



JANUARY  
2025



**Discovery Statue**  
Installed 2023

  
City of Rockwall

While digging a well in 1822, pioneers Terry Utter, Wade, Buchanan, Sullivan, and William Clay Burroughs discovered one of a series of rock wells that ran underground throughout the city. The City of Rockwall was placed and named in 1824 in honor of their finding.

In 2004, local artist Jim Bryant designed a small sculpture to commemorate the discovery event, which became the model for this statue. The Rockwall City Council commissioned this full-sized project in 2021, which Mr. Bryant directed, donating his time and talents to the creation of this final statue.

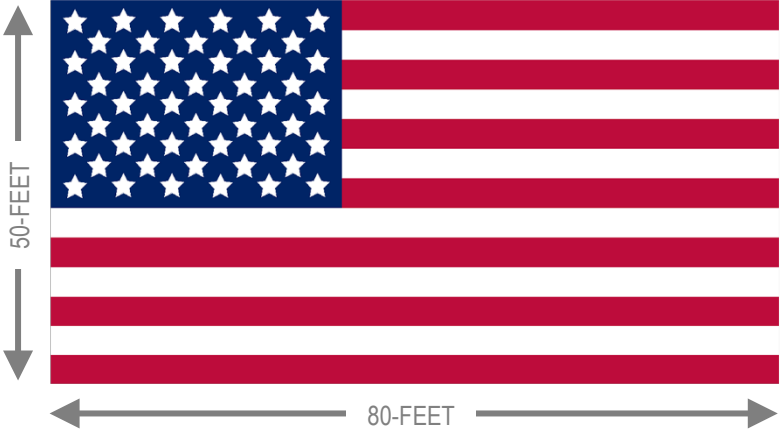
# EXISTING CONDITIONS REPORT | 2025 UPDATE

THE 2025 EXISTING CONDITIONS REPORT WAS PREPARED BY THE PLANNING AND ZONING DEPARTMENT FOR THE PURPOSE OF ASSISTING THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) IN UPDATING THE COMPREHENSIVE PLAN AND TO PROVIDE OTHER VARIOUS BOARDS AND COMMISSIONS, CITY STAFF AND THE CITIZENS OF ROCKWALL WITH A STATE OF THE CITY AS OF APRIL 1, 2025.



FLAG DATA AND CALCULATIONS

DESIGN	STARTED IN 2016
FAA APPROVAL	MARCH 30, 2020
TXDOT AGREEMENT	JUNE 28, 2021
BUILDING PERMIT	AUGUST 2, 2022
COMPLETION DATE	SEPTEMBER 21, 2022
MANUFACTURER	US FLAG & FLAGPOLE SUPPLY COMPANY
LENGTH	50-FEET
WIDTH	80-FEET
SQUARE FEET	4,000 SF
MATERIAL	POLYESTER
MAXIMUM WIND RATING	90 MPH
FLAG WEIGHT	120 LBS
FLAGPOLE HEIGHT	190-FEET
BASE POLE SIZE	42-INCHES
TOP POLE SIZE	8½-INCHES
GROUND ELEVATION	535-FEET (MSL)



\* SHOWS THE SIZE OF THE FLAG COMPARED TO CITY HALL







## ROCKWALL'S UNITED STATES FLAG ALONG IH-30

WELCOMING PEOPLE TO THE CITY OF ROCKWALL, AS THEY CROSS LAKE RAY HUBBARD, IS A HUGE UNITED STATES FLAG. THIS IMPRESSIVE FLAG IS 50 x 80-FEET IN SIZE AND IS AFFIXED TO A 190-FOOT TALL FLAG POLE. THE FLAG WEIGHS 120 POUNDS AND WAS INSTALLED IN 2022. TAKING LEAD ON GETTING THIS MONUMENT INSTALLED WAS FORMER COUNCIL MEMBER BENNIE DANIELS AND CURRENT MAYOR TRACE JOHANNESSEN ALONG WITH CITY LEADERS AND STAFF. THE FLAG IS A PROUD SYMBOL OF ROCKWALL'S PATRIOTISM AND CAN BE SEEN FROM PORTIONS OF MESQUITE, ROWLETT, GARLAND, AND DALLAS.



## ACKNOWLEDGEMENTS

### CITY COUNCIL

TRACE JOHANNESEN, *MAYOR*  
CLARENCE JORIF, *MAYOR PRO-TEM*  
TIM McCALLUM  
MARK MOELLER  
SEDRIC THOMAS  
DENNIS LEWIS  
ANNA CAMPBELL

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### STAFF MEMBERS

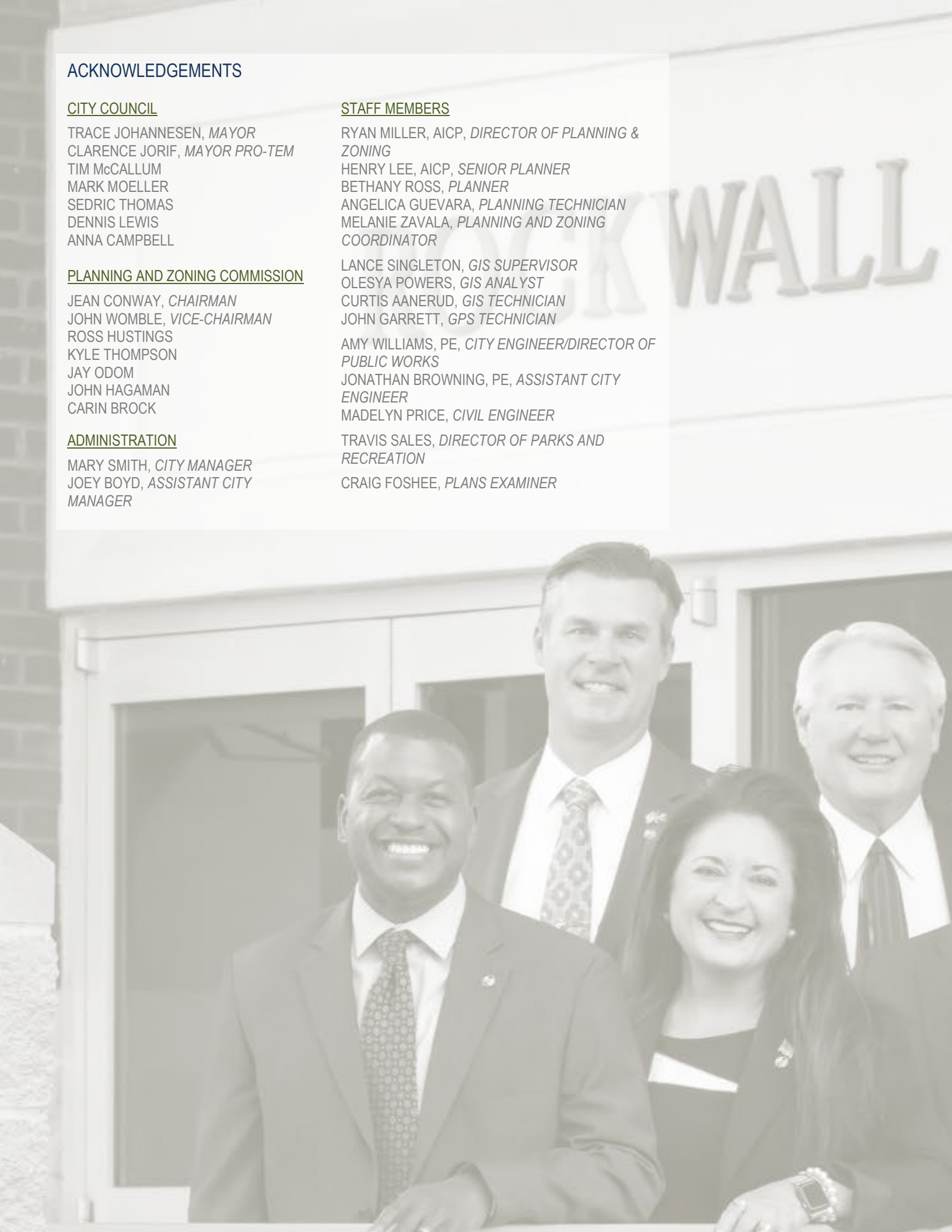
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CURTIS AANERUD, *GIS TECHNICIAN*  
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JONATHAN BROWNING, PE, *ASSISTANT CITY ENGINEER*  
MADELYN PRICE, *CIVIL ENGINEER*

TRAVIS SALES, *DIRECTOR OF PARKS AND RECREATION*

CRAIG FOSHEE, *PLANS EXAMINER*





# CITY HALL





## EXECUTIVE SUMMARY

### 2025 EXISTING CONDITIONS REPORT UPDATE

The *2025 Existing Conditions Report Update* for the City of Rockwall, Texas, provides a comprehensive analysis of demographic, infrastructure, land use, housing trends, economic development, public facilities, and parks and open space since the original *2017 Existing Conditions Report*. This document is intended to inform City staff, elected officials, and stakeholders/citizens of key developments, current conditions, and future planning considerations as the City continues to evolve in response to population growth, development, and legislative changes.

### POPULATION AND DEMOGRAPHICS

As of 2024, the City of Rockwall is home to approximately 52,882 residents, reflecting continued steady growth since 2000. Rockwall has experienced a cumulative growth of 210.16% over the past 24 years as the community has continued to be seen as a desirable place to live. Based on the current population trends, the City's population is projected to exceed 80,000 by 2040. This assumption assumes a continued 3.00% compound annual growth rate (CAGR).

