

ROCKWALL CITY COUNCIL MEETING

Monday, February 3, 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, pursuant to §551.074 (Personnel Matters).
2. Discussion regarding mandated notifications to the community, pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Moeller

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 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

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 Jan. 21, 2025 city council meeting, and take any action necessary.

2. **Z2024-062** - Consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary (**2nd Reading**).
3. **Z2024-064** - Consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary (**2nd Reading**).
4. Consider approval of a resolution fixing the rates to be charged for use of facilities at the city's municipal airport, and take any action necessary.
5. Consider approval of a resolution calling for a General Election to be held within the City of Rockwall on May 3, 2025 for the purpose of electing a mayor and city council members for Places 1, 3 and 5, each for two-year terms, and take any action necessary.

IX. Public Hearing Items

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

1. **P2025-001** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Replat for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary (**1st Reading**).
2. **P2025-002** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Final Plat for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary (**1st Reading**).

X. Action Items

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

1. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

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

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

XII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of Jan., 2025 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

ROCKWALL CITY COUNCIL MEETING

Tuesday, January 21, 2025 - 5:30 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:30 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Tim McCallum, and Dennis Lewis. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza was listening to the meeting remotely but was absent.

Mayor Johannesen read the below-listed discussion items into the public record before recessing the meeting to go into Executive Session at 5:31 p.m.

II. Executive Session

1. Discussion regarding possible terms of agreement of possible grant for improvements to municipal park, pursuant to Section 551.071 (Attorney consultation).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:55 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Thomas

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

VI. Proclamations / Awards / Recognitions

1. Food For Kids Day (Kiwanis) Proclamation

Mayor Johannesen read and presented this proclamation to local Kiwanis Club members, congratulating them for recent distribution of their 50,000th food bag. These food bags get sent home with local school district students who do not have weekend food at home. Mrs. Smith, City Manager

and member of Kiwanis, explained more about the program, sharing that school counselors identify the recipients. She expressed how the food bags benefit local school children.

VII. Appointment Items

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

No one was present for this appointment item, so it was not addressed.

VIII. Open Forum

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

**Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087**

Mr. Wacker came forth and gave a brief presentation related to homeowners' associations, highlighting some of the city's regulations from its Unified Development Code and sharing details about HOA dues collected within the Stone Creek Estates subdivision over the last many years (since 2008/2009 timeframe) and things for which HOAs are responsible (i.e. common area maintenance). He went on to ask the city to revise its UDC to require that HOA have sufficient income from assessments to execute and maintain common areas, etc. before the developer can deed them to the HOA. He went on to share several things that his subdivision's HOA has been challenged with (i.e. black mold in its amenity center).

Mr. Miller shared that DC&Rs are private contracts entered into with private residents living within subdivisions, and the city cannot get involved in private contracts. Mrs. Smith shared that the city attorney has indicated he will need to do some research on this topic before he would be able to properly advise the city on these matters.

**Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087**

Mr. Jeffus came forth and spoke regarding Z2024-042 (Consent Agenda item #4). Mr. Jeffus indicated that this is a high-density development. He shared it is 2 houses per acre, and it lacks open space. A 'neighborhood,' he shared should have open space and walking paths and should be void of "house-upon house-upon house" being stacked up on one another. He generally expressed opposition to this development, as he does not believe it is properly representative of a 'neighborhood,' and the city should not approve it. Mayor Johannesen shared that it sounds like Mr. Jeffus would like to re-write the city's standards and how it defines density. Mr. Miller briefly commented on how the city currently goes about calculating density.

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

IX. Take Any Action as a Result of Executive Session

Councilmember Lewis moved to appoint Alidor Lefere to fill a vacant seat on the city's ART Commission for a term to run through August of 2026. Mayor Pro Tem Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the Jan. 6, 2025 city council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute this contract renewal option with SLM Landscaping for a period of one-year for the new 2025-2026 projected cost in the amount of \$676,651.04 to be funded by the Parks Operations budget, and take any action necessary.
3. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with North Texas Baseball Association to host Fall and Spring baseball tournaments at Leon Tuttle Athletic Complex, and take any action necessary.
4. **P2024-042** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.
5. **P2024-043** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

Councilmember Thomas moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Public Hearing Items

1. **Z2024-061** - Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary **(1st Reading)**.

Indication was given that this public hearing will not be heard this evening but will, instead, be continued and heard at the February 18, 2025 city council meeting. (The applicant is making changes to the proposed concept plan and the proposed PD ordinance to address concerns raised by the Planning & Zoning Commission during the previous P&Z public hearing).

2. **Z2024-062** - Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of an ordinance for a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant is requesting an SUP to allow a House of Worship at 917 N. Goliad Street / 918 N. Alamo Road, which is just north of the city's downtown district. He shared that homes along this area have had the option to either remain residential homes or convert into certain business-related uses. These 'uses' are reviewed on a case-by-case basis by the City Council. The applicant in this instance is looking to obtain permission to utilize this particular home as a "house of worship, and – as part of the process – Council is being asked to consider amending PD-50 to allow a "house of worship" as one, potential 'use' within the district. He went on to share that staff mailed out 382 notices to land owners and occupants within 500' of the subject property, and six notices were received back in opposition to this request. Also, nearby HOAs were also notified, in addition to notice being published in the newspaper. In addition, the city's P&Z Commission heard the case on January 14 and unanimously recommended its approval.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. The rabbi, who is the applicant, came forth and briefly addressed the Council, sharing that he and a small number of attendees have been meeting within the home of him and his wife. So they welcome an opportunity to have this approved so they can begin meeting elsewhere.

Glenda Angle
303 Wildwood Lane
Rockwall, TX 75087

Ms. Angle has concerns about this request, specifically related to nearby residential streets and traffic and related congestion that this type of 'use' may create. She has concerns about emergency vehicles being able to access the small, adjacent residential roadways as well. She asked for Council to please consider these concerns when making a decision about this request.

There being no one else desiring to come forth and speak at this time, Mayor Johannesen then closed the public hearing.

Councilmember Moeller asked Mr. Miller for clarification on if an additional driveway will be incorporated, and – if so – will TXDOT be okay with that? Mr. Miller provided clarification, indicating that – yes – they would have an additional driveway, and they will have to pour a commercial parking lot also. Councilmember Thomas asked if Council will see this particular ‘house of worship’ again in the future. Mr. Miller shared that – yes, it will come back to Council at a later date. This evening, Council is only being asked if the city will even consider this type of ‘use’ in this Planned Development district. The particulars of the request would come back to Council for further consideration later on.

Mayor Johannesen provided brief comments, indicating he has spoken to the applicant who is the rabbi over this small, Jewish congregation. He does not believe there will be any traffic-related concerns, as the church meets on Shabbat, and the attendees walk to the location. They do not drive.

Following the mayor’s brief comments, Councilmember Thomas moved to approve Z2024-062. Mayor Pro Tem Jorif seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 23-60*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 0.2010-ACRE PARCEL OF LAND AND TO ALLOW THE *CHURCH/HOUSE OF WORSHIP* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT ‘A’* AND DEPICTED IN *EXHIBIT ‘B’* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2024-064** - Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The purpose of the request is related to the applicant’s desire to construct a one-story 1,590 square foot single-family home at 178 Lynne Drive within the Lake Rockwall Estates subdivision. Previously, a 1,064 square foot mobile home was located at this address; however, said structure was removed sometime between 2023 and 2024, and it is now a vacant lot. When reviewing these types of requests, Council is asked to evaluate the proposed size, location and architecture of the home compared to the existing, nearby

housing. In this case, the applicant is proposing to put the garage about 4' in front of the front façade of the SF home, so – if approved – the typical 20' setback requirement would be waived by Council. Also, this proposed does not meet the city's cementitious material percentage requirement, as it exceeds the requirement by 32%; however, there are examples of newer homes within this same subdivision where the percentage of cementitious material is also exceeded. Staff mailed notices to 158 property owners and occupants within 500' of the location, and one notice of opposition was received back. In addition, the city's Planning & Zoning Commission heard this case on January 14 and has unanimously recommended its approval.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. The applicant did not wish to address Council. There being no one indicating a desire to speak, he then closed the public hearing.

Following brief comments, Mayor Pro Tem Jorif moved to approve Z2024-064. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XII. Adjournment

Mayor Johannesen adjourned the meeting at 6:40 p.m.

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

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 23-60*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 0.2010-ACRE PARCEL OF LAND AND TO ALLOW THE *CHURCH/HOUSE OF WORSHIP* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Tzemach Moshe Kalmenson requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] for the purpose of incorporating an additional 0.2010-acre parcel of land and allowing the *Church/House of Worship* land use to be permitted by Specific Use Permit (SUP) within Planned Development District 50 (PD-50) being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, 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 50 (PD-50) [*Ordinance No. 23-60*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 23-60*;

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

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

EXHIBIT 'A':
Legal Description

BEING 20.58 acres of land situated in Abstract 146, S.S. McCurry Survey; Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

THENCE easterly 211.13' along the south right of way of Live Oak Street for a corner;

THENCE southerly 598.12' along the west right of way of Goliad Street (SH-205);

THENCE east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

THENCE west 39.54' along the north right of way of Heath Street;

THENCE southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

THENCE east 210.09' along the north property line of said Block 123, Lot F for a corner;

THENCE southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

THENCE southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

THENCE west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

THENCE southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

THENCE west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

THENCE northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

THENCE easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

THENCE north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

EXHIBIT 'A':
Legal Description

THENCE west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

THENCE northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

THENCE easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

THENCE northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

THENCE west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

THENCE northerly 139.55' along the east right of way of N. Alamo Road;

THENCE east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805 N. Goliad Street) to a point;

THENCE northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

THENCE west 70.51' along the north right of way of Heath Street for a corner;

THENCE northerly 205.32' along the east right of way of N. Alamo Road;

THENCE easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

THENCE northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

THENCE west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

THENCE northerly 98.02' along the east right of way of Alamo Road for a point;

THENCE northerly 108.84' along the east right of way of Alamo Road for a point;

THENCE easterly 106.9' along the north property line of Block 29 of the Garner Addition (918 N. Alamo Road) for a point;

THENCE northerly 104.35' along the western property line of Block A, Lot 2, of the Rakich Addition (919 N. Goliad Street) for a point;

THENCE westerly 16.16' along the southern property line of Block 32, of the Garner Addition (923 N. Goliad Street) for a point;

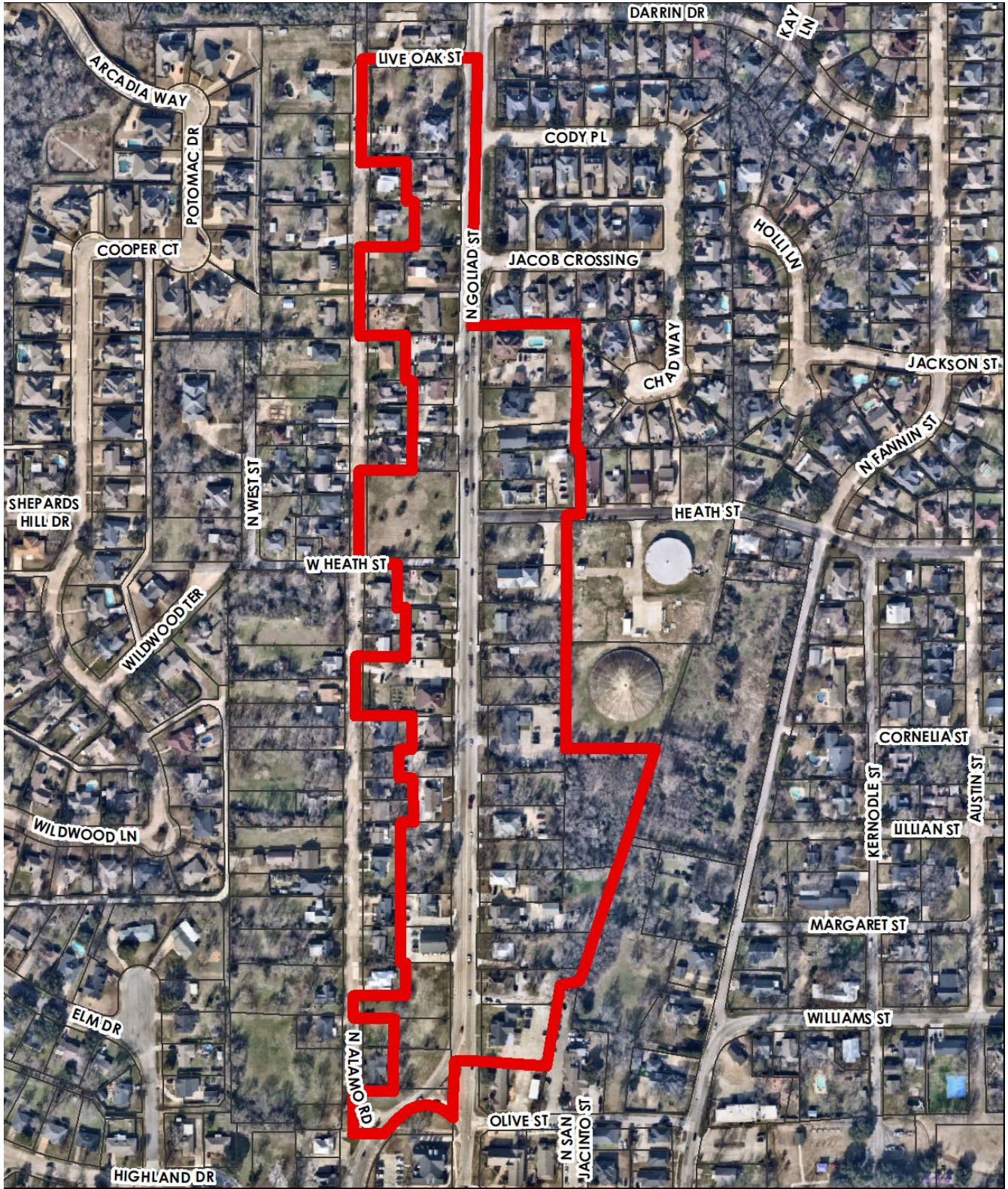
THENCE northerly 99.89' along the western property line of Block 32, of the Garner Addition (923 N. Goliad Street) for a point;

EXHIBIT 'A':
Legal Description

THENCE westerly 83.63' along the southern property line of Block A, Lot 1 of the Issac Pena Addition (925 N. Goliad Street) for a point;

THENCE northerly 211.07' following along the east right of way of Alamo Road to the **POINT OF BEGINNING** containing approximately 20.58-acres (*i.e.* 896,560.105 SF) of land more or less.

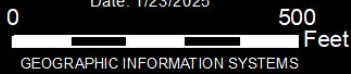
EXHIBIT 'B':
Location Map



**City of
Rockwall**



Date: 1/23/2025



GEOGRAPHIC INFORMATION SYSTEMS

PD50

EXHIBIT 'C':
District Development Standards

Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
 - (a) Antique/Collectable Sales. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
 - (1) Antique Sales is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
 - (2) Collectable Sales is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
 - (3) The sale of new or used clothing and appliances shall be prohibited.
 - (4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
 - (5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
 - (b) Banquet Facility (Event Venue). A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
 - (1) Banquet Facility or Event Venue is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
 - (c) Animal Clinic for Small Animals. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
 - (1) An Animal Clinic for Small Animals is defined as a place where animals or pets are given medical or surgical treatments and care.
 - (2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
 - (3) No outdoor pens or kennels shall be permitted.
 - (d) General Personal Service. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

EXHIBIT 'C':
District Development Standards

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

- (3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:
 - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

 - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

 - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

- (4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

- (5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

CITY OF ROCKWALL

ORDINANCE NO. 25-08

SPECIFIC USE PERMIT NO. S-353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

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

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

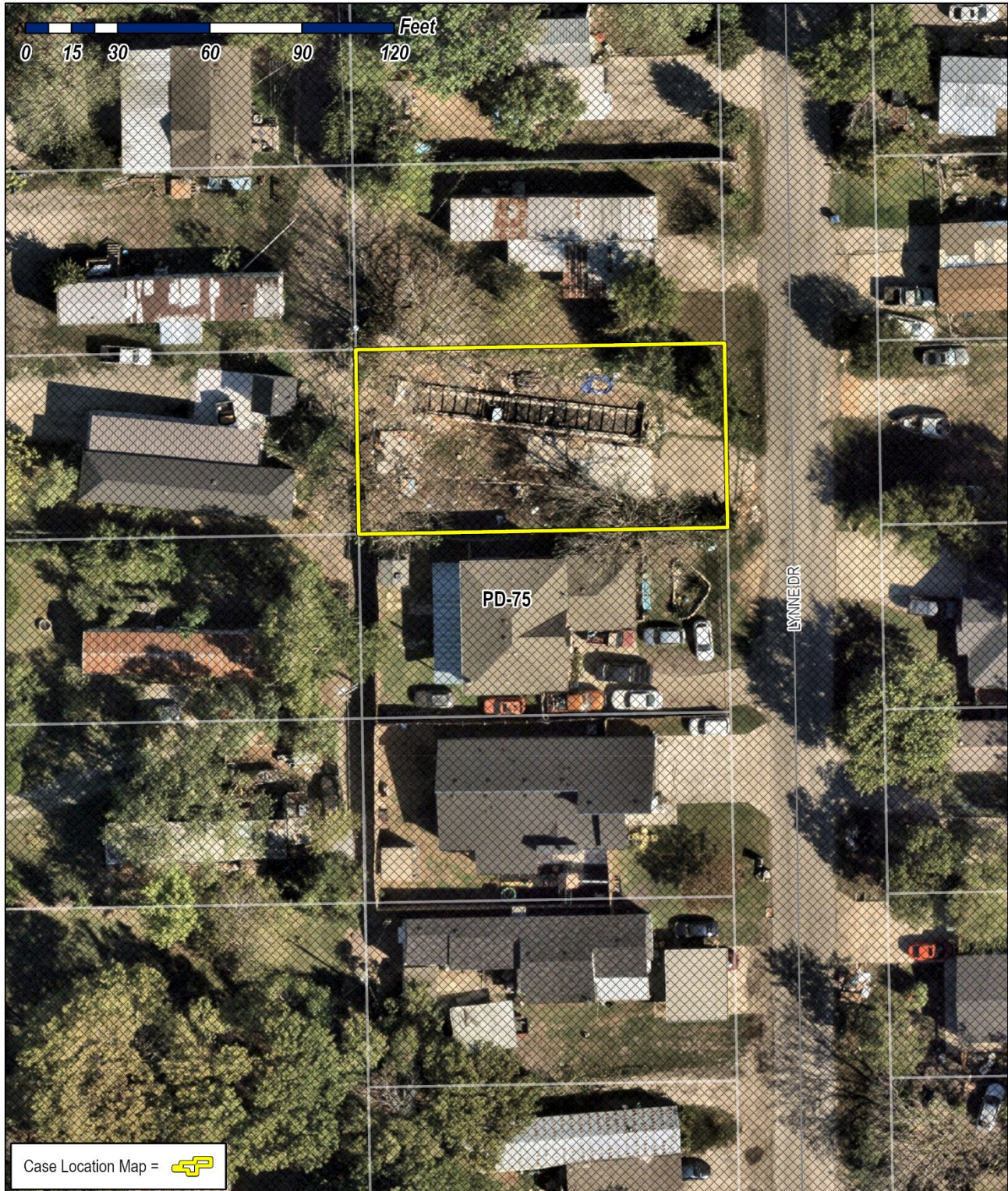
1st Reading: January 21, 2025

2nd Reading: February 3, 2025

**Exhibit 'A':
Location Map**

Address: 178 Lynne Drive

Legal Description: Lot 910-A of the Rockwall Lake Estates #2 Addition



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

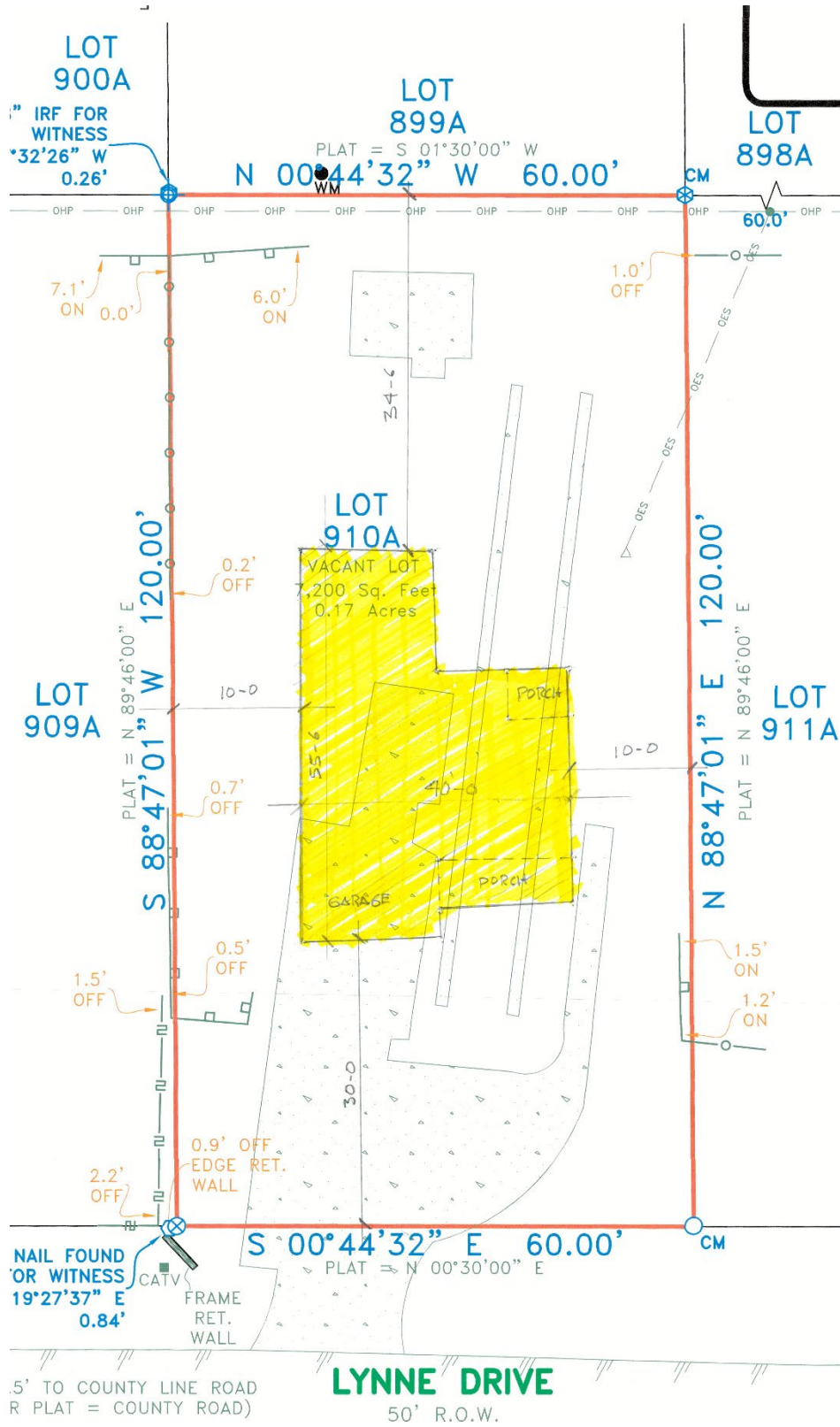
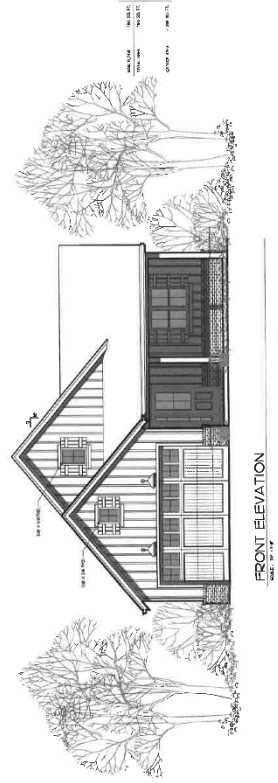
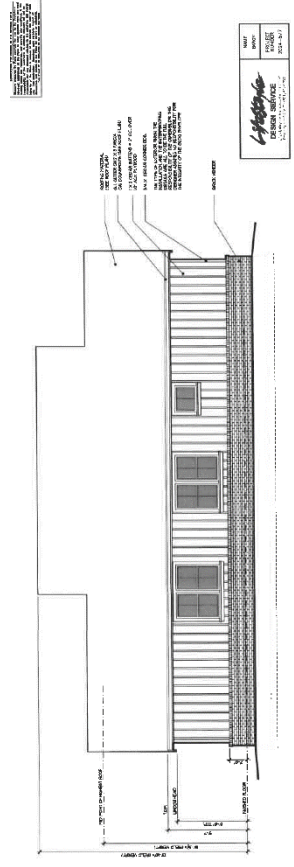
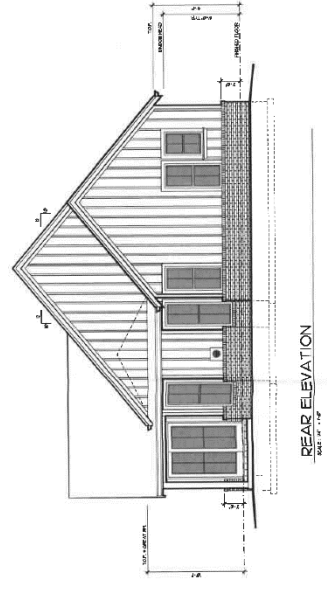
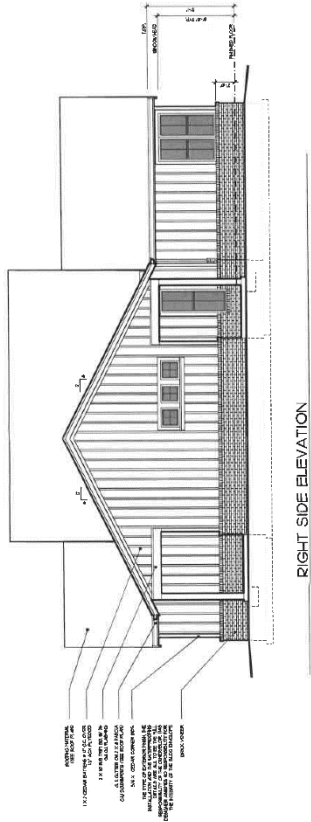


Exhibit 'C':
Building Elevations



Important:
 The information on this drawing is provided for informational purposes only. It is not intended to be used for any other purpose. The user of this information is advised to consult with a professional engineer or architect for any specific requirements. The information on this drawing is provided for informational purposes only. It is not intended to be used for any other purpose. The user of this information is advised to consult with a professional engineer or architect for any specific requirements.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council
FROM: Jeffrey Widmer, Director / Building Official
DATE: February 3, 2025
SUBJECT: Airport Hanger Rental Fee Resolution

It's been several years since our hanger rental fees were evaluated or adjusted. With a goal to ensure adequate funds are available for the ongoing upkeep and maintenance of the Airport, a survey was conducted of other airports in the area, to determine what they are currently charging for their hanger rental fees and to propose changes City Council might consider making to our current fee structure.

