall competitively bid at least every five (5) years its solid waste contract and such contract shall be approved by the City Council.

ARTICLE XI. GENERAL AND TRANSITIONAL PROVISIONS

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.

Commented [FG7]: Technical change and recommended by Charter Commission.

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~~ or City Secretary.

Commented [FG8]: Technical change recommended by Charter Commission

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 no substantive 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.~~

Commented [FG9]: Recommended by Charter Commission

Sec. 11.15. Charter Review Commission.

(1) The City Council must appoint at least every ten (10) years a Charter Review Commission of ten citizens of the City which will:

Commented [FG10]: Recommended by Mayor.

- (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.

ROCKWALL CHARTER REVIEW COMMISSION MEETING

THURSDAY, FEBRUARY 6, 2025 - 4:00 PM

**City Hall Council Conference Room (main (2nd floor) behind Council Chambers)
385 S. Goliad St., Rockwall, TX 75087**

- 1) Call meeting to order

Chairman Fowler called the meeting to order at 4:00 p.m. Present were Chairman Kevin Fowler, Vice Chairman John Hohenshelt, and Commissioners Bennie Daniels, Dale Cherry, Stan Jeffus, Nell Welborn, Todd White, Jim Pruitt, Mike Townsend, and Derek Deckard. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, Director of Administrative Services David Sweet, and City Secretary Kristy Teague. City Attorney Frank Garza participated in the meeting via video teleconference (ZOOM).

- 2) Open Forum / Public Comments

Chairman Fowler asked if anyone would like to speak at this time.

Sol Villasana
809 Village Green Drive
Rockwall, TX

Mr. Villasana addressed the Commission, thanking the members for previously listening to his presentation regarding single member districts relative to city council elections and the structure of the city council. He went on to express his belief that modifying the city's Charter language to allow for the creation of single member districts would be advantageous because it would (1) increase citizen participation, (2) generate more diverse participation, especially on the part of minorities, and (3) generate more diversity on city boards and commissions. He believes it is only a matter of time before the city makes a switch to single member districts anyway, so why wait? He urged the Commissioners to include in their recommendation to the Rockwall City Council putting forth a ballot proposition to change the city council to single member districts to allow voters an opportunity to decide on this topic at a November 2025 election.

There being no one else wishing to come forth and speak, Chairman Fowler closed Open Forum.

- 3) Discuss and consider approval of the minutes from the Jan. 23, 2025 Charter Review Commission meeting, and take any action necessary.

Vice Chair Hohenshelt moved to approve the minutes, as presented. Commissioner Cherry seconded the motion, which passed unanimously (10 ayes to 0 nays).

- 4) Discuss and consider recommendations regarding possible amendments to the City's existing Charter, and take any action necessary.

Discussion began with review of edits from the City Attorney, Frank Garza, which were previously emailed to Commissioners and were made available in printed form at the meeting. The first recommended change is found in Art. III, Sec. 3.01, is a (recommended) substantive change, and it is as follows:

(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.

In addition to this previously discussed, substantive change, Indication was given that pronoun-related (i.e. “he/she”) changes (considered non-substantive) were also made throughout the document.

Discussion took place related to Commissioner Daniels having previously brought up some questions, which he indicated were ‘technical’ questions, rather than ‘substantive’ ones. He summed up by indicating he believes the things he has brought up are best addressed by the city council and city attorney.

City Manager Mary Smith brought up the topic of current Charter language related to the timeframe the City Secretary has to validate a petition received. Currently, it says:

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

(1) Within twenty-one 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.

Indication was given that, as the city has grown, twenty-one days has been found to be a difficult timeframe (too short) to get a petition reviewed and to get all the signatures verified. For example, a while back, an alcohol-related petition was received right before Christmas, and the current Charter language does not take into account Christmas, New Year’s holidays or weekends. So, it was a very difficult endeavor to verify thousands of signatures within the prescribed 21-day timeframe.

Mr. Garza shared that making a change to this specified time would be a substantive change (it would need to be a ballot proposition).

Following extensive discussion, Commissioner Welborn moved to put forth a recommendation that the number of days to certify a petition be changed from 21 days to “30 days” within the City Charter. Commissioner Deckard seconded the motion, which passed unanimously (10 ayes to 0 nays).

Regarding Sec. 11.08 “Notice of Claim,” Commissioner Pruitt discussed this recommended change with Mr. Garza.

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~~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.

Mr. Garza explained that courts have ruled that a municipality that requires ‘notice of claim’ must give sufficient time for the person to provide the notice of claim. The current language allows a period of 60 days, but courts have consistently ruled that six months is a sufficient amount of time to present a notice of claim. So, he explained, the City can keep this at sixty days and deal with the matter if/when challenged on it sometime in the future. Or, the City can go ahead and try to get this change made so that it’s consistent with court decisions in Texas. This would be a substantive change to the Charter.

Regarding Sec. 11.10. “Service to process against City.” – Commissioner Pruitt explained he’d like to see this language modified. Mr. Garza shared that most city charters he has seen say both the city manager or city secretary may be served with a lawsuit. Mr. Garza indicated very few city charters list the mayor as one who may be served. Mr. Garza went on to suggest the language be modified to specify the City Manager’s Office or City Secretary’s Office to make it more expansive (in case someone is out of the office on extended leave or vacation).

It was ultimately agreed to modify the language to remove the Mayor, City Manager and City Secretary and just specify “City Manager’s Office” in Sec. 11.10 regarding “Service to process against city.” Commissioner Hohenshelt moved to recommend this as a proposed change to the Charter language. Commissioner Townsend seconded the motion, which passed unanimously (10 ayes to 0 nays).

The next topic was modifying language that Mr. Garza explained would eliminate the need for future Charter amendments related to ‘technical changes’ only. The language he is proposing for consideration is as follows:

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.

This would give the city council an ability to, by ordinance, update the Charter if correcting typographical errors, grammatical errors, references to laws that have been changed, incorrect references, to neutralize gender references, and ensuring that no such changes would change the meaning or substance of the Charter. He shared that a lot of cities he provides legal counsel to are adopting a provision like this in their Charter so that they do not have to have future Charter elections just for technical changes.

Rather than go forward reviewing the city attorney’s recommended edits, one-by-one, Vice Chairman Hohenshelt moved to approve of putting forth all of the recommended edits suggested by the city attorney, including the one just discussed (for Sec. 11.14). Commissioner Deckard seconded the motion, which passed by a vote of 10 ayes to 0 nays.

Chairman Fowler asked if there are any additional topics Commissioners would like to discuss before moving on to the topic of single-member districts.

Commissioner Welborn explained her understanding that it's up to the city council to administer the ethics-related regulations. Indication was given in response that, yes, they 'police' themselves. Welborn wonders what would happen if a council member has a strong personality and fellow council members do not call the person out. Commissioner Pruitt pointed out that any sitting Council can put forth ethics provisions, via passage of an ordinance, and doing so would not require anything related to the City Charter. Welborn explained she has some concern related to 'enforcement.' Most other Commissioners seemed to agree that enforcement has to be up to the other, remaining members of Council. Pruitt encouraged Welborn to consider taking the topic of adopting ethics regulations before the city council for consideration. He does not see any problem with the topic or with Welborn proposing such regulations. He just does not believe those regulations are a topic for the city's charter. Chairman Fowler agreed that Welborn's concerns are valid and should not be dismissed; however, he agreed it should be taken to city council for possible ordinance-related action rather than addressed in the city's charter. Mr. Garza discouraged specific ethics provisions being included in Charter language; however, he does believe it's okay to say in a Charter that 'a city council shall adopt an ethics ordinance.' Indication was given that the city's current ordinance basically states that the city will follow state ethics-related regulations.

Regarding single-member districts, Commissioner Daniels asked Mr. Villasana for clarification regarding minorities. Mr. Villasana shared that he believes there would be more minority participation in the election process if there were single-member districts. Daniels pointed out that Mr. Villasana is drilling things down to a finer point than even neighborhoods. He also pointed out that the city has 46% minority representation on the city council now. Secondly, regarding the 2030 Census, he pointed out that in late 2026 or early 2027, a five-year adjustment will be put out by the Census Bureau. So, it's not 'now' or else it will be over ten years (from the last census). Commissioner Deckard indicated that he does not see how single-member districts would guarantee minority participation at a higher level. Commissioner Jeffus commented that County Commissioners in Rockwall basically have single-member districts, and he wonders how that works. Indication was given that, countywide, there is a larger population, larger districts, and less districts. So, this results in a lot less possibility of gerrymandering. Commissioner Pruitt pointed out that some years ago, when looking into this, he remembers not being able to gerrymander any district lines within the city that would result in a "majority minority population" district. He does not believe that has changed since that time. Pruitt indicated that if a "majority minority population district" could be identified / found within the city, then he would agree with Mr. Villasana; however, he does not believe it's possible and does not believe the city is violating anyone's voter rights 'as is.'

Mr. Villasana clarified his belief that single-member districts will create more participation from the citizenry at large, more neighborhoods participating, including some neighborhoods where there is a higher concentration of minorities (not necessarily enough to make a district), and neighborhoods will be incentivized and neighborhoods will be activated. Mr. Villasana agreed that he and Pruitt discussed this topic about ten years ago. He urged the Commission to look forward into the next ten years. He believes there will be more participation, more diverse participation (in all levels of the city), including on board and commissions, if single member districts are put in place. Pruitt shared that, one thing he likes about Rockwall when compared to what has been seen over in Royse City and Fate is, that because Rockwall has such a diverse population, it is hard for one group to get mad, ban together, and throw everyone out of the city. He pointed out that the city has, for example, experienced residents in particular neighborhoods being upset about certain subdivisions coming in near them in the past. However, decisions end up being made because councilmembers take into consideration the views of all residents throughout the city - instead of the viewpoints of residents located within just one particular area. This helps with decisions that are made by council members, particularly related to zoning ones.

Chairman Fowler shared that he has a hard time believing that single-member districts will result in more participation. Commissioner Deckard shared he believes things like Presidential elections do cause more voters to participate. Mr. Villasana shared that he is not talking 'turnout,' but – rather – there will be more people involved and engaged, including more candidates running for local office. City Secretary, Kristy Teague, shared that - related to the upcoming election in May (2025) - there are several candidates (9 so far), several of whom are minorities.

Regarding boards and commissions, Vice Chairman Hohenshelt shared that opportunities are 'wide open' for residents to apply for and participate on boards; however, the city is constantly begging for people to participate and sometimes scrambling to fill vacancies. Commissioner Welborn shared that one time, years ago, most of the council members lived in the Chandlers Landing subdivision. Sometimes, there has been a concentration of those serving and living in The Shores subdivision. Commissioner Townsend agreed that, most of the time, the city is begging people to step up to serve on boards and commissions. Mrs. Smith, City Manager, pointed out that recent appointees to City Council (to fill vacancies) were a black male and a Hispanic female. Chairman Fowler pointed out that 'political ideology' comes into play in these sorts of discussions. Commissioner Deckard shared that he does believe there is diversity currently on the city's Planning & Zoning Commission, as far as political viewpoints are concerned. Commissioner Welborn shared that she previously mentored Freddie Jackson, who was a minority resident who previously ran for city council some years ago. She shared her belief that candidates must focus on self-improvement and polishing themselves for campaigning for office.

Indication was given that single-member districts in and of themselves create some challenges (i.e. hiring demographers). Then, potentially doing a combination of single-member districts, coupled with 'at large' seats, creates a whole set of additional complications. Commissioner White moved to take no action and make no recommendation regarding possibly changing the current "at large" set up of the city council and related city elections. Vice Chair Hohenshelt seconded the motion, which passed by a vote of 10 ayes to 0 nays.

Chairman Fowler shared that, at some point, single-member districts may become a change the city needs to make, but he is not sure at what point that may be. Commissioner Deckard suggested it may be if/when the city goes to three-year terms with 'a majority vs. a plurality.' Right now, though, it has too many complications associated with it that have been talked about in a negative light.

5) Discuss future meeting dates/times

Commissioner Pruitt moved to disband the Commission and consider its work as 'complete' at this time. Vice Chairman Hohenshelt seconded the motion. Chairman Fowler agreed there is no need for the Commission to hold additional meetings. He will plan to go before City Council at the March 3 city council meeting to provide the Commission's "findings" in the informational meeting packet and to answer any questions the city council members may have.

Mr. Garza shared that he will make the final revisions in the Charter document, including those discussed this afternoon, and he will get them to Ms. Teague for distribution to the Commission members for final review.

Commissioner Daniels went on to thank Pruitt and all prior Charter Review Commissioners because – since they had done such good work previously – this current Commission had very little work to do. The motion to disband passed unanimously.

6) Adjournment

Chairman Fowler thanked the Commissioners for their service and for allowing him the opportunity to Chair. He adjourned the meeting at 4:50 p.m.