Demographic trends reveal a diversifying population. The share of residents identifying as *Non-White* has grown from 8.70% in 2000 to 33.97% in 2020, with notable increases among those identifying as *Two or More Races*. The fastest growing age cohort in the City is residents aged 65 years and older, indicating a need for expanded senior services and long-term care options. Meanwhile, the percentage of the population under 35 has slightly declined; however, residents in the younger age cohorts continue to rise. This is most likely due to the desire to be in the Rockwall Independent School District (RISD), which continues to be a top school district in the State of Texas.

### TRANSPORTATION AND INFRASTRUCTURE

The City of Rockwall's infrastructure system has expanded significantly to meet the demands of its growing population. Since 2017, over 77-miles of new water lines have been constructed. The City also maintains over 370-miles of water lines, nearly 300-miles of wastewater lines, and more than 150-miles of stormwater lines. Despite this growth, much of the City's infrastructure was constructed prior to 2010.

Rockwall continues to rely on the North Texas Municipal Water District (NTMWD) for water and wastewater treatment. Plans are currently underway for the construction of a new water tower near Mims Road -- *scheduled for completion by 2027* --, and improvements to wastewater basins that includes decommissioning the Squabble and Buffalo Creek Wastewater Treatment Plants in favor of treatment by the NTMWD.

The City operates 39 lift stations, an unusually high number of lift stations for a City, which is second only to Corpus Christi in the State of Texas. This is due to the natural topography enjoyed by the City. Rockwall is actively addressing remaining gaps in infrastructure, including sewer service to unserved subdivisions such as the Lake Rockwall Estates Subdivision.

### LAND USE, ZONING, AND FUTURE DEVELOPMENT

The City has grown by nearly 3,000 parcels since 2017 and now encompasses approximately 19,258-acres. Of this total, 55.80% is developed, 31.40% remain vacant, and 12.80% is public right-of-way; however, after accounting for lots that have been platted or entitled, public ownership, and changes from the legislature in how City's can annex and regulate the Extraterritorial Jurisdiction (ETJ), only about 2,850 acres remain truly unentitled and vacant. This puts the City's vacant land at around 14.80% to 20.75%. Of this 2,850-acres of vacant land, 58.80% or 1,676.65-acres are designated for residential land uses, 24.06% or 686.03-acres are designated for non-residential land uses, and 24.06% or 488.11-acres are anticipated to be parks and open space.

Land use patterns have largely followed the path laid out in the OURHometown Vision 2040 Comprehensive Plan; however, legislative changes -- *most notably HB 347 (2019) and SB 2038 (2023)* -- have significantly curtailed the City's ability to plan for and regulate land within the ETJ and banned unilateral annexation. This has resulted in the City decreasing its ETJ by over 3,000 acres since 2017. These legislative changes have also affected the buildout projections and built/vacant numbers established with the OURHometown Vision 2040 Comprehensive Plan.

### HOUSING AND NEIGHBORHOODS

As of 2025, Rockwall has 23,013 housing units, representing a 25.77% increase since 2017. Single-family housing continues to dominate the City's housing stock, comprising 78.08% of the total housing stock. The share of multi-family units has increased from 12.38% in 2017 to 17.41% in 2025. Most single-family homes have been constructed in the past 35 years, and values have appreciated significantly, with homes built between 2010-2019 experiencing the highest increase in value at 96.65%.

Housing growth has occurred on both sides of IH-30, though the majority of new subdivisions are now occurring south of the corridor. Remodel permit data indicates reinvestment in older neighborhoods, especially within the Downtown, Lakeside Village, and Chandler's Landing areas.

### NON-RESIDENTIAL DEVELOPMENT

The City of Rockwall has added over 2.4 million square feet of new non-residential space since 2021, valued at approximately \$494,000,000.00. Commercial development, especially along the IH-30 corridor, has positioned the City as a regional retail center. Major projects include a HEB Grocery Store and an IKEA Furniture Store. At the end of 2024, retail vacancy was only 3.98%, which is far below regional, state, and national averages.



Industrial and office sectors in the City have also expanded, with major projects including STREAM Distribution Center, Seefried Distribution Center, Rayburn Electric Cooperative, and several medical office buildings. From 2017 to early 2025, Rockwall issued 160 non-residential building permits totaling more than \$880,000,000.00.

Rockwall's regional draw is supported by a robust sales tax base -- ~\$533 *per capita as of 2024, the highest among comparable cities* --, and a strong labor market. The City's labor force has nearly tripled since 2000 and currently comprises roughly 28,940 residents. While the majority of this labor force works in nearby communities (e.g. *Dallas*), the Employment to Residence or ER ratio is 1.12. This confirms the City of Rockwall is a net importer of labor and a regional employment center despite also being a bedroom community of the City of Dallas.

## PUBLIC FACILITIES

The City of Rockwall maintains a robust network of public service facilities. This includes 15 city buildings totaling over 160,000 square feet on 152.50-acres. Public safety infrastructure consists of four (4) fire stations, three (3) police facilities (*including the new Public Safety Center South in the Rockwall Technology Park*), and support facilities such as the Regional Firearms Training Center. Rockwall County also maintains seven (7) facilities within City's corporate limits. These include the courthouse, library, and detention center. These facilities collectively cover over 380,000 square feet of building area and 34.087-acres of land. The Rockwall Independent School District operates 15 schools and three (3) support campuses with a combined building area of over 2.25 million square feet on 489-acres in the City.

## PARKS, TRAILS AND OPEN SPACE

Rockwall has demonstrated a significant commitment to public parks and recreational programs. As of 2025, the City maintains 708.13-acres of public parkland, 310.38-acres of future parkland, and over 74-acres of private parks. The system includes community parks, neighborhood parks, greenways, mini-parks, sports complexes, specialty parks, and school parks. Notable developments include the dedication of the Hero's Memorial Park in 2024. The City also maintains 259 linear miles of sidewalks, 12 linear miles of park trails, and nearly six (6) miles of mountain bike trails. A major trail corridor along John King Boulevard is approximately 38.00% complete and will eventually total nearly 14 linear miles. Open space and floodplain areas total ~3,445-acres, with 1,964-acres dedicated to conservation/open space. The City is currently updating its Parks, Recreation and Open Space Master Plan, which will help guide planning efforts in the future.

Community engagement and entertainment remain a priority for the City of Rockwall, with the City earning the distinction of the *Free Live Music Capital of North Texas*. The City currently hosts over 100 free live music events annually and a variety of festivals, family events, and celebrations that reinforce its sense of community and identity.

## CONCLUSION

The *2025 Existing Conditions Report* highlights Rockwall's ongoing growth and its emergence as a key destination for commerce, residential development, and regional employment. The City's investments in infrastructure, public services, housing, and recreational amenities have positioned it to effectively manage continued development while maintaining a high quality of life for its residents.

As Rockwall prepares for future growth, this report offers a factual basis for decision-making by City leadership, boards and commissions, and community stakeholders. The insights provided herein will support thoughtful planning, guide land use and development strategies, and assist in prioritizing capital improvements. The findings of this report affirm Rockwall's status as a dynamic and attractive community, and will inform ongoing efforts to enhance livability, expand opportunity, and preserve the characteristics that define the City's identity.





## COMMUNITY QUICK FACTS

									
52,882 RESIDENTS	25,280 (49.52%) MALE RESIDENTS	25,868 (50.48%) FEMALE RESIDENTS	8.80% FOREIGN BORN RESIDENTS	2,467 VETERAN POPULATION	\$71,932.00 COST OF LIVING	\$128,501.00 MEDIAN COST OF LIVING	\$127,548.00 HOUSEHOLD INCOME	\$115,086.00 AVG. DISP. INCOME	40.4 MEDIAN AGE
									
370.80 LM WATER LINES	298.63 LM WASTEWATER LINES	150.56 LM STORMWATER LINES	3 WATER TOWERS	2 WATER PUMP STATIONS	39 LIFT STATIONS	274.64 LM STREETS	63.75 LM ALLEYWAYS	259.06 LM SIDEWALKS	12.28 LM PARK TRAILS
									
30.09 SQ. MI. CITY AREA	12% ↑ DAYTIME POPULATION	4.11% 2020-2024 CAGR POPULATION GROWTH	BETWEEN 14.80% - 20.75% VACANT LAND	23,013 HOUSING UNITS	17,696 SINGLE-FAMILY HOMES	4,007 MULTI-FAMILY UNITS	22 MULTI-FAMILY DEVELOPMENTS	937 ASSISTED LIVING UNITS	100 GOVERNMENT UNITS
									
62% RESIDENTS LIVE 10 MINS OF A PARK	24.745% PROPERTY TAX RATE	99.7% HIGH SCHOOL GRAD RATE	61.3% COLLEGE EDUCATION	2,625 TOTAL BUSINESSES	608.80-ACRE TECHNOLOGY PARK	2500 EXPECTED TECH PARK EMPLOYEES	\$533.26 PER CAPITA SALES TAX	2038-2040 ESTIMATED BUILDOUT DATE	78-948 – 84,243 ESTIMATED BUILD OUT POPULATION
									
170.27-ACRES OF VACANT LAND ALONG IH-30	11.78 LINEAR MILES OF SHORELINE	1 HOSPITAL	2 EMERGENCY ROOMS	14 OUTDOOR SIRENS	8 CITY BUILDINGS	4 FIRE STATIONS	4 POLICE / COURT FACILITIES	3 AMPHITHEATER / STAGES	2 CITY-OWNED CEMETERIES
									