After completion and review of the survey data, staff is proposing changes to our fee structure. Staff is providing you with a spreadsheet containing the survey data, along with exhibits reflecting hanger rental fee amounts currently charged to our tenants and the proposed increased fee amounts.

The primary goal of the study and for the proposed future fee structure, was to ensure we have sufficient cost recovery for the services we provide to our airport customers.

Jan. 2025 Hanger rental rates study

Airport	Open T-Hangers	Box-Hangers < 1500 SqFt			Box-Hangers >1500 SqFt <3000 SqFt			Box-Hangers >3000 SqFt			T-Hangers		
		SqFt	Mo. Rate	\$ / SqFt	SqFt	Mo. Rate	\$ / SqFt	SqFt	Mo. Rate	\$ / SqFt	SqFt	Mo. Rate	\$ / SqFt
Caddo Mills	75				1944	\$500	0.26						
Majors (Greenville)	50-75										42' / 1024	\$350	0.35
McKinney	150-180	1014	\$550	0.54	1850	\$810	0.44						
					2463	\$845	0.34						
Mesquite	90	1450	\$540	0.37	2000	\$690	0.35	3300	\$1,620	0.49	45 ft.	\$500	
Terrell								3000	\$1,000	0.30	1017-1122	172-259	0.16 - 0.23
Van Zandt County / Wills Point													
Rockwall	100	1290	\$450	0.35	2500	\$575	0.23	4500	\$1,500	0.33	45' / 1090	\$290	0.26
					2700	\$580	0.21						
Proposed fee amounts	125		\$516	0.40		\$750 / \$810	0.30		\$1,665	0.37		\$360	0.33



	Hanger Space	Existing Fee	Proposed Fee
A	Open T-Hangers	\$100	\$125
B	East Enclosed Hangers	\$450	\$516
C	East Enclosed Hanger 3C	\$580	\$810
D	West Enclosed Hangers	\$575	\$750
E	Enclosed T-Hangers	\$290	\$360
F	West Enclosed Hanger A	\$1,500	\$1,665

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FIXING THE RATES TO BE CHARGED FOR USE OF FACILITIES AT THE CITY'S MUNICIPAL AIRPORT

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

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

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 for use of the facilities at the Ralph M. Hall Municipal Airport:

<u>Lease Spaces:</u>	<u>Monthly Charge:</u>
Open T-Hangers	\$125.00
East 1290 sq. ft. Enclosed Hangers	\$516.00
East 2700 sq. ft. Enclosed Hanger 3C	\$810.00
West 2500 sq. ft. Enclosed Hangers	\$750.00
Enclosed T-Hangers	\$360.00
West 4500 sq. ft. Enclosed Hanger A	\$1,665.00

Section 2. Payment in accordance with the fees described herein shall be required in conformance with a Lessee's Airport Storage Lease Agreement; and

Section 3. That this resolution shall take effect immediately upon passage and approval, and it is so resolved.

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

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and City Council Members
FROM: Kristy Teague, City Secretary / Asst. to the City Manager
DATE: January 30, 2025
SUBJECT: Resolution (“order”) Calling May 3, 2025 General Election

As Council is aware, the filing period for those desiring to apply for a place on May 3, 2025 General Election ballot began on January 15, and it will conclude at 5:00 p.m. on Friday, February 14. The resolution included in your informational meeting packet serves to formally call the May 3rd General Election for the purpose of electing the city council positions of Mayor and Places 1, 3 and 5. The City of Rockwall will again contract with the Rockwall County Elections Office to administer this municipal election our behalf. A contract for this purpose will be brought before Council for consideration sometime in the coming weeks.

City Attorney, Frank Garza has reviewed the proposed resolution calling the election and has approved of its content. Staff will be available to answer any questions at the meeting Monday evening.

CITY OF ROCKWALL, TEXAS
RESOLUTION NO. 25-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD) AND DESIGNATING THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR AS THE ELECTION ADMINISTRATOR TO CONDUCT SAID GENERAL ELECTION ON BEHALF OF THE CITY OF ROCKWALL ON SATURDAY, MAY 3, 2025 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE (3) COUNCIL MEMBERS - ONE (1) FOR PLACE 1, ONE (1) FOR PLACE 3, AND ONE (1) FOR PLACE 5, EACH FOR A TWO (2) YEAR TERM; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING POLLING PLACES, DATES AND TIMES; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING FOR OTHER ELECTION-RELATED PROCEDURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 41.001 of the Texas Election Code, as amended (the “Code”) specifies that the first Saturday in May shall be a “uniform election date” and that a general election of a city may be held on such day; and

WHEREAS, the City Council of the City of Rockwall, Texas (hereinafter referred to as the “City”), in accordance with the Rockwall City Charter, Section 5.01, requires that the City comply with the Code and therefore the general municipal election shall be conducted on the first Saturday in May 2025; and

WHEREAS, Section 271.002 of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County desire that a joint election be held in order to provide a convenient, simple, and cost-saving election for the voters; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County will enter into a joint agreement setting out each entity’s respective duties, responsibilities and costs associated with the May 3, 2025 election; and

WHEREAS, by this Resolution, it is the intention of the Rockwall City Council to: (1) call for said election to be held on the above named date, (2) designate the entire City as one election precinct, (3) designate the Rockwall County Library as the main polling place for City of Rockwall voters for the election and (4) establish and set forth general procedures for conducting said election; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. Findings. That the statements contained in the preamble of this Resolution are true and correct and are adopted as findings of fact hereby, which findings are conclusive and incontestable.

Section 2. Election Date, Purpose of Election, Officers and Terms of Office. That a General Election is hereby ordered to be held jointly with the Rockwall Independent School District in and throughout the City of Rockwall on Saturday, May 3, 2025, for the purpose of electing a (1) Mayor and three (3) Council Members - one (1) for Place 1, one (1) for Place 3, and one (1) for Place 5, each for a (2) two-year term.

Section 3. Eligibility for Candidacy & Winner(s) Declared via Plurality Vote. That in accordance with Section 5.02 of the City Charter of the City of Rockwall, no person shall be eligible for the office of Council Member, unless he is at least twenty-one years of age at the time of the election for which he is filing; is a qualified voter (of the City); has resided within the corporate limits of the City, or recently annexed territory, for at least twelve (12) months prior to the filing deadline; after notice of any delinquency, not in arrears in payment of taxes or other liabilities due the City. In accordance with Section 5.04(1) of the City Charter, a plurality vote is required to be elected and declared the winner.

Section 4. Application for a Place on the Ballot. That in accordance with Section 143.007 of the Texas Election Code, any eligible and qualified person may have his name printed upon the official ballot as a candidate for the offices herein before set forth by filing his sworn application with the City Secretary not earlier than 8:00 a.m. on January 15, 2025 and not later than 5:00 p.m. on February 14, 2025. Each such application shall be on a form as prescribed by Section 141.031 of the Texas Election Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing held by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for said drawing shall be given in accordance with the Code.

Section 5. Election Precinct, Polling Place, and Election Hours. That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the City's General Election, and the main polling place is hereby designated to be located at the Rockwall County Library, 1215 E. Yellowjacket Lane, Rockwall, Texas 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

Section 6. Early & Election Day Voting and Ballots by Mail. That early voting by personal appearance shall be administered by the Rockwall County Elections Administrator as set forth in an Election Contract and the Code. Early voting shall be conducted from Tuesday April 22, 2025 through Tuesday April 29, 2025, times and locations specified by the County Elections Administrator with the exception of Sunday and State holidays. The schedule and locations listed below are tentative and may be subject to change following the February 14, 2025 candidate filing deadline.

SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miércoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sábado)
		APR 22 8am – 5pm Early Voting (<i>Votación Anticipada</i>)	APR 23 8am – 5pm Early Voting (<i>Votación Anticipada</i>)	APR 24 8am – 5pm Early Voting (<i>Votación Anticipada</i>)	APR 25 8am – 5pm Early Voting (<i>Votación Anticipada</i>)	APR 26 10am – 3pm Early Voting (<i>Votación Anticipada</i>)
SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miércoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sábado)
APR 27 No Voting (<i>Sin</i> <i>Votación</i>)	APR 28 7am – 7pm Early Voting (<i>Votación Anticipada</i>)	APR 29 7am – 7pm Early Voting (<i>Votación Anticipada</i>)				MAY 3 ELECTION DAY 7AM – 7PM

LOCATION (ubicación)	LOCATION & ADDRESS (ubicación y dirección)	CITY (ciudad)
ROCKWALL	COUNTY LIBRARY <i>BIBLIOTECA DEL CONDADO</i> 1215 E. YELLOWJACKET LN MAIN EARLY VOTING POLLING PLACE <i>PRINCIPAL LUGAR DE VOTACIÓN ANTICIPADA</i>	ROCKWALL
HEATH	HEATH CITY HALL <i>AYUNTAMIENTO DE HEATH</i> 200 LAURENCE DR	HEATH
FATE	FATE CITY HALL <i>AYUNTAMIENTO DE FATE</i> 1900 CD BOREN PKWY	FATE
ROYSE CITY	ROYSE CITY CITY HALL <i>AYUNTAMIENTO DE ROYSE</i> 305 N ARCH ST	ROYSE CITY

Applications for Ballots by Mail (ABBM) from voters who are already registered must be requested from, mailed to, and received (not postmarked) by the Rockwall County Elections Administrators Office no later than the close of business (5:00 p.m.) on Tuesday, April 22. Federal Post Card Applications (FPCA) must be requested from the Rockwall County Elections Department and postmarked by Monday, April 14 (if NOT currently a registered voter) or received by the Elections Department by Tuesday, April 22 (if currently a registered voter) by 5:00 p.m. The address is 915 Whitmore Dr., Suite D • Rockwall, TX 75087 (phone: (972) 204-6200).

Section 7. Governing Law and Qualified Voters. That the election shall be held in accordance with the constitution of the State of Texas, the City Charter, and the Texas Election Code, and all resident, qualified electors of the city, shall be eligible to vote in the election.

Section 8. Notice and Conduct of the Election. That proper notice of the Election shall be given and, in all respects, the Election shall be conducted in accordance with the Code.

Section 9. Election Officers and Authorization of Further Procedures. That the Elections Administrator is to be the designated elections officer pursuant to law and per the Election Contract to oversee all aspects of the election. The Elections Administrator, the City and the County may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary for the Election, to ensure the timely delivery of supplies during early voting and on Election Day.

The City Council hereby authorizes and directs the Mayor, City Manager, Assistant City Manager, City Secretary, and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, including the joint election agreement, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution.

Section 10. Representatives. That the following slate of officials and other designated persons are hereby authorized to be present to observe the election counting process:

- a. The Mayor and members of the City Council of the City of Rockwall;
- b. Candidates for Mayor and City Council of the City of Rockwall;
- c. The Rockwall City Secretary or her designated representative.

Section 11. Canvassing of Returns. That the City Council of the City shall convene between May 6, 2025 and May 14, 2025 to canvass the returns of the election in accordance with the Texas Election Code.

Section 12. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

Section 13. Effective Date. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of FEBRUARY, 2025.

ATTEST:

Trace Johannesen, Mayor

Kristy Teague, City Secretary



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: February 3, 2025

APPLICANT: Ryan Miller; *City of Rockwall*

CASE NUMBER: P2025-001; *Replat for Lot 12, Block A, The Meadows Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a Replat for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The City of Rockwall is requesting the approval of a Replat of a 0.306-acre parcel of land (*i.e. Greenbelt & Utility Easement, Block A, Meadows Addition*) for the purpose of abandoning a public right-of-way that extends from the terminus of Hail Drive to the rear yard of 153 Southwood Drive and incorporating the abandoned area into the adjacent property.
- ☑ Background. On February 5, 2024, the City Council approved a motion directing staff to proceed with a Right-of-Way Abandonment Program that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, Closing of Street or Alley by Home-Rule Municipality, of Chapter 311, General Provisions Relating to Municipal Streets, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the State, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The right-of-way for Hail Drive was dedicated to the City of Rockwall in 1986 with The Meadows subdivision plat, and -- *at the time of dedication* -- the property to the south of Hail Drive was vacant. As part of the approval of this subdivision plat, the City required that Hail Drive extend to the vacant property to provide future access; however, when Lynden Park Estates, Phase 1A (*i.e. the property southeast of Hail Drive*) was established on June 10, 1997, no access was provided to the existing Hail Drive, and Hail Drive currently

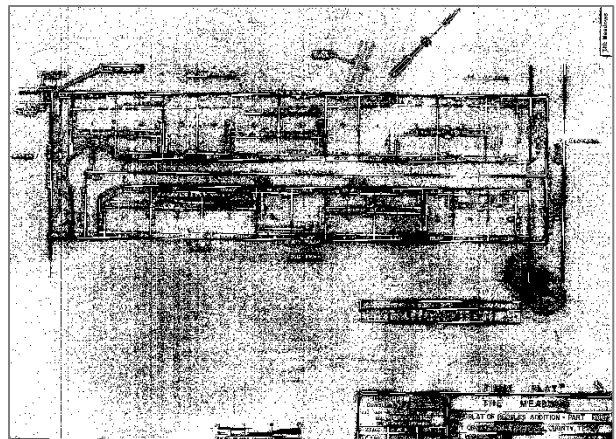


FIGURE 1. THE MEADOWS SUBDIVISION PLAT THAT WAS ADOPTED IN 1986



FIGURE 2. 2023 AERIAL IMAGE SHOWING THE IMPROVED RIGHT-OF-WAY TERMINATING INTO THE REAR YARD OF 153 SOUTHWOOD DRIVE

dead ends into the rear yard of the residential property at 153 Southwood Drive (see Figure 2). Since the access was never established this right-of-way is not necessary for the function of the Rockwall Housing Development Corporation or the adjacent residential subdivision. In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on May 29, 2024 by sending the Rockwall Housing Development Corporation a *Letter of Intent* (see the attached *Letters of Intent*). Staff received a signed letter of intent from Dennis R. Janssen on July 19, 2024. Once this letter of intent was received, staff engaged with *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the lot entitled *Greenbelt & Utility Easement, Block A, Meadows Addition* on The Meadows subdivision plat and the abandoned right-of-way.

- ☑ ***Public Hearing.*** In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on February 3, 2025. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).
- ☑ ***Conformance to the Subdivision Ordinance.*** The City's surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deed. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- ☑ ***Conditional Approval.*** Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the abandonment of public right-of-way and Replat for *Lot 12, Block A, The Meadows Addition*, staff would propose the following conditions of approval:

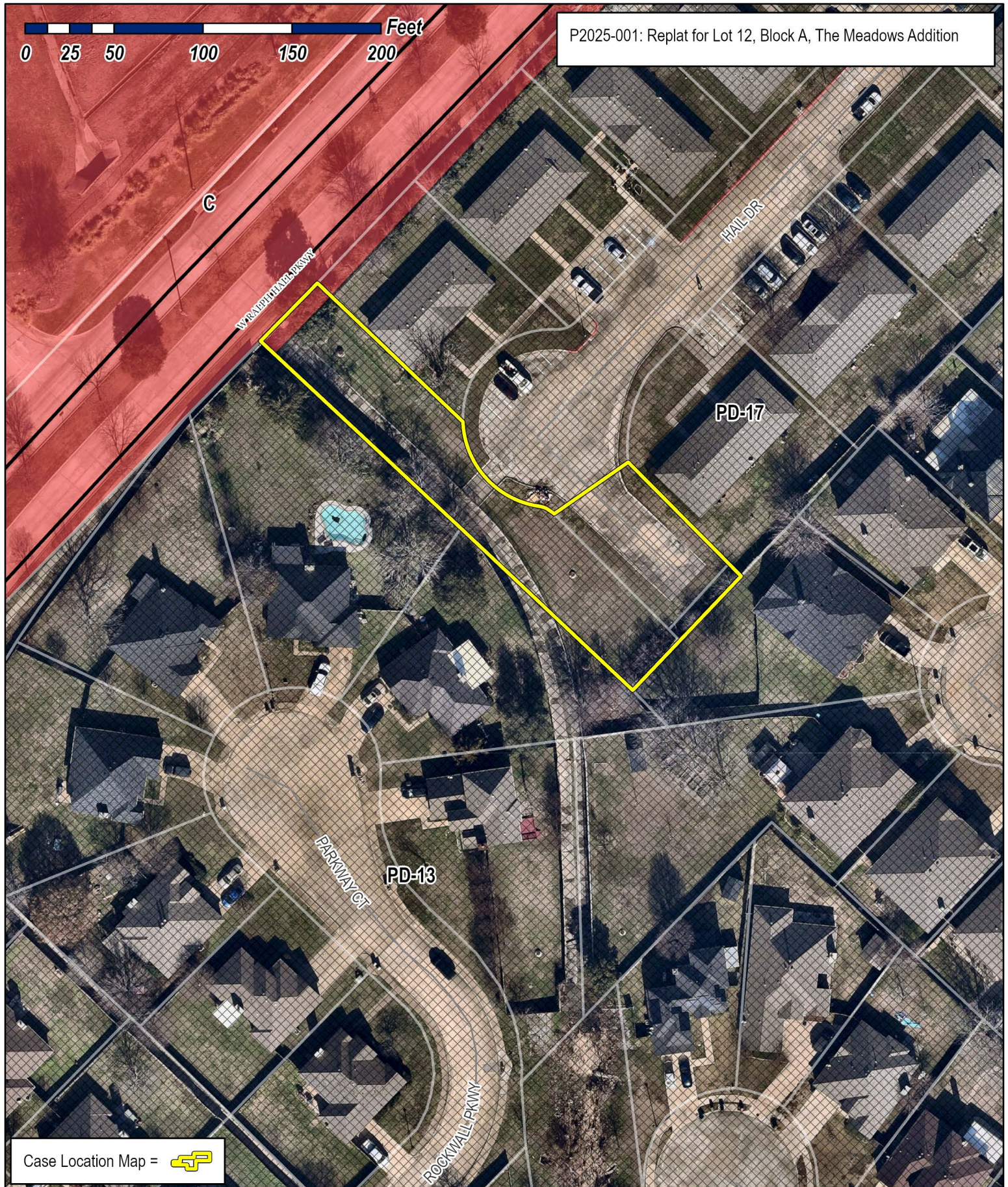
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) The Replat shall not be filed until after the second reading of the ordinance abandoning the right-of-way.
- (3) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioner Hustings, Conway, and Thompson absent.