ALTHOUGH THE CHARTER COMMISSION DID NOT MEET SUBSEQUENT TO THIS PARTICULAR MEETING, THESE MINUTES OF THE CHARTER REVIEW COMMISSION OF THE CITY OF ROCKWALL, TEXAS WERE REVIEWED BY COMMISSIONERS AND THEN EXECUTED BY THE CHAIRMAN OF THE COMMISSION ON THE 3rd DAY OF MARCH, 2025.

KEVIN FOWLER, CHAIRMAN

ATTEST:

KRISTY TEAGUE, CITY SECRETARY



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

October 2025

Permits

Total Permits Issued:	415
Building Permits:	60
Contractor Permits:	355
Total Commercial Permit Values:	\$7,459,909.74
Building Permits:	\$2,555,184.00
Contractor Permits:	\$4,904,725.74
Total Fees Collected:	\$473,676.37
Building Permits:	\$414,991.08
Contractor Permits:	\$58,685.29

Board of Adjustment

Board of Adjustment Cases: 0

11/20/2025
9:42:32AM

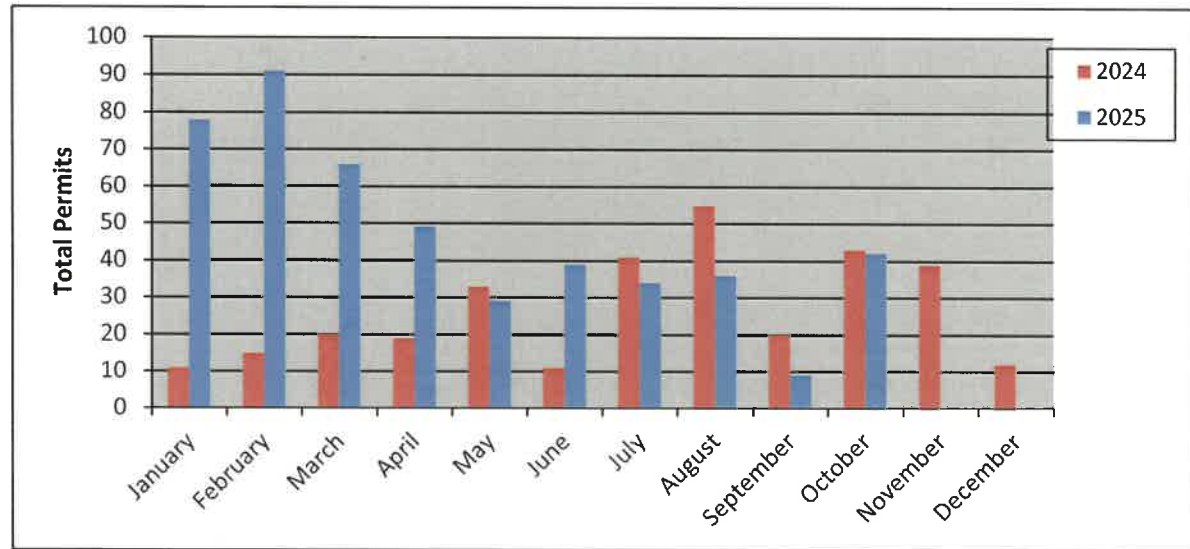
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 10/1/2025 to 10/31/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	53	\$7,459,909.74	\$126,218.29
Backflow Permit	5	8,760.00	\$434.42
Concrete Permit	1		\$51.00
Electrical Permit	7	4,846.00	\$532.04
Fence Permit	1	5,080.00	\$51.00
Irrigation Permit	4		\$306.00
Mechanical Permit	2	110,500.00	\$1,232.10
New Construction	3	2,555,184.00	\$93,080.79
Plumbing Permit	4	32,275.00	\$684.94
Remodel	14	4,721,653.74	\$28,851.50
Sign Permit	9	21,611.00	\$688.50
Temporary Construction Trailer	3		\$306.00
Residential Building Permit	362		\$347,458.08
Accessory Building Permit	13		\$3,556.66
Addition	2		\$521.30
Artificial Turf	1		\$51.00
Concrete Permit	5		\$769.49
Deck Permit	3		\$382.50
Demolition	1		\$51.00
Driveway Permit	2		\$750.72
Electrical Permit	8		\$816.00
Fence Permit	87		\$4,436.00
Generator	1		\$153.00
House Moving	1		\$51.00
Irrigation Permit	70		\$5,355.00
Mechanical Permit	16		\$1,938.00
New Single Family Residential	42		\$317,832.33
Outdoor Kitchen Permit	3		\$200.33
Patio Cover/Pergola	9		\$1,250.52
Plumbing Permit	49		\$3,796.50
Pool	9		\$1,377.00
Remodel	2		\$813.14
Retaining Wall Permit	3		\$153.00
Roofing Permit	18		\$1,377.00
Solar Panel Permit	5		\$1,214.59
Window & Door Permit	12		\$612.00
Totals:	415		\$473,676.37

New Residential Permits

Calendar Year

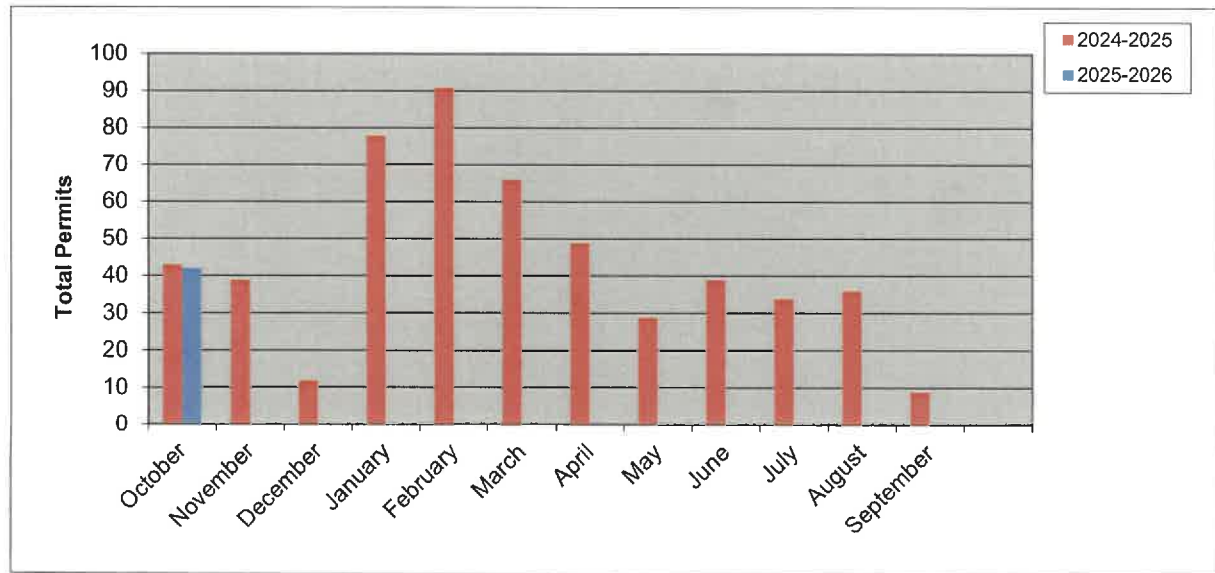
	Year	
	2024	2025
January	11	78
February	15	91
March	20	66
April	19	49
May	33	29
June	11	39
July	41	34
August	55	36
September	20	9
October	43	42
November	39	
December	12	
Totals	319	473



New Residential Permits

Fiscal Year

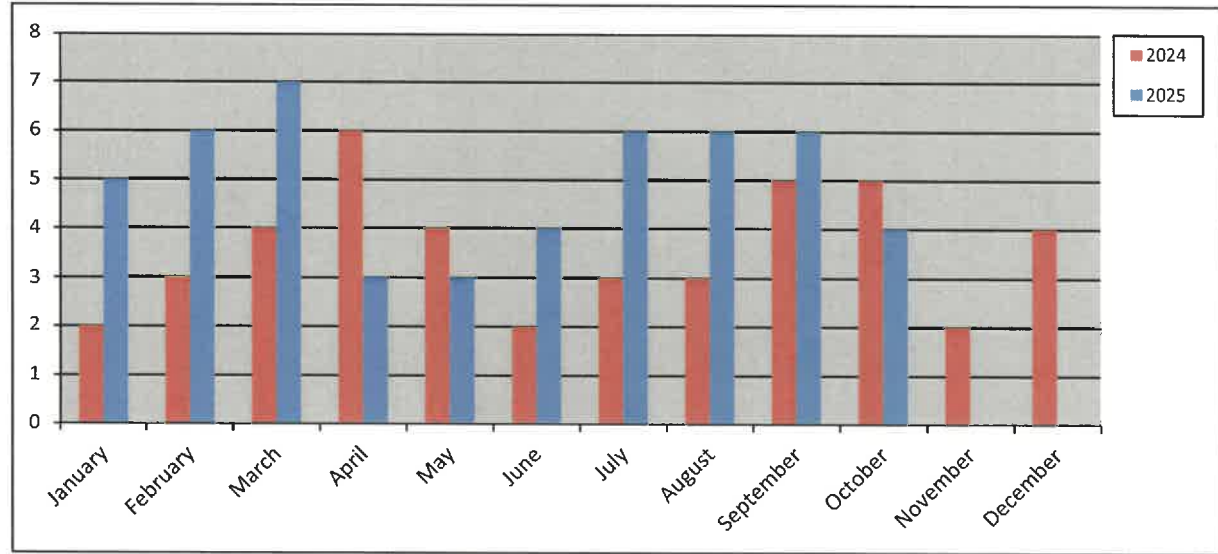
	Year	
	2024-2025	2025-2026
October	43	42
November	39	
December	12	
January	78	
February	91	
March	66	
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
Totals	525	42



Residential Remodel/Additions Permits

Calendar Year

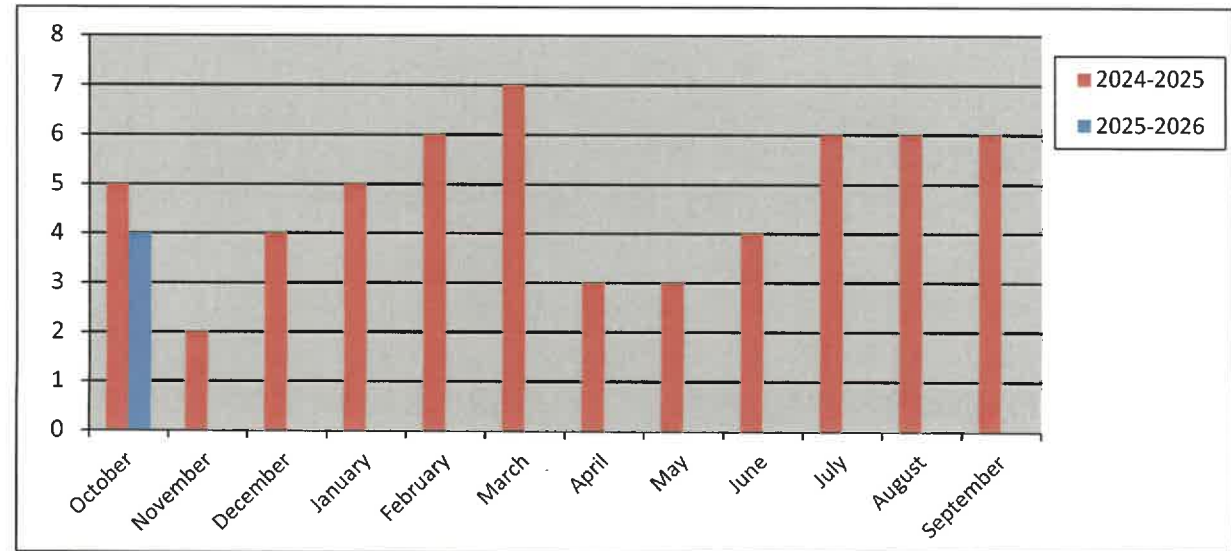
Year		
	2024	2025
January	2	5
February	3	6
March	4	7
April	6	3
May	4	3
June	2	4
July	3	6
August	3	6
September	5	6
October	5	4
November	2	
December	4	
Totals	43	50