36 EXISTING PARK DESTINATIONS	100+ LIVE MUSIC EVENTS PER YEAR	13 CITY BASEBALL FIELDS	2 PICKLEBALL COMPLEXES	2 CITY SWIMMING POOLS	1 PUBLIC GOLF COURSES	~708.13 ACRES CITY PARKLAND	11 RENTABLE PAVILIONS	3 BOAT RAMPS	3 CHILD SPRAY GROUNDS
									
13 VETERINARY FACILITIES	3 HARDWARE STORES	12 GROCERY STORES	21 CHILD DAYCARES	~178 RESTAURANTS	~34 CHURCHES	10 HOTELS	21 GAS STATIONS	7 EV CHARGING STATIONS	~42 BANKING/ATM LOCATIONS
									
~285 AVERAGE SINGLE-FAMILY PERMITS PER YEAR	~17 AVERAGE COMMERCIAL PERMITS PER YEAR	5 YEAR AVERAGE ~3,655 FIRE CALLS PER YEAR	70% LOWER VIOLENT CRIME THAN TX AND US	276 HISTORIC DISTRICT PROPERTIES	33.39 MINUTES AVERAGE TRAVEL TIME TO WORK	66° F AVERAGE TEMPERATURE	54.4% AVERAGE HUMIDITY	34.65" AVERAGE PRECIPITATION	0" AVERAGE SNOWFALL
									
#1 CITY IN STATE INCOME GROWTH	A+ OVERALL CITY GRADE NICHE.COM	SILVER MEDAL 'CONCERT BY THE LAKE' SERIES - 2024 BEST OF DFW AWARD	'BEST SMALL CITY IN TX - 2024' WALLETHUB.COM	TOP 25 MOST PAYCHECK-FRIENDLY IN US	#3 PURCHASING POWER - 2024' SMARTASSET.COM	#2 -2024 FASTEST COUNTY GROWTH USNEWS.COM	45 MILES TO INTERNATIONAL AIRPORT (DFW)	527 WOMEN-OWNED BUSINESSES	3,925 FIRE HYDRANTS



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# 1 POPULATION AND DEMOGRAPHICS





## INDEPENDENCE DAY AT HARRY MYERS PARK

THE ANNUAL INDEPENDENCE DAY CELEBRATION ON JULY 4<sup>TH</sup> IS HELD AT HARRY MYERS PARK AND INCLUDES LIVE MUSIC, FOOD TRUCKS, AND FAMILY ENTERTAINMENT. CONCLUDING THE CELEBRATION IS A FIREWORKS DISPLAY SET TO MUSIC. LAST YEARS DISPLAY LASTED ~23-MINUTES AND INVOLVED 1,100-POUNDS OF 412 UNIQUE FIREWORKS WITH SHELLS RANGING IN SIZE FROM THREE (3) TO SIX (6) INCHES.

DEMOGRAPHICS

Demographics are statistical data that relate to the population of a particular group within a geographic area. Understanding the demographic makeup of a city is helpful when writing regulatory policies and making policy decisions that affect the distribution of resources, development priorities, and community planning efforts. This data aids in ensuring that policies align with the needs and characteristics of diverse population groups, supporting equitable growth and fostering a community that is responsive to its residents' demographic profiles.

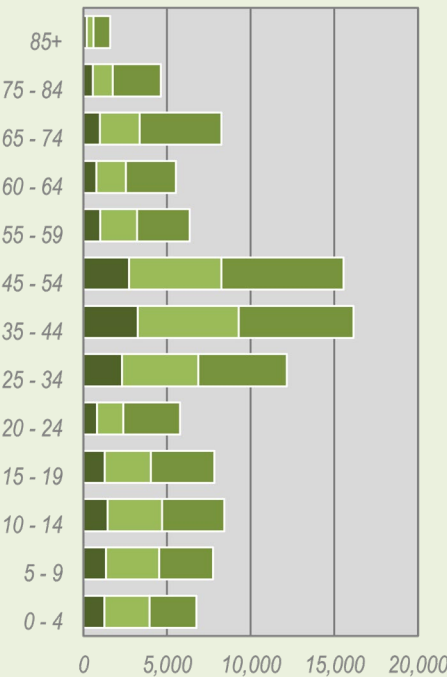
POPULATION

Population is a count of all inhabitants living within the corporate boundaries of a town, city, county, state, or country. Population counts within these jurisdictions are essential for forecasting infrastructure, public service, housing, and economic needs to ensure effective resource allocation and sustainable growth.

POPULATION GROWTH & PROJECTIONS

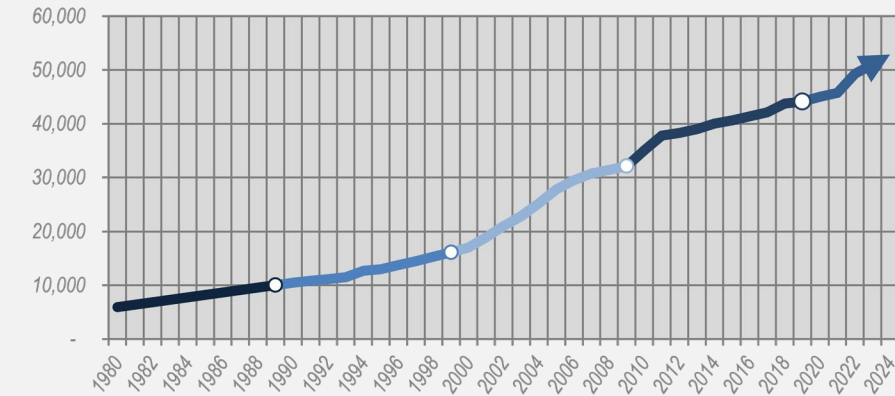
As of 2024, the City of Rockwall is home to approximately 52,882 residents, accounting for 40.32% of Rockwall County's total estimated population of 131,172 residents (North Central Texas Council of Governments [NCTCOG]).

FIGURE 1.4: POPULATION BY AGE  
CHART KEY: DARK GREEN = 2000 CENSUS; LIGHT GREEN = 2010 CENSUS; GREEN = 2020 CENSUS



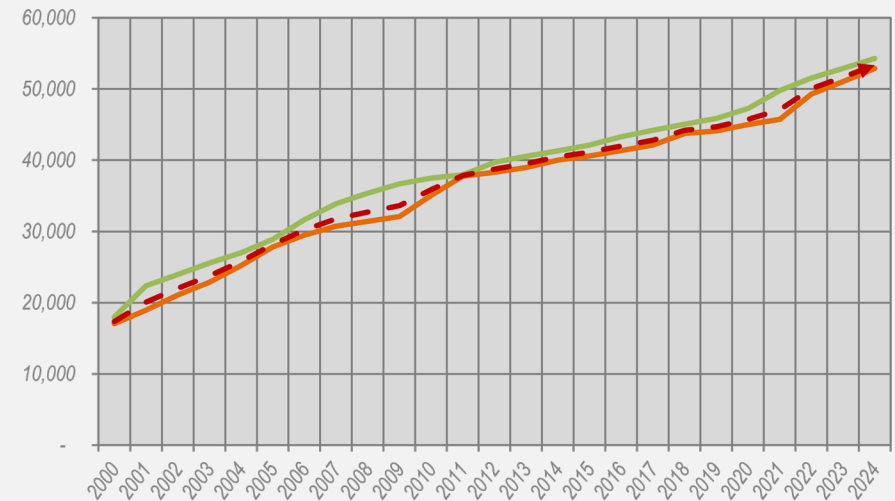
SOURCE: 2000, 2010, & 2020 US CENSUS

FIGURE 1.1: POPULATION GROWTH RATES 1980 – 2024  
GROWTH RATES: 1980 – 1989 = 76.56% OR A CAGR OF 5.85%; 1990 – 1999 = 62.60% OR A CAGR OF 4.98%; 2000 – 2009 = 105.57% OR A CAGR OF 7.47%; 2010 – 2019 = 28.42% OR A CAGR OF 2.53%; 2020 – 2024 = 17.49% OR A CAGR OF 4.11%; [CAGR = COMPOUND ANNUAL GROWTH RATE]



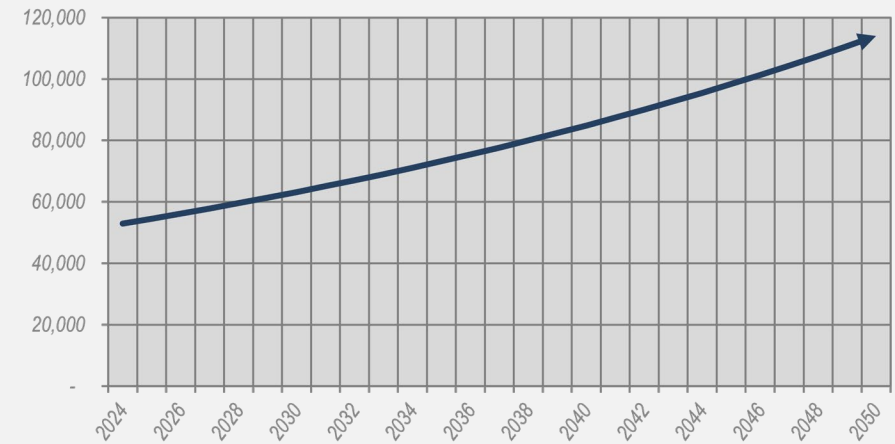
SOURCE: CITY OF ROCKWALL PLANNING & ZONING DEPARTMENT

FIGURE 1.2: POPULATION BY AGENCY 2000 - 2024  
CHART KEY: ORANGE = NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG); GREEN = US CENSUS BUREAU; RED = TREND LINE



SOURCES: LAND USE ASSUMPTIONS FOR IMPACT FEES REPORT (2024); US CENSUS BUREAU; NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG); CITY OF ROCKWALL PLANNING & ZONING DEPARTMENT

FIGURE 1.3: POPULATION PROJECTION ASSUMING A 3% COMPOUND ANNUAL GROWTH RATE



SOURCES: LAND USE ASSUMPTIONS FOR IMPACT FEES REPORT (2024); CITY OF ROCKWALL PLANNING & ZONING DEPARTMENT



Rockwall has experienced significant growth over the past 24 years, with the population increasing from 17,050 residents in 2000 to 52,882 residents in 2024 (refer to Figure 1.1). Based on a 3.00% Compound Annual Growth Rate (CAGR) -- as established in the 2024 Land Use Assumptions for Impact Fees Report --, projections indicate that the City of Rockwall could surpass a population of 80,000 residents by 2040 (see Figures 1.2 and 1.3); however, this growth trajectory may be influenced by future growth trends, the City and State's policies, the accessibility of infrastructure, and the availability of undeveloped land within the City (see Chapter 3, Current Land Use, Zoning & Future Land Use).