P2025-001: Replat for Lot 12, Block A, The Meadows Addition



Case Location Map =



City of Rockwall

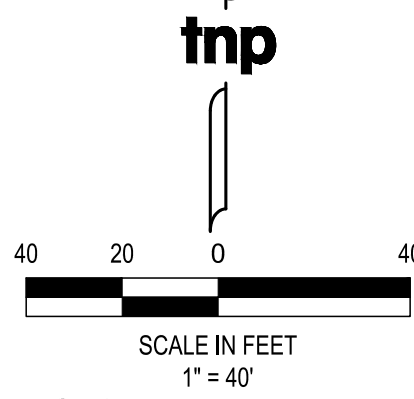
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

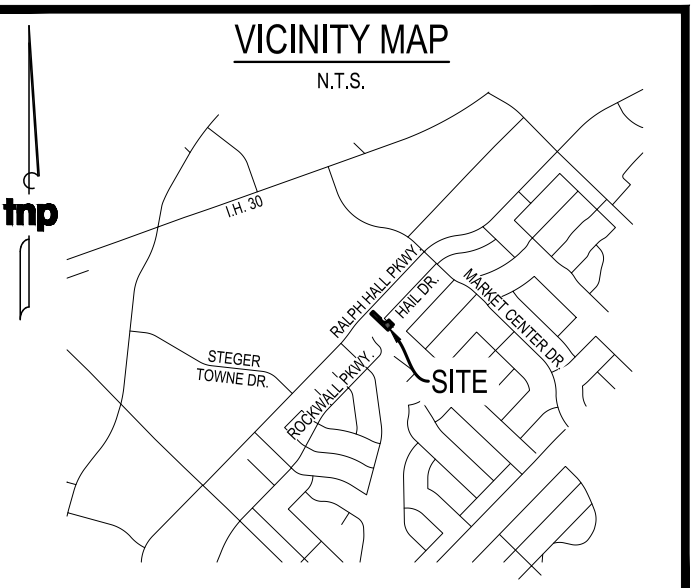
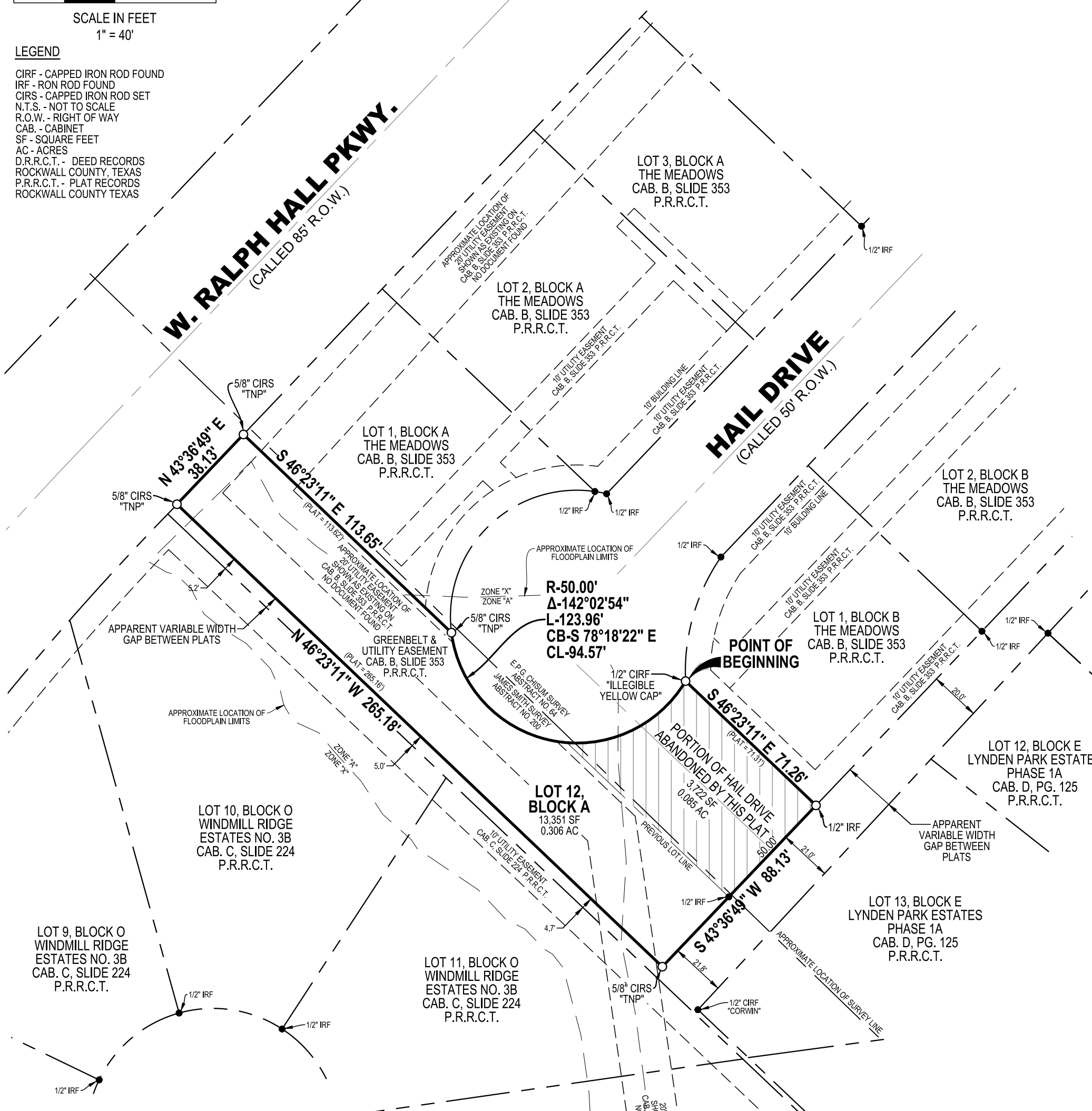


NOTES:

- 1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREA INUNDATED BY THE BASE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 483970040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



LEGEND
CIRF - CAPPED IRON ROD FOUND
IRF - IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
CAB. - CABINET
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as LOT 12, BLOCK A, THE MEADOWS to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

THE MEADOWS, LIMITED

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED
I hereby certify that the above and foregoing plat of LOT 12, BLOCK A, THE MEADOWS, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

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

OWNER
THE MEADOWS LIMITED
2255 Ridge Road
Rockwall, Texas 75087

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, The Meadows, Limited is the owner of a tract of land situated in the James Smith Survey, Abstract Number 200 and the E.P.G. Chisum Survey, Abstract Number 64 in the County of Rockwall, State of Texas, being all of the Greenbelt and Utility Easement, Block A and a portion of Hail Drive, (A called 50 feet wide right-of-way), as shown and dedicated by The Meadows, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet B, Slide 353, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with illegible yellow cap found on the southeasterly line of said Hail Drive, same being the west corner of Lot 1, Block B of said Meadows addition;

THENCE South 46 degrees 23 minutes 11 seconds East along the southeasterly line of said Hail Drive and the southwest line of said Lot 1, Block B, a distance of 71.26 feet (Plat Distance 71.31 feet) to a 1/2 inch iron rod found on the southeast line of said Meadows Addition for the south corner of said Lot 1, Block B;

THENCE South 43 degrees 36 minutes 49 seconds West along the southeast line of said Meadows Addition passing a 1/2 inch iron rod found for the south corner of said Hail Drive, same being the east corner of said Greenbelt and Utility Easement, Block A, at a distance of 50.00 feet and continuing a total distance of 88.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the south corner of said Meadows Addition and the south corner of said Greenbelt and Utility Easement, Block A;

THENCE North 46 degrees 23 minutes 11 seconds West along the southwest line of said Meadows Addition, a distance of 265.18 feet (Plat Distance 265.16 feet) to a 5/8 inch iron rod with cap stamped "TNP" set on the southeast line of W. Ralph Hall Parkway (A called 85 feet wide right-of-way) for the west corner of said Meadows Addition, same being the west corner of said Greenbelt and Utility Easement, Block A;

THENCE North 43 degrees 36 minutes 49 seconds East along the southeast line of said W. Ralph Hall Drive, same being the northwest line of said Meadows Addition and the northwest line of said Greenbelt and Utility Easement, Block A, a distance of 38.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said Greenbelt and Utility Easement, Block A, same being the west corner of Lot 1, Block A of said Meadows Addition;

THENCE South 46 degrees 23 minutes 11 seconds East departing the southeast line of said W. Ralph Hall Drive, and along the northeast line of said Greenbelt and Utility Easement, Block A, same being the southwest line of said Lot 1, Block A, a distance of 113.65 feet (Plat Distance 113.62 feet) to a 5/8 inch iron rod with cap stamped "TNP" set on the southwesterly line of said Hail Drive for the south corner of said Lot 1, Block A, same being a northerly corner of said Greenbelt and Utility Easement, Block A and at the beginning of a curve to the left;

THENCE with said curve to the left along the southwesterly line and the interior of said Hail Drive having a radius of 50.00 feet, a central angle of 142 degrees 02 minutes 54 seconds, an arc length of 123.96 feet, a chord bearing of South 78 degrees 18 minutes 22 seconds East, a distance of 94.57 feet to the POINT OF BEGINNING containing 13,351 square feet, or 0.306 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
THE MEADOWS
LOT 12, BLOCK A

BEING A REPLAT OF THE GREENBELT & UTILITY EASEMENT, BLOCK A, AND A PORTION OF HAIL DRIVE THE MEADOWS CONTAINING A TOTAL OF 0.306 ACRES

AND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 AND THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
Project No.: RWL 24372
Date: December 20, 2024
Drawn By: JM
Scale: 1"=40'
SHEET 1 of 1



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



July 18, 2024

TO: Dan Pence, *Assistant Executive Director*
Rockwall Housing Development Corporation
787 Hail Drive
Rockwall, Texas 75032

CC: Denny Janssen, *President*
Board of Directors for the Rockwall Housing Development Corporation
787 Hail Drive
Rockwall, Texas 75032

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Hail Drive

Mr. Pence,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way at the end of Hail Drive, which is directly adjacent to property owned by the Rockwall Housing Development Corporation. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way at the end of Hail Drive, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses the entire portion of Hail Drive southeast of the cul-de-sac. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than August 1, 2024 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



0.106 ac

48462
A0064 E P G CHISUM,
TRACT 13-2,
ACRES .343

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



0 50 Feet
Date: 1/19/2024

**RIGHT OF WAY
ABANDONMENT**



0.051 ac

0.055 ac

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

DATE: _____

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Rockwall Housing Development Corporation

PROPERTY OWNER ADDRESS: 787 Hail Drive
Rockwall, TX 75032

PROPERTY ADDRESS: (same)
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- that will be prepared by and at the cost of the City of Rockwall -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: _____
PROPERTY OWNER'S SIGNATURE: _____

Dennis R. Jausser
President, Board of Directors

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

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.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on February 3, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. 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 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF FEBRUARY, 2025.

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 3, 2025

2nd Reading: February 18, 2025

DRAFT
ORDINANCE
02.03.2025

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Dennis R. Janssen, *President of the Board of Directors*

Grantee's Mailing Address:

Rockwall Housing Development Corporation
787 Hail Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **0.085-acre tract of land** situated in the James Smith Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas; said **0.085-acre tract of land** being described as a portion of Lot 12, Block A, The Meadows Addition as depicted in *Exhibit 'A'* of this document, which is adding to the Greenbelt & Utility Easement, Block A, The Meadows that was established by *Cabinet B, Slide 353* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: February 3, 2025

APPLICANT: Ryan Miller; *City of Rockwall*

CASE NUMBER: P2025-002; *Final Plat for Lots 1-4, Block A, Fox-Harris Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Final Plat* for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary

PLAT INFORMATION

- Purpose.** The City of Rockwall is requesting the approval of a *Final Plat* for a 1.124-acre tract of land (i.e. *Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and, Lot B, Block 48A, B. F. Boydston Addition*) for the purpose of abandoning an unimproved public right-of-way that extends from Clark Street to Wade Drive and incorporating the abandoned area into the adjacent properties.

- Background.** On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- including streets or alleys -- owned in fee or used by easement by a political subdivision of the State, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The alleyway between Clark Street and Wade Drive was originally established prior to August 25, 1934 based on the April 1934 Sanborn Maps. This map depicts this right-of-way as being unimproved right-of-way for Brent Street (as depicted in Figure 1), and -- based on the current condition of the right-of-way -- it was never utilized as a public street or alleyway (see Figure 2). In accordance with the City Council's direction, staff began the process of

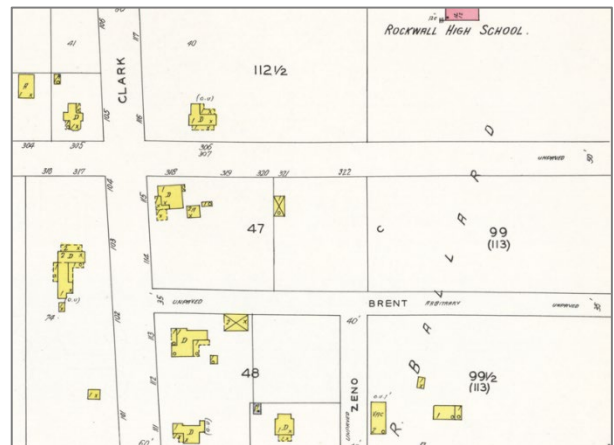


FIGURE 1. SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR BRENT STREET

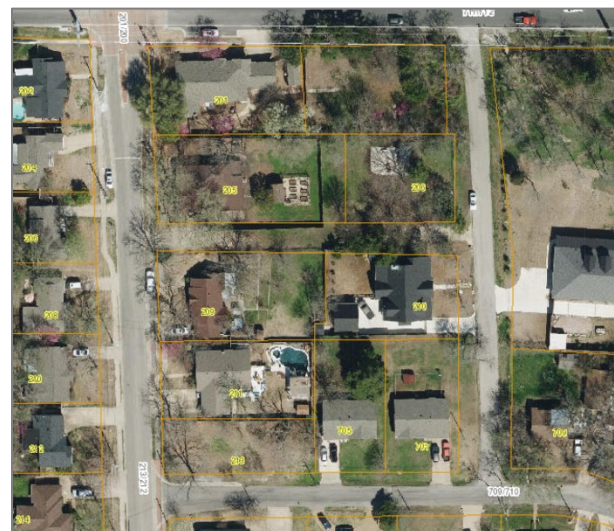


FIGURE 2. 2023 AERIAL IMAGE SHOWING THE UNIMPROVED RIGHT-OF-WAY

abandoning this right-of-way on May 29, 2024 by sending the property owners a *Letter of Intent* (see the attached *Letters of Intent*). Once all property owners had signed their letters of intent, staff engaged with *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the four (4) properties and the abandoned right-of-way.

- ☑ Public Hearing. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on February 3, 2025. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).
- ☑ Conformance to the Subdivision Ordinance. The City's surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the abandonment of public right-of-way and Final Plat for *Lots 1-4, Block A, Fox-Harris Addition*, staff would propose the following conditions of approval:

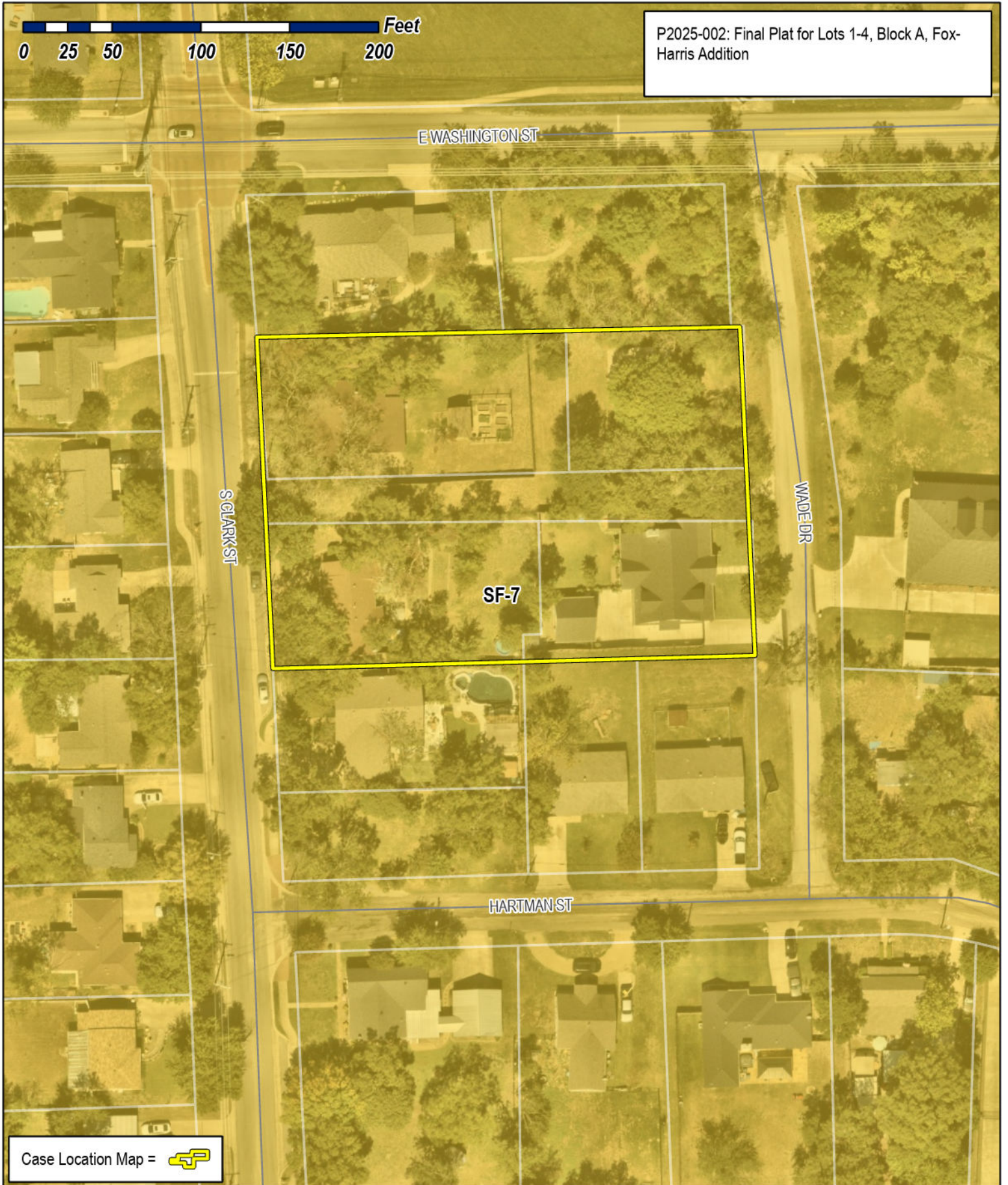
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) The Final Plat shall not be filed until after the second reading of the ordinance abandoning the right-of-way.
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 4-0, with Commissioner Hustings, Conway, and Thompson absent.



P2025-002: Final Plat for Lots 1-4, Block A, Fox-Harris Addition



Case Location Map = 



City of Rockwall

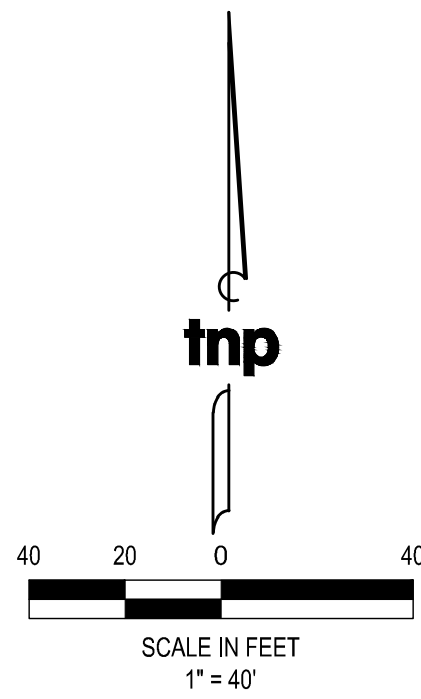
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



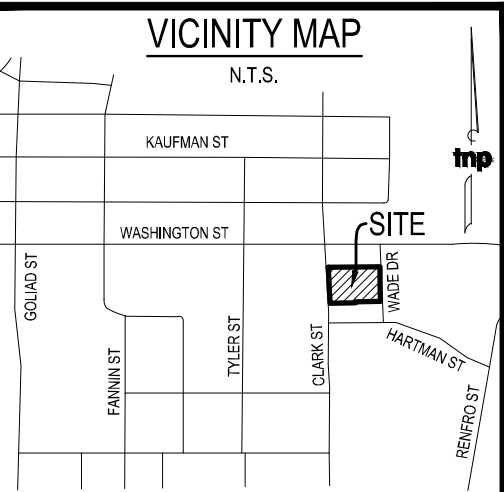
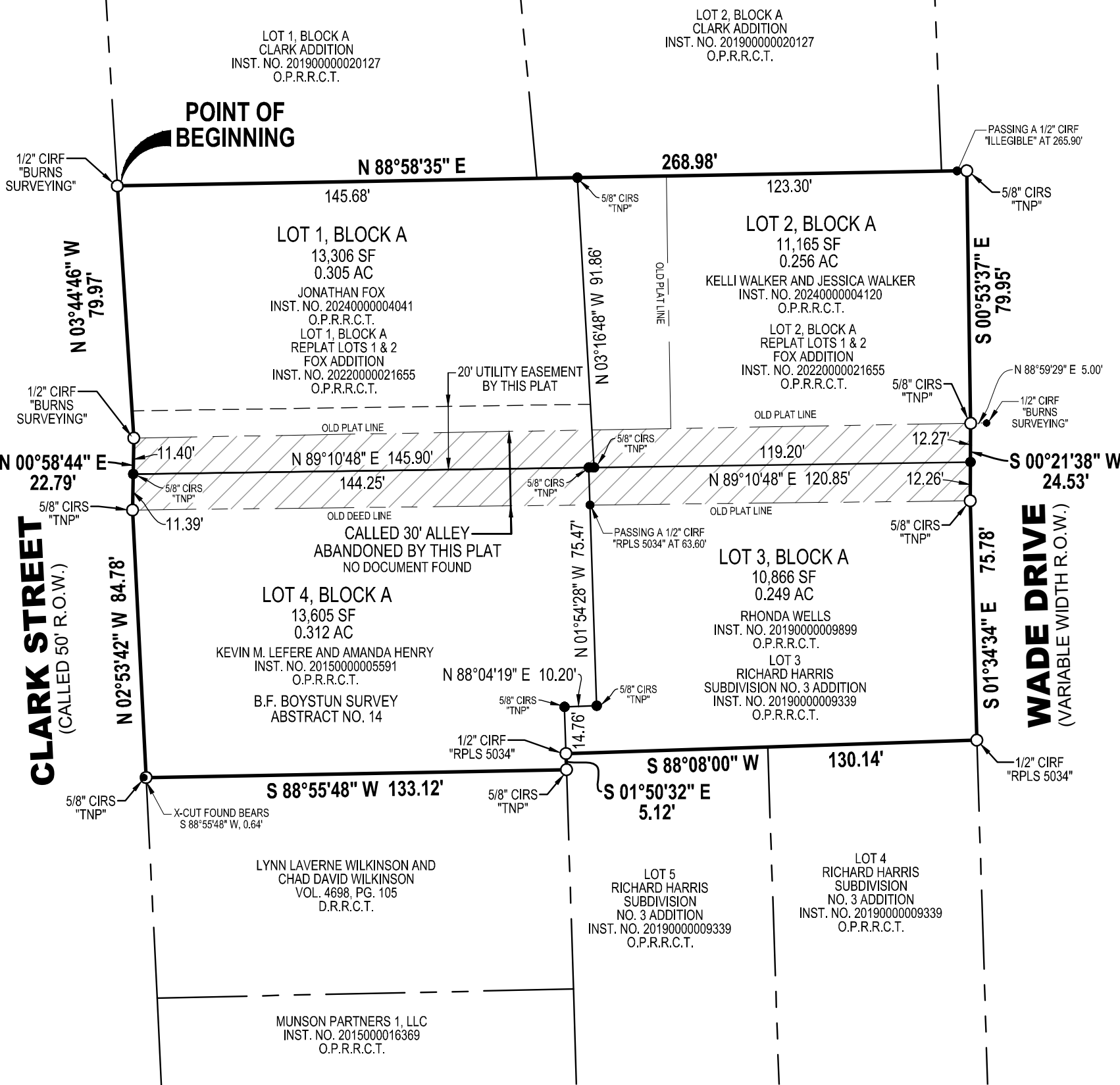
NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83/2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



LEGEND

CIRF - CAPPED IRON ROD FOUND
 N.T.S. - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. PAGE
 SF - SQUARE FEET
 AC - ACRES
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED
 I hereby certify that the above and foregoing plat of LOTS 1, 2, 3, & 4, BLOCK A, FOX-HARRIS ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

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

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 1, 2, 3, & 4, BLOCK A, FOX-HARRIS ADDITION an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

JONATHAN FOX _____

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

KELLI WALKER _____

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

JESSICA WALKER _____

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

RHONDA WELLS _____

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNER LOT 1 JONATHAN FOX 205 S Clark St Rockwall, Texas 75087	OWNER LOT 2 KELLI WALKER AND JESSICA WALKER 603 E Rusk St Rockwall, Texas 75087	OWNER LOT 3 RHONDA WELLS 210 Wade Dr Rockwall, Texas 75087	OWNER LOT 4 KEVIN M. LEFERE AND AMANDA HENRY 209 S Clark St Rockwall, Texas 75160
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KEVIN M. LEFERE _____

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

AMANDA HENRY _____

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

WHEREAS, Jonathan Fox, Kelli Walker and Jessica Walker, Rhonda Wells, and Kevin M. Lefere and Amanda Henry, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1 & 2, Block A, Fox Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2022000021655 of the Official Public Records of Rockwall County, Texas, all of Lot 3 of Richard Harris No. 3 Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2019000009339 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Kevin M. Lefere and Amanda Henry as recorded in Instrument Number 2015000005591 of the Official Public Records of Rockwall County, Texas, and all of a called 30 feet wide alley, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found on the east right-of-way of Clark Street, a called 50 foot right-of-way, for the southwest corner of Lot 1, Block A of Clark Addition, an addition to the City of Rockwall, Texas as recorded in Instrument Number 201900002127 of the Official Public Records of Rockwall County, Texas, same being the northwest corner of said Lot 1, Block A, Fox Addition;