Residential Remodel/Additions Permits

Fiscal Year

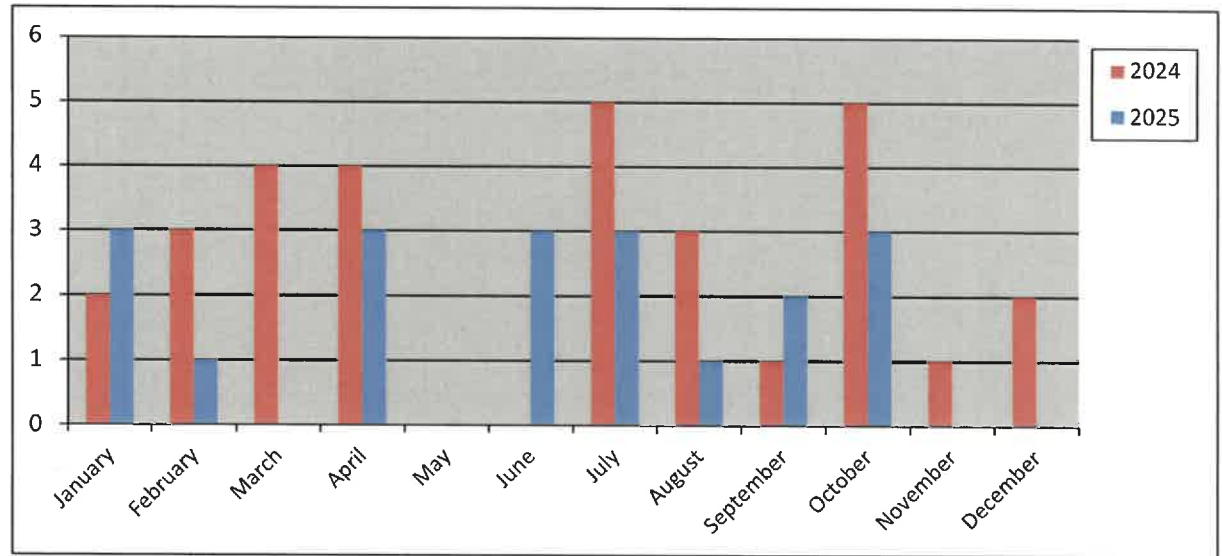
Year		
	2024-2025	2025-2026
October	5	4
November	2	
December	4	
January	5	
February	6	
March	7	
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
Totals	57	4



New Commercial Permits

Calendar Year

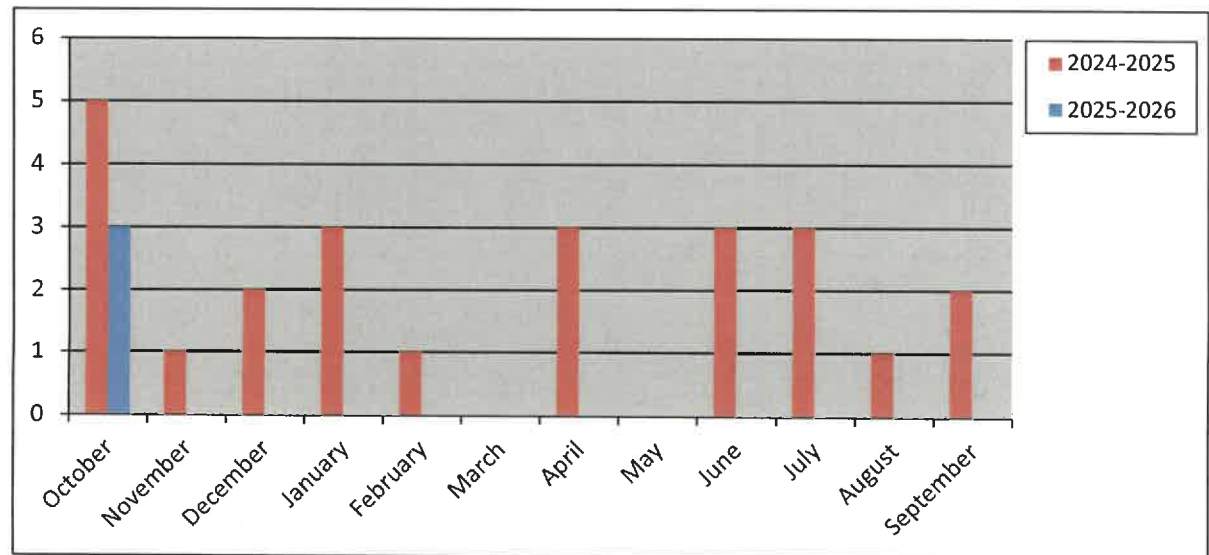
	Year	
	2024	2025
January	2	3
February	3	1
March	4	0
April	4	3
May	0	0
June	0	3
July	5	3
August	3	1
September	1	2
October	5	3
November	1	
December	2	
Totals	30	19



New Commercial Permits

Fiscal Year

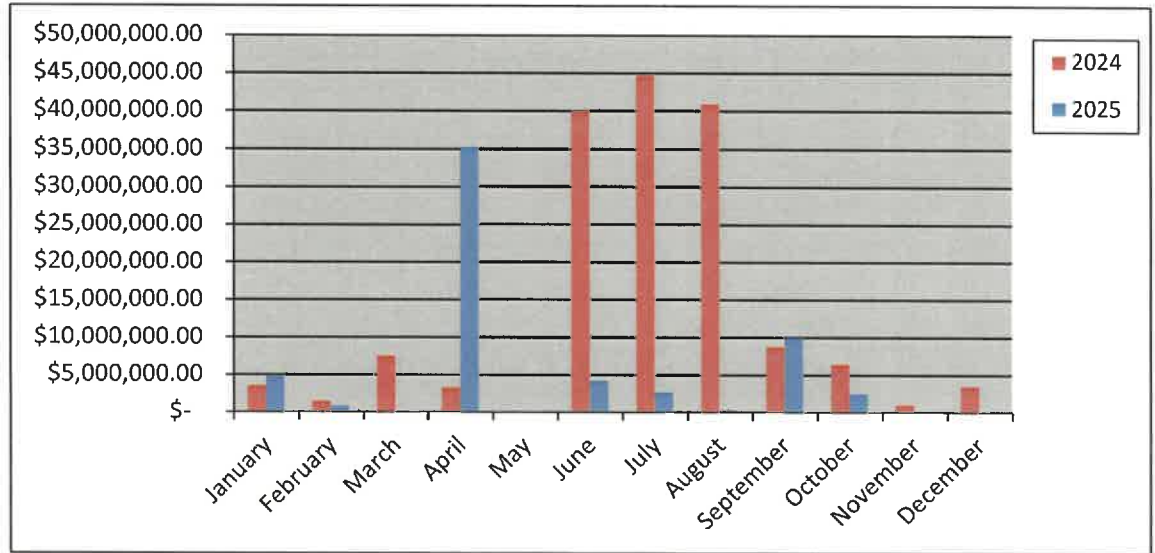
	Year	
	2024-2025	2025-2026
October	5	3
November	1	
December	2	
January	3	
February	1	
March	0	
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
Totals	24	3



New Commercial Value

Calendar Year

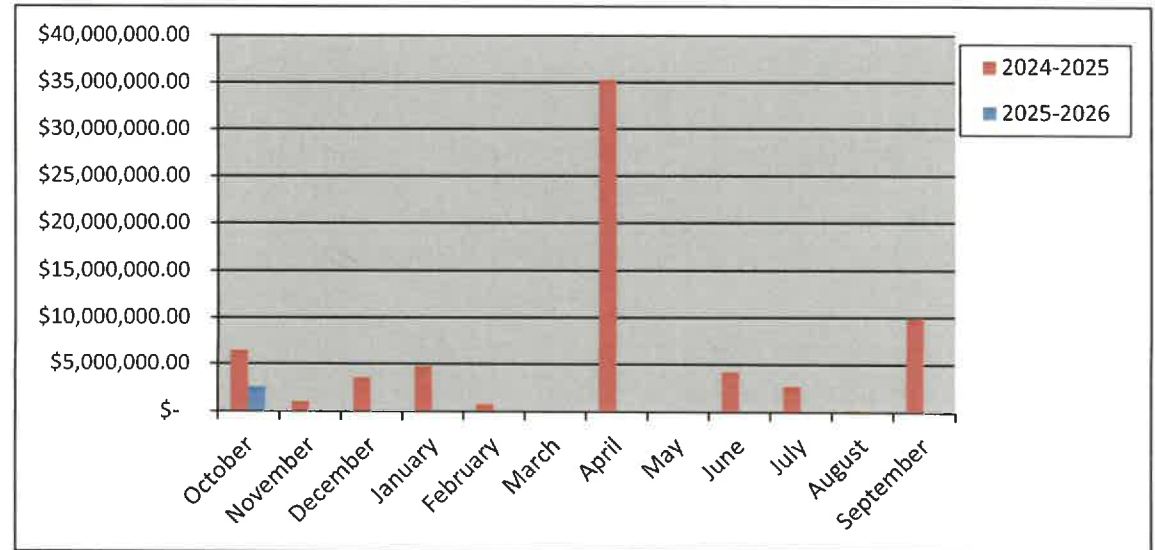
Year		
	2024	2025
January	\$ 3,628,000.00	\$ 4,800,000.00
February	\$ 1,600,000.00	\$ 850,000.00
March	\$ 7,573,400.00	\$ -
April	\$ 3,400,000.00	\$ 35,348,077.00
May	\$ -	\$ -
June	\$ 40,015,846.78	\$ 4,262,000.00
July	\$ 44,803,145.65	\$ 2,750,000.00
August	\$ 41,008,367.00	\$ 269,844.00
September	\$ 8,800,000.00	\$ 9,897,400.00
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	
December	\$ 3,600,000.00	
Totals	\$ 162,054,992.43	\$ 60,732,505.00



New Commercial Value

Fiscal Year

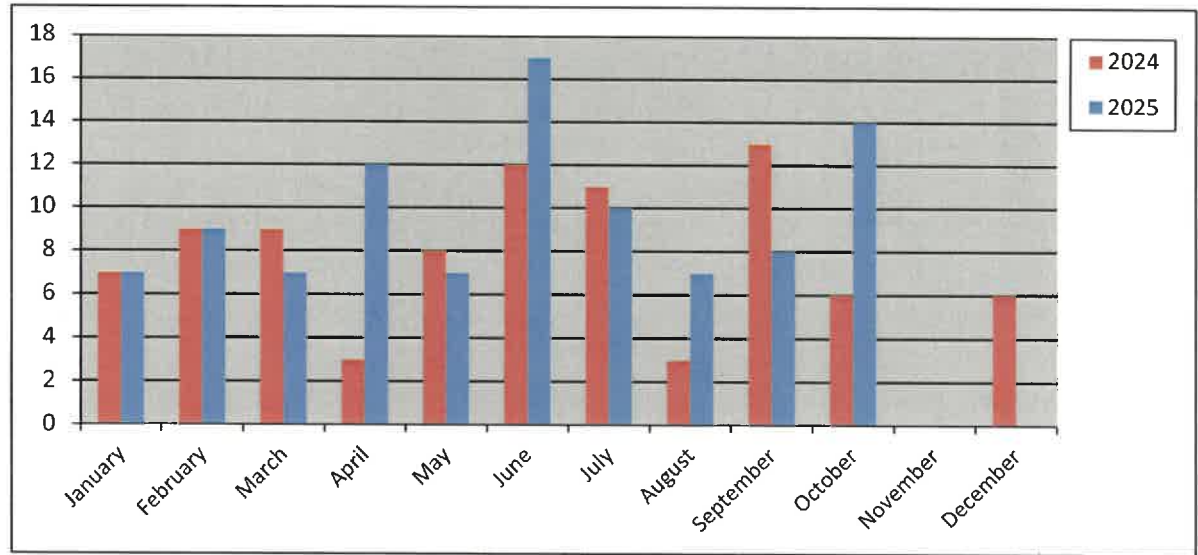
Year		
	2024-2025	2025-2026
October	\$ 6,526,233.00	\$ 2,555,184.00
November	\$ 1,100,000.00	
December	\$ 3,600,000.00	
January	\$ 4,800,000.00	
February	\$ 850,000.00	
March	\$ -	
April	\$ 35,348,077.00	
May	\$ -	
June	\$ 4,262,000.00	
July	\$ 2,750,000.00	
August	\$ 269,844.00	
September	\$ 9,897,400.00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



Commercial Additions/Remodel Permits

Calendar Year

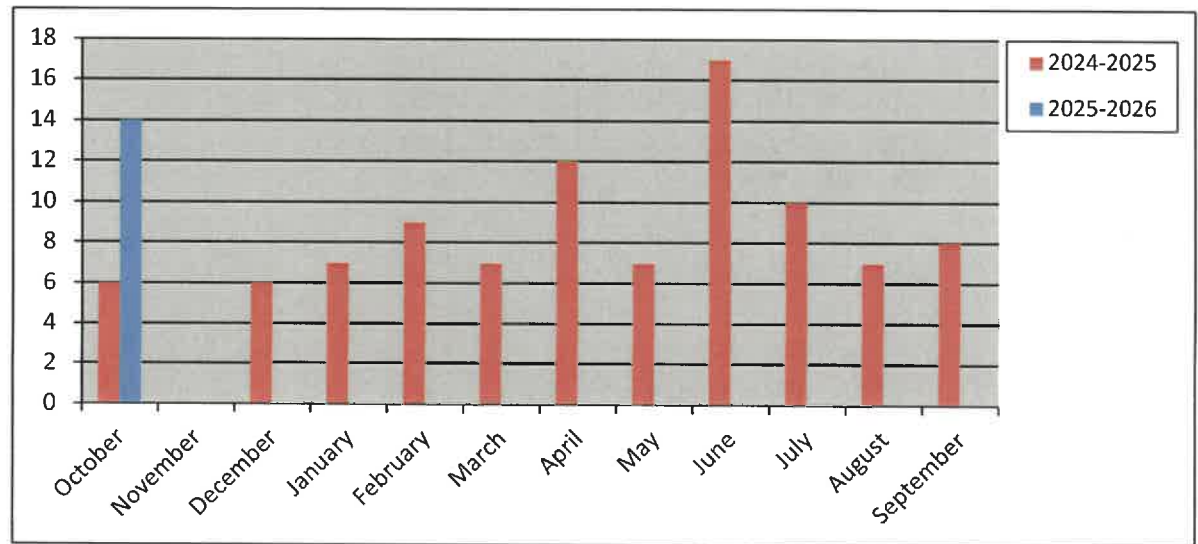
	Year	
	2024	2025
January	7	7
February	9	9
March	9	7
April	3	12
May	8	7
June	12	17
July	11	10
August	3	7
September	13	8
October	6	14
November	0	
December	6	
Totals	87	98