AGE DISTRIBUTION OF THE POPULATION

The age distribution of the population has remained relatively consistent since 2000 (see Figure 1.4), with the largest portion of the population being between the ages of 35-54 years old. The two (2) age cohorts (i.e. 35-44 years old and 45-54 years old) that make up this age distribution represent 27.61% of the total population; however, there has been a decreasing trend in this age range over the past three (3) US Census (see Table 1.1). In 2000, this age group represented 33.24% of the population, or 5,976 of the 17,976 people in the City. This decreased to 30.85% of the population in 2010, or 11,565 of the 37,490 people in the City. As of the 2020 US Census, the percentage of this group has further decreased to 27.61% of the population, or 14,149 of the 51,248 people in the City. With this being said, the overall growth of this age group has increased from 2000-2020 by 136.76% or an additional 8,173 people aging into or moving into the City from this age group.

The second largest segment of the population is between the ages of 0-19 years old. This group is represented by four (4) age cohorts (i.e. 0-4 years old, 5-9 years old, 10-14 years old, and 15-19 years old), and has also seen a decreasing trend since 2010 (see Table 1.1). In 2010, this segment of the population represented 31.64% of the population, or 11,863 of the 37,490 people in the City. In 2020, this decreased to 26.39% of the population or 13,525 of the 51,248 people in the City. Overall, this age group has increased 152.71% from 2000-2020 or an additional 8,173 people moving into or being born into this group.

The third -- and fastest growing -- segment of the population is people 65 years or older,

which has seen an increase of 403.51% growth from 2000-2010 or an additional 7,017 people aging into or moving into the City from this age group. This group is represented by three (3) age cohorts (i.e. 65-74 years old, 75-84 years old, and 85+ years old), and has seen an increasing trend between 2000-2020 growing from 9.67% of the population in 2000 to 17.09% of the population in 2020 (see Table 1.1).

The two (2) age groups with the smallest change in percentage of the population were the 20-34 years old age group and the 55-64 years old age group. The 20-34 years old group is composed of two (2) age cohorts (i.e. 20-24 years old and 25-34 years old), and has seen a decreasing trend with the 2000 US Census showing this age group at 17.44% and the 2020 US Census showing this age group at 16.95%. Inversely, the age group composed of residents 55-64 years old is showing an increasing trend, with the 2000 US Census showing this age group to be at 9.87% of the population and growing to 11.96% of the population by the 2020 US Census. This age group is composed of two (2) age cohorts (i.e. 55-59 years old and 60-64 years old). In addition, the 55-64 age group is the second fastest growing age group behind the age group consisting of people 65 years or older, growing at 245.55% from 2000-2020.

POPULATION BY GENDER

According to the 2020 US Census, the division of the population along gender lines is nearly equal with 49.52% of the population being male and 50.48% of the population being female (see Figure 1.5). These numbers have remained consistent between the 2010 US Census and 2020 US Census.

TABLE 1.2: POPULATION BY GENDER AND PERCENT CHANGE, 2000-2010

GENDER	2010	2020	2010-2020
MALE	18,333	25,380	38.44%
FEMALE	19,157	25,868	35.03%
	37,490	51,248	

POPULATION BY RACE/ETHNICITY

ESRI's Business Analyst shows that the ethnic composition of the City has continued to diversify from the 2000 US Census (see Figure 1.6). Over the past 20 years, all major ethnic divisions identified in the US Census have grown at a rate of over 500.00% with the exception

TABLE 1.1: TRENDS IN POPULATION BY AGE  
KEY: RED = DECREASING TREND; BLUE = INCREASING TREND; GREEN = FASTEST GROWING COHORTS

AGE	2000 CENSUS	2010 CENSUS	2020 CENSUS	% CHANGE 2000-2020
0-19	29.77%	31.64%	26.39%	152.71%
20-34	17.44%	16.31%	16.95%	177.13%
35-54	33.24%	30.85%	27.61%	136.76%
55-64	9.87%	10.58%	11.96%	245.55%
65-85+	9.67%	10.61%	17.09%	403.51%

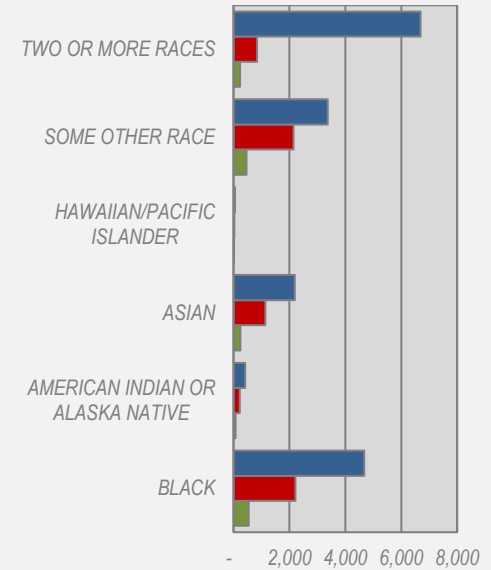
SOURCE: 2000, 2010, & 2020 US CENSUS

FIGURE 1.5: POPULATION BY GENDER  
KEY: MALE = 25,380 (49.52%); FEMALE = 25,868 (50.48%)



SOURCE: ESRI BUSINESS ANALYST & 2020 CENSUS

FIGURE 1.6: POPULATION BY RACE/ETHNICITY  
NOTE: THE CHART EXCLUDES WHITE WHICH MADE UP 91.3% (16,421) OF THE POPULATION IN 2000, 82.4% (30,909) OF THE POPULATION IN 2010, AND 66.03% (33,834) OF THE POPULATION IN 2020.  
KEY: GREEN = 2000 CENSUS; RED = 2010 CENSUS; BLUE = 2024 ESRI BUSINESS ANALYST



SOURCE: 2000, 2010, & ESRI BUSINESS ANALYST

08.8%

PERCENT OF THE POPULATION THAT IS FOREIGN BORN

NUMBER OF VETERANS LOCATED WITHIN THE CITY

2.467

of the *White* population, which grew at a rate of 106.04%. The fastest growing ethnic division in Rockwall's population was the group that identified as *Two or More Races*, which grew at a rate of 2,810.87% between 2000 and 2020. The following table shows the percent change in ethnic divisions from 2000-2010 and 2010-2020:

TABLE 1.3: % CHANGE FROM 2000-2010 & 2010-2020

ETHNIC CATEGORY	2000-2010	2010-2020
WHITE	88.23%	9.46%
BLACK	310.95%	111.11%
AMERICAN INDIAN OR ALASKA NATIVE	218.84%	90.91%
ASIAN	356.63%	92.70%
HAWAIIAN/PACIFIC ISLANDER	316.67%	128.00%
SOME OTHER RACE	364.07%	57.04%
TWO OR MORE RACES	265.22%	697.02%

SOURCE: 2000 CENSUS, 2010 CENSUS, AND ESRI BUSINESS ANALYST

In addition, according to ESRI's *Business Analyst*, approximately 20.23% (i.e. 10,352 residents) of the overall population identified as *Hispanic or Latino* (see Figure 1.7) in 2024. This is up from 16.60% (i.e. 6,214) in the 2010 US Census.

FIGURE 1.7: HISPANIC OR LATINO IN 2024  
HISPANIC OR LATINO: 20.23% (10,352); NOT HISPANIC OR LATINO: 79.77% (40,832)



SOURCE: ESRI BUSINESS ANALYST

In addition, the 2024 *American Community Survey* showed that the people identifying as *Hispanic or Latino* further identified as follows:

TABLE 1.4: HISPANIC OR LATINO BY RACE, 2024

ETHNIC CATEGORY	2024
MEXICAN	71.48%
PUERTO RICAN	4.44%
CUBAN	1.92%
OTHER HISPANIC OR LATINO	22.17%

SOURCE: ESRI BUSINESS ANALYST

POPULATION THROUGH TAPESTRY SEGMENTATION

ESRI -- a Geographic Information Systems (GIS) Company that specializes in software development and demographic data -- has developed a tool that breaks down the entire US population into 67 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. This tool has been utilized throughout various industries to identify the customers being served in various geographic areas. For cities, this tool can be used to make generalizations concerning their populations. The following is a breakdown of the City of Rockwall's 2016 population versus the 2024 population by *Tapestry Segments*, *LifeMode* groups, and *Urbanization* groups.