THENCE North 88 degrees 58 minutes 35 seconds East departing the east right-of-way of said Clark Street and along the south line of said Clark Addition, same being the north line of said Fox Addition, passing at a distance of 265.90 feet a 1/2 inch iron rod with an illegible cap found, and continuing a total distance of 268.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the west right-of-way of Wade Drive, a variable width right-of-way, for the northeast corner of said Lot 2, Block A, Fox Addition;

THENCE South 00 degrees 53 minutes 37 seconds East, along the west right-of-way of said Wade Drive and the east line of said Fox Addition, a distance of 79.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 2, Block A, Fox Addition;

THENCE South 00 degrees 21 minutes 38 seconds West continuing along the west right-of-way of said Wade Drive, a distance of 24.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 3, Block A, Richard Harris No. 3 Addition;

THENCE South 01 degrees 34 minutes 34 seconds East continuing along the west right-of-way of said Wade Drive and the east line of said Lot 3, Block A, a distance of 75.78 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the southeast corner of said Lot 3, and the northeast corner of Lot 4 of said Richard Harris No. 3 Addition;

THENCE South 88 degrees 08 minutes 00 seconds West departing the west right-of-way of said Wade Drive and along the south line of said Lot 3, Richard Harris No. 3 Addition and the north line of Lot 4 of said Richard Harris No. 3 Addition, a distance of 130.14 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found in the east line of said Lefere tract for the southwest corner of said Lot 3, Richard Harris No. 3 Addition, same being the northwest corner of Lot 5 of said Richard Harris No. 3 Addition;

THENCE South 01 degrees 50 minutes 32 seconds East along the east line of said Lefere tract, same being the west line of said Lot 5, Richard Harris No. 3 Addition, a distance of 5.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a tract of land described by deed to Lynn Laverne Wilkinson and Chad David Wilkinson as recorded in Volume 4698, Page 105 of the Deed Records of Rockwall County, Texas, same being the southeast corner of said Lefere tract;

THENCE South 88 degrees 55 minutes 48 seconds West along the south line of said Lefere tract, same being the north line of said Wilkinson tract, a distance of 133.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the east right-of-way of said Clark Street for the southwest corner of said Lefere tract, same being the northwest corner of said Wilkinson tract, from which an x-cut found bears South 88 degrees 55 minutes 48 seconds West, a distance of 0.64 feet;

THENCE North 02 degrees 53 minutes 42 seconds West along the east right-of-way of said Clark Street and the west line of said Lefere tract, a distance of 84.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Lefere tract;

THENCE North 00 degrees 58 minutes 44 seconds East continuing along the east right-of-way of said Clark Street, a distance of 22.79 feet to a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found for the southwest corner of said Lot 1, Block A, Fox Addition;

THENCE North 03 degrees 44 minutes 46 seconds West continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition, a distance of 79.97 feet to the POINT OF BEGINNING containing 48,942 square feet, or 1.124 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 BRIAN J. MADDOX, R.P.L.S. NO. 5430

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**FINAL PLAT
 FOX-HARRIS ADDITION
 LOTS 1, 2, 3, & 4, BLOCK A**

BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF FOX ADDITION, A REPLAT OF LOT 3, BLOCK A OF RICHARD HARRIS NO. 3 ADDITION, ALL OF A TRACT OF LAND DESCRIBED BY DEED TO KEVIN M. LEFERE AND AMANDA HENRY AND ALL OF A CALLED 30 FEET WIDE ALLEY CONTAINING A TOTAL OF 1.124 ACRES

AND SITUATED IN THE B.F.. BOYSTUN SURVEY, ABSTRACT NO. 14 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RWL 24372
 Date: December 19, 2024
 Drawn By: WS
 Scale: 1"=40'
 SHEET 1 of 1



CASE NO. _____

SURVEYOR

TEAGUE LALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpinc.com



May 29, 2024

TO: Johnathan and Sydney Fox
205 S. Clark Street
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Alleyway between Clark Street and Wade Drive

Mr. and Ms. Fox,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the alleyway between Clark Street and Wade Drive, which is directly adjacent to your property at 210 Wade Drive. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the alleyway between Clark Street and Wade Drive, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses the entire alleyway between Clark Street and Wade Drive. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

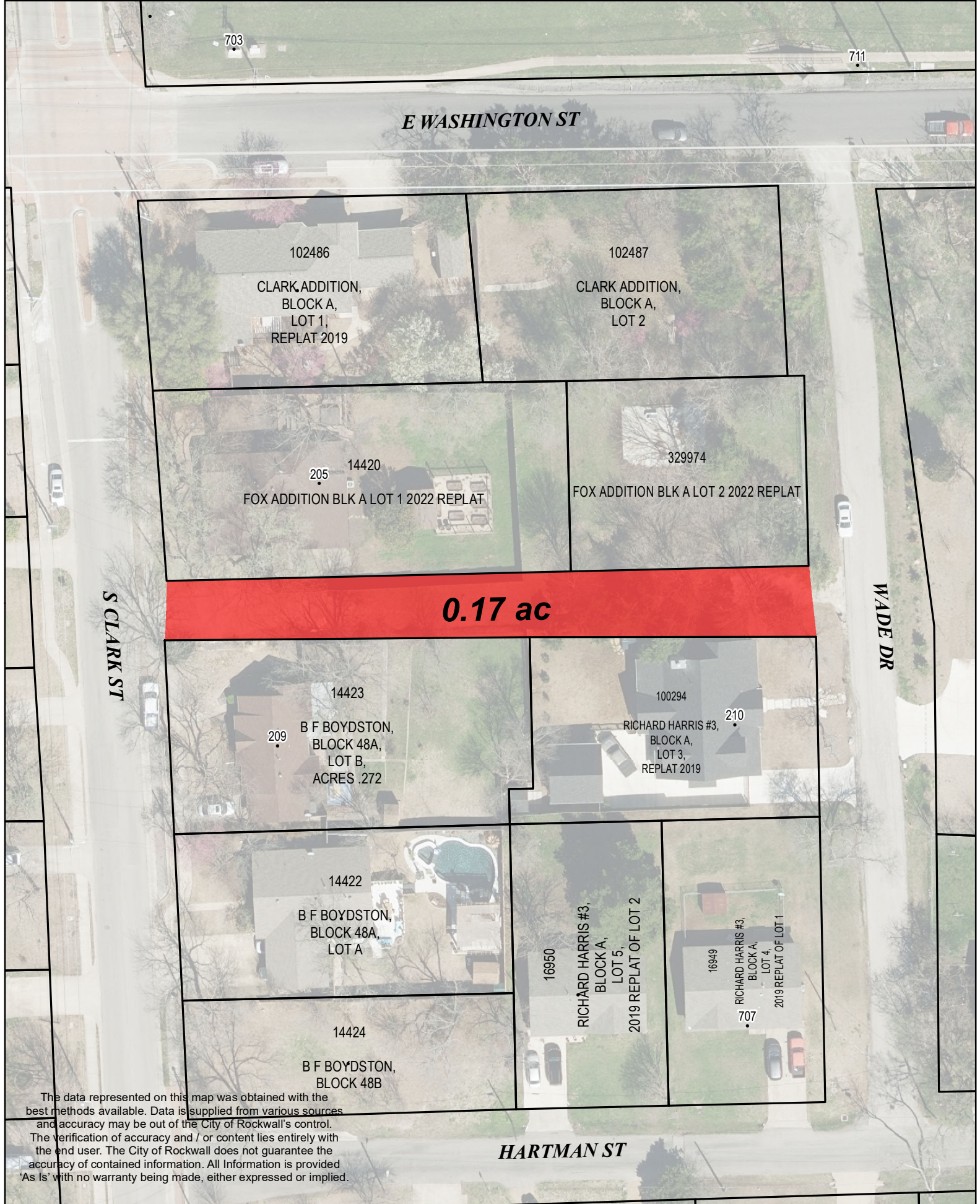
In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than August 1, 2024 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

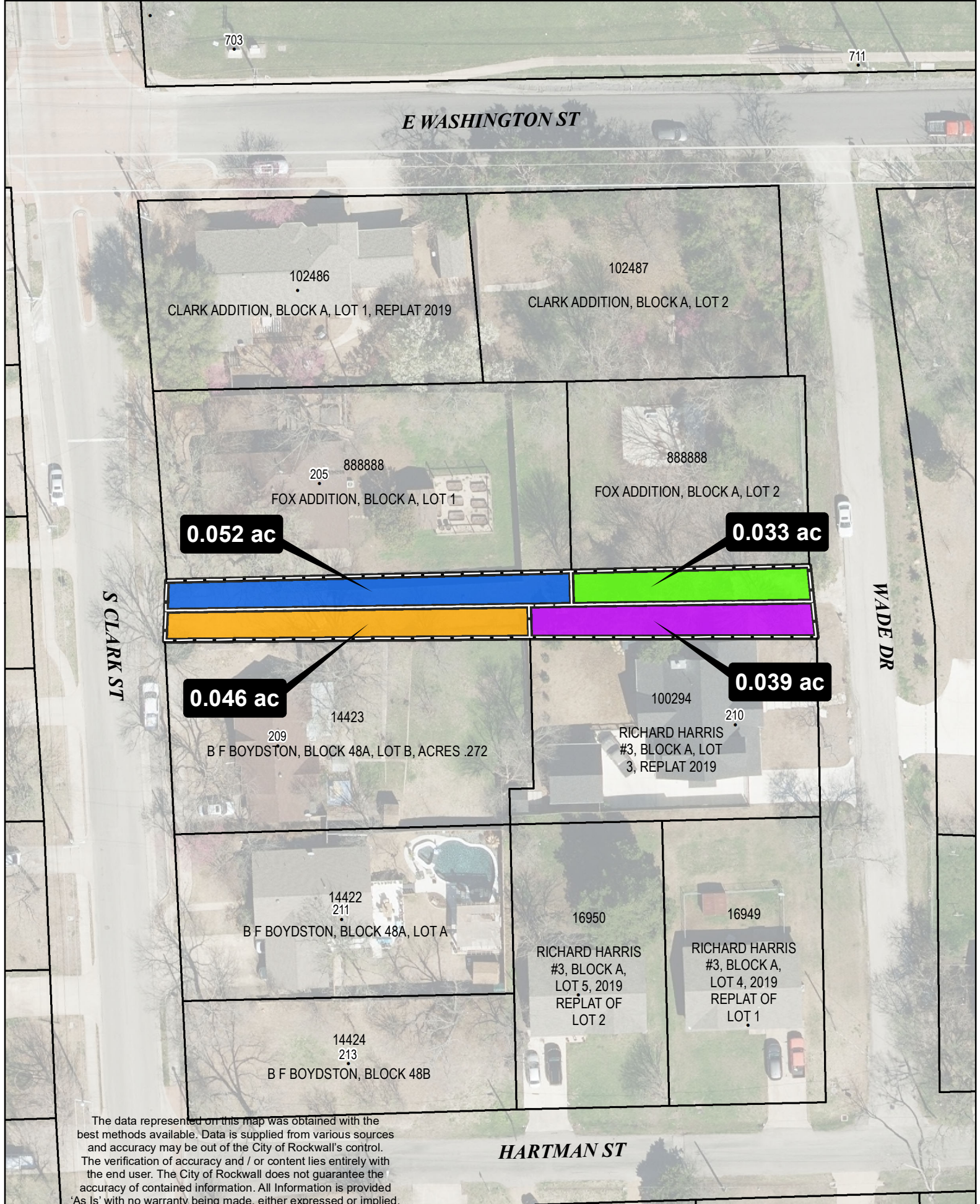
The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



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



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

DATE: 7-11-24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

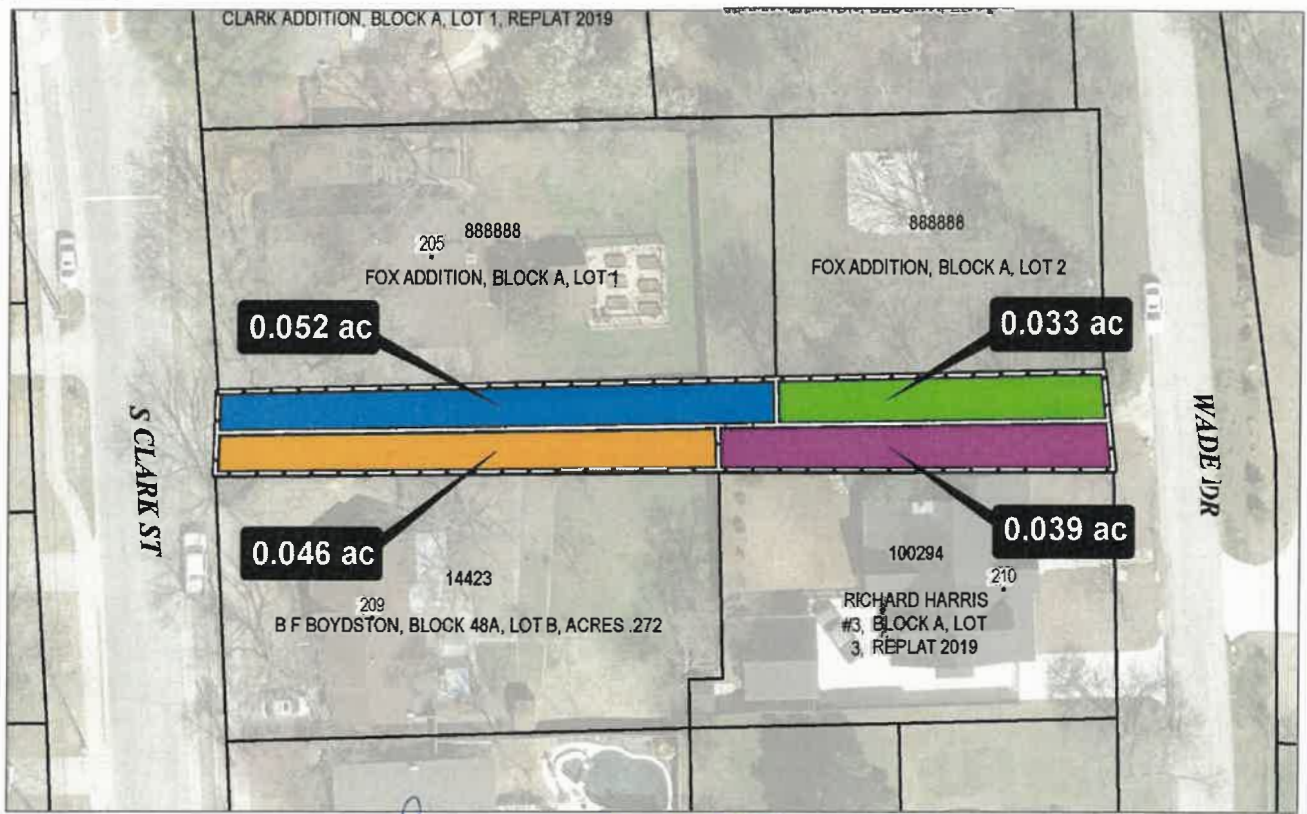
PROPERTY OWNER NAME(S): Jonathan Fox
PROPERTY OWNER ADDRESS: 205 S. Clark St.
Rockwall, Tx 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Jonathan Fox
PROPERTY OWNER'S SIGNATURE: _____

DATE: 6/24/14

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

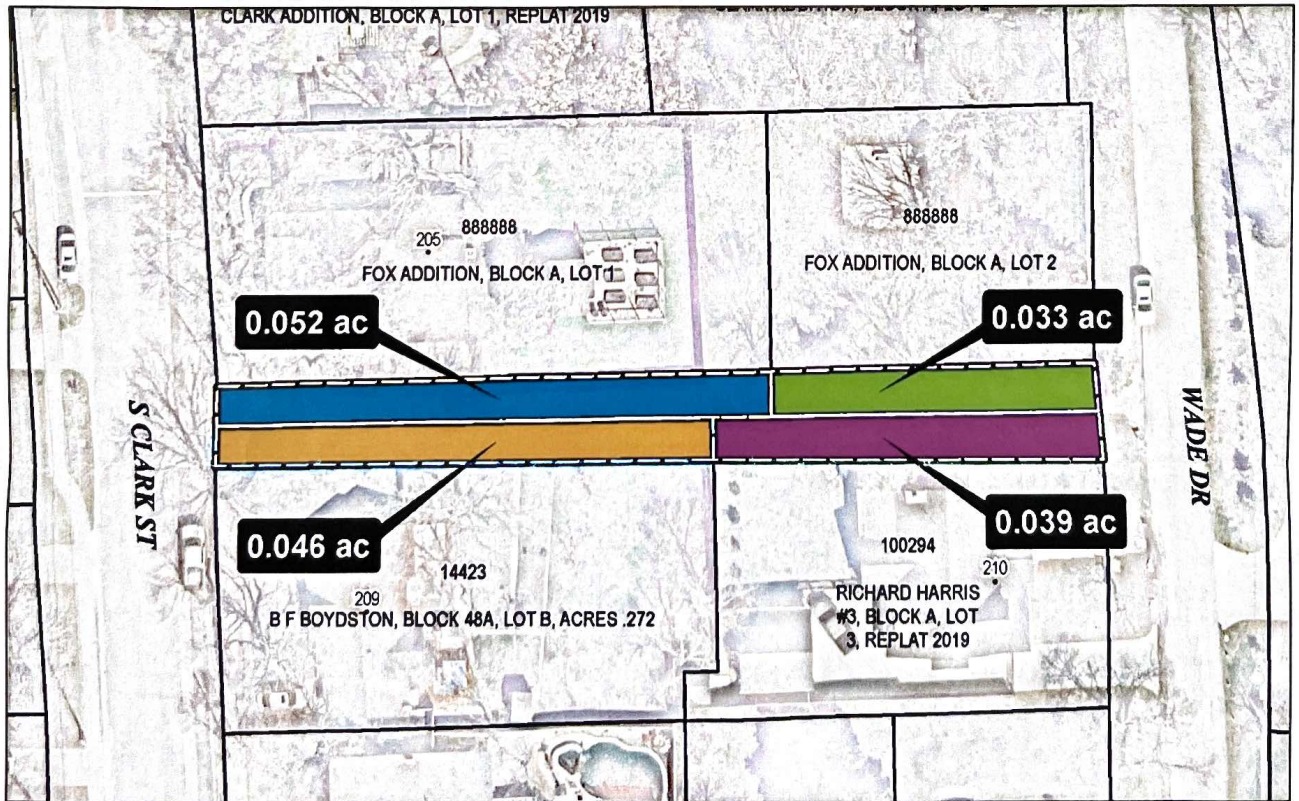
PROPERTY OWNER NAME(S): Kelli + Jessica Walker
PROPERTY OWNER ADDRESS: 206 WADE DRIVE (Fox Addition, Block A lot 2)
Rockwall, TX 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in Exhibit 'A' below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat – that will be prepared by and at the cost of the City of Rockwall – to facilitate the acquisition of the abandoned right-of-way as depicted in Exhibit 'A' below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in Exhibit 'A' and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Kelli Walker
PROPERTY OWNER'S SIGNATURE: J Walker

DATE: 7/11/24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

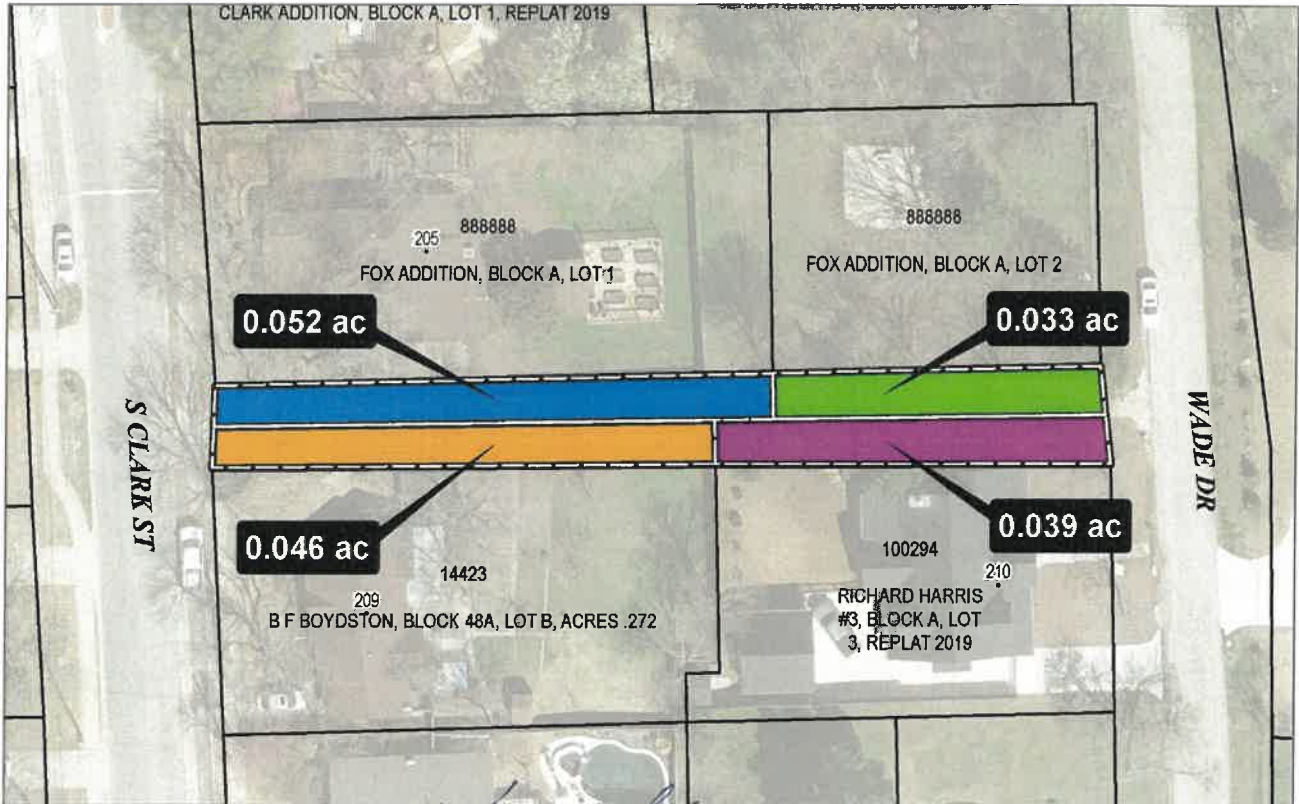
PROPERTY OWNER NAME(S): Kevin Leferre
PROPERTY OWNER ADDRESS: 209 S Clark St.
Rockwall, TX 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in Exhibit 'A' below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- that will be prepared by and at the cost of the City of Rockwall -- to facilitate the acquisition of the abandoned right-of-way as depicted in Exhibit 'A' below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in Exhibit 'A' and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: *[Handwritten Signature]*

PROPERTY OWNER'S SIGNATURE: _____

DATE: 7-19-24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

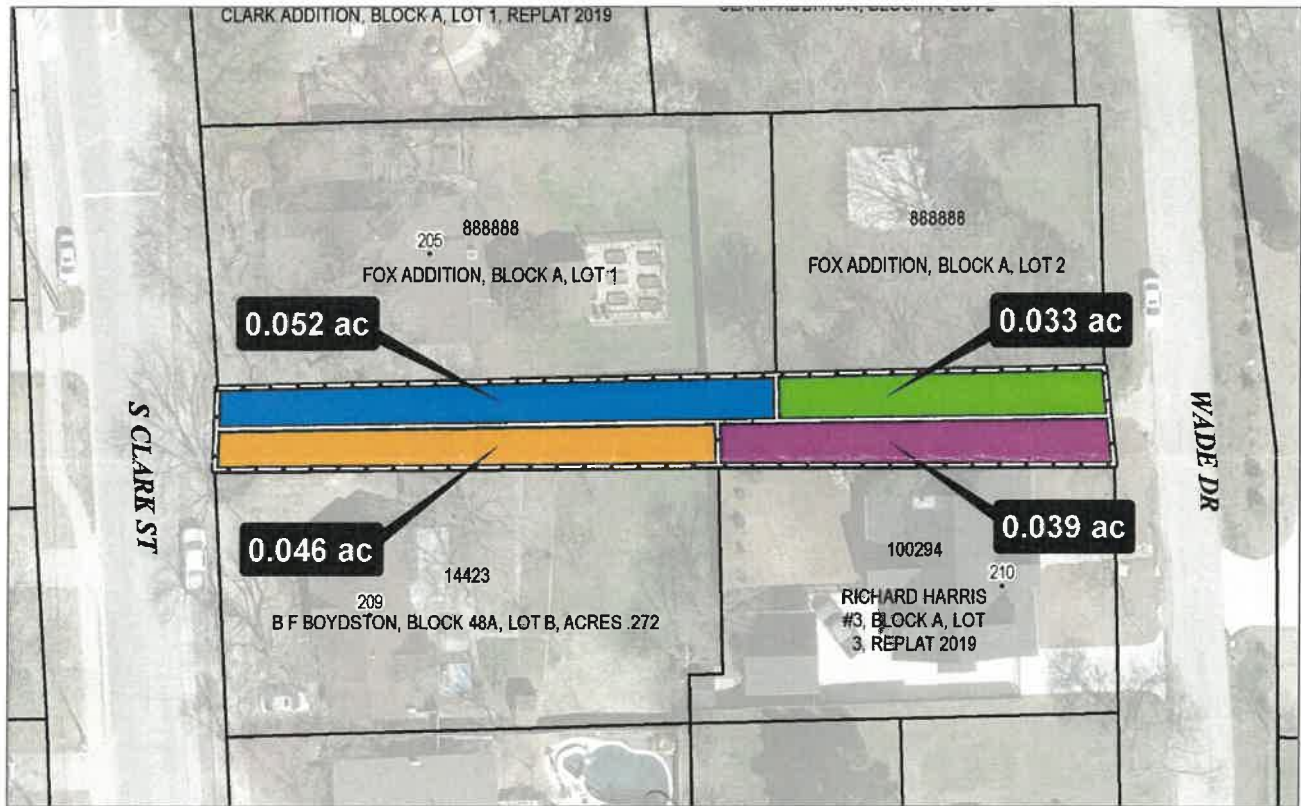
PROPERTY OWNER NAME(S): Rhonda Wells
PROPERTY OWNER ADDRESS: 210 Wade Dr.
Rockwall, TX 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Rhonda Wells

PROPERTY OWNER'S SIGNATURE: _____

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

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.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on February 3, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. 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 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF FEBRUARY, 2025.