Commercial Additions/Remodel Permits

Fiscal Year

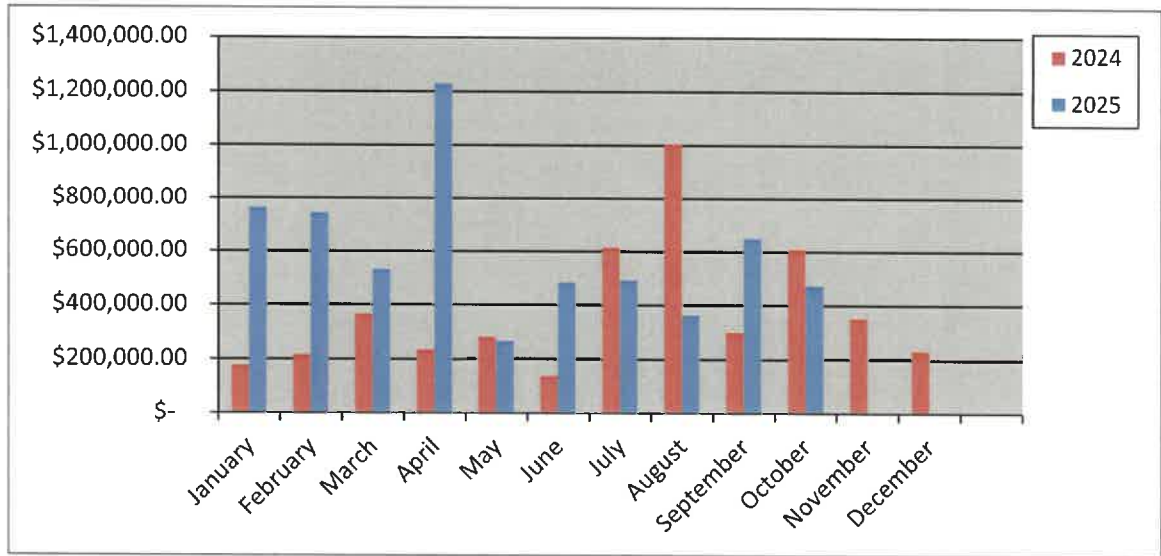
	Year	
	2024-2025	2025-2026
October	6	14
November	0	
December	6	
January	7	
February	9	
March	7	
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
Totals	96	14



Total Fees Collected

Calendar Year

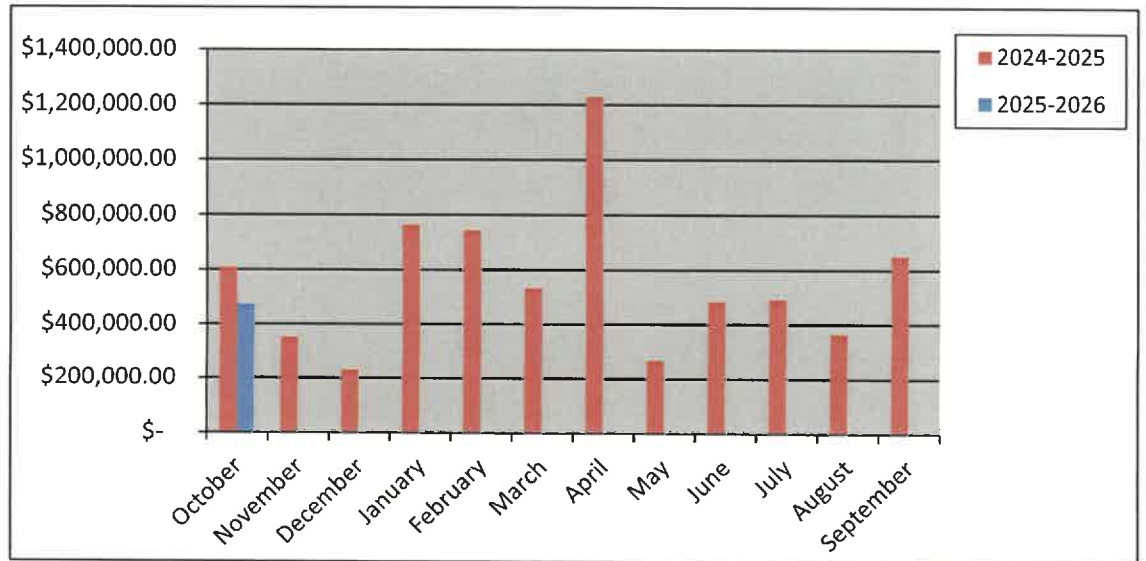
Year		
	2024	2025
January	\$ 177,441.82	\$ 764,930.75
February	\$ 217,495.76	\$ 745,613.47
March	\$ 368,481.32	\$ 533,967.61
April	\$ 236,650.24	\$ 1,230,931.00
May	\$ 283,718.89	\$ 268,369.56
June	\$ 137,783.50	\$ 485,601.80
July	\$ 615,851.86	\$ 493,388.23
August	\$ 1,007,731.91	\$ 364,940.33
September	\$ 300,912.22	\$ 651,288.27
October	\$ 610,616.91	\$ 473,676.37
November	\$ 353,133.50	
December	\$ 232,852.46	
Totals	\$ 4,542,670.39	\$ 6,012,707.39



Total Fees Collected

Fiscal Year

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



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation	
CO2025-108	Certificate of Occupancy			
07/23/2025		2067 SUMMER LEE DR,	\$76.50	\$76.50
10/23/2025	ISSUED	105, ROCKWALL, TX,		
	Sideways BBQ	75032		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Jeremiah Stanley	4220 Clearview Court	Sachse	TX	75048
Business Owner	Jeremiah Stanley	2067 Summer Lee Dr, Suite 105	Rockwall	TX	75032
Property Owner	PA HARBOR RETAIL LLC	822 DOUGLAS AVE SUITE #390	DALLAS	TX	75225
Inspection Report Contact	Jeremiah Stanley	4220 Clearview Court	Sachse	TX	75048

Contractors

CO2025-112	Certificate of Occupancy			
07/25/2025		1408 S GOLIAD ST,	\$76.50	\$76.50
10/01/2025	ISSUED	ROCKWALL, TX, 75087		
	Heritage Christian Academy/NEW CLASSROOM BUILDING C			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Joseph Traino	4231 Sigma Rd	Dallas	TX	75244
Business Owner	Brad Helmer	1408 S Goliad St	Rockwall	TX	75087
Property Owner	HERITAGE CHRISTIAN ACADEMY	1408 S Goliad St	Rockwall	TX	75087
Inspection Report Contact	Joseph Traino	4231 Sigma Rd	Dallas	TX	75244

Contractors

CO2025-138	Certificate of Occupancy			
08/20/2025		165 East Quail Run Road,	\$76.50	\$76.50
10/17/2025	ISSUED	#100, Rockwall, TX,		
	PNC Financial Service Group	75087		

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

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			
	Business Name	Plan Number			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Michael Gregston/Lucas Groves	2435 109th Street	Grand Prairie	TX	75050
Business Owner	Felice Leckbee	11511 Luna Rd	Farmers Branch	TX	75234-64
Property Owner	Bowen Hendrix	4403 N Central Expwy, Suite 200	Dallas	TX	75205
Inspection Report Contact	Michael Lee Gregston	2435 109th Street	Grand Prairie	TX	75050
Inspection Report Contact	Adam Gonzales				
Contractors					

CO2025-143	Certificate of Occupancy				
08/26/2025		2007 Industrial Boulevard,			\$76.50
10/07/2025	ISSUED	Suite B, Rockwall, TX,			\$76.50
	Ident Marking Services	75087			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Jason Crum	2007 industrial blvd Ste. B	Rockwall	TX	75087
Business Owner	Jason Crum	2007 Industrial Blvd Ste. B	Rockwall	TX	75087
Property Owner	Rockwall Steel, Inc.	PO Box 159	Rockwall	TX	75087
Inspection Report Contact	Jason Crum	2007 Industrial Blvd Ste. B	Rockwall	TX	75087
Contractors					

CO2025-145	Certificate of Occupancy				
08/27/2025		2091 Summer Lee Drive			\$76.50
10/06/2025	ISSUED	Suite N101, Rockwall, TX,			\$76.50
	North Texas Surgical Arts	75032			

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

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	Hillary Adewale	6605 Westover Drive	Rowlett	Tx	75089
Business Owner	Hillary Adewale	6605 Westover Drive	Rowlett	Tx	75089
Property Owner	PA Harbor Retail LLC	8222 Douglas Avenue st 390	Dallas	Tx	75225
Inspection Report Contact	John Adewale	6605 Westover Drive	Rowlett	Tx	75089
Contractors					

CO2025-150	Certificate of Occupancy			\$76.50	\$76.50
09/04/2025		159 East Quail Run Road,			
10/17/2025	ISSUED	#104, Rockwall, TX,			
	CityVet Rockwall	75087			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jathan Gurley	2029 Tapadero Ln	Celina	TX	75009
Business Owner	CityVet	159 Quail Run Rd Suite 104	Rockwall	TX	75087
Property Owner	DuWest	159 Quail Run Rd	Rockwall	TX	75087
Inspection Report Contact	Jathan Gurley	2029 Tapadero Ln	CELINA	TX	75009
Contractors					

CO2025-156	Certificate of Occupancy			\$76.50	\$76.50
09/16/2025		1407 South Goliad Street,			
10/08/2025	ISSUED	Rockwall, TX, 75087			
	Royal Shave GNS				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Scotty Casimiro Almanza	1002 Hunters Creek Dr	Rockwall	TX	75087
Business Owner	Scotty Casimiro Almanza	1002 Hunters Creek Dr	Rockwall	TX	75087
Property Owner	Abed Ajak	1112 Glendon Dr	Forney	TX	75126
Inspection Report Contact	Edgardo Almanza	1502 Petaluma Dr	Rockwall	TX	75087
Contractors					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

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
CO2025-158	Certificate of Occupancy				
09/22/2025		202 West Street,		\$76.50	\$76.50
10/16/2025	ISSUED	Rockwall, TX, 75087			
	Graves Pools and Outdoor Living				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Wesley Graves	202 N. West Street Suite A	Rockwall	TX	75087
Business Owner	Wesley Graves	202 N. West Street Suite A	Rockwall	TX	75087
Property Owner	Jenn Laws	202 N. West Street Suite A	Rockwall	TX	75087
Inspection Report Contact	william perry	385 s. goliad street	rockwall	tx	75087
Contractors					

CO2025-163	Certificate of Occupancy				
09/26/2025		2014 South Goliad Street,		\$76.50	\$76.50
10/09/2025	ISSUED	Suite 138, Rockwall, TX,			
	Salon Effect	75087			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Kim Dennis	1507 Firenza Ct	Rockwall	TX	75032
Business Owner	Kim Dennis	1507 Firenza Ct	Rockwall	TX	75032
Property Owner	Sabre Realty	16475 Dallas Parkway	Addison	TX	75001
Inspection Report Contact	Kim Dennis	1507 Firenza Ct	Rockwall	TX	75032
Contractors					

CO2025-176	Certificate of Occupancy				
10/16/2025		159 East Quail Run Rd,		\$76.50	\$76.50
10/24/2025	ISSUED	Suite 100, Rockwall, TX,			
	Mooyah Burger	75087			

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

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	Osage Contractors, LLC	P.O. Box 226	Buckner	MO 64016	
Business Owner	Burger Business 356 LLC (Mooyah Burger)	3191 Red Hill Ave., Suite 200	Costa Mesa	CA 92626	
Property Owner	DuWest Realty	4403 N Central Expressway, Suite 200	Dallas	TX 75205	
Inspection Report Contact	Emily Bury	P.O. Box 226	Buckner	MO 64016	
Contractors					

CO2025-179	Certificate of Occupancy				
10/20/2025		159 E QUAIL RUN RD		\$76.50	\$76.50
10/28/2025	ISSUED				
	DW Quail Run, LLC (SHELL ONLY)				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	MLGP, LLC	1811 Greenville Ave	Dallas	TX 75206	
Business Owner	DuWest Realty 214-918-1804	4403 N Central Expressway, Suite 110	Dallas	TX 75205	
Property Owner	DuWest Realty	4403 N Central Expressway, Suite 110	Dallas	TX 75205	
Inspection Report Contact	MLGP, LLC	1811 Greenville Ave	Dallas	TX 75206	
Contractors					