TABLE 1.5: TAPESTRY SEGMENTS  
KEY: RED = LARGE DECREASE; BLUE = LARGE INCREASE; GREEN = FASTEST GROWING SEGMENTS; HH = HOUSEHOLD

TAPESTRY SEGMENT	% of HH	
	2016	2024
UP AND COMING FAMILIES	20.82%	16.77%
BOOMBURBS	16.57%	14.90%
SAVVY SUBURBANITES	4.93%	11.41%
RETIREMENT COMMUNITIES	2.43%	10.78%
SOCCER MOMS/WORK DAY DRIVE <sup>1</sup>	12.32%	9.30%
IN STYLE	9.66%	9.27%
COMFORTABLE EMPTY NESTERS	10.85%	8.66%
BRIGHT YOUNG PROFESSIONALS	6.72%	6.46%
GREEN ACRES	6.54%	6.38%
DOWN THE ROAD	3.44%	3.05%
PROFESSIONAL PRIDE	2.45%	2.21%
EXURBANITES	0.71%	0.81%
SOUTHWESTERN FAMILIES	2.55%	0.00%

NOTES:  
<sup>1</sup>: IN JUNE OF 2021 THE SOCCER MOMS TAPESTRY SEGMENT WAS RENAMED TO WORKDAY DRIVE.

According to Table 1.5, over 53.00% of Rockwall's population is split between four (4) *Tapestry Segments*. These segments are [1] *Up and Coming Families*, [2] *Boomburbs*, [3] *Savvy Suburbanites*, and [4] *Retirement*

*Communities*. The *National* household profiles for these *Tapestry Segments* are summarized as follows:

UP AND COMING FAMILIES (16.77%) ▼

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, ambitious, and more optimistic than previous generations. The median age of this segment is 31.40, and the average household size is 3.10. They live in new suburban neighborhoods, primarily in single-family homes valued at \$194,400.00, with high homeownership rates at around 73.90%. Typically, people in this segment are considered to be well educated, with 67.00% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are hardworking, tech-savvy, and value-conscious, often shopping online and favoring practical vehicles. Their leisure revolves around family activities, fitness, and home entertainment.

BOOMBURBS (14.90%) ▼

People in the *Boomburbs* segment are described as affluent, family-focused 30-somethings with high incomes and financial means. They have a median income of \$113,400.00, median age of 34, high rate of homeownership at 84% and an average household size of 3.25. Members of the *Boomburbs* segment live in new, single-family homes -- with a median value of \$350,000.00 --, and are considered to be well-educated, young professionals with 55.00% having college degrees. Their households typically have multiple earners and a high labor force participation at 71.30%. They are well connected, typically own the latest devices and are willing to trade longer commute times for the amenities of the suburbs. They tend to blend active lifestyles with financial planning and community involvement.

SAVVY SUBURBANITES (11.41%) ▲

The *Savvy Suburbanites* segment is composed of affluent, well educated households with a median age of 45.1, an average household size of 2.85, and a median income of \$108,700.00. People in this segment predominately live in established suburban neighborhoods, in spacious single-family homes that have a median value of \$362,900.00. They have a high rate of homeownership at 91.00%, with around 66.00% having mortgages. They value quality and research purchases, enjoy DIY projects like gardening or remodeling, and prioritize

fitness and active lifestyles. They are tech-savvy and financially informed, invest heavily in their homes, vehicles, and personal well-being. They tend to blend suburban charm with a focus on culture, health, and leisure.

**RETIREMENT COMMUNITIES (10.78%) ▲**

*Retirement Communities* are senior-oriented neighborhoods with a median age of 53.9, an average household size of 1.88 people, and a household income of \$40,800.00. Housing includes a mix of single-family homes and multi-unit structures, with 55.00% of people in this group renting. These communities often feature assisted living and senior care facilities. Residents value fiscal responsibility, prefer traditional media (e.g. *newspapers*), and enjoy low-key leisure activities like fishing, card games, and dining out. Brand loyalty and health-conscious habits -- such as using name-brand medications -- are common. Residents of these communities look for modest lifestyles focused on convenience and simplicity.

TABLE 1.6: LIFEMODE GROUPS  
KEY: RED = LARGE DECREASE; BLUE = LARGE INCREASE; GREEN = FASTEST GROWING GROUPS; HH = HOUSEHOLD

LIFEMODE GROUPS	% of HH	
	2016	2024
AFFLUENT ESTATES	24.66%	29.33%
GENXURBAN	20.51%	17.93%
ETHNIC ENCLAVE/SPROUTING EXPLORERS <sup>1</sup>	23.37%	16.77%
SENIOR STYLES	2.43%	10.78%
FAMILY LANDSCAPE	12.32%	9.30%
MIDDLE GROUND	6.72%	6.46%
COZY COUNTRY LIVING	6.54%	6.38%
RUSTIC OUTPOST	3.44%	3.05%

NOTES:  
<sup>1</sup>: IN JUNE OF 2021 THE ETHNIC ENCLAVE LIFEMODE GROUP WAS RENAMED TO SPROUTING EXPLORERS.

*Tapestry Segmentations* can be grouped into *LifeMode* groups, which represent markets that share a common experience (e.g. *born in the same generation, immigration from another county, and etcetera*) or a significant

demographic trait like affluence. Based on Table 1.6, over 64.00% of Rockwall's population is in three (3) *LifeMode* Groups. These groups are [1] *Affluent Estates*, [2] *GenXUrban*, and [3] *Sprouting Explorers*. The *National* profiles for each of these *LifeMode* Groups are as follows:

**AFFLUENT ESTATES (29.33%) ▲**

People in the *Affluent Estates* group are typically married couples that are described as having established wealth, being educated, and well-traveled. They have children that range in age from grade school to college. They have high levels of homeownership at ~90.00%, most with mortgages at ~65.20%. This group expects quality and invests in time-saving services, they participate actively in their communities, and are active in sports and travel.

**GENXURBAN (17.93%) ▼**

This is the second-largest *LifeMode* Group nationwide and is composed of both *Gen X* married couples and a growing population of retirees. This group is typically middle-aged - with about a fifth of residents over the age of 65 -- and about a fourth of households having retirement income. This group tends to own older single-family homes in urban areas, have one (1) to two (2) vehicles, and live and work in the same county, creating shorter commute times. They invest wisely, are well insured, and are comfortable banking online or in person. This group are news enthusiasts and enjoy reading, renting movies, playing board games, going to museums and concerts, dining out and walking for exercise.

**SPROUTING EXPLORERS (17.93%) ▼**

The *Sprouting Explorers* group is composed of multilingual and multigenerational households with children who represent second, third, or fourth generation Hispanic families. They are young homeowners with families in owner occupied, single-family neighborhoods that are at the City's edge, primarily built after 1980. People in this group are described as being hardworking and optimistic, with most being over the age of 25 years old and having a high school diploma and some college education. They enjoy shopping and leisure activities, typically focus on their children, buying baby and children's products, and trips to theme parks, water parks, and/or the zoo. Their children enjoy playing video games on personal computers, or handheld and console devices. Many of these households can also be expected to have dogs for domestic pets.

TABLE 1.7: URBANIZATION GROUPS  
KEY: RED = LARGE DECREASE; BLUE = LARGE INCREASE; GREEN = FASTEST GROWING GROUPS; HH = HOUSEHOLD

URBANIZATION GROUPS	% of HH	
	2016	2024
SUBURBAN PERIPHERY	68.65%	64.07%
METRO CITIES	12.09%	20.05%
URBAN PERIPHERY	9.27%	6.46%
RURAL	6.54%	6.38%
SEMI-RURAL	3.44%	3.05%

*LifeMode* Groups can be further grouped into *Urbanization Groups*, which are markets that share similar locales. As depicted in Table 1.7, the City of Rockwall heavily falls into the *Suburban Periphery* group; however, this group has been slightly declining while the *Metro Cities* group continues to increase. These *Urbanization Groups* are summarized as follows:

**SUBURBAN PERIPHERY (64.07%) ▼**

This area is characterized by urban expansion, affluence in the suburbs or city-by-commute households. It is the most populous and fastest-growing among all the *Urbanization Groups* and includes one-third of the nation's population. Commuters in this group value low-density living, but demand proximity to jobs, entertainment, and amenities of an urban center. People in this group are well-educated, typically coming from two (2) income households who accept longer commute times to raise their children in family-friendly neighborhoods. Many are heavily mortgaged in newly built, single-family homes. Older households have either retired in place, downsized, or purchased a seasonal home. Suburbanites are the most affluent group, working hard to lead bright, fulfilled lives. Residents often invest in their future and ensure themselves against unforeseen circumstances but also enjoy the results of their hard work.

**METRO CITIES (20.05%) ▲**

The *Metro Cities* group is characterized by affordable city life, including smaller metropolitan cities or satellite cities that feature a mix of single-family and multi-unit housing. Single householders in this group typically seek affordable living in the form of multi-unit buildings that range from mid-rise to high-rise apartments with average rents and home value below the US average. The typical consumer in this group includes college students, affluent Gen X couples, and retirement communities. People in this group typically have student loan debt, and use debit



cards more than credit cards. They also share an interest in City life and its amenities, and participate in activities like dancing, clubbing, concerts, and going to museums. They tend to rely on the internet for entertainment (e.g. streaming music and movies, and playing online video games) and as a useful resource.