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 3, 2025

2nd Reading: February 18, 2025

DRAFT
ORDINANCE
02.03.2025

Exhibit 'A' Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

Drawing: L:\Projects\RWL 24372 Downtown Roadway Paving\Acad\Deliverables\Final_Plat\024 12 19 RWL 24372 Fox-Harris Final Plat.dwg at Dec 15, 2024 2:43pm by vrsingh

VICINITY MAP

Project location: 24372 Fox-Harris Addition, Rockwall, TX

CLARK STREET (CALLED 50' R.O.W.)

WADE DRIVE (VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING

LOT 1, BLOCK A (1.00 AC)

LOT 2, BLOCK A (1.15 AC)

LOT 3, BLOCK A (1.00 AC)

LOT 4, BLOCK A (1.00 AC)

CLARK STREET ALLEY (CALLED 50' R.O.W.)

WIDEWAY DRIVE (CALLED 50' R.O.W.)

LEGEND

- 1" = 40'
- SCALE IN FEET
- 40 20 0 40
- 1" = 40'
- SCALE IN FEET
- 40 20 0 40

NOTES

1. REVISIONS ARE IDENTIFIED BY DATE AND NUMBER IN THE TOP RIGHT CORNER OF THIS PLAN. THE DATE AND NUMBER OF THE ORIGINAL PLAN IS SHOWN IN THE TOP RIGHT CORNER OF THIS PLAN.
2. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.
3. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.
4. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.

OWNER CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the property described in this plat, and that I have read and understand the contents of this plat, and that I have approved the same.

OWNER LOT 1
KATHARINE FOX
Rockwall, Texas 75087

OWNER LOT 2
KELLI WALKER AND JESSICA WALKER
Rockwall, Texas 75087

OWNER LOT 3
KENDI WELLS
Rockwall, Texas 75087

OWNER LOT 4
KENDI WELLS AND AMANDA HENRY
Rockwall, Texas 75087

PRELIMINARY

FINAL PLAT

FOX-HARRIS ADDITION

LOTS 1, 2, 3, & 4, BLOCK A

PROJECT INFORMATION

Project No.: RWL 24372
 Date: 12/15/2024
 City of Rockwall
 City Engineer: [Signature]

TECHNICAL AND PROFESSIONAL INFORMATION

Prepared by: [Signature]
 Checked by: [Signature]
 Date: 12/15/2024
 City of Rockwall
 City Engineer: [Signature]

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Johnathan Fox

Grantee's Mailing Address:

Johnathan Fox
205 S. Clark Street
Rockwall, Texas 75087

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.052-acre tract of land** situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.052-acre tract of land** being described as a portion of Lot 1, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 1, Block A, Fox Addition that was established by *Instrument No. 20220000021655* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

EXHIBIT "A"

Drawing: L:\Projects\RM, 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat\2024 12 19_RM, 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024 2:43pm by wjng1010



NOTES:

1. THE CITY OF ROCKWALL HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION IN THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.
2. THE CITY OF ROCKWALL HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION IN THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.
3. THE CITY OF ROCKWALL HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION IN THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.
4. THE CITY OF ROCKWALL HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION IN THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.

DONORS CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

RECIPIENT CERTIFICATE:

NAME: BERNICE KNOW ALL MEN BY THESE PRESENTS

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Know all men to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me by the person whose name is subscribed to my hand and seal of office this _____ day of _____, 2024.

PRELIMINARY

FINAL PLAT

FOX-HARRIS ADDITION

LOTS 1, 2, 3, & 4, BLOCK A

THIS DOCUMENT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSE AND SHOULD NOT BE USED FOR ANY PURPOSE OR HELD UPON OR HELD UPON BY ANY PARTY.

AND SITUATED IN THE B.F. BENTON SURVEY, DISTRICT NO. 14, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PROJECT INFORMATION

Date: December 19, 2024
 Drawn By: WS
 Scale: 1"=40'
 SHEET 1 of 1

SURVEYOR

TEGALIE RAYNE STANLEY, INC.
 620 Mitchell Creek, Suite 1400
 Rockwall, Texas 75087
 214.481.9867 / 214.481.9864
 1381-P.S. Registration: 01942681
 www.tregalierayne.com

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Kelli and Jessica Walker

Grantee's Mailing Address:

Kelli and Jessica Walker
206 Wade Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.033-acre tract of land** situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.033-acre tract of land** being described as a portion of Lot 2, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 2, Block A, Fox Addition that was established by *Instrument No. 20220000021655* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

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§
§

COUNTY OF ROCKWALL

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

EXHIBIT "A"

Drawing: L:\Projects\RM, 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat\2024 12 19_RM, 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024 2:43pm by wjng1021



NOTES:

1. THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE CITY OF ROCKWALL, TEXAS, AND IS BEING PLATTED AS A PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF THE CITY OF ROCKWALL, TEXAS.
2. THE PROPERTY DESCRIBED HEREON IS BEING PLATTED AS A PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF THE CITY OF ROCKWALL, TEXAS.
3. THE PROPERTY DESCRIBED HEREON IS BEING PLATTED AS A PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF THE CITY OF ROCKWALL, TEXAS.
4. THE PROPERTY DESCRIBED HEREON IS BEING PLATTED AS A PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF THE CITY OF ROCKWALL, TEXAS.

DONORS DECLARATION:

WE, THE UNDERSIGNED, KNOW ALL MEN BY THESE PRESENTS...

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date: _____

City of Rockwall, Texas _____ Date: _____

Approved: _____ Date: _____

Witness Our Hands this _____ day of _____, 2024.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

PRELIMINARY

FINAL PLAT

FOX-HARRIS ADDITION

LOTS 1, 2, 3, & 4, BLOCK A

THIS DOCUMENT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSE AND SHOULD NOT BE USED FOR ANY PURPOSE OR HELD UPON OR HELD UPON AS A FINAL PLAT.

AND SITUATED IN THE B.F. REDDING SURVEY, ASPECT NO. 14, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

TEALIE BROWN, SURVEYOR
 2501 Rockwall Street, Suite 1000
 Rockwall, Texas 75087
 214.481.9867 | 214.481.9864 | 1316135 | Registration: 01942681
 www.tealiebrown.com

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Kevin Lefere and Amanda Henry

Grantee's Mailing Address:

Kevin Lefere and Amanda Henry
209 S. Clark Street
Rockwall, Texas 75087

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.046-acre tract of land** situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.046-acre tract of land** being described as a portion of Lot 4, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot B, Block 48A, B. F. Boydston Addition that is delineated by *Instrument No. 20150000005591* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

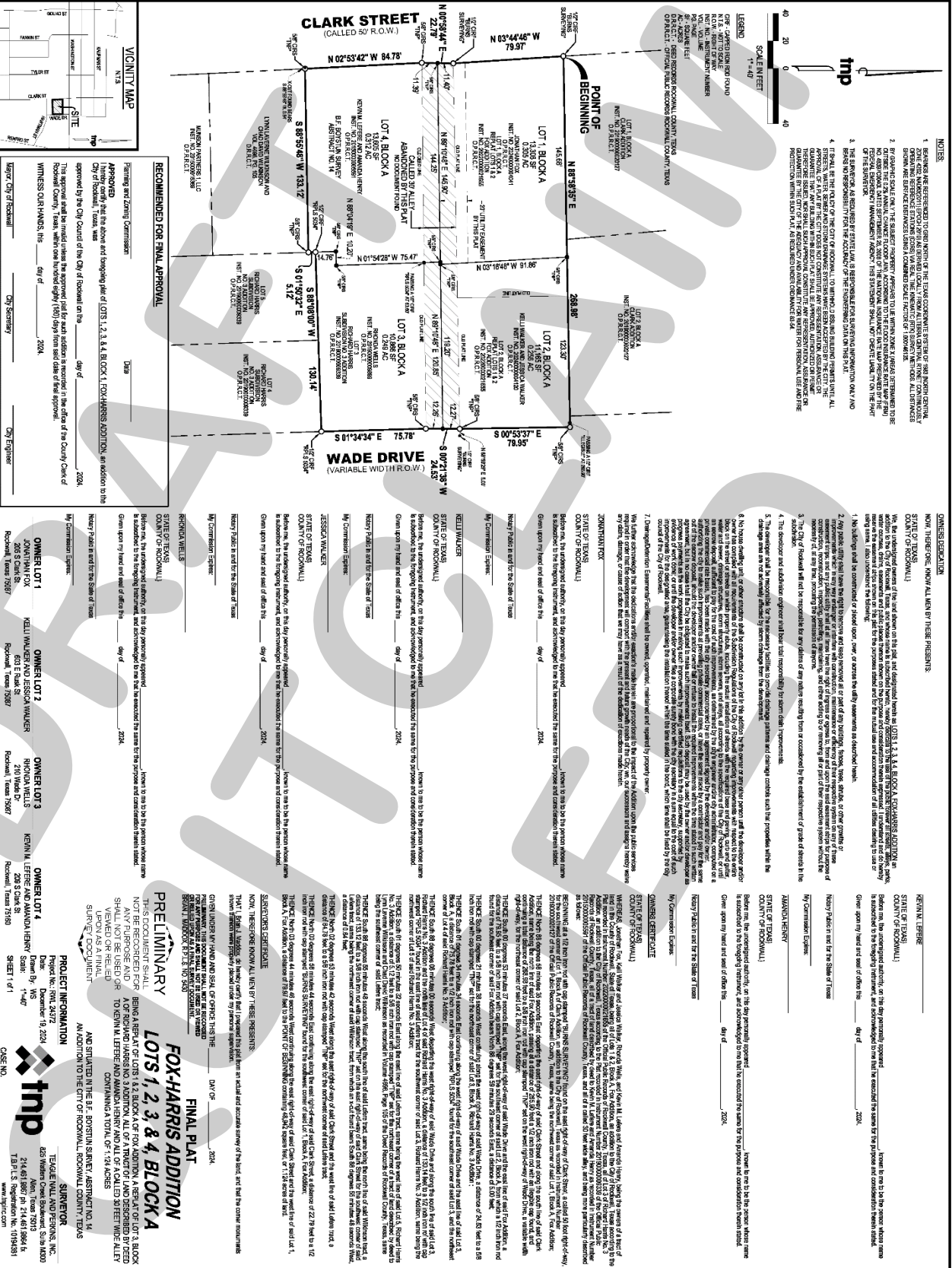
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

EXHIBIT "A"

Drawing: L:\Projects\RM, 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat\2024 12 19\RM, 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024 2:43pm by wjnglnter



QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL,**
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Rhonda Wells

Grantee's Mailing Address:

Rhonda Wells
210 Wade Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.039-acre tract of land** situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.039-acre tract of land** being described as a portion of Lot 3, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 3 of the Richard Harris Subdivision No. 3 Addition that was established by *Instrument No. 2019000009339* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

Before me on this _____ day of _____, 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

EXHIBIT "A"

Drawing: L:\Projects\RM, 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat\2024 12 19 RM, 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024 2:43pm by wjng1010



NOTES: 1. THE CITY OF ROCKWALL HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE CITY OF ROCKWALL PLATTING ORDINANCE AND HAS GRANTED APPROVAL FOR THE CITY OF ROCKWALL TO RECORD THIS PLAT WITH THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS.

OWNERS CERTIFICATE: I, the undersigned, being the owner, grantee, mortgagee and/or holder of record of the property herein described, do hereby certify that the facts stated herein are true and correct.

STATE OF TEXAS, COUNTY OF ROCKWALL: I, the undersigned, being the owner, grantee, mortgagee and/or holder of record of the property herein described, do hereby certify that the facts stated herein are true and correct.

PROJECT INFORMATION: PROJECT NAME: FOX-HARRIS ADDITION, SHEET 1 OF 1, DATE: 12/19/2024, DRAWN BY: WJNG1010, CHECKED BY: WJNG1010, SCALE: AS SHOWN.



1ST QUARTER REPORT & ANNUAL RECAP

OCTOBER - DECEMBER 2024

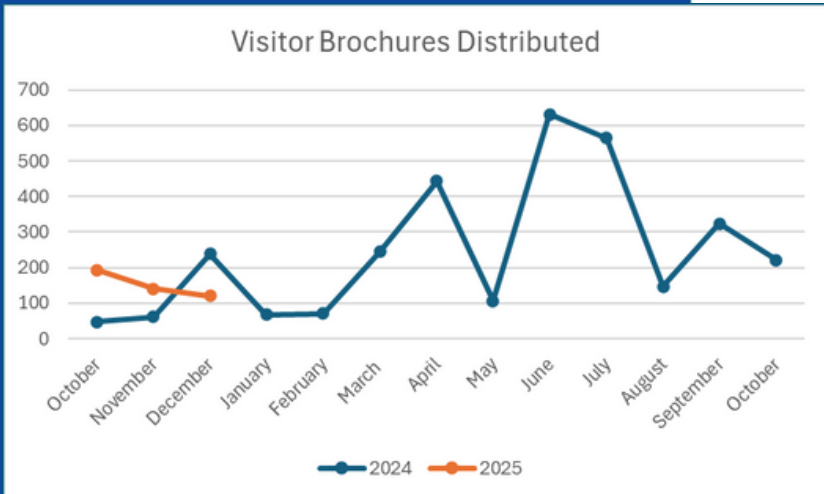
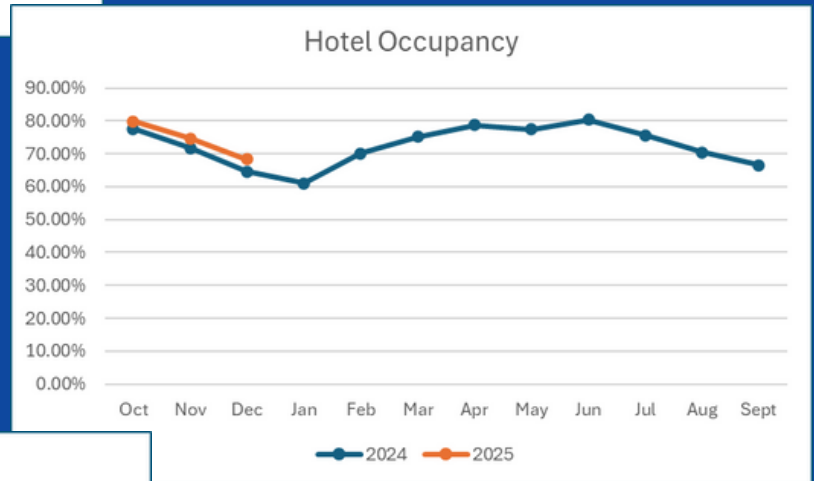
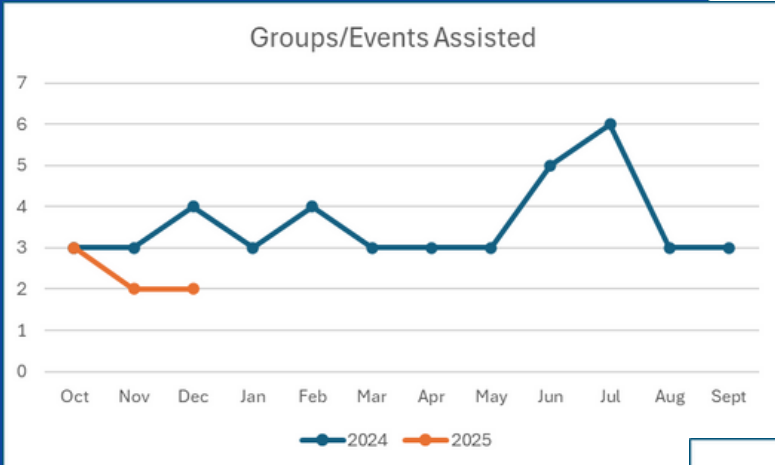
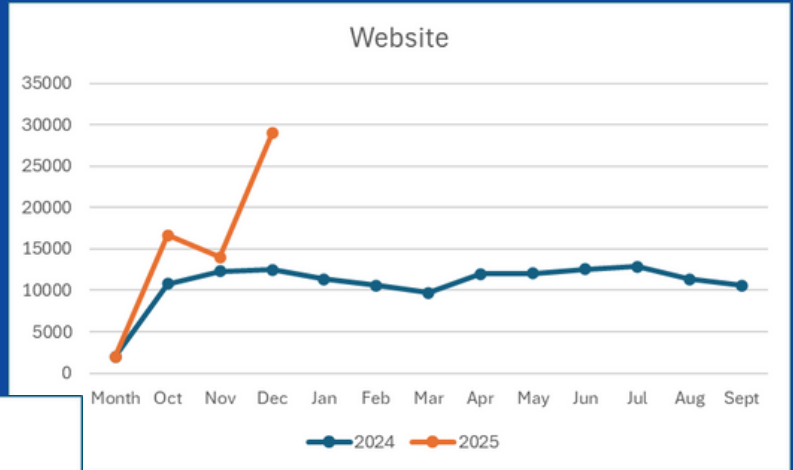


Jodi Willard
Director of Tourism

VisitRockwall.com



ROCKWALL BY THE NUMBERS



SALES/SERVICING OPPORTUNITIES



Shows/Events Attended:

- State Fair of Texas Heritage Trails Region
 - Hosted booth for Rockwall Days
- Texas Municipal League
 - Hosted booth highlighting Rockwall to state organizations
- Texas Travel Summit
 - Attended annual summit promoting Rockwall
- TACVB Regional Workshop
 - Attended workshop in McKinney
- Destination Southwest
 - Hosted booth promoting Rockwall to meeting planners
- Quarterly Hoteliers Meeting



Upcoming Expo Shows:

- Southwest Showcase - January 29, 2025
- Dallas Travel Show - March 7 - 8, 2025



FAMILY FIRST WFAA HOMETOWN CHRISTMAS



Visit ROCKWALL
Free Live Music Capital
of North Texas

F1 FamilyFirst
Day in the Community
presents:

HOMETOWN CHRISTMAS FESTIVAL
SATURDAY, DECEMBER 7TH, 10AM - 5PM
DOWNTOWN ROCKWALL SQUARE

Feel the holiday magic come to life at "Hometown Christmas" in Rockwall. Come enjoy real snow play areas, outdoor sledding, bounce houses, crafting stations, and fun giveaways. Explore nostalgic wintery scenes and experience amazing artisans of chocolates, cakes, jams, home decor, winter wear and more.

ALL AGES WELCOME!



FAMILY FIRST

WFAA's Kara Sewell and Chris Lawrence meet community at Rockwall Hometown Christmas Festival

WFAA's Kara Sewell and Chris Lawrence met numerous new DFW residents and many young families at the annual Rockwall Hometown Christmas Festival.




For the second year, Visit Rockwall partnered with WFAA Family First at the Hometown Christmas Event.





PRINT ADVERTISING

Texas Society of Association Executives

Where meetings become experiences

ROCKWALL

Whether you're planning a corporate conference, a team building retreat, or any other gathering, Rockwall is the place. Rockwall is a unique, spacious, vibrant community that offers the perfect blend of exceptional accommodations with versatile event spaces and a city filled with amazing activities, diverse restaurants, and quaint shopping.

VisitRockwall.com
697 East I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com | (972) 771-5733

TX Events Calendar

Whether you're dancing at the harbor or prefer a relaxed intimate gathering, you'll feel all the energy of our live music summer series!!

Live Music in Rockwall

SAN JACINTO MUSIC SERIES
Downtown Rockwall, May-October

CONCERT BY THE LAKE SERIES
The Harbor in Rockwall, May-July

VisitRockwall.com
697 E I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com | (972) 771-5733

WELCOME TO OASIS: THE PREMIER PICKLEBALL CLUB

Skills & Drills Private Training Free Play

42	8	2
INDOOR PICKLEBALL COURTS	INDOOR PICKLEBALL COURTS	CHAMPION PICKLEBALL COURTS

AMERISPORTS: WHERE SPORTS AND COMMUNITY BECOME ONE

12	12	9	2
PICKLEBALL COURTS	VOLLEYBALL COURTS	BASKETBALL COURTS	COMPETING OVERFLOORS

65,000 Printed copies distributed

Membership Directory

925 Copies distributed annually

DFW Child

Texas Meetings & Events

THIS!

Is why we meet in Rockwall.

VisitRockwall.com
697 East I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com | (972) 771-5733

MEETINGS, SHOPPING, DINING, BOATING AND MORE

The City of Rockwall Presents

A HOMETOWN CHRISTMAS

Saturday, December 7, 2024

- 9AM** KIWANIS CHRISTMAS PARADE
Favorite Christmas Movie
- 10AM** DOWNTOWN CELEBRATIONS
Food trucks, snow fall, photos with Santa
- 6PM** CITY HALL TREE LIGHTING
Crafts, live music, treats and more!
815 S Collins Street, Rockwall

VisitRockwall.com
697 E I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com | (972) 771-5733

Located 30 miles from Dallas on beautiful Lake Ray Hubbard!

270,000 Print & Digital copies distributed

2024 Winter Audience: 855,000



DIGITAL ADVERTISING

Texas Society of Association Executives

Texas Parks & Wildlife

ROCKWALL
Meetings and more!

BOATING. DINING. SHOPPING. LIVE MUSIC. AND MORE.

697 E I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com • (972) 771-5733
Located 30 miles from Dallas on beautiful Lake Ray Hubbard!!