CO2025-180	Certificate of Occupancy				
10/20/2025		165 E QUAIL RUN RD		\$76.50	\$76.50
10/28/2025	ISSUED	ROCKWALL, TX 75087			
	DW Quail Run, LLC (SHELL ONLY)				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	MLGP, LLC	1811 Greenville Ave	Dallas	TX 75206	
Business Owner	DuWest Realty 214-918-1804	4403 N Central Expressway, Suite 110	Dallas	TX 75205	
Property Owner	DuWest Realty	4403 N Central Expressway, Suite 110	Dallas	TX 75205	
Inspection Report Contact	MLGP, LLC	1811 Greenville Ave	Dallas	TX 75206	

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

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
Contractors				
TCO2025-151	Temporary Certificate of Occupancy			
09/04/2025		457 East Interstate 30,	\$76.50	\$76.50
10/07/2025	ISSUED	Rockwall, TX, 75087		
	Rockwall Toys for Tots			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jeff Skinner	400 Cattle Barron Drive	Rockwall	TX	75032
Business Owner	Jeff Skinner	400 Cattle Barron Drive	Rockwall	TX	75032
Property Owner	Jeff Skinner	400 Cattle Barron Drive	Rockwall	TX	75032
Inspection Report Contact	Jeff Skinner	400 Cattle Barron Drive	Rockwall	TX	75032

Contractors				
TCO2025-162	Temporary Certificate of Occupancy			
09/25/2025		1600 East Interstate 30,	\$306.00	\$306.00
10/20/2025	ISSUED	Rockwall, TX, 75032		
	H-E-B, LLP Rockwall Food Store #810			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Grant Williams	10950 Alder Circle	Dallas	TX	75238
Business Owner	HEB, LP	646 S Forest St	San Antonio	TX	78204
Property Owner	HEB, LP	646 S Forest St	San Antonio	TX	78204
Inspection Report Contact	Grant Williams	10950 Alder Circle	Dallas	TX	75238

Contractors				
TCO2025-169	Temporary Certificate of Occupancy			
10/03/2025		992 Sids Road, Rockwall,	\$306.00	\$306.00
10/20/2025	ISSUED	TX, 75032		
	S & A Systems, Inc.			

9:44:43AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2025 to 10/31/2025

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			
	Business Name	Plan Number			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Robert (Bobby) L Ruffin Jr	1623 S Peachtree	Balch Springs TX	75180	
Business Owner	Don Srygley	992 Sids Road, Rockwall TX 75032	ROCKWALL TX	75032	
Property Owner	S & A Systems, Inc	992 Sids Road, Rockwall TX 75032	Rockwall TX	75032	
Inspection Report Contact	Robert (Bobby) L Ruffin Jr	1623 Peachtree Rd.	Balch Springs TX	75180	
Contractors					

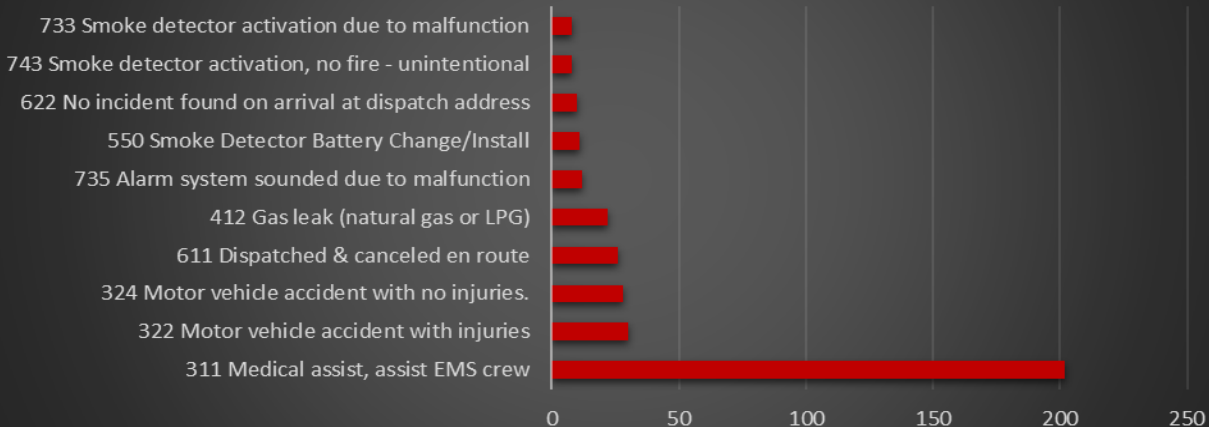
15

Total Valuation:
Total Fees: \$1,606.50
Total Fees Paid: \$1,606.50



October 2025
Monthly Report

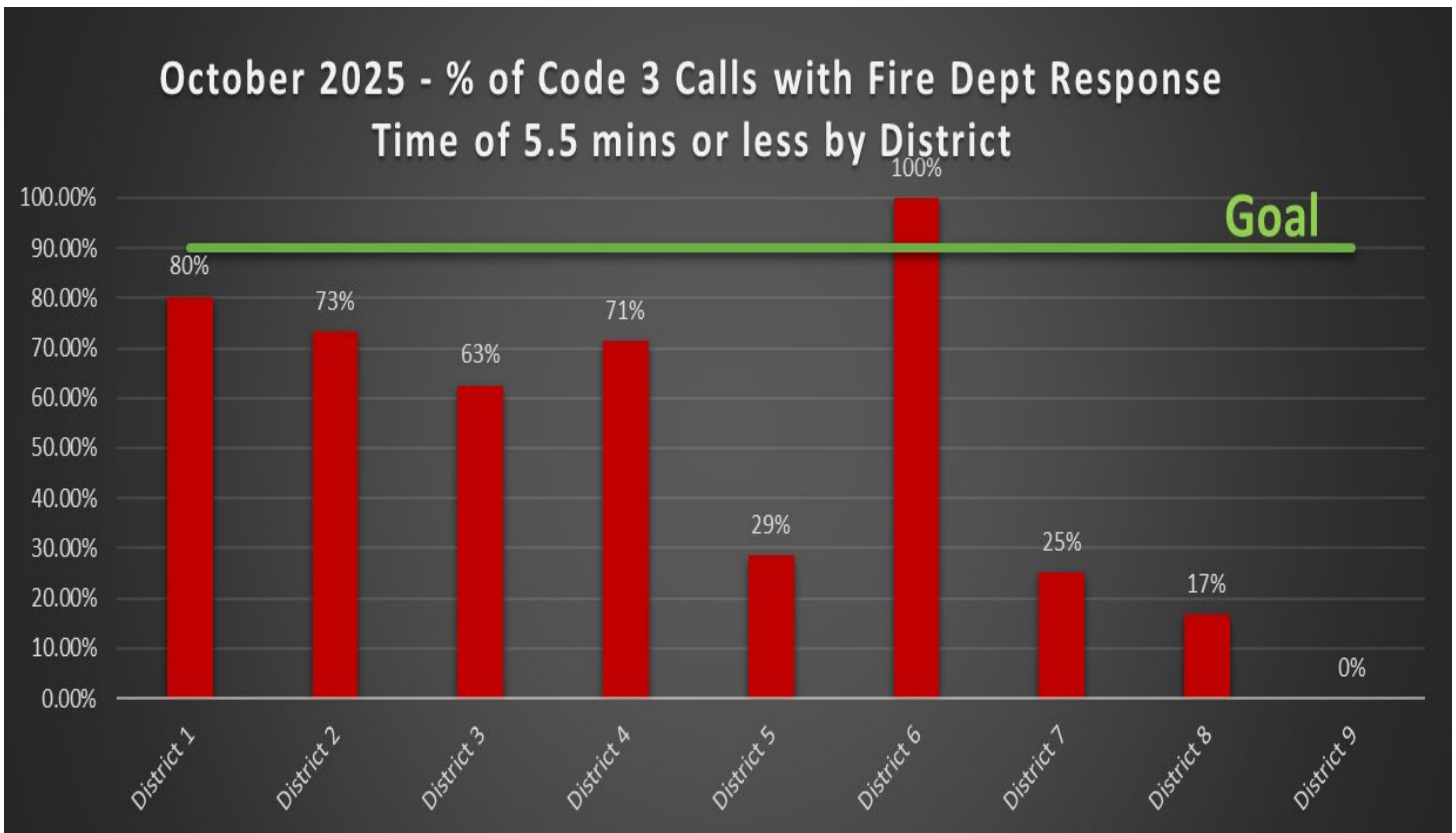
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	1
118 Trash or rubbish fire, contained	1
131 Passenger vehicle fire (cars, pickups, SUV's)	3
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
138 Off-road vehicle or heavy equipment fire	2
151 Outside rubbish, trash or waste fire	1
154 Dumpster or other outside trash receptacle fire	2
311 Medical assist, assist EMS crew	202
322 Motor vehicle accident with injuries	30
324 Motor vehicle accident with no injuries.	28
353 Removal of victim(s) from stalled elevator	1
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	22
421 Chemical hazard (no spill or leak)	1
442 Overheated motor	1
444 Power line down	1
445 Arcing, shorted electrical equipment	2
463 Vehicle accident, general cleanup	1
500 Service Call, other	4
511 Lock-out	3
522 Water or steam leak	6
531 Smoke or odor removal	1
542 Animal rescue	1
550 Public service assistance, other	5
550 Smoke Detector Battery Change/Install	11
551 Assist police or other governmental agency	1
553 Public service	1
554 Assist invalid	1
555 Defective elevator, no occupants	1
600 Good intent call, other	1
611 Dispatched & canceled en route	26
622 No incident found on arrival at dispatch address	10
650 Steam, other gas mistaken for smoke, other	2
651 Smoke scare, odor of smoke	6
653 Smoke from barbecue, tar kettle	1
672 Biological hazard investigation, none found	1
700 False alarm or false call, other	4
721 Bomb scare - no bomb	1
733 Smoke detector activation due to malfunction	8
735 Alarm system sounded due to malfunction	12
743 Smoke detector activation, no fire - unintentional	8
745 Alarm system activation, no fire - unintentional	7
746 Carbon monoxide detector activation, no CO	1
Grand Total	424

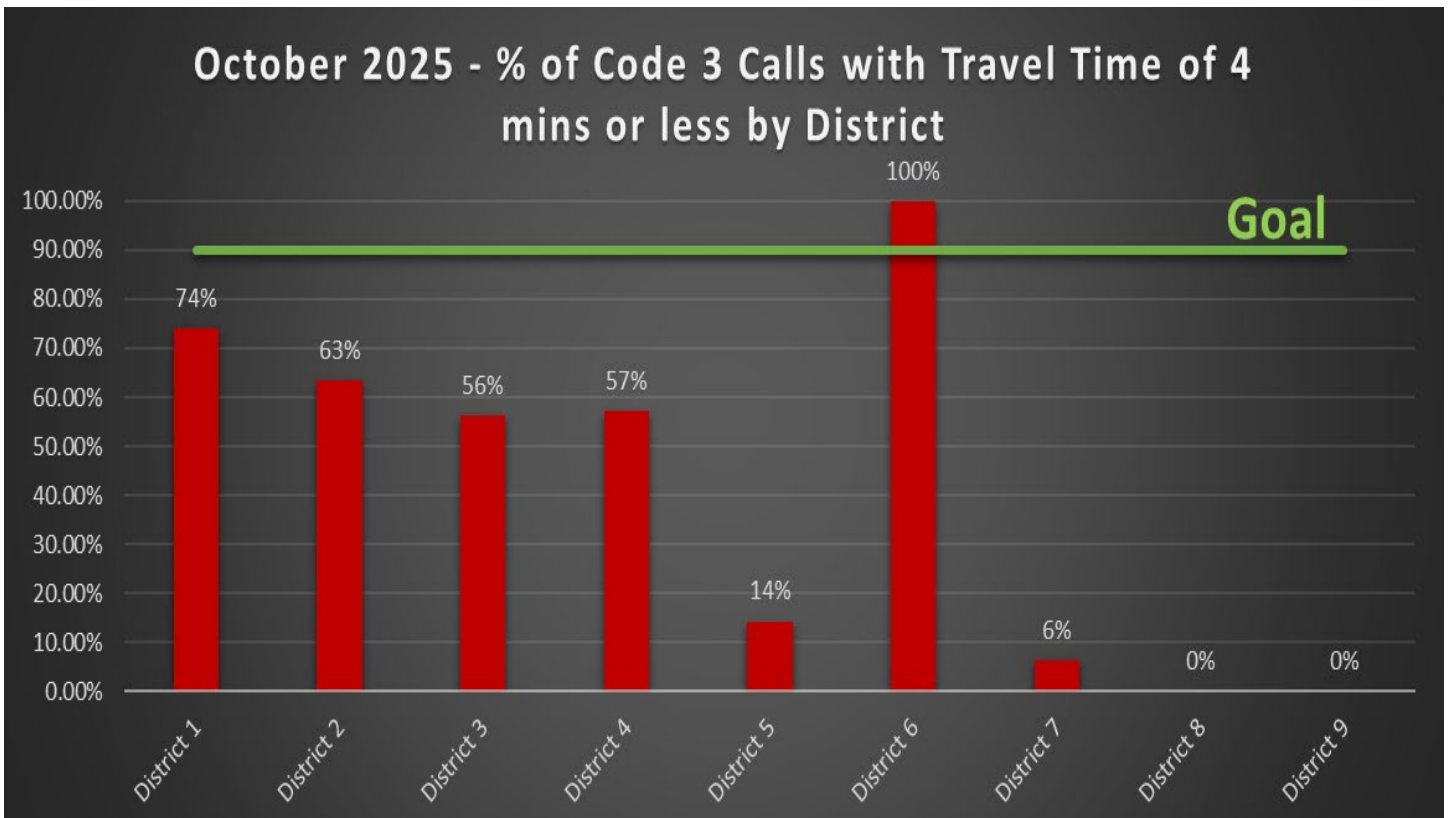
October 2025 Dispatch to Arrival Analysis