*NOTE: For more information on Rockwall's various Tapestry Segments and Groups, see the 2024 Tapestry Segmentation Report provided with this document.*

### COST OF LIVING AND INCOME

According to a study performed by smartasset™ -- a personal finance and technology company --, Rockwall County is third in the State of Texas and 11<sup>th</sup> nationally with regard to its Purchasing Power Index in terms of Cost of Living (i.e. 88.63)<sup>2</sup>. The Purchasing Power Index for Cost of Living is a measure of a community's purchasing power established by the City's median income relative to its cost of living. The study utilized data from the US Census Bureau's 2022 American Community Survey, the MIT Living Wage Study, and the Bureau of Labor Statistics' 2022 Consumer Expenditure Survey. These studies indicate that the weighted median income for the City of Rockwall as of 2024 is \$121,303.00 and its cost of living is \$71,932.00 (see Table 1.8 & Figure 1.8). This represents a growth of 31.90% in median income from 2015-2024 or a Compound Annual Growth Rate (CAGR) of 3.06%; however, this growth is being outpaced by the growth in cost of living which increased by 66.46% or a CAGR of 5.83% over the same period. Regardless of this fact, the City of Rockwall has a much higher disposable income than the national and state averages. The estimated per capita income of the City is \$56,146.00, compared to the State per capita income of \$39,971 and the National per capita income of \$43,829 [ESRI Business Analyst 2024, Data Axel 2024].

In addition, the 2024 American Community Survey estimates that the City's poverty rate (i.e. 3.04%) is far less than the State average (i.e. 14.00%) and the National average (i.e. 11.50%) (see Figure 1.9). These facts also identify the City's 2024 median household income as \$127,548.00, which is well above the State and National household incomes, with the State's median household income being \$77,169.00 and the National median household income being \$79,068.00. Rockwall County had a slightly higher median household income of \$128,501.00. Extrapolating the median household income

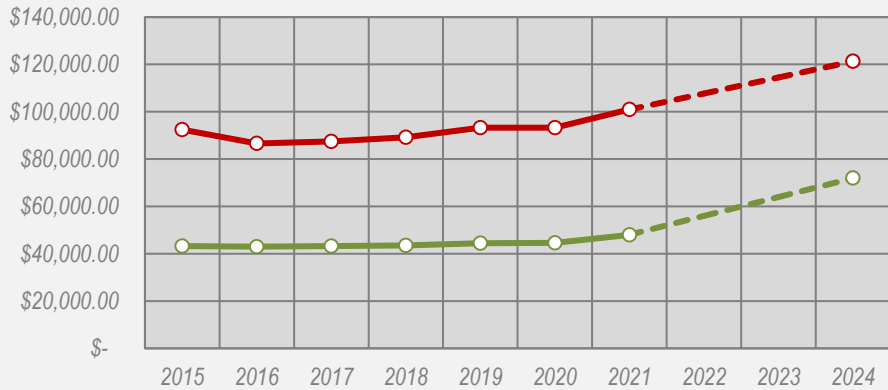
TABLE 1.8: PURCHASING POWER INDEX AND STATE AND NATIONAL RANKING  
KEY: RED = ESTIMATED DUE TO NO AVAILABLE INFORMATION; ▲ / ▼ = INCREASING/DECREASING TREND

YEAR	COST OF LIVING	MEDIAN INCOME	PURCHASING POWER INDEX	STATE RANK	NATIONAL RANK
2015	\$ 43,213.00	\$ 92,466.00	100.00	1	1
2016	\$ 42,990.00	\$ 86,597.00	96.96 ▼	2	6
2017	\$ 43,209.00	\$ 87,524.00	91.72 ▼	2	5
2018	\$ 43,444.00	\$ 89,161.00	96.79 ▲	2	3
2019	\$ 44,512.00	\$ 93,269.00	92.33 ▼	1	4
2020	\$ 44,539.00	\$ 93,269.00	89.18 ▼	1	4
2021	\$ 48,033.00	\$ 100,920.00	86.58 ▼	3	4
2022	\$ 55,999.33	\$ 107,714.33		NO DATA 2022	
2023	\$ 63,965.67	\$ 114,508.67		NO DATA 2023	
2024	\$ 71,932.00	\$ 121,303.00	88.63 ▲	3	11

SOURCE: SMARTASSET

FIGURE 1.8: COST OF LIVING VS. MEDIAN INCOME, 2015-2024

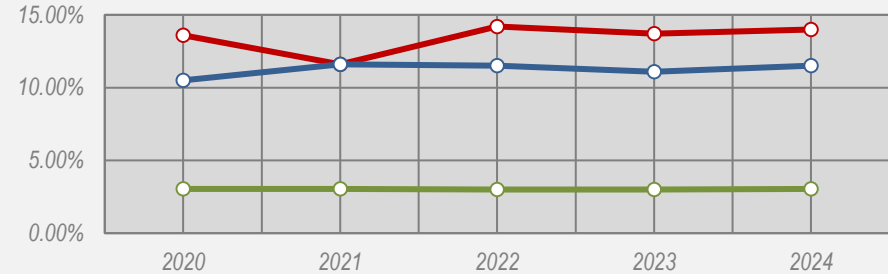
KEY: RED = MEDIAN INCOME; GREEN = COST OF LIVING  
NOTE: THERE WAS NO AVAILABLE DATA FOR 2022 & 2023



SOURCE: SMARTASSET

FIGURE 1.9: POVERTY RATES, 2020-2024

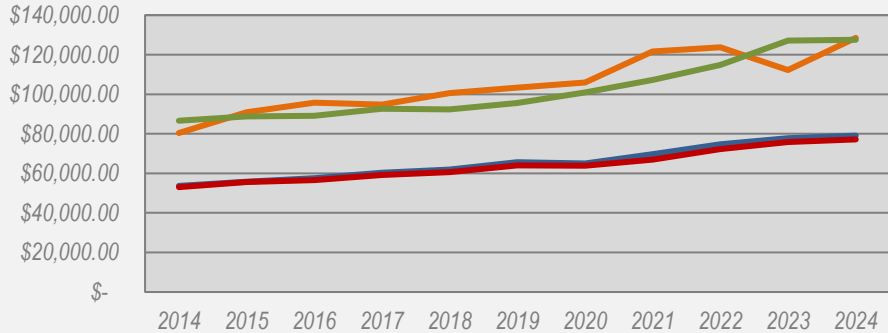
KEY: BLUE = UNITED STATES; RED = STATE OF TEXAS; GREEN = CITY OF ROCKWALL



SOURCE: AMERICAN COMMUNITY SURVEY; TEXAS DEMOGRAPHIC CENTER

FIGURE 1.10: MEDIAN HOUSEHOLD INCOME, 2014-2024

KEY: BLUE = UNITED STATES; RED = STATE OF TEXAS; GREEN = CITY OF ROCKWALL; ORANGE = ROCKWALL COUNTY



SOURCE: AMERICAN COMMUNITY SURVEY; TEXAS DEMOGRAPHIC CENTER

over a ten (10) year period, from 2014-2024, the City showed a Compound Annual Growth Rate (CAGR) of 3.94% slightly below the National CAGR of 3.95%, but higher than the State CAGR of 3.82%. Rockwall County showed the highest CAGR of 4.80%.

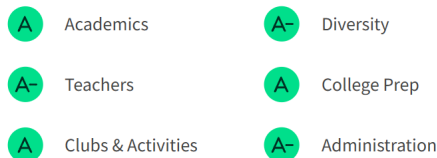
*NOTE: See the Non-Residential section of this document for more detailed job and salary information.*

EDUCATIONAL ACHIEVEMENT

The City of Rockwall has a high educational attainment. According to the US Census Bureau's American Community Survey the percentage of Rockwall's population with a high school diploma is 95.20%, which exceeds the County (i.e. 91.70%), State (i.e. 82.45%), and National (86.30%) averages. This also holds true for the percentage of the population with a college education, which was estimated to be at 61.30% compared to the County, State, and National averages of 57.50%, 43.10%, and 45.70% (see Figure 1.11). In addition, the educational attainment of the residents has increased in the City since the original 2017 Existing Conditions Report was drafted, with the number of people in the City with a college education increasing by 23.10%.

Looking at the 14,902 students enrolled in the Rockwall Independent School District (RISD) as of 2024, 56.90% were White, 24.20% were Hispanic, 10.50% were Black, 4.80% were of Two (2) or More Races, 3.00% were Asian, 0.60% were Native American, and 0.20% were Pacific Islander (see Figure 1.12). In addition, 22.80% of these students (i.e. ~3,398 students) are estimated to be considered economically disadvantaged students; however, this is far below the State's average of 60.70% of all students being considered economically disadvantaged students [Texas Education Agency]. Overall, the RISD continues to have an outstanding graduation rate at 99.70% in 2023 (see Figure 1.13). According to Niche -- a website that focuses on narrow topics including school districts --, the RISD achieves an overall grade of an 'A' (see Figure 1.14), and identifies it as ranking #31 best school district in the state of Texas out of 883 school districts. It also ranked #202 of 912 in the best places to teach in Texas<sup>3</sup>.

FIGURE 1.14: RISD RANKINGS ON NICHE



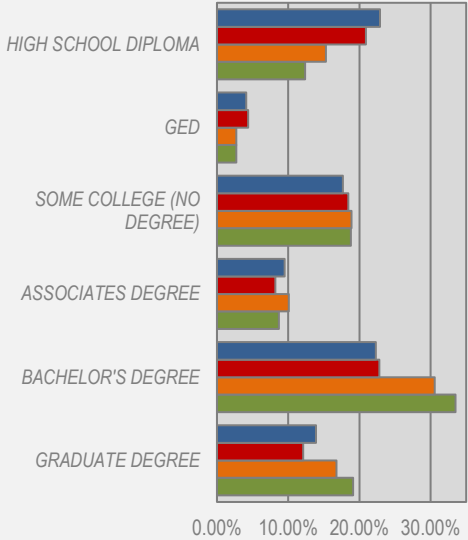
PROJECTED TRENDS

With the exception of the abnormal growth experienced by the community after the COVID-19 pandemic (i.e. 7.78% in 2022), Rockwall has consistently grown at a rate between 0.82%-3.87% since 2012. Looking forward at the City's population -- assuming a conservative Compound Annual Growth Rate (CAGR) of 3.00% -- it is anticipated that the City will reach 80,000 residents by 2040. With this being said, this growth projection is heavily influenced by the changing land use policies of the State of Texas, the continued in-migration trends from northern states and California to southern states (which is being experienced nationally), and the remaining available undeveloped land within the community.