VisitRockwall.com
VisitRockwall

The City of Rockwall Presents
A HOMETOWN CHRISTMAS
Saturday, December 7, 2024

- 9AM** KIWANIS CHRISTMAS PARADE
Favorite Christmas Movie
- 10AM** DOWNTOWN CELEBRATIONS
Food trucks, snow hill, photos with Santa
- 6PM** CITY HALL TREE LIGHTING
Crafts, live music, treats and more!
385 S Goliad Street, Rockwall

www.VisitRockwall.com
697 E I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com • (972) 771-5733
Located 30 miles from Dallas on beautiful Lake Ray Hubbard!

28,307 Impressions

Texas Highways Magazine

500,000 Impressions

Young or old, day or night,
ROCKWALL!

VisitRockwall.com
697 E I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com (972) 771-5733

500,000 anticipated Impressions

BLOG RESULTS

Attractions in Rockwall (individual page)

Total Actions Taken
26,112



441
Website Click-thrus



24,048
Page Views



50
Slideshow Views



405
Facebook Click-thrus



420
Instagram Click-thrus



376
Booking Click Thrus



372
Content Click Thrus

Events in Rockwall (individual page)

Total Actions Taken
11,146



431
Website Click-thrus



9,207
Page Views



7
Slideshow Views



405
Facebook Click-thrus



417
Instagram Click-thrus



380
Booking Click Thrus



299
Content Click Thrus

Things to Do in Rockwall (individual page)

Total Actions Taken
13,585



455
Website Click-thrus



11,840
Page Views



57
Slideshow Views



396
Facebook Click-thrus



433
Instagram Click-thrus



385
Booking Click Thrus



19
Content Click Thrus

Total Actions Taken
18,499



469
Website Click-thrus



16,529
Page Views



97
Slideshow Views



400
Facebook Click-thrus



410
Instagram Click-thrus



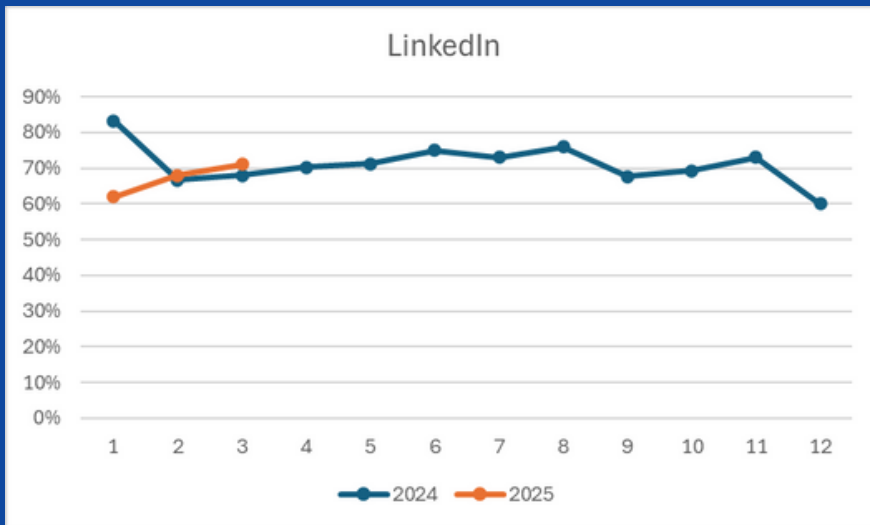
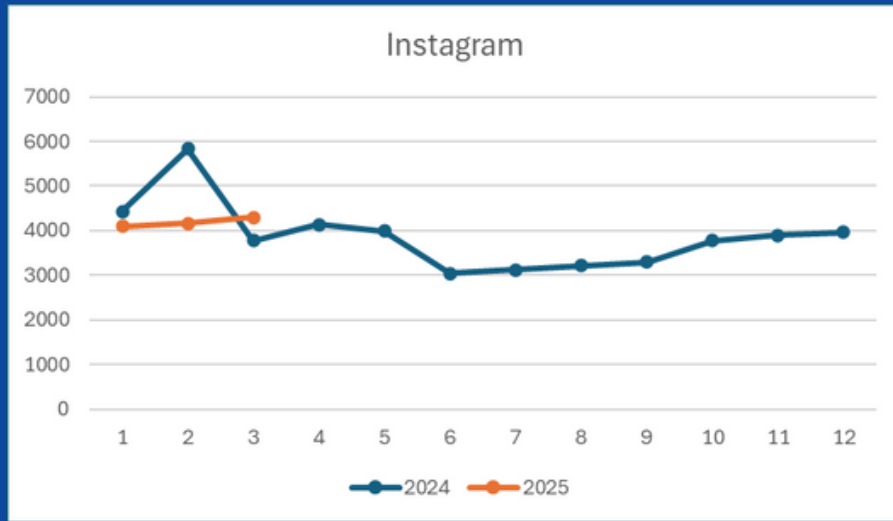
397
Booking Click Thrus



197
Content Click Thrus

SOCIAL MEDIA METRICS

We continue to successfully promote attractions, restaurants, and events in Rockwall on Facebook, Instagram and LinkedIn.



Our top performing posts of Rockwall were restaurant posts.

SOCIAL MEDIA METRICS

Examples of Social Media Posts made this quarter.



Insights

Say bonjour to Belle Vie Bistro!
December 12, 2024 - Duration 0:31

245 9 171 42

Overview

Views	6,339
Watch time	11h 31m 6s
Interactions	467
Profile activity	18

Views

6,296 Views

VISITROCKWALL Posts

visitrockwall

View insights Boost post

50 1 1

Liked by wadeslanding and others

visitrockwall 🥰❤️ This season, we're thankful for our incredible Rockwall community! From our local businesses and stunning lake views to the warm-hearted people who make it all special, we're grateful to call Rockwall home. Here's to the unique charm and spirit of our town—wishing everyone a joyful and happy holiday season!

wadeslanding ❤️❤️❤️ Proud to be part of it!

November 21, 2024



Visit Rockwall 70 followers

Join us for the Hometown Christmas Celebration on Saturday, December 7th, in Downtown Rockwall! This festive event will feature exciting activities, holiday cheer, and a special appearance by WFAA Family First anchors Kara Sewell and ...more

Hometown Christmas Celebration!

Saturday, December 7th in Downtown Rockwall

WFAA Family First anchors **Kara Sewell** and **Chris Lawrence** will be joining the festivities.

Tammy Dooley, CFE and 4 others



Where to get Hot Cocoa in Rockwall, TX

Views 2,226 Reach 1,264

Interactions 11 Link clicks --

Views: 33% Followers, 67% Non-followers

Interactions: Reactions 7, Comments 0, Shares 4, Saves 0

Views 3,257 Reach 1,964

Interactions 13 Link clicks --

Views: 21% Followers, 79% Non-followers

Interactions: Reactions 7, Comments 0, Shares 6, Saves 0

Our top performing posts of Rockwall were restaurant posts.

**Rockwall Area Chamber of Commerce & Visitors Center
Hotel Occupancy Tax Financial Review
Program Year 2024-2025 Q1**

	Q1 Ending 12/31/2024	
	Actual	Awarded/Received
Program Year Revenues		
Money Awarded		400,000
Payments Received		100,000
Expense		
Digital Advertising/Marketing	3,300	
Print Advertising/Marketing	3,064	
Misc Advertising/Marketing		
Sales/ Expo Travel	2,776	
Expo Registration Fees		
Misc. Expenses		
Staffing	41,587	
Other Operational Expenses	1,940	
Events	100	
Professional Dues / Memberships	1,150	
Website Support.	885	
Supplies	60	
Postage	1,086	
Total Expenses		55,948
Funds Surplus/(Deficit)		44,052



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

December 2024

Permits

Total Permits Issued:	263
Building Permits:	22
Contractor Permits:	241
Total Commercial Permit Values:	\$5,608,320.00
Building Permits:	\$3,745,230.00
Contractor Permits:	\$1,863,090.00
Total Fees Collected:	\$232,852.46
Building Permits:	\$189,743.77
Contractor Permits:	\$43,108.69

Board of Adjustment

Board of Adjustment Cases: 0

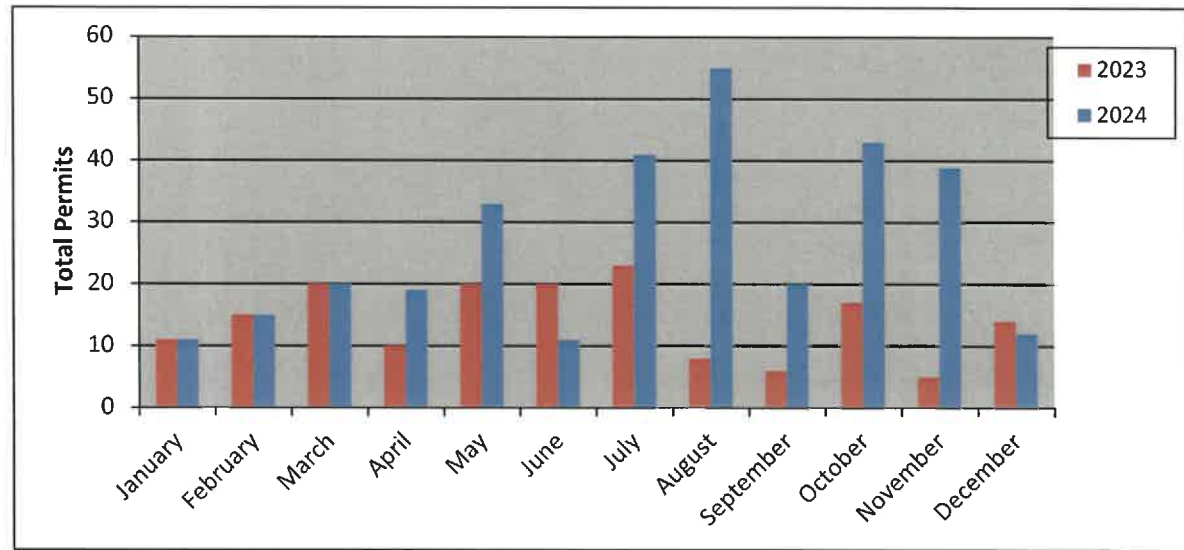
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 12/1/2024 to 12/31/2024

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	44	\$5,608,320.00	\$114,148.83
Addition	1	145,230.00	\$1,288.11
Electrical Permit	12	68,101.00	\$1,523.80
Mechanical Permit	4	123,250.00	\$1,688.10
New Construction	2	3,600,000.00	\$96,875.49
Plumbing Permit	5	51,550.00	\$1,028.38
Remodel	5	1,479,760.00	\$9,245.95
Sign Permit	13	140,429.00	\$2,295.00
Temporary Construction Trailer	2		\$204.00
Residential Building Permit	217		\$117,683.63
Accessory Building Permit	3		\$764.85
Addition	1		\$584.92
Concrete Permit	1		\$136.48
Demolition	2		\$102.00
Driveway Permit	4		\$899.66
Electrical Permit	11		\$1,096.50
Fence Permit	36		\$1,834.00
Generator	14		\$2,142.00
Irrigation Permit	38		\$2,907.00
Mechanical Permit	16		\$1,989.00
New Single Family Residential	12		\$89,083.10
Patio Cover/Pergola	2		\$306.00
Plumbing Permit	34		\$2,752.50
Pool	2		\$252.00
Remodel	3		\$3,179.58
Retaining Wall Permit	5		\$253.00
Roofing Permit	12		\$916.50
Solar Panel Permit	5		\$2,185.00
Takeline - Boat House	1		\$127.30
Takeline - Seawall	1		\$51.00
Temporary Construction Trailer	1		\$5,458.24
Window & Door Permit	13		\$663.00
Short Term Rental	2		\$1,020.00
Non-Owner-Occupied	2		\$1,020.00
Totals:	263		\$232,852.46

New Residential Permits

Calendar Year

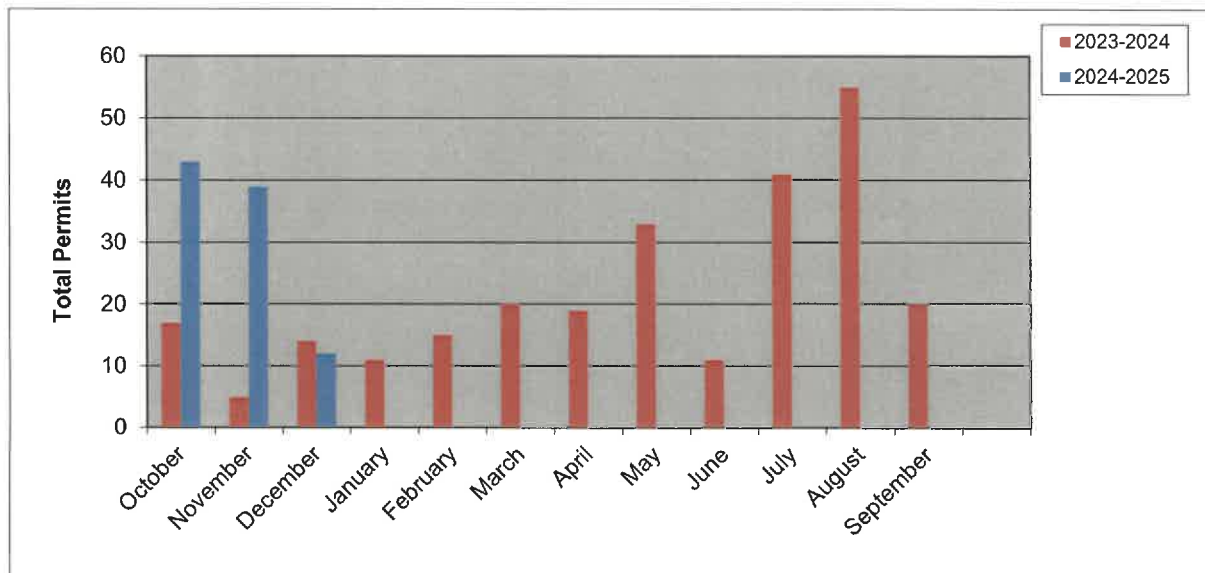
	Year	
	2023	2024
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	11
July	23	41
August	8	55
September	6	20
October	17	43
November	5	39
December	14	12
Totals	169	319



New Residential Permits

Fiscal Year

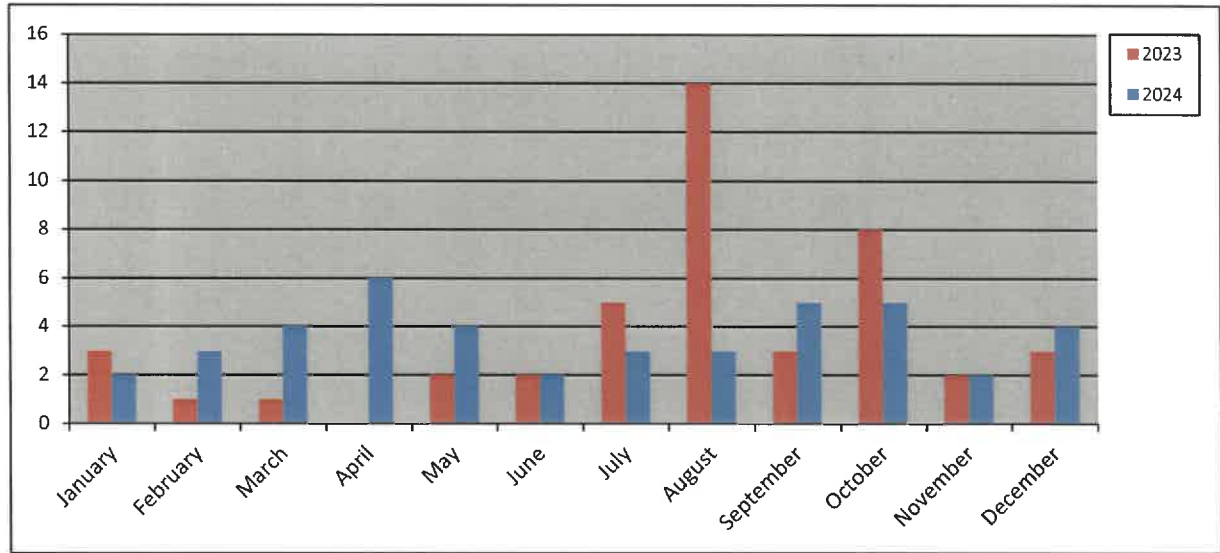
	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	
February	15	
March	20	
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
Totals	261	94



Residential Remodel/Additions Permits

Calendar Year

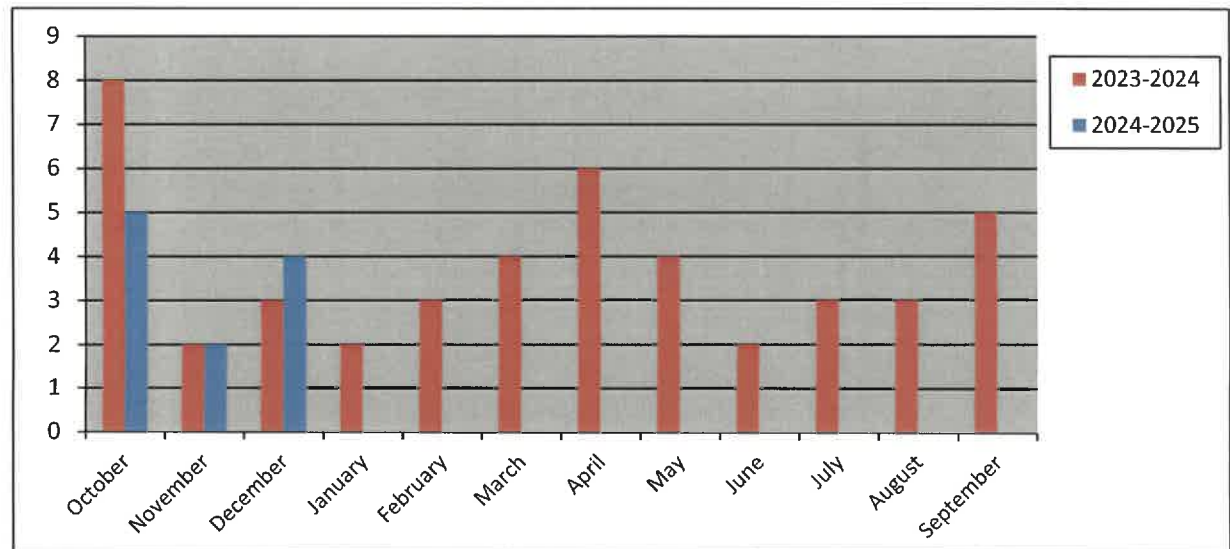
Year		
	2023	2024
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	2
July	5	3
August	14	3
September	3	5
October	8	5
November	2	2
December	3	4
Totals	44	43



Residential Remodel/Additions Permits

Fiscal Year

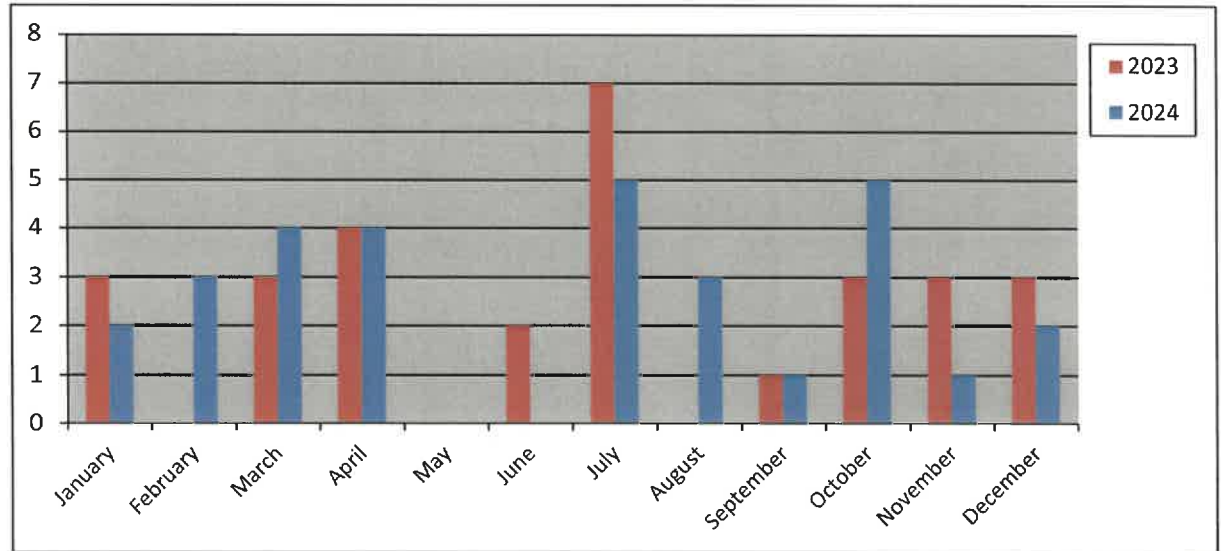
Year		
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	
February	3	
March	4	
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
Totals	45	11



New Commercial Permits

Calendar Year

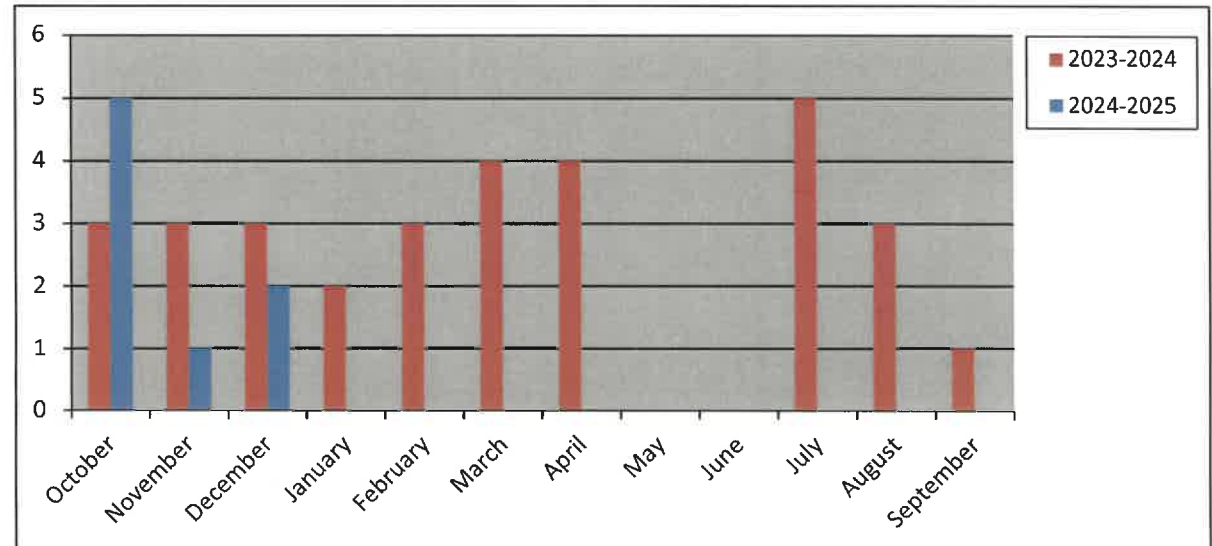
	Year	
	2023	2024
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	0
July	7	5
August	0	3
September	1	1
October	3	5
November	3	1
December	3	2
Totals	29	30