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	96	28%	77	0:04:12	80%	90%
District 2	101	29%	74	0:05:15	73%	90%
District 3	48	14%	30	0:05:47	63%	90%
District 4	63	18%	45	0:04:47	71%	90%
District 5	14	4%	4	0:06:24	29%	90%
District 6	1	0%	1	0:04:06	100%	90%
District 7	16	5%	4	0:07:04	25%	90%
District 8	6	2%	1	0:10:10	17%	90%
District 9	1	0%	0	0:06:50	0%	90%
Department	346	100%	236	0:05:10	68%	90%



October 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	96	28%	71	0:03:30	74%	90%
District 2	101	29%	64	0:04:25	63%	90%
District 3	48	14%	27	0:04:58	56%	90%
District 4	63	18%	36	0:04:01	57%	90%
District 5	14	4%	2	0:05:32	14%	90%
District 6	1	0%	1	0:03:12	100%	90%
District 7	16	5%	1	0:05:59	6%	90%
District 8	6	2%	0	0:09:16	0%	90%
District 9	1	0%	0	0:06:05	0%	90%
Department	346	100%	202	0:04:22	58%	90%





Total Dollar Losses

October 2025



City of Rockwall
The New Horizon

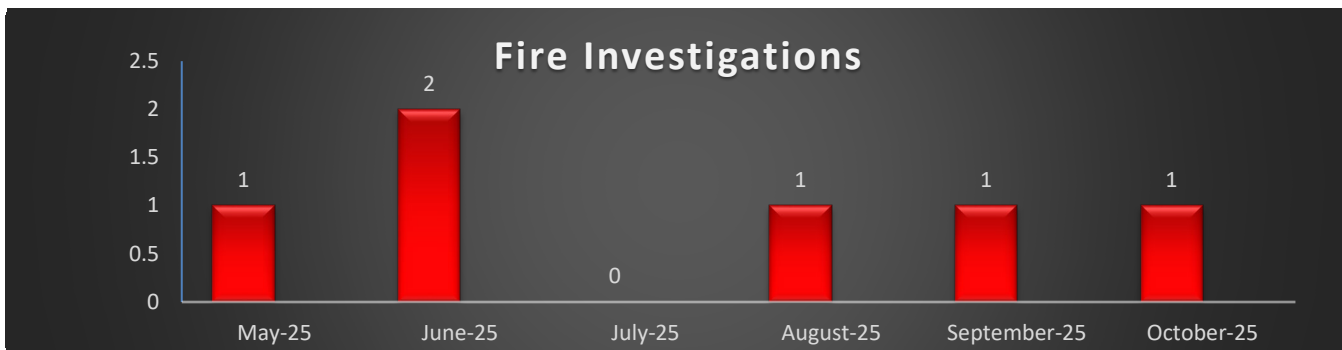
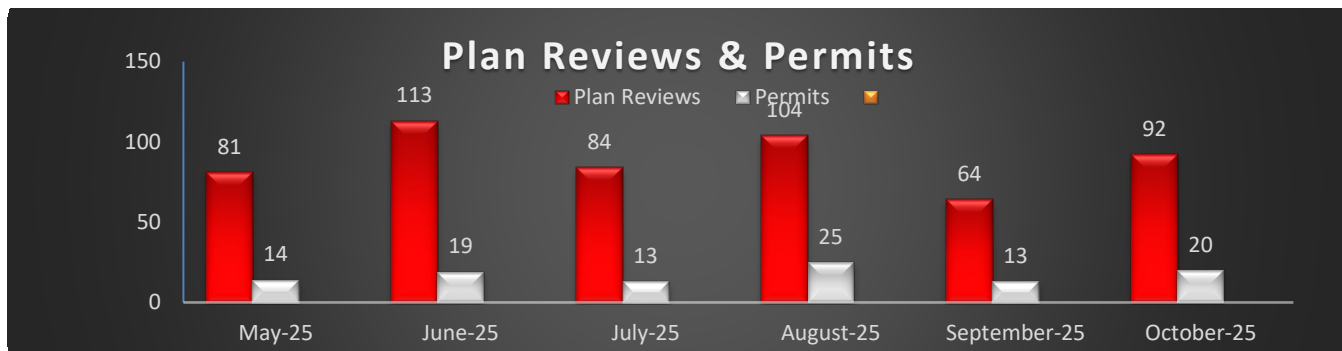
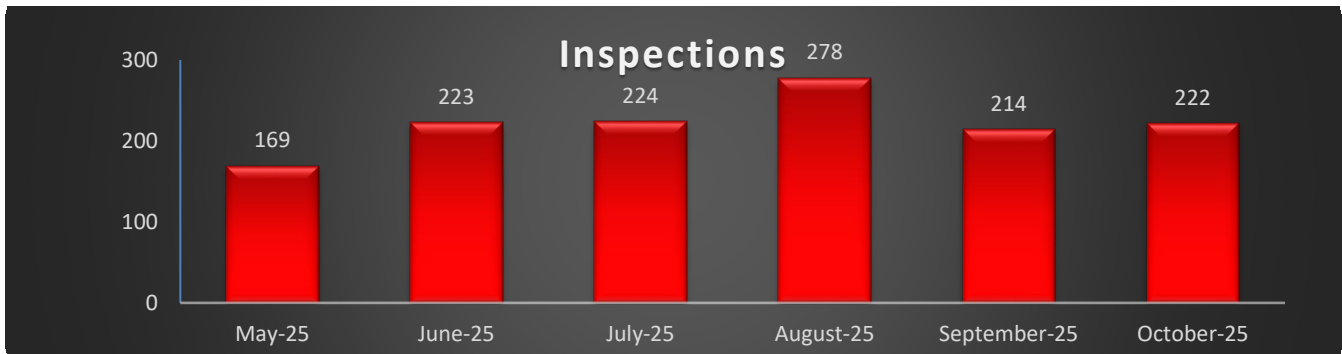
Rockwall Fire Department

Print Date/Time: 11/04/2025 09:50
Login ID: rck\lgang
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:	\$5,000.00	\$483,750.00	\$0.00	\$1,919,620.00	\$144,000.00
Total Content Loss:	\$0.00	\$283,050.00	\$0.00	\$557,050.00	\$48,000.00
Total Property Pre-Incident Value:	\$0.00	\$471,750.00	\$0.00	\$20,444,256.00	\$1,633,253.64
Total Contents Pre-Incident Value	\$0.00	\$283,050.00	\$0.00	\$1,121,505.00	\$695,207.78
Total Losses:	\$5,000.00	\$766,800.00	\$0.00	\$2,476,670.00	\$5,000.00
Total Value:	\$0.00	\$754,800.00	\$0.00	\$21,565,761.00	\$2,328,461.42

Fire Prevention, Education, & Investigations Division Monthly Report October 2025



Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
Facility Revenue	01-00-00-4253	Key Deposit	2002848.010	Credit for 1st birthday-Key Deposit R14416	\$25.00	\$0.00	\$25.00
		Key Deposit	3015998.001	North Texas Homeschool Class of 2026 R14483	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016009.001	2nd Birthday Party R14488	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016018.001	16th Birthday Party R14494	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004228.002	Credit for 16th Birthday Party-Key Deposit R14494	\$25.00	\$0.00	\$25.00
		Key Deposit	3016061.001	JJ's Birthday Party R14523	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016069.001	Twin Holy Birthdays of the Báb and Bahá'u'lláh R14533	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004234.002	Credit for Twin Holy Birthdays of the Báb and Bahá'u'lláh-Key Deposit R14533	\$25.00	\$0.00	\$25.00
		Key Deposit	2004230.002	Credit for N+E Birthday Celebration-Key Deposit R14538	\$25.00	\$0.00	\$25.00
		Key Deposit	3016071.001	N+E Birthday Celebration R14538	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016215.001	Nico's birthday R14661	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004232.002	Credit for Nico's birthday-Key Deposit R14661	\$25.00	\$0.00	\$25.00
		Key Deposit	2004236.002	Credit for Birthday-Key Deposit R14662	\$25.00	\$0.00	\$25.00
		Key Deposit	3016216.001	Birthday R14662	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016244.001	Kaitlyn's Baby Shower R14684	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004226.002	Credit for Kaitlyn's Baby Shower-Key Deposit R14684	\$25.00	\$0.00	\$25.00
		Key Deposit	2002855.010	Credit for Murphey Vienna's 1st Birthday-Key Deposit R14730	\$25.00	\$0.00	\$25.00
		Key Deposit	3016292.001	Murphey Vienna's 1st Birthday R14730	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016296.001	Homeschool Sewing Class R14734	\$0.00	(\$7.14)	(\$7.14)
		Key Deposit	3016319.001	Birthday party R14762	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004222.002	Credit for Babyshower-Key Deposit R14763	\$25.00	\$0.00	\$25.00
		Key Deposit	3007560.010	Babyshower R14763	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004237.002	Credit for Marisa's Bridal Shower-Key Deposit R14765	\$25.00	\$0.00	\$25.00
		Key Deposit	3016322.001	Marisa's Bridal Shower R14765	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016325.001	1st Birthday Party R14768	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2002849.010	Credit for 1st Birthday Party-Key Deposit R14768	\$25.00	\$0.00	\$25.00
		Key Deposit	3016328.001	Karkoska Family Reunion R14770	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016329.001	Captain's Comics and Games R14772	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004221.002	Credit for Captain's Comics and Games-Key Deposit R14772	\$25.00	\$0.00	\$25.00
		Key Deposit	3016333.001	Ted Gates Training R14777	\$0.00	(\$10.72)	(\$10.72)
		Key Deposit	3016358.001	Birthday R14804	\$0.00	(\$25.00)	(\$25.00)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Key Deposit	2004231.002	Credit for Birthday-Key Deposit R14804	\$25.00	\$0.00	\$25.00
		Key Deposit	3016364.001	Plant Workshop R14810	\$0.00	(\$8.33)	(\$8.33)
		Key Deposit	3016131.001	Girl Scout Troop 7606 R14580	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2002852.010	Credit for Birthday-Key Deposit R14813	\$25.00	\$0.00	\$25.00
		Key Deposit	3016375.001	Mari and Josh's baby shower R14823	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004220.002	Credit for Mari and Josh's baby shower-Key Deposit R14823	\$25.00	\$0.00	\$25.00
		Key Deposit	3016367.001	Birthday R14813	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004235.002	Credit for KER Baby Shower-Key Deposit R14827	\$25.00	\$0.00	\$25.00
		Key Deposit	3016377.001	KER Baby Shower R14827	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016382.001	Shepard's 1st Birthday R14835	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2002854.010	Credit for Shepard's 1st Birthday-Key Deposit R14835	\$25.00	\$0.00	\$25.00
		Key Deposit	3016417.001	A3: Halloween Party R14865	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	3016435.001	?? Charlie Turns 5! ?? R14894	\$0.00	(\$25.00)	(\$25.00)
		Key Deposit	2004229.002	Credit for ?? Charlie Turns 5! ??-Key Deposit R14894	\$25.00	\$0.00	\$25.00
		Key Deposit	2002853.010	Credit for Party-Key Deposit R14879	\$25.00	\$0.00	\$25.00
		Key Deposit	3011772.002	Party R14879	\$0.00	(\$25.00)	(\$25.00)
				Subtotals:	\$475.00	(\$651.19)	(\$176.19)
Park Facility Revenue	01-00-00-4250	Pavilion Time Block 2	3016431.001	Nolan's 9th birthday R14888	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016433.001	Paxton's Birthday Party R14890	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016435.001	?? Charlie Turns 5! ?? R14894	\$0.00	(\$80.00)	(\$80.00)
		Time Block 2	3011803.002	Small Wedding R14906	\$0.00	(\$100.00)	(\$100.00)
		Pavilion Time Block 2	3007653.010	Birthday Party R14909	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016444.001	Cash Bday party R14910	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016444.001	Cash Bday party R14910	\$40.00	\$0.00	\$40.00
		Pavilion Time Block 1	3016451.001	Jax and Presley's Birthday R14918	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016456.001	Scottie's 2nd Birthday Party R14921	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016456.001	Scottie's 2nd Birthday Party R14921	\$40.00	\$0.00	\$40.00
		Time Block 3	3007672.010	Bible Study R14924	\$0.00	(\$880.00)	(\$880.00)
		Time Block 3	3007672.010	Bible Study R14924	\$880.00	\$0.00	\$880.00
		Pavilion Time Block 1	3016475.001	Chloe bday R14939	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016475.001	Chloe bday R14939	\$40.00	\$0.00	\$40.00
		Pavilion Time Block 2	3016475.001	Chloe bday R14939	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	2004233.002	Credit for Chloe bday-Pavilion Time Block 2 R14939	\$40.00	\$0.00	\$40.00
		Pavilion Time Block 1	3016418.001	Max's birthday party R14867	\$0.00	(\$40.00)	(\$40.00)