Regardless of these trends, it is anticipated that the City of Rockwall's population will remain predominately between the ages of 35-54 years old, and that the City -- while being an employment center in the region -- will continue to be primarily a bedroom community of the City of Dallas. With this being said, the recent trends in the City's older age cohorts cannot be ignored. It is anticipated that moving forward over the next 20-years, as the Baby Boomer generation phases out of the work force and the majority of Generation X starts to reach a retirement age, the age cohorts between 55-74 years old will continue to increase. This also holds true for the 75-85+ age cohorts. As people's life spans continue to increase, due to advances in health care and a continued shift towards aging in place, these age cohorts will continue to see significant increases. The 0-19 years old age cohorts have seen consistent growth between 26.39%-31.64% over the last three (3) US Census, and have remained consistent in the 35-44 years old age cohorts. This is expected to continue moving forward. The growth reflected in both the 0-19 and 35-44 age cohorts is indicative of young families seeking out a suburban atmosphere with a highly rated school system. The relatively flat growth of the 20-24 age cohort is not a new trend in the City of Rockwall. This is most likely attributed to the Rockwall Independent School District's (RISD's) high graduation and college attendance rates (i.e. the majority of this age cohort is attending college outside of the City).

FIGURE 1.11: HIGHEST EDUCATIONAL ACHIEVEMENT

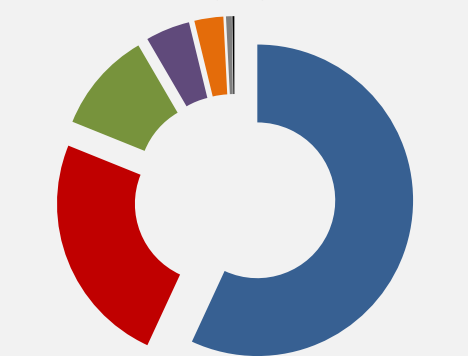
KEY: BLUE = UNITED STATES; RED = STATE OF TEXAS; GREEN = CITY OF ROCKWALL; ORANGE = ROCKWALL COUNTY



SOURCE: AMERICAN COMMUNITY SURVEY, ESRI BUSINESS ANALYST; DATA AXEL

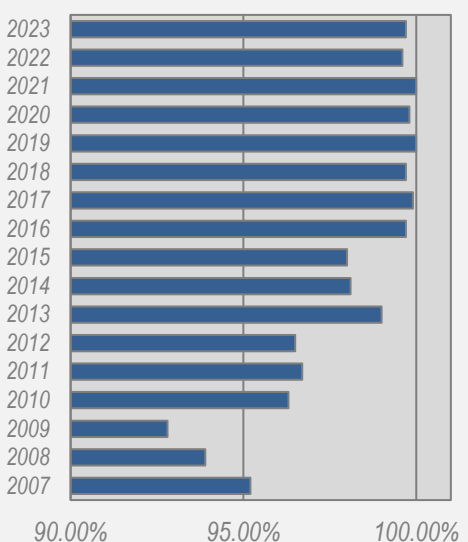
FIGURE 1.12: ENROLLMENT BY ETHNICITY

KEY: BLUE = WHITE (56.90%); RED = HISPANIC (24.20%); GREEN = BLACK (10.50%); PURPLE = TWO OR MORE RACES (4.60%); ORANGE = ASIAN (3.00%); GREY = NATIVE AMERICAN (0.60%); BLACK = PACIFIC ISLANDER (0.20%)



SOURCE: ROCKWALL INDEPENDENT SCHOOL DISTRICT

FIGURE 1.13: GRADUATION RATE, 2007-2023



SOURCE: ROCKWALL INDEPENDENT SCHOOL DISTRICT

From a gender standpoint, the community has remained evenly divided through the last three (3) *US Census*. Based on this, it is not anticipated that the gender composition of the City will see significant changes over the next 20-years, and the community will continue to be roughly half male and half female.

In 2017, it was anticipated that the City's ethnic populations would continue to grow in the same relative consistency as the trends that were observed from 2000-2010, but that the *Hispanic or Latino* populations were expected to outpace their current trends. This appears to be an accurate assumption with the City seeing the same relative changes between 2010-2020; however, the *Hispanic or Latino* population only grew by 3.63% or 4,138 residents. The fastest growing segment of the population during this time period was the *Two or More Races*, which grew at a staggering 697.02% or 5,855 residents. This trend may be due to how the *US Census Bureau* classified *Hispanic or Latino* in 2010 versus 2020. During the 2010 *US Census*, the *Hispanic or Latino* category was incorporated into the *White* category; however, in the 2020 *US Census* this category was broken out with the majority of the people being in the *Hispanic or Latino* category ending up in the *Two or More Races* category. This may also partially explain the sharp decrease in the *White* category, which shrank from 82.40% in 2010 to 66.03% in 2020 and only growing by around 2,925 residents during this time period. With all of this being said, the predications from 2017 -- while not completely verifiable -- do appear to be correct, and based on the observations from 2000-2020, it can be assumed that by the 2030 *US Census* the community's population will continue to become more diverse.

The trends identified above relating to the changes in age and the ethnic composition of the City, are further supported by the *Tapestry Segmentation Report*. The fastest growing segment of the *Tapestry Segmentation Report* between 2017-2024 was the *Retired Communities* segment, which grew at a rate of 8.35%. A possible reason for this growth was the addition of more age restricted communities (i.e. the *Alders*, the *Ladera Subdivision*, and the *Standard Subdivision*). The other fastest growing segment of the *Tapestry Segmentation Report* was the *Savvy Suburbanites* segment, which grew at a rate of 6.48%. Since this group tends to be older suburbanites -- with a median age around 45.1 years old --, if this trend continues, the 45-54

age cohort may eventually surpass the 35-44 age cohort as the predominate age cohort in the community.

Looking at the City's *Cost of Living and Income*, the City of Rockwall continues to be an affluent suburb with a high purchasing power in comparison to other cities at both the State and National levels; however, a concerning trend that was identified in this analysis was the shrinking gap between the City's cost of living and its median income. This gap peaked in 2021 at \$52,887.00 and has shrunk to \$49,371.00. While this isn't as low as the level experienced in 2016 at \$43,607.00, it does appear to be a continuing downward trend (see Table 1.9).

TABLE 1.9: GAP BETWEEN COST OF LIVING AND MEDIAN INCOME 2015-2024  
KEY: RED = SMALLEST GAP; BLUE = ESTIMATED DUE TO NO INFORMATION PROVIDED; ▲ / ▼ = INCREASING/DECREASING TREND

YEAR	DIFFERENCE IN COST OF LIVING VS. MEDIAN INCOME	TREND
2015	\$49,253.00	
2016	\$43,607.00	▼
2017	\$44,315.00	▲
2018	\$45,717.00	▲
2019	\$48,757.00	▲
2020	\$48,730.00	▼
2021	\$52,887.00	▲
2022	\$51,715.00	▼
2023	\$50,543.00	▼
2024	\$49,371.00	▼

SOURCE: SMARTASSET

As predicted in 2017, the Rockwall Independent School District (RISD) continues to be a highly regarded and sought-after school district in the State of Texas, and this has also played a role in fueling the growth experienced by the City of Rockwall. Moving forward, it is not anticipated that -- at least in the short-term -- this will change, and the school district will continue to support high graduation and college attendance rates; however, it is worth mentioning the recent failure of the 2024 Comprehensive Bond Election, and the outside possibility that this could change or effect the school district's rankings compared to other school districts in the State in the future.

ENDNOTES

- 1 *Tapestry Segmentation (2024)*. Retrieved November 19, 2024, from <http://www.esri.com/landing-pages/tapestry>
- 2 *Places with the Most Favorable Cost of Living (2017-2024)*. Retrieved November