New Commercial Permits

Fiscal Year

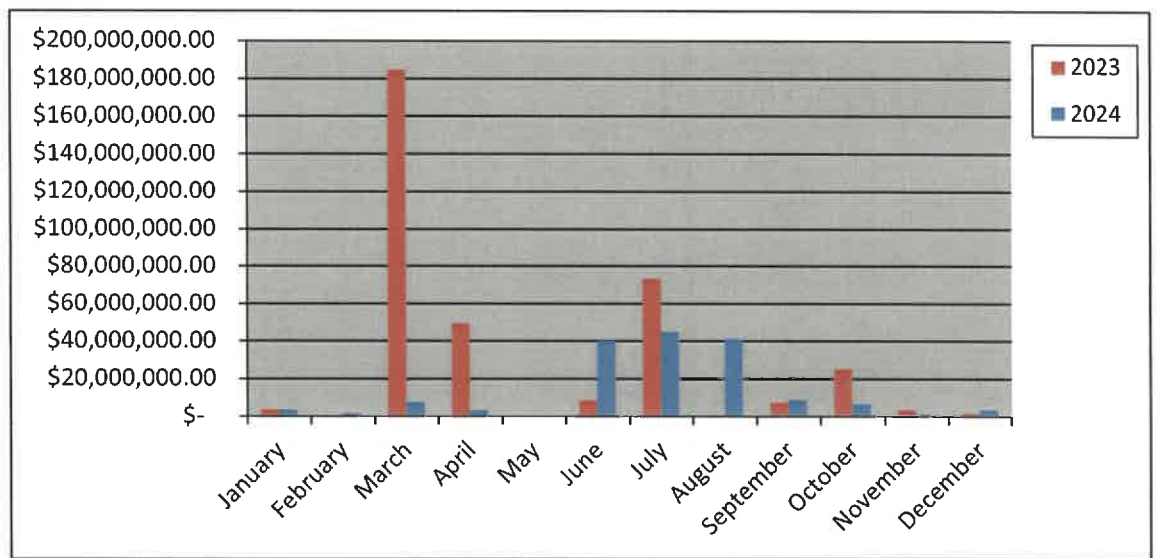
	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	
February	3	
March	4	
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
Totals	31	8



New Commercial Value

Calendar Year

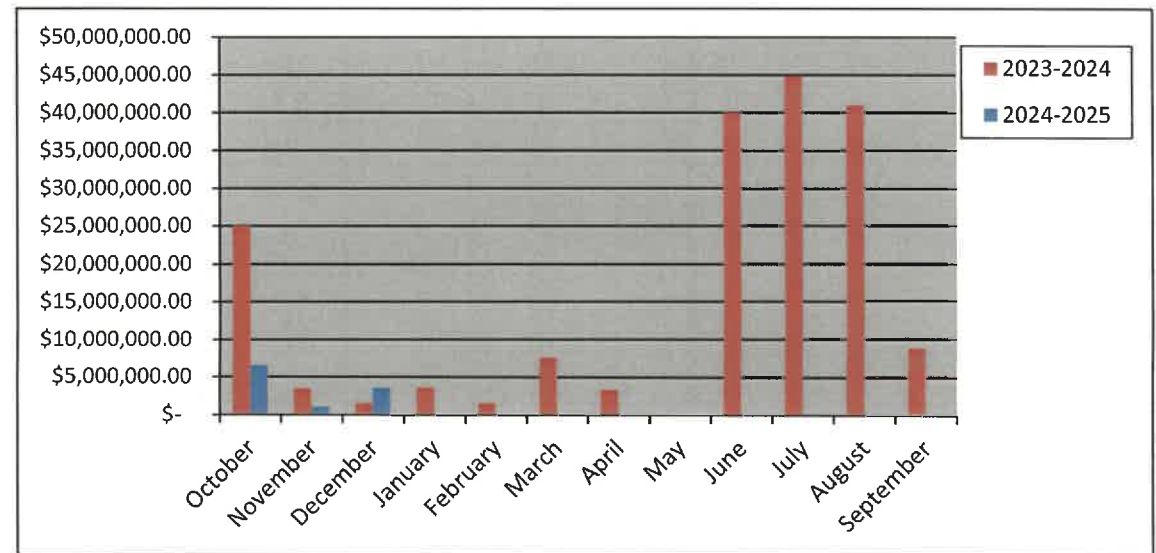
Year		
	2023	2024
January	\$ 3,684,500.00	\$ 3,628,000.00
February	\$ -	\$ 1,600,000.00
March	\$ 184,834,500.00	\$ 7,573,400.00
April	\$ 49,466,652.00	\$ 3,400,000.00
May	\$ -	\$ -
June	\$ 8,450,000.00	\$ 40,015,846.78
July	\$ 73,254,209.00	\$ 44,803,145.65
August	\$ -	\$ 41,008,367.00
September	\$ 7,200,000.00	\$ 8,800,000.00
October	\$ 25,014,439.00	\$ 6,526,233.00
November	\$ 3,500,000.00	\$ 1,100,000.00
December	\$ 1,539,000.00	\$ 3,600,000.00
Totals	\$ 356,943,300.00	\$ 162,054,992.43



New Commercial Value

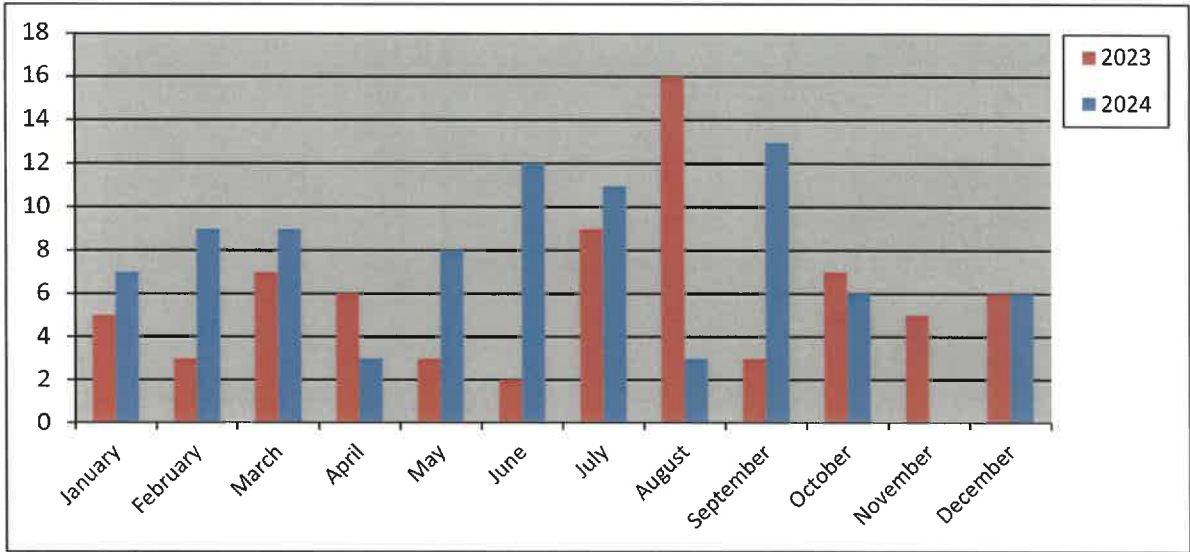
Fiscal Year

Year		
	2023-2024	2024-2025
October	\$ 25,014,439.00	\$ 6,526,233.00
November	\$ 3,500,000.00	\$ 1,100,000.00
December	\$ 1,539,000.00	\$ 3,600,000.00
January	\$ 3,628,000.00	
February	\$ 1,600,000.00	
March	\$ 7,573,400.00	
April	\$ 3,400,000.00	
May	\$ -	
June	\$ 40,015,846.78	
July	\$ 44,803,145.65	
August	\$ 41,008,367.00	
September	\$ 8,800,000.00	
Totals	\$ 180,882,198.43	\$ 11,226,233.00



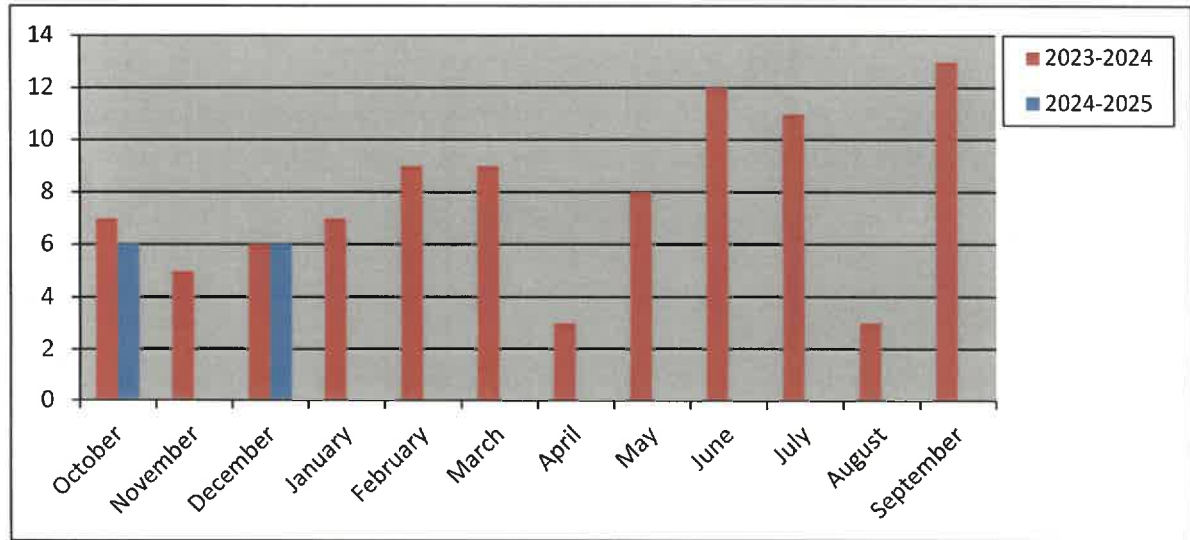
Commercial Additions/Remodel Permits Calendar Year

	Year	
	2023	2024
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	12
July	9	11
August	16	3
September	3	13
October	7	6
November	5	0
December	6	6
Totals	72	87



Commercial Additions/Remodel Permits Fiscal Year

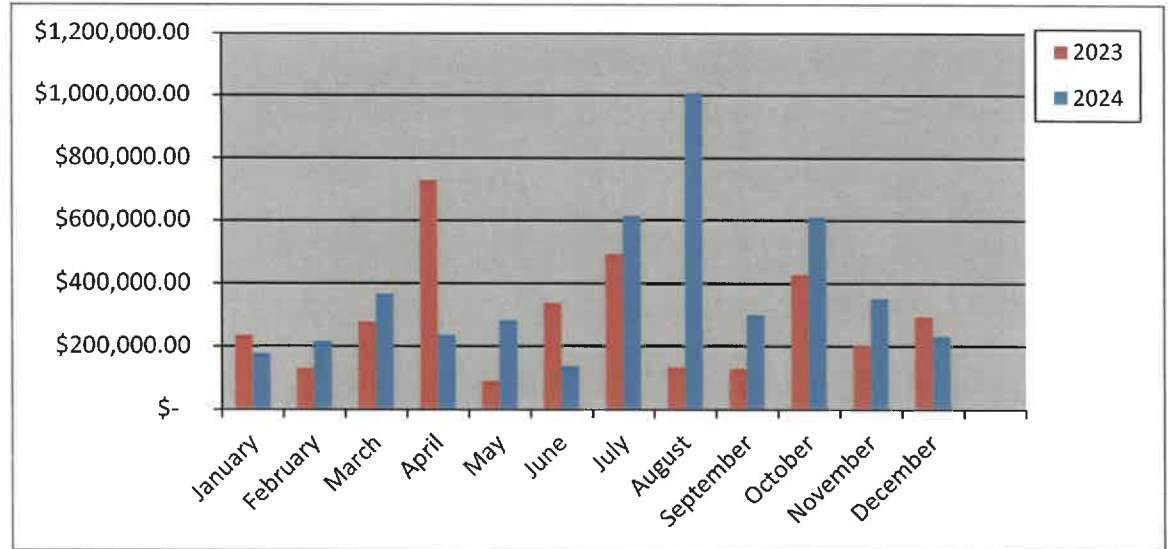
	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	
February	9	
March	9	
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
Totals	93	12



Total Fees Collected

Calendar Year

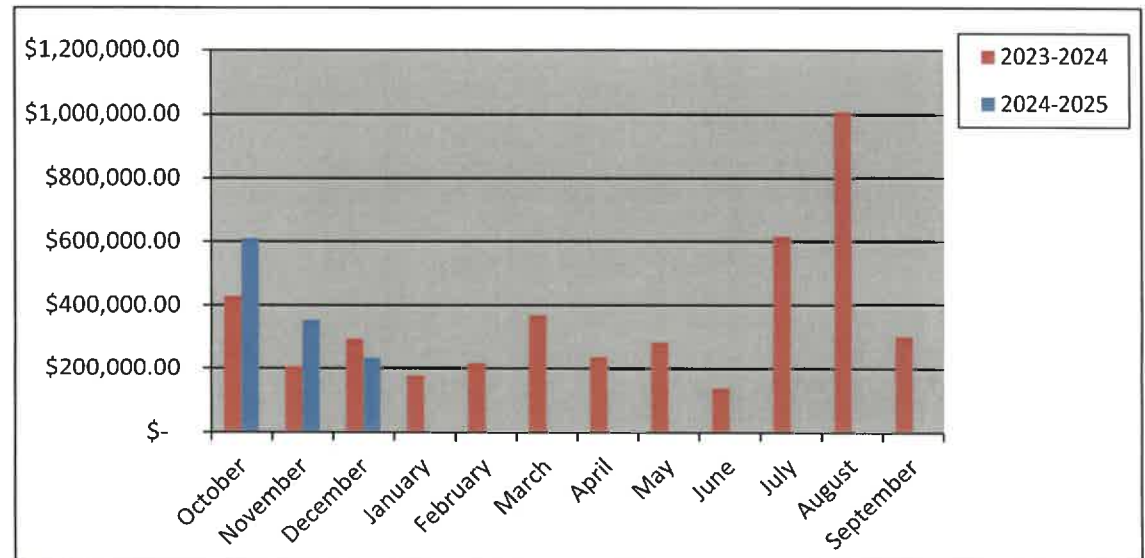
Year		
	2023	2024
January	\$ 235,769.45	\$ 177,441.82
February	\$ 131,295.33	\$ 217,495.76
March	\$ 278,577.39	\$ 368,481.32
April	\$ 727,627.76	\$ 236,650.24
May	\$ 91,036.40	\$ 283,718.89
June	\$ 338,892.45	\$ 137,783.50
July	\$ 491,588.49	\$ 615,851.86
August	\$ 135,201.61	\$ 1,007,731.91
September	\$ 129,729.04	\$ 300,912.22
October	\$ 428,622.49	\$ 610,616.91
November	\$ 204,858.87	\$ 353,133.50
December	\$ 295,452.22	\$ 232,852.46
Totals	\$ 3,488,651.50	\$ 4,542,670.39



Total Fees Collected

Fiscal Year

Year		
	2023-2024	2024-2025
October	\$ 428,622.49	\$ 610,616.91
November	\$ 204,858.87	\$ 353,133.50
December	\$ 295,452.22	\$ 232,852.46
January	\$ 177,441.82	
February	\$ 217,495.76	
March	\$ 368,481.32	
April	\$ 236,650.24	
May	\$ 283,718.89	
June	\$ 137,783.50	
July	\$ 615,851.86	
August	\$ 1,007,731.91	
September	\$ 300,912.22	
Totals	\$ 4,275,001.10	\$ 1,196,602.87



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2024 to 12/31/2024

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	Total SQFT
Issue Date	Status of Permit	Subdivision Name	Fees Paid
	Business Name	Plan Number	Valuation
CO2024-124	Certificate of Occupancy		
07/08/2024		886 W RUSK ST,	\$76.50
12/23/2024	ISSUED	ROCKWALL, TX 75087	\$76.50
	SUSHIBOX		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	KEUNSOO LEE	1652 CHARISMATIC CT	Rockwall	TX	75032
Business Owner	KEUNSOO LEE 972-722-4674	886 W RUSK ST	ROCKWALL	TX	75087
Property Owner	JIM STADLER	3309 FAIRMONT DR	Nashville	TN	37203
Inspection Report C	KEUNSOO LEE	1652 CHARISMATIC CT	Rockwall	TX	75032

Contractors

CO2024-140	Certificate of Occupancy		
08/15/2024		828 Rochell Ct.,	\$76.50
12/05/2024	ISSUED	Rockwall, TX 75032	\$76.50
	Pet Doctor Co		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Jeff Carroll	828 Rochell Ct	Rockwall	TX	75032
Business Owner	Keith Webb 972-772-8560	828 Rochell Ct.	Rockwall	TX	75032
Property Owner	Keith Webb	828 Rochell Ct	Rockwall	TX	75032
Inspection Report C	Keith Webb	828 Rochell Ct	Rockwall	TX	75032

Contractors

CO2024-148	Certificate of Occupancy		
08/22/2024		6601 HORIZON RD, A,	\$76.50
12/02/2024	ISSUED	ROCKWALL, TX, 75032	\$76.50
	Envision Imaging of Rockwall		

9:48:36AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2024 to 12/31/2024

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Valuation	Total SQFT
Issue Date	Status of Permit	Subdivision Name		Fees Paid
	Business Name	Plan Number		
Contact Type	Contact Name Business Phone	Contact Address		
Applicant	Rob Collins	19 S. Tejon Street, Suite 300	Colorado Springs CO	80903
Business Owner	Mike Ingham	8610 Explorer Drive, Suite 300	Colorado Springs CO	80920
Property Owner	Randall Noe	PO Box 818	Terrell TX	75160
Inspection Report C	Rob Collins	19 S. Tejon Street, Suite 300	Colorado Springs CO	80903

Contractors

CO2024-170	Certificate of Occupancy			\$76.50	\$76.50
10/15/2024		1030 E INTERSTATE 30,			
12/19/2024	ISSUED	ROCKWALL, TX, 75087			
	CLASSIC POWERSPORTS OF ROCKWALL LLC				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Lisa Ward	1030 E Interstate 30	Rockwall TX	75087	
Business Owner	1030 Partners LTD	1030 E Interstate 30	Rockwall TX	75087	
Property Owner	Lisa Ward	1030 E I-30	Rockwall TX	75087	
Inspection Report C	Lisa Ward	1030 E INTERSTATE 30	rockwall TX	75087	

Contractors

CO2024-176	Certificate of Occupancy			\$76.50	\$76.50
10/28/2024		1009 S GOLIAD ST,			
12/27/2024	ISSUED	ROCKWALL, TX, 75087			
	SCORPION SMOKE SHOP ROCKWALL				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	ALI DHARANI	1009 S GOLIAD ST	ROCKWALL TX	75087	
Business Owner	ANK NOBEL ENTERPRISE	1009 S GOLIAD	ROCKWALL TX	75087	
Property Owner	WILLIAM EFENEY	1406 S LAKESHORE DR	ROCKWALL TX	75087	
Inspection Report C	ALI DHARANI				

Contractors

9:48:36AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2024 to 12/31/2024

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	
	Business Name	Plan Number	Valuation
			Total SQFT
			Fees Paid
CO2024-182	Certificate of Occupancy		
11/06/2024		2600 Champions Dr,	\$76.50
12/06/2024	ISSUED	Rockwall TX, 75087	\$76.50
	Rockwall Golf and Athletic Club		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Tom Walker/GC	187 Raintree Ct	ROCKWALL	TX	75087
Business Owner	Rockwall Golf and Athleti	2600 Champions Dr	Rockwall	TX	75087
Property Owner	Rockwall Golf and Athleti	2600 Champions Dr	ROCKWALL	TX	75087
Inspection Report C	Tom Walker	187 Raintree Ct	ROCKWALL	TX	75087

Contractors

CO2024-186	Certificate of Occupancy		
11/13/2024		1355 Ridge Rd, 109,	\$75.00
12/18/2024	ISSUED	Rockwall, TX, 75087	\$75.00
	NRAC Inc dba Luxor Nails & Spa		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Sokhay S Vissal	2942 Clearcreek Dr	Rockwall	TX	75032
Business Owner	Sokhay S Vissal	1355 Ridge Rd, 109	Rockwall	TX	75087
	972-722-2077				
Property Owner	T Rockwall Commons LL	16600 Dallas Parkway, Suite 300	Dallas	TX	75248
Inspection Report C	Sokhay S Vissal	2942 Clearcreek Dr	Rockwall	TX	75032

Contractors

CO2024-189	Certificate of Occupancy		
11/21/2024		1491 S T L TOWNSEND	\$76.50
12/13/2024	ISSUED	DR, 102, ROCKWALL,	\$76.50
	Details Tile and Remodeling	TX, 75032	

9:48:36AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2024 to 12/31/2024

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	Jeff Currin	1604 Vista Court	Rockwall	TX 75032	
Business Owner	Jeff Currin	1491 S T L TOWNSEND DR, 102	Rockwall	TX 75032	
Property Owner	Shawn Valk II	1450 TL Townsend #100	Rockwall	TX 75032	
Inspection Report C	Jeff Currin	1604 Vista Court	Rockwall	TX 75032	

Contractors

CO2024-190	Certificate of Occupancy			\$76.50	\$76.50
12/02/2024		1300 E. Ralph Hall Pkwy,			
12/06/2024	ISSUED	Ste. 114, Rockwall, TX,			
	LS Smiles	75032			

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Leeza Stein	1300 E Ralph Hall Pkwy	Rockwall	Tx 75032	
Business Owner	Leeza Stein	1300 E. Ralph Hall Pkwy. Ste. 114	Rockwall	TX 75032	
Property Owner	Jim and Annie Vaudagna	1445 W. San Carlos St.	San Jose	CA 95126	
Inspection Report C	Cindy Avant	1300 E. Ralph Hall Pkwy Ste 114	Rockwall	Tx 75032	

Contractors

CO2024-193	Certificate of Occupancy			\$76.50	\$76.50
12/04/2024		631 National Dr.,			
12/18/2024	ISSUED	Rockwall, TX 75032			
	Rockwall Acting LLC				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Brooke Zilinskas	2931 Ridge Rd, Suite 101-230	Rockwall	TX 75032	
Business Owner	Brooke Zilinskas 972-234-5310	631 National Dr	Rockwall	TX 75032	
Property Owner	D&A Real Estate Partner:	PO Box 850	Rockwall	TX 75087	
Inspection Report C	Brooke Zilinskas	2931 Ridge Rd, Suite 101-230	Rockwall	TX 75032	

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2024 to 12/31/2024

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	
CO2024-77	Certificate of Occupancy			
04/14/2024		105 W Washington		\$75.00
12/27/2024	ISSUED	Street, Suite 103D, Rockwall, TX 75087		\$0.00
	Sandia Sunset Produce, LLC			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Jennifer Faseler	105 E Washington Street, Suite 103D	Rockwall	tx	75087
Business Owner	Jennifer Faseler 602-228-2767	105 W Washington Street, Suite 103D	Rockwall	TX	75087
Property Owner	Jennifer Faseler	Faseler	Rockwall	TX	75087
Inspection Report C	Jennifer Faseler		Rockwall	TX	75087

Contractors

TCO2024-192	Temporary Certificate of Occupancy				
12/04/2024		4901 S Goliad St.,		\$306.00	\$306.00
12/05/2024	ISSUED	Rockwall, TX 75032			
	McDonald's				

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Rowdy Durham	711 CR 701	Cleburne	TX	76031
Business Owner	Keva Childress 469-402-0100	935 W Ralph Hall Pkwy, Suite 101	Rockwall	TX	75032
Property Owner	Creekside Commons Cro	Michael Hampton	Dallas	TX	75238
Inspection Report C	Rowdy Durham	711 CR 701	Cleburne	TX	76031

Contractors

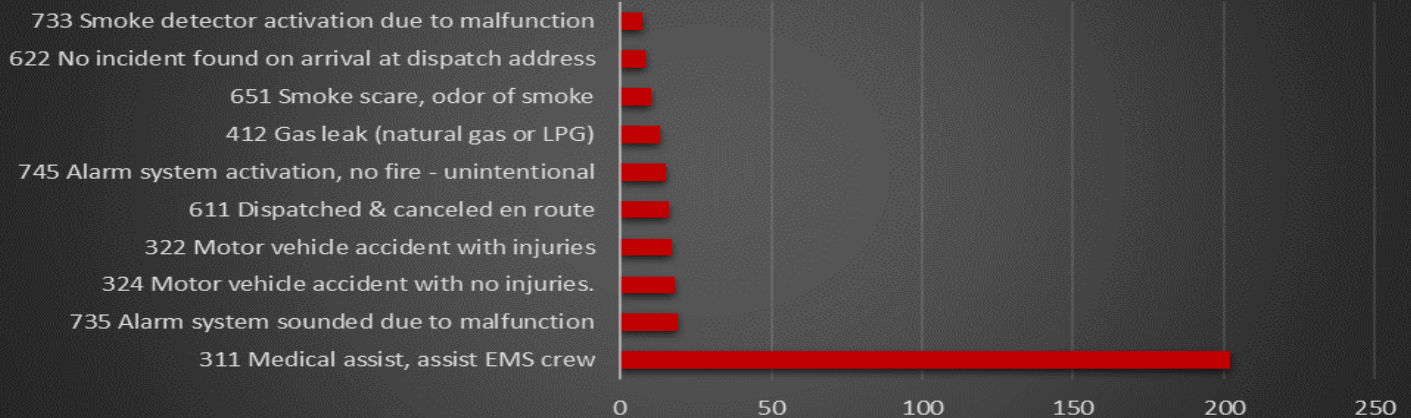
Total Valuation:
Total Fees: \$1,144.50
Total Fees Paid: \$1,069.50