Account Distribution Report (Detail)

Nov 20, 2025
12:22 PMGL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Pavilion Time Block 1	3016419.001	Birthday party R14869	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016422.001	Ian's 1st B-Day Party R14872	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016423.001	Britney's Gender Reveal R14873	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016424.001	Party R14874	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016426.001	Rockwall Girls Lacrosse K/2 R14876	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016427.001	Jordan's 11th Birthday R14877	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3011772.002	Party R14879	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016382.001	Shepard's 1st Birthday R14835	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016384.001	Wardell Birthday Party R14838	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016392.001	TROISE/Love baby shower R14843	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016392.001	TROISE/Love baby shower R14843	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016396.001	Pathfinders Bike- A -Thon R14844	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016397.001	Rockwall Lacrosse 5/6 Team Bonding Event R14845	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016402.001	Jack's bday R14849	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016403.001	Colton's birthday party R14850	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016403.001	Colton's birthday party R14850	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016405.001	bday baseball bash R14852	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016406.001	Emily's Birthday R14853	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016406.001	Emily's Birthday R14853	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016410.001	Baby shower R14858	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016412.001	Crash Davis Birthday Party R14860	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016417.001	A3: Halloween Party R14865	\$0.00	(\$80.00)	(\$80.00)
		Time Block 2	3016377.001	KER Baby Shower R14827	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016372.001	Aidans Birthday R14820	\$0.00	(\$40.00)	(\$40.00)
		Time Block 1	3016375.001	Mari and Josh's baby shower R14823	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016375.001	Mari and Josh's baby shower R14823	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	2004220.002	Credit for Mari and Josh's baby shower-Time Block 2 R14823	\$40.00	\$0.00	\$40.00
		Time Block 1	2004220.002	Credit for Mari and Josh's baby shower-Time Block 1 R14823	\$40.00	\$0.00	\$40.00
		Time Block 3	3016377.001	KER Baby Shower R14827	\$0.00	(\$40.00)	(\$40.00)
		Time Block 1	3016367.001	Birthday R14813	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016131.001	Girl Scout Troop 7606 R14580	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016215.001	Nico's birthday R14661	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016364.001	Plant Workshop R14810	\$0.00	(\$80.00)	(\$80.00)
		Time Block 3	3016364.001	Plant Workshop R14810	\$0.00	(\$160.00)	(\$160.00)
		Time Block 3	3016364.001	Plant Workshop R14810	\$240.00	\$0.00	\$240.00
		Time Block 3	3016358.001	Birthday R14804	\$0.00	(\$40.00)	(\$40.00)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Pavilion Time Block 1	3016362.001	Birthday Party R14808	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016362.001	Birthday Party R14808	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016329.001	Captain's Comics and Games R14772	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016333.001	Ted Gates Training R14777	\$0.00	(\$120.00)	(\$120.00)
		Time Block 3	3016325.001	1st Birthday Party R14768	\$0.00	(\$80.00)	(\$80.00)
		Time Block 2	3016328.001	Karkoska Family Reunion R14770	\$0.00	(\$80.00)	(\$80.00)
		Time Block 2	3007560.010	Babyshower R14763	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3007560.010	Babyshower R14763	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016322.001	Marisa's Bridal Shower R14765	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	2004237.002	Credit for Marisa's Bridal Shower-Time Block 3 R14765	\$40.00	\$0.00	\$40.00
		Time Block 2	3016296.001	Homeschool Sewing Class R14734	\$0.00	(\$80.00)	(\$80.00)
		Pavilion Time Block 2	3016313.001	Harper's 3rd Birthday! R14750	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3016313.001	Harper's 3rd Birthday! R14750	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016319.001	Birthday party R14762	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016244.001	Kaitlyn's Baby Shower R14684	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 2	3016257.001	Aiden's birthday party R14701	\$0.00	(\$40.00)	(\$40.00)
		Pavilion Time Block 1	3007518.010	Glow Run 5k Fundraiser R14720	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016292.001	Murphey Vienna's 1st Birthday R14730	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016216.001	Birthday R14662	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	2004236.002	Credit for Birthday-Time Block 2 R14662	\$40.00	\$0.00	\$40.00
		Time Block 2	3007406.010	Scrapbooking R14570	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016071.001	N+E Birthday Celebration R14538	\$0.00	(\$80.00)	(\$80.00)
		Time Block 1	3016069.001	Twin Holy Birthdays of the Báb and Bahá'u'lláh R14533	\$0.00	(\$40.00)	(\$40.00)
		Time Block 2	3016069.001	Twin Holy Birthdays of the Báb and Bahá'u'lláh R14533	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016061.001	JJ's Birthday Party R14523	\$0.00	(\$80.00)	(\$80.00)
		Time Block 2	3016018.001	16th Birthday Party R14494	\$0.00	(\$80.00)	(\$80.00)
		Time Block 3	3016009.001	2nd Birthday Party R14488	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3016018.001	16th Birthday Party R14494	\$0.00	(\$80.00)	(\$80.00)
		Time Block 2	2002850.010	Credit for Birthday Party-Time Block 2 R14462	\$40.00	\$0.00	\$40.00
		Time Block 2	3007299.010	Birthday Party R14462	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	3007299.010	Birthday Party R14462	\$0.00	(\$40.00)	(\$40.00)
		Time Block 3	2002850.010	Credit for Birthday Party-Time Block 3 R14462	\$40.00	\$0.00	\$40.00
		Time Block 3	3015998.001	North Texas Homeschool Class of 2026 R14483	\$0.00	(\$40.00)	(\$40.00)
Subtotals:					\$1,520.00	(\$4,460.00)	(\$2,940.00)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
Program Revenue	12-00-00-4250	Non-Resident Fee	1004950.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$75.00)	(\$75.00)
		Non-Resident Fee	1004951.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$75.00)	(\$75.00)
		Resident Fee	1004952.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$50.00)	(\$50.00)
		Resident Fee	1004954.002	Ballet & Tap with Kristine 5:15 PM - October 2025 #9840	\$0.00	(\$50.00)	(\$50.00)
		Resident Fee	1004956.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$50.00)	(\$50.00)
		Non-Resident Fee	1005329.010	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$26.50)	(\$26.50)
		Non-Resident Fee	1005329.010	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$26.50)	(\$26.50)
		Activity Fee Resident	1005332.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Activity Fee Resident	1005336.010	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Activity Fee- Resident	1005337.010	Thursday, October 2nd Drop In #9883	\$0.00	(\$14.00)	(\$14.00)
		Activity Fee Resident	1005338.010	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Activity Fee Resident	1005339.010	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Activity Fee Non-Resident	1005341.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$27.00)	(\$27.00)
		Activity Fee Non-Resident	1005341.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$27.00)	(\$27.00)
		Activity Fee Non-Resident	1005342.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$27.00)	(\$27.00)
		Activity Fee Resident	1005343.010	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Activity Fee Resident	1005347.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Resident Fee	1025377.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Non-Resident Fee	1025378.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)
		Non-Resident Fee	1025379.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$26.50)	(\$26.50)
		Non-Resident Fee	1025379.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$26.50)	(\$26.50)
		Resident Fee	1025380.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Non-Resident Fee	1025381.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025382.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Resident Fee	1025383.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Resident Fee	1025385.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Non-Resident Fee	1025401.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025410.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025410.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025413.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Non-Resident Fee	1025415.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$26.50)	(\$26.50)
		Resident Fee	1025423.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025423.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$35.00)	(\$35.00)
		Non-Resident Fee	1025428.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025428.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$53.00)	(\$53.00)
		Resident Fee	1025439.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025440.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$35.00)	(\$35.00)
		Non-Resident Fee	1025449.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$26.50)	(\$26.50)
		Resident Fee	1025450.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025451.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$35.00)	(\$35.00)
		Non-Resident Fee	1025453.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025457.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025463.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025467.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Resident Fee	1025468.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Non-Resident Fee	1025471.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$26.50)	(\$26.50)
		Non-Resident Fee	1025472.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025473.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Resident Fee	1025480.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025480.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025486.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Non-Resident Fee	1025487.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025490.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025491.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025491.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025494.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Non-Resident Fee	1025496.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$26.50)	(\$26.50)
		Non-Resident Fee	1025500.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)
		Non-Resident Fee	1025501.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)
		Resident Fee	1025504.001	TuTu's & Tap with Kristine 4:45 PM - October 2025 #9845	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025507.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Non-Resident Fee	1025508.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)
		Resident Fee	1025510.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025511.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025513.001	Ballet & Tap with Kristine 4:00 PM - October 2025 #9835	\$0.00	(\$50.00)	(\$50.00)
		Resident Fee	1025514.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025515.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025515.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025516.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Resident Fee	1025517.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Resident Fee	1025517.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025518.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025518.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025521.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025522.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025523.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025523.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$45.00)	(\$45.00)
		Non-Resident Fee	1025524.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)
		Resident Fee	1025532.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025537.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025538.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025541.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025541.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025541.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025541.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Resident Fee	1025543.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Non-Resident Fee	1025547.001	Ballet & Tap Dance Class, 4:00 PM - Fall 2025 Full Season #9833	\$0.00	(\$67.50)	(\$67.50)
		Non-Resident Fee	1025553.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025553.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$26.50)	(\$26.50)
		Resident Fee	1025555.001	TuTu's & Tap Dance Class, 4:45 PM - Fall 2025 Full Season #9843	\$0.00	(\$40.00)	(\$40.00)
		Non-Resident Fee	1025556.001	TuTu's & Tap with Kristine 4:45 PM - October 2025 #9845	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025558.001	Ballet & Tap with Kristine 4:00 PM - October 2025 #9835	\$0.00	(\$50.00)	(\$50.00)
		Resident Fee	1025575.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)

Account Distribution Report (Detail)

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Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Non-Resident Fee	1025576.001	TuTu's & Tap with Kristine 4:45 PM - October 2025 #9845	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025584.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.- 6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Non-Resident Fee	1025585.001	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$26.50)	(\$26.50)
		Non-Resident Fee	1025588.001	Ballet & Tap with Kristine 4:00 PM - October 2025 #9835	\$0.00	(\$75.00)	(\$75.00)
		Resident Fee	1025591.001	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025591.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.- 7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Non-Resident Fee	1025594.001	TuTu's & Tap with Kristine 4:45 PM - October 2025 #9845	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025596.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	1025606.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$17.50)	(\$17.50)
		Non-Resident Fee	1025607.001	Ages 3-4 (Session 1) 6:15P.M.-6:45P.M. #9850	\$0.00	(\$26.50)	(\$26.50)
		Resident Fee	1025608.001	Ballet & Tap with Kristine 4:00 PM - October 2025 #9835	\$0.00	(\$50.00)	(\$50.00)
		Non-Resident Fee	1025626.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.- 6:00P.M. #9853	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025634.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.- 7:45P.M. #9855	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025637.001	Ballet & Tap with Kristine 4:00 PM - October 2025 #9835	\$0.00	(\$75.00)	(\$75.00)
		Resident Fee	1025641.001	Ballet & Tap with Kristine 5:15 PM - October 2025 #9840	\$0.00	(\$50.00)	(\$50.00)
		Activity Fee Resident	1025644.001	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Non-Resident Fee	1025645.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.- 6:45P.M. #9854	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025645.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.- 6:45P.M. #9854	\$0.00	(\$53.00)	(\$53.00)
		Non-Resident Fee	1025646.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.- 6:00P.M. #9853	\$0.00	(\$53.00)	(\$53.00)
		Resident Fee	1025647.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.- 7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Non-Resident Fee	1025651.001	TuTu's & Tap with Kristine 4:45 PM - October 2025 #9845	\$0.00	(\$60.00)	(\$60.00)
		Resident Fee	1025652.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.- 7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Activity Fee Resident	1025656.001	R.I.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)

Account Distribution Report (Detail)

GL Account: Facility Revenue, Park Facility Revenue, Program Revenue
Transaction Date/Time: From Oct 1, 2025 12:00 AM through Oct 31, 2025 11:59 PM

Account Name	Account Number	Charge Name	Receipt #	Description	Debited	Credited	Transferred
		Non-Resident Fee	1025657.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$53.00)	(\$53.00)
		Activity Fee Resident	1025658.001	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Activity Fee Resident	1025658.001	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Resident Fee	1025661.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	1025665.001	Little Kickers Ages 5-6 (Session 2) 7:00P.M.-7:45P.M. #9855	\$0.00	(\$35.00)	(\$35.00)
		Activity Fee Resident	1025668.001	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Activity Fee Resident	1025669.001	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Non-Resident Fee	1025671.001	Little Kickers Ages 3-4 (Session 2) 6:15P.M.-6:45P.M. #9854	\$0.00	(\$53.00)	(\$53.00)
		Resident Fee	1025672.001	Ballet & Tap with Kristine 5:15 PM - October 2025 #9840	\$0.00	(\$50.00)	(\$50.00)
		Resident Fee	1025673.001	Ballet & Tap with Kristine 5:15 PM - October 2025 #9840	\$0.00	(\$50.00)	(\$50.00)
		Activity Fee Resident	1025679.001	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$30.00)	(\$30.00)
		Resident Fee	1025680.001	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Activity Fee Non - Resident	1025681.001	R.I.P.P.E.D. w/ Robyn (All Month October 2025) #9882	\$0.00	(\$45.00)	(\$45.00)
		Resident Fee	1025722.001	Ballet & Tap with Kristine 5:15 PM - October 2025 #9840	\$0.00	(\$50.00)	(\$50.00)
		Non-Resident Fee	2002851.010	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$53.00	\$0.00	\$53.00
		Resident Fee	2004195.002	Ages 5-6 (Session 1) 7:00 P.M.-7:45 P.M. #9851	\$0.00	(\$17.50)	(\$17.50)
		Resident Fee	2004201.002	Little Kickers Ages 3-4 (Session 2) 5:30P.M.-6:00P.M. #9853	\$0.00	(\$35.00)	(\$35.00)
		Resident Fee	2004201.002	Ages 3-4 (Session 1) 5:30P.M.-6:00P.M. #9849	\$0.00	(\$17.50)	(\$17.50)
		Activity Fee Non-Resident	2004223.002	Senior Trip to the Dallas Arboretum #9870	\$27.00	\$0.00	\$27.00
		Activity Fee Resident	3007636.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Activity Fee Resident	3007637.010	Senior Trip to the Dallas Arboretum #9870	\$0.00	(\$18.00)	(\$18.00)
		Non-Resident Fee	3011742.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$75.00)	(\$75.00)
		Non-Resident Fee	3011743.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$75.00)	(\$75.00)
		Resident Fee	3011744.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$50.00)	(\$50.00)

Account Distribution Report (Detail)

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		Resident Fee	3011745.002	Ballet & Tap Dance Class, 5:15 PM - Fall 2025 Full Season #9838	\$0.00	(\$50.00)	(\$50.00)
Subtotals:					\$80.00	(\$5,410.50)	(\$5,330.50)
Totals:					\$2,075.00	(\$10,521.69)	(\$8,446.69)

RS II

NOVEMBER ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

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

- Final Design:
 - Design on Supplemental Drainage – Continued
 - 80% Design Submittal – Continued

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
 - Construction started – 9/29

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

- Conceptual Design:
 - 95% Design Development - Continued

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN NOVEMBER:

- Shores Blvd. – 129 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

- John King (by HEB)

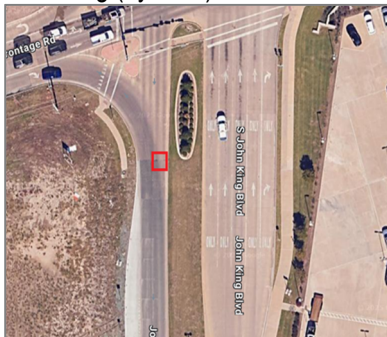


FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. AFTER REPAIR

*All notifications (door hangers) for street work are sent out a week before construction/repair starts.

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
 - SH 205 to SH 66
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - \$78,335,208
- Construction Funding:
 - CAT 7: \$500,000
 - Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - March 2025
- Activities:
 - Ready to Let ** - Pending Funding
- Utilities:
 - City of Rockwall is currently relocating utilities (90% complete)
 - AT&T and FEC are currently relocating utilities
 - Mt. Zion Water Supply Corp., NTMWD, Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

SH 276 EAST

- Limits:
 - FM 549 to CR 2472 in Hunt County
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
 - \$128,538,953
- Construction Funding:
 - CAT 7: \$1,500,000
 - TXDOT
- 100% Design Plans:
 - September 2023
- Activities:
 - Ready to Let ** - June 2026
- Utilities:
 - City of Rockwall is currently relocating utilities (90% complete)
 - AT&T, Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
 - Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
 - SH 276 to SH 205
- Description:
 - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
 - \$52,007,369.00
- Construction Funding:
 - CAT 5 funding: \$5,987,882
 - CAT 4 funding: \$46,019,486
- 100% Design Plans:
 - November 2024
- Activities:

- Ready to Let ** - February 2026
- Utilities:
 - All clear

SH 205 MIDDLE

- Limits:
 - North SH 205 to South SH 205
- Description:
 - Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
 - \$67,929,900
- Construction Funding:
 - CAT 2: \$67,929,900
 - Rockwall County 2008 Bond Funds: \$2,000,000
- 95% Design Plans:
 - Under review
- Activities:
 - Ready to Let ** - December 2026 – Will be adjusted due to railroad coordination
- Utilities:
 - FEC and Sprint are currently relocating
 - City of Rockwall relocates are pending TXDOT funding approval
 - Atmos and Zayo are pending relocations

SH 205 SOUTH

- Limits:
 - North of FM 549 to Rockwall County Line (#0451-01-053)
 - Rockwall County Line to US 80 (#0451-02-028)
- Description:
 - Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
 - \$261,113,888
- Construction Funding:
 - CAT 1: \$15,927,757
 - CAT 2: \$44,046,699
 - CAT 4: \$201,139,432
- 100% Design Plans:
 - August 2024
- Activities:
 - Ready to Let **
 - #0451-01-053 March 2026
 - #0451-02-028 June 2026
- Utilities:
 - FEC and AT&T are currently relocating
 - City of Rockwall relocates were awarded at the June 16th City Council meeting. Construction is pending TXDOT reimbursement agreement.
 - High Point Water Supply Corp., RCH Water Supply Corp., Spectrum, and Suddenlink are pending relocations

FM 1141

- Limits:
 - SH 66 to FM 552
- Description:
 - Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:

- Unknown at this time
- 100% Design Plans:
 - Unknown
- Activities:
 - Awaiting authorization by Rockwall County Commissioners Court to begin negotiations with design engineering consultant

FM 3097 (HORIZON ROAD)

- Limits:
 - Tubbs to FM 549
- Description:
 - Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - \$33,215,809
- Construction Funding:
 - Rockwall County 2008 Bond Funds
- 100% Design Plans:
 - Unknown
- Activities:
 - Awaiting Rockwall County Commissioners Court approval to move forward with plans, specifications, and estimate (PS&E).

HORIZON ROAD

- Limits:
 - FM 740 to IH-30
- Description:
 - Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
 - Unknown
- Construction Funding:
 - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$2,500,000
- 100% Design Plans:
 - Unknown
- Activities:
 - Awaiting approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with Bridgefarmer & Associates on Commissioners Court for consideration.

VILLAGE DRIVE BRIDGE

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

FM 549

- Limits:
 - FM 740 to SH 205
- Description:
 - Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
 - Unknown
- Funding:
 - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): \$7,000,000
- 100% Design Plans:
 - Unknown
- Activities:
 - Awaiting approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with WSB on Commissioners Court for consideration

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

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

ROCKWALL COUNTY FUNDING CATEGORIES

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

Rockwall Police Department

Monthly Activity Report

October-2025

ACTIVITY	CURRENT MONTH OCTOBER	PREVIOUS MONTH SEPTEMBER	YTD 2025	YTD 2024	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	1	-100.00%
Sexual Assault	0	0	14	11	27.27%
Robbery	1	1	5	7	-28.57%
Aggravated Assault	4	5	31	45	-31.11%
Burglary	3	2	24	52	-53.85%
Larceny	41	47	414	474	-12.66%
Motor Vehicle Theft	5	1	22	31	-29.03%
TOTAL PART I	54	56	510	621	-17.87%
TOTAL PART II	140	119	1237	1098	12.66%
TOTAL OFFENSES	194	175	1747	1719	1.63%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	20	14	168	164	2.44%
D.W.I.	21	10	148	137	8.03%

ARRESTS

FELONY	34	18	225	216	4.17%
MISDEMEANOR	75	58	571	518	10.23%
WARRANT ARREST	9	8	80	72	11.11%
JUVENILE	8	12	72	57	26.32%
TOTAL ARRESTS	126	96	948	863	9.85%

DISPATCH

CALLS FOR SERVICE	2129	1971	20907	22997	-9.09%
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ACCIDENTS

INJURY	2	3	18	19	-5.26%
NON-INJURY	152	112	1181	1160	1.81%
FATALITY	0	1	1	1	0.00%
TOTAL	154	116	1200	1180	1.69%

FALSE ALARMS

RESIDENT ALARMS	51	36	455	412	10.44%
BUSINESS ALARMS	98	81	1186	1389	-14.61%
TOTAL FALSE ALARMS	149	117	1641	1801	-8.88%
Estimated Lost Hours	98.34	77.22	1083.06	1188.66	-8.88%
Estimated Cost	\$2,339.30	\$1,836.90	\$25,763.70	\$28,275.70	-8.88%

ROCKWALL NARCOTICS UNIT

	Arrests	2
	Arrest Warrants	2
	Seized	

Rockwall Police Department

Dispatch and Response Times

October 2025

Police Department

	Average Response Time	
Priority 1		Number of Calls 163
Call to Dispatch	0:00:52	
Call to Arrival	0:06:51	
% over 7 minutes	33%	

	Average Response Time	
Priority 2		Number of Calls 784
Call to Dispatch	0:01:39	
Call to Arrival	0:09:43	
% over 7 minutes	21%	

	Average Response Time	
Priority 3		Number of Calls 53
Call to Dispatch	0:03:56	
Call to Arrival	0:11:51	
% over 7 minutes	55%	

Average dispatch response time goals are as follows:

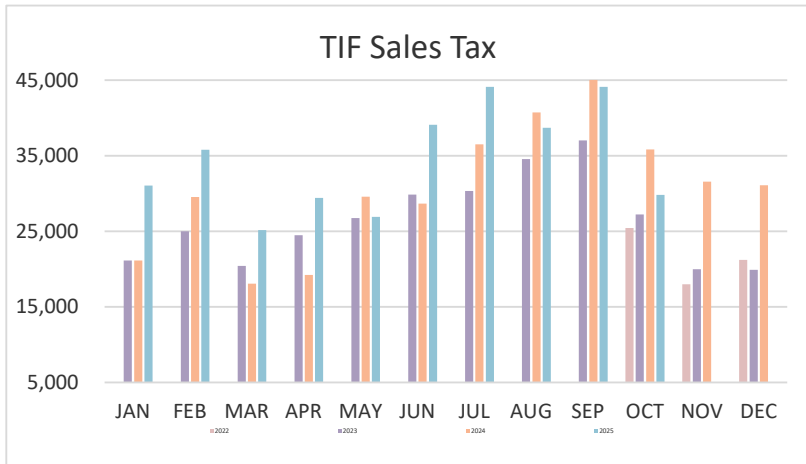
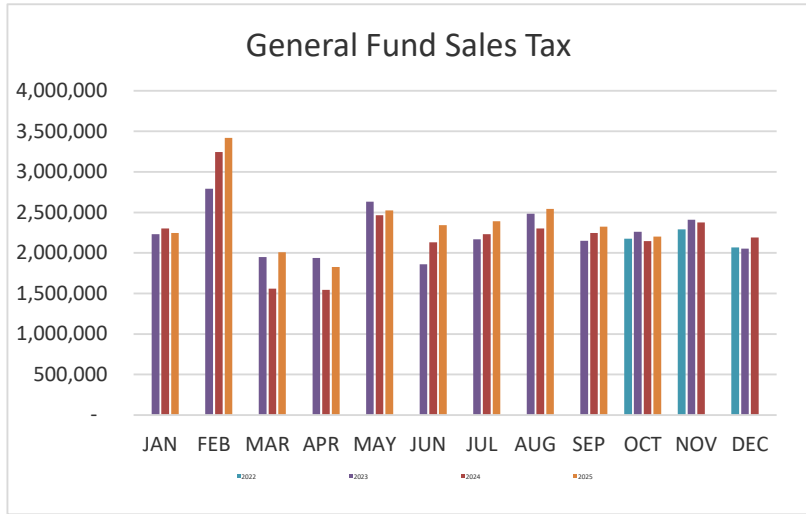
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	Sales Tax	Sales Tax
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	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709
Sep-25	2,323,300	44,095
Oct-25	2,200,521	29,801



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>
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
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273
Sep-25	463,820,479	14,961,951	18,812,798
Oct-25	465,873,870	15,028,189	21,009,760

Source: SCADA Monthly Reports generated at the Water Pump Stations