December 2024

Monthly Report

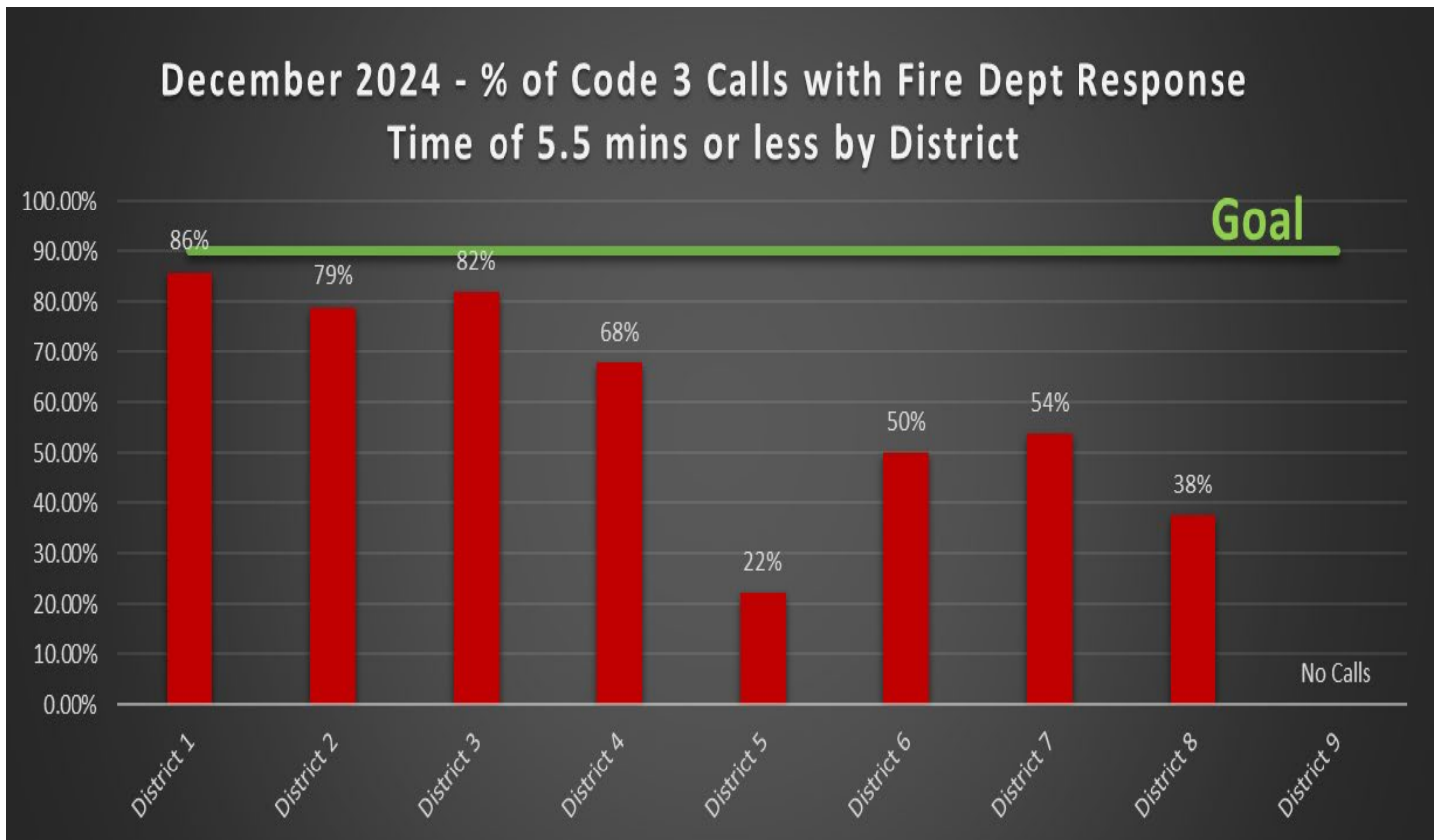
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	3
118 Trash or rubbish fire, contained	1
150 OTHER Outside rubbish fire	1
311 Medical assist, assist EMS crew	202
322 Motor vehicle accident with injuries	17
324 Motor vehicle accident with no injuries.	18
353 Removal of victim(s) from stalled elevator	2
411 Gasoline or other flammable liquid spill	3
412 Gas leak (natural gas or LPG)	13
413 Oil or other combustible liquid spill	1
422 Chemical spill or leak	1
441 Heat from short circuit (wiring), defective/worn	1
442 Overheated motor	2
463 Vehicle accident, general cleanup	1
500 Service Call, other	1
511 Lock-out	3
512 Ring or jewelry removal	1
520 Water problem, other	2
550 Public service assistance, other	2
550 Smoke Detector Battery Change/Install	6
553 Public service	4
554 Assist invalid	1
555 Defective elevator, no occupants	2
561 Unauthorized burning	3
600 Good intent call, other	1
611 Dispatched & canceled en route	16
622 No incident found on arrival at dispatch address	8
651 Smoke scare, odor of smoke	10
652 Steam, vapor, fog or dust thought to be smoke	1
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	5
730 System malfunction, other	1
733 Smoke detector activation due to malfunction	7
735 Alarm system sounded due to malfunction	19
736 CO detector activation due to malfunction	1
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	3
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	15
Grand Total	381

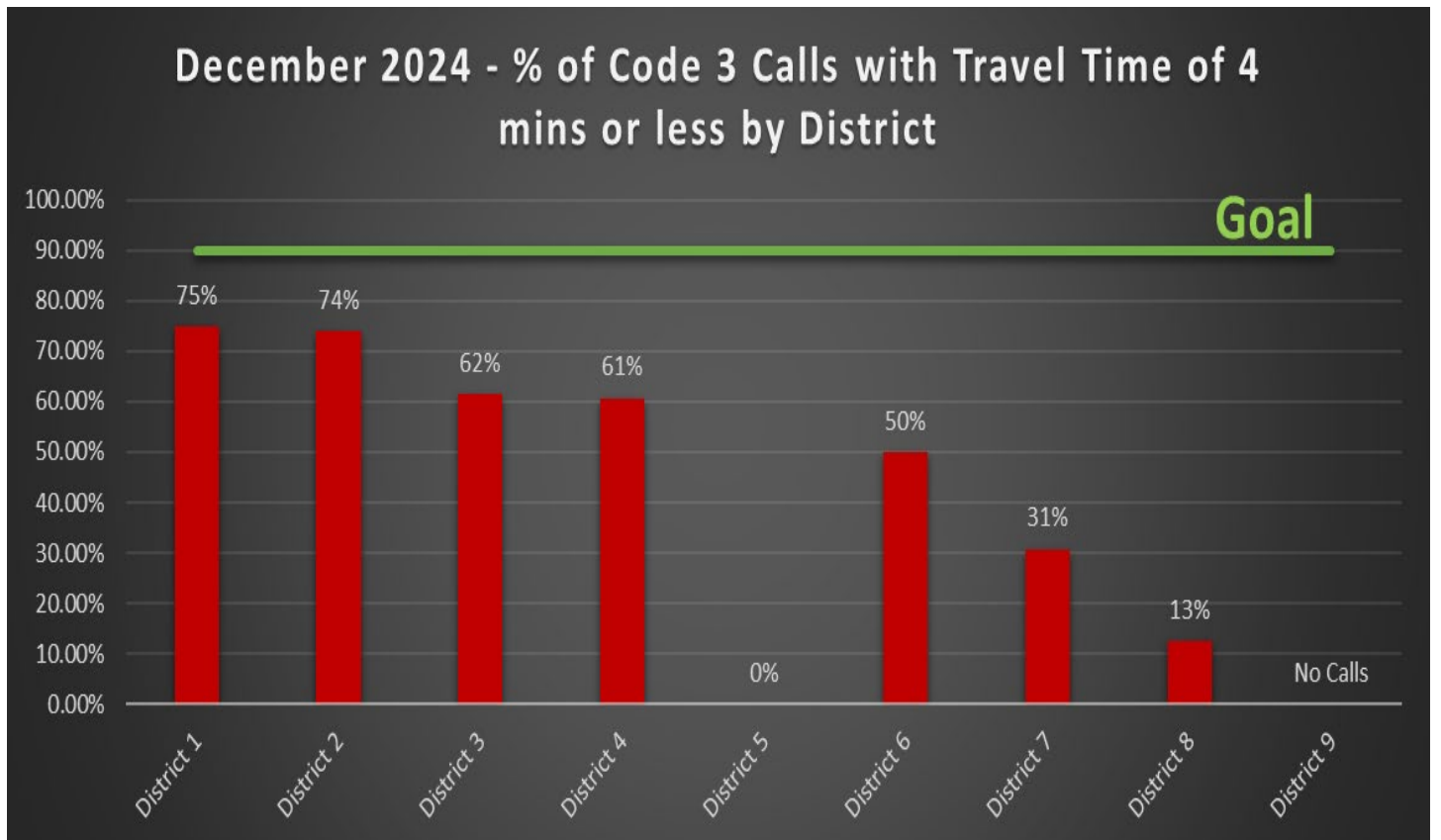
December 2024 Dispatch to Arrival Analysis

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	92	29%	79	0:04:07	86%	90%
District 2	100	31%	79	0:04:20	79%	90%
District 3	39	12%	32	0:04:15	82%	90%
District 4	56	18%	38	0:05:50	68%	90%
District 5	9	3%	2	0:06:46	22%	90%
District 6	2	1%	1	0:05:11	50%	90%
District 7	13	4%	7	0:06:01	54%	90%
District 8	8	3%	3	0:06:07	38%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	319	100%	241	0:04:42	76%	90%



December 2024 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	92	29%	69	0:03:16	75%	90%
District 2	100	31%	74	0:03:28	74%	90%
District 3	39	12%	24	0:03:28	62%	90%
District 4	56	18%	34	0:04:48	61%	90%
District 5	9	3%	0	0:05:38	0%	90%
District 6	2	1%	1	0:04:00	50%	90%
District 7	13	4%	4	0:05:00	31%	90%
District 8	8	3%	1	0:05:20	13%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	319	100%	207	0:03:49	65%	90%





Total Dollar Losses

December 2024



City of Rockwall
The New Horizon

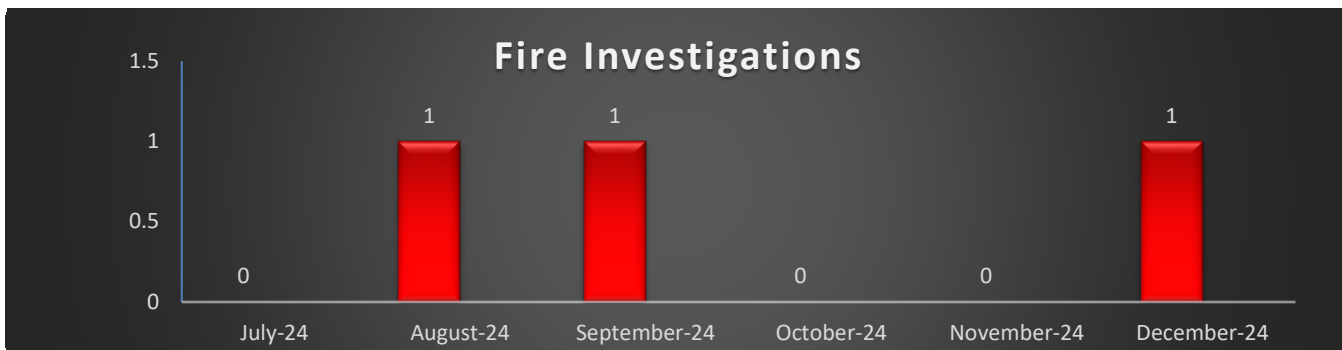
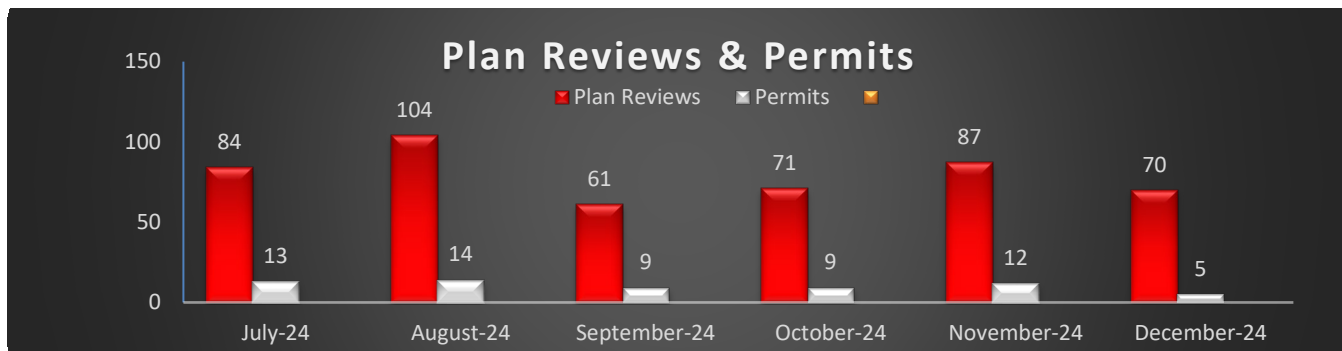
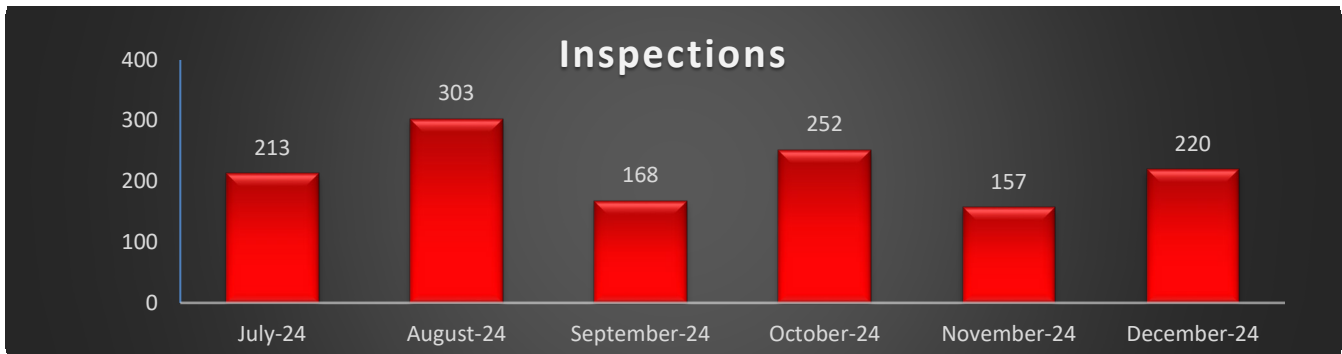
Rockwall Fire Department

Print Date/Time: 01/09/2025 09:59
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$1,000.00	\$0.00	\$40,000.00	\$145,000.00	\$1,883,250.32
Total Content Loss:	\$30,000.00	\$0.00	\$10,000.00	\$78,000.00	\$2,135,173.75
Total Property Pre-Incident Value:	\$694,349.00	\$0.00	\$65,000.00	\$2,327,602.64	\$118,544,546.32
Total Contents Pre-Incident Value	\$2,000,000.00	\$0.00	\$10,000.00	\$2,695,207.78	\$25,213,920.19
Total Losses:	\$31,000.00	\$0.00	\$50,000.00	\$223,000.00	\$31,000.00
Total Value:	\$2,694,349.00	\$0.00	\$75,000.00	\$5,022,810.42	\$143,758,466.51

Fire Prevention, Education, & Investigations Division Monthly Report December 2024





Monthly Report December 2024

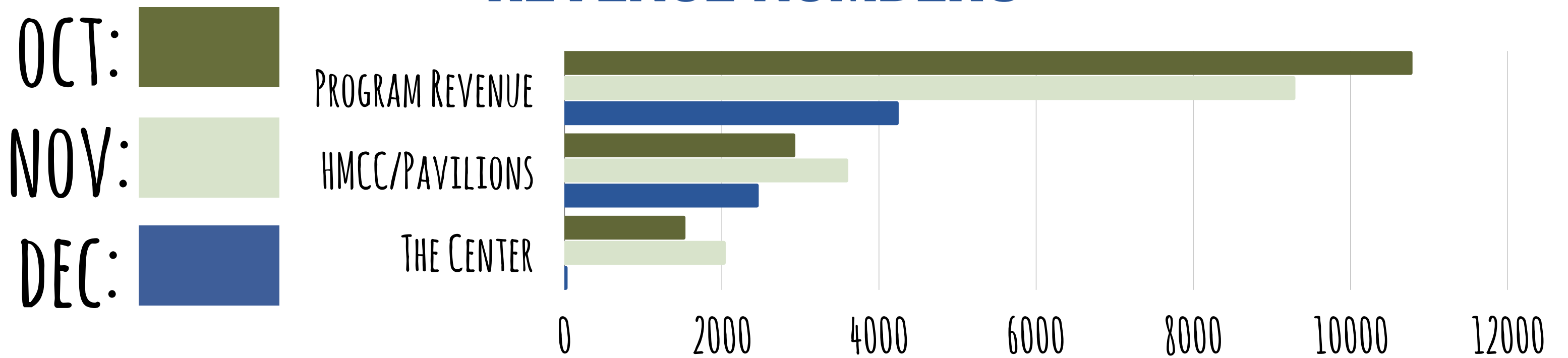


HOMETOWN CHRISTMAS
2000 PARTICIPANTS

BREAKFAST WITH SANTA
291 ATTENDEES



REVENUE NUMBERS



Other Events:

Hometown Christmas/Christmas Tree Lighting	December 7, 2024
Christmas Senior Luncheon	December 13, 2024

PARKS PROJECT UPDATE – DECEMBER 2024



CHRISTMAS PARADE FLOAT



KIDZONE SWINGS AND SHADE



KIDZONE LARGE CHAIR INSTALL



SAN JACINTO TREE INSTALL

Other Projects

PREP FOR HOMETOWN CHRISTMAS

Rockwall Police Department

Monthly Activity Report

December-2024

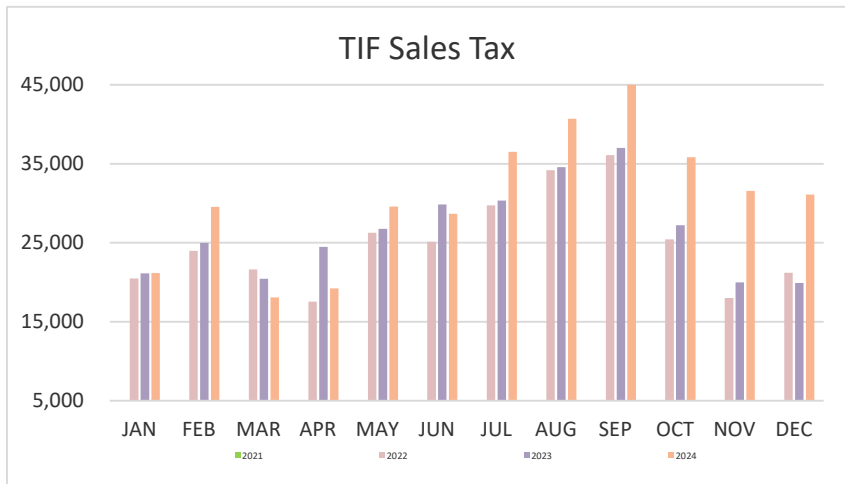
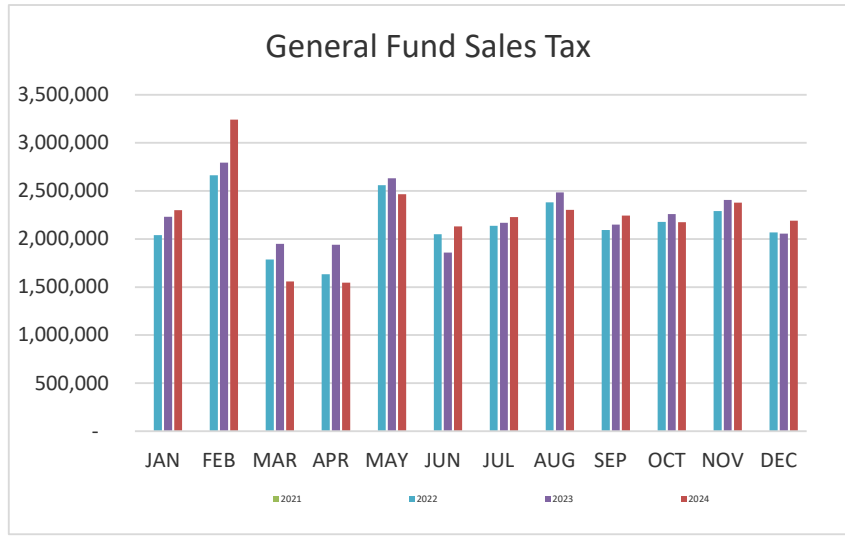
ACTIVITY	CURRENT MONTH DECEMBER	PREVIOUS MONTH NOVEMBER	YTD 2024	YTD 2023	YTD % CHANGE
PART I OFFENSES					
Homicide / Manslaughter	0	0	1	0	100.00%
Sexual Assault	0	1	12	10	20.00%
Robbery	1	0	8	10	-20.00%
Aggravated Assault	1	5	51	29	75.86%
Burglary	5	1	58	38	52.63%
Larceny	47	56	577	613	-5.87%
Motor Vehicle Theft	6	2	39	69	-43.48%
TOTAL PART I	60	65	746	769	-2.99%
TOTAL PART II	122	126	1346	1440	-6.53%
TOTAL OFFENSES	182	191	2092	2209	-5.30%
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	17	18	199	109	82.57%
D.W.I.	9	14	160	154	3.90%
ARRESTS					
FELONY	16	29	261	303	-13.86%
MISDEMEANOR	69	49	636	614	3.58%
WARRANT ARREST	12	11	95	88	7.95%
JUVENILE	7	5	69	62	11.29%
TOTAL ARRESTS	104	94	1061	1067	-0.56%
DISPATCH					
CALLS FOR SERVICE	2164	2086	27247	28784	-5.34%
ACCIDENTS					
INJURY	2	3	24	14	71.43%
NON-INJURY	126	139	1425	1152	23.70%
FATALITY	0	0	1	5	-80.00%
TOTAL	128	142	1450	1171	23.83%
FALSE ALARMS					
RESIDENT ALARMS	43	49	504	527	-4.36%
BUSINESS ALARMS	134	102	1625	1717	-5.36%
TOTAL FALSE ALARMS	177	151	2129	2244	-5.12%
Estimated Lost Hours	116.82	99.66	1405.14	1481.04	-5.12%
Estimated Cost	\$2,778.90	\$2,370.70	\$33,425.30	\$35,230.80	-5.12%

ROCKWALL NARCOTICS UNIT

Number of Cases	3
Arrests	17
Agency Assists	1
Seized	
Heroin	3g
Meth	2040g
Marijuana	4oz
MDMA	5g
Fentanyl	1g

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093



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>
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577

Source: SCADA Monthly Reports generated at the Water Pump Stations