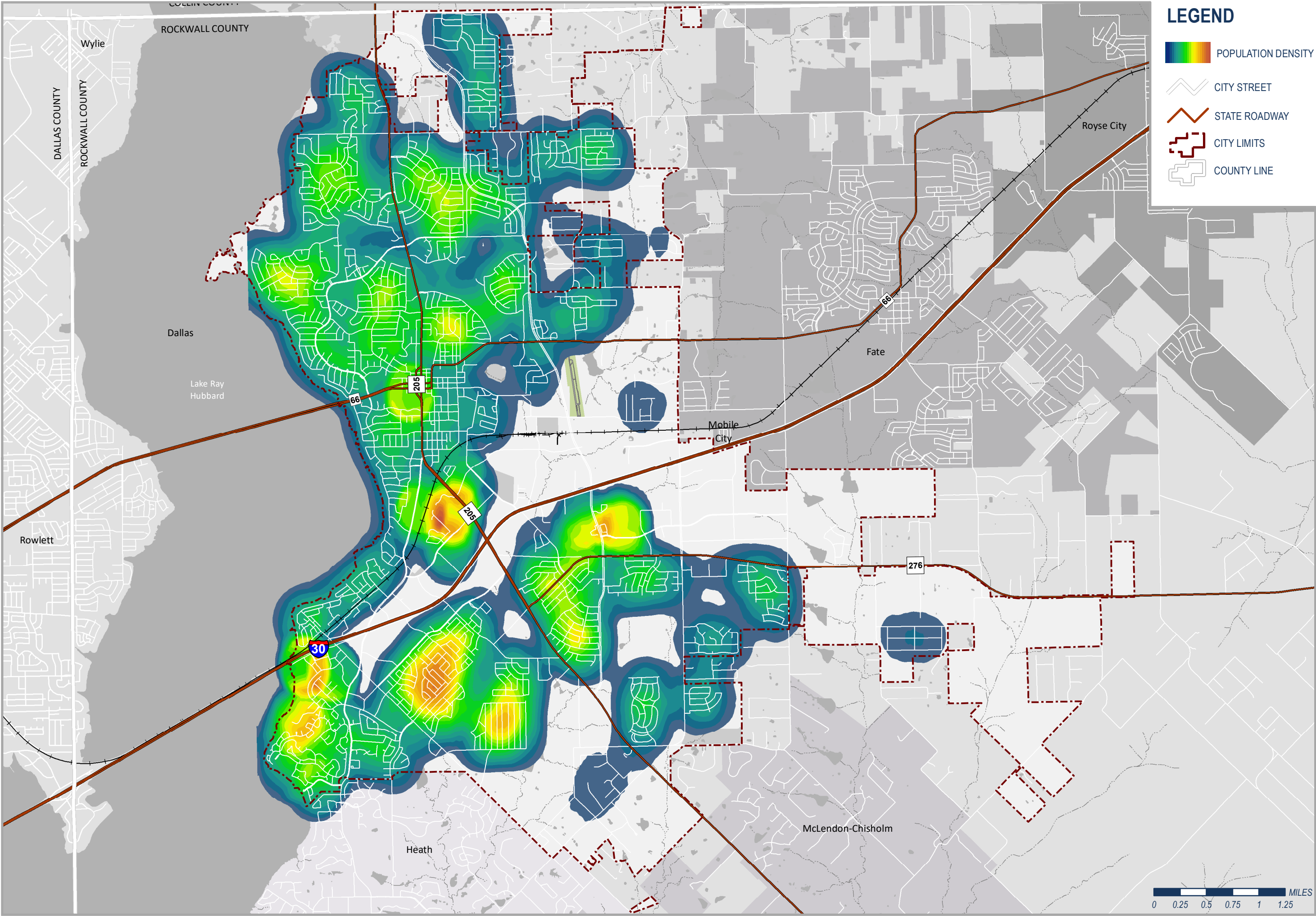
- 19, 2024, from <https://smartasset.com/mortgage/cost-of-living-calculator#texas>
- 3 *School Rankings: Rockwall Independent School District*. Retrieved December 3, 2024, from <https://www.niche.com/k12/d/rockwall-independent-school-district-tx/>

MAP INDEX

- (1) MAP 1.1: MAP OF POPULATION DENSITY







LEGEND

- POPULATION DENSITY
- CITY STREET
- STATE ROADWAY
- CITY LIMITS
- COUNTY LINE

1.1

POPULATION  
DENSITY

CH.1: POPULATION AND  
DEMOGRAPHICS





# 2 TRANSPORTATION AND INFRASTRUCTURE







## DISMANTLING OF THE BOYDSTON WATER TOWER

THE ABOVE IMAGES SHOW THE DISMANTLING OF THE CITY'S WATER TOWER ALONG BOYDSTON AVENUE (ADJACENT TO FIRE STATION #1). THE WATER TOWER -- ALSO KNOWN AS "OLD RUSTY" -- WAS ORIGINALLY CONSTRUCTED IN 1978, AND WAS DECOMMISSIONED IN 2008. THE DISMANTLING PROCESS SHOWN ABOVE TOOK 27 DAYS STARTING ON AUGUST 4, 2022 AND ENDING ON AUGUST 31, 2022.



## INFRASTRUCTURE

A City's infrastructure is primarily composed of its streets, water, stormwater, and wastewater systems. These facilities are necessary for cities to serve their residential and non-residential customers.

## WATER AND WASTEWATER SYSTEMS

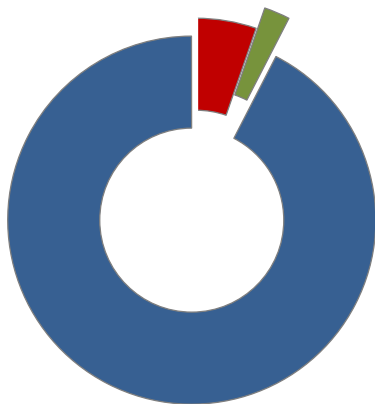
The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to supply water and wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of water and the treatment of wastewater.

### WATER FACILITIES

In its corporate boundaries, the City of Rockwall has 370.18 linear miles (i.e. 1,954,527.13 linear feet) of City owned water lines, 9.11 linear miles (i.e. 48,097.45 linear feet) of private water lines or water lines owned by Water Supply Corporations with *Certificates of Convenience and Necessity* (CCN), and 21.19 linear miles (i.e. 111,870.90 linear feet) of water lines owned by the North Texas Municipal Water District (NTMWD) (see Figure 2.1). Of these totals, 77.63 linear miles of water lines have been constructed since 2017; however, the majority of the City's water lines (i.e. 68.10% or 252.07 linear miles) were constructed more than 14 years ago (i.e. prior to 2010), with 27.83% of all water lines being constructed more than 25-years ago. See Figure 2.2 for a breakdown of the City's water lines by construction material and see Figure 2.3 for a breakdown of the City's water lines by age.

**FIGURE 2.1: WATER LINES BY ENTITY IN THE CITY'S CORPORATE LIMITS**

**KEY:** BLUE = CITY OF ROCKWALL; RED = NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD); GREEN = PRIVATE/WATER SUPPLY CORPORATIONS



SOURCE: CITY OF ROCKWALL GIS DIVISION

In addition, the City has three (3) active water towers (i.e. North Country, Southside, and Springer). Recently, the City removed the decommissioned water tower adjacent to Fire Station #1 (as depicted on the previous page), and began planning for a new water tower site adjacent to Mims Road. This water tower is currently in its preliminary planning stage, but is anticipated to be operational in Q4 of 2026 or Q1 of 2027 (see Maps 2.1 & 2.4 for all current and future water facilities).

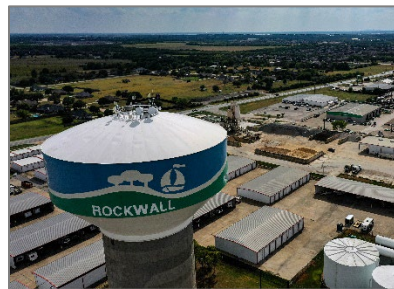
**NORTH COUNTRY: 2.0 MG CAPACITY**



**SOUTHSIDE: 1.0 MG CAPACITY**



**SPRINGER: 2.0 MG CAPACITY**

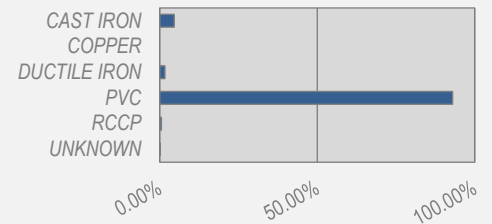


MG = MILLION GALLON

### WASTEWATER FACILITIES

Situated within the City's corporate boundaries, there are 298.63 linear miles (i.e. 1,576,742.08 linear feet) of City owned wastewater lines, 10.34 linear miles (i.e. 54,600.56 linear feet) of private wastewater lines/private service lines, and 3.84 linear miles (i.e. 20,286.28 linear feet) of wastewater lines owned by the North Texas Municipal Water District (NTMWD) (see Figure 2.6). The wastewater flows generated by these lines are generally found in one (1) of the two

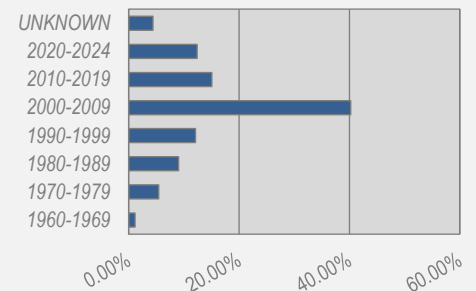
**FIGURE 2.2: CITY WATER LINES BY MATERIAL**  
CAST IRON: 89,887.94 LF (04.60%); COPPER: 0 LF (00.00%); DUCTILE IRON: 32,752.62 LF (01.68%); PVC: 1,817,496.70 LF (92.99%); RCCP: 10,607.73 LF (00.54%); UNKNOWN: 3,782.15 LF (00.19%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

**FIGURE 2.3: WATER LINES BY AGE**

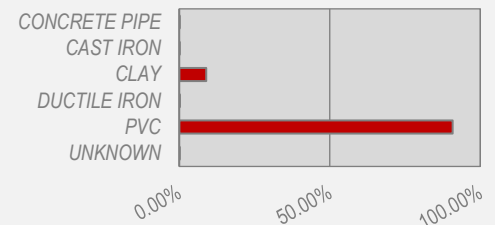
1960-1969: 22,440.64 LF (01.15%); 1970-1979: 107,044.00 LF (05.48%); 1980-1989: 177,246.89 LF (09.07%); 1990-1999: 237,179.40 LF (12.13%); 2000-2009: 787,036.32 LF (40.27%); 2010-2019: 294,491.03 LF (15.07%); 2020-2024: 242,356.21 LM (12.40%); UNKNOWN DATE: 166,240 LF (11.00%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

**FIGURE 2.4: WASTEWATER LINES BY MATERIAL**

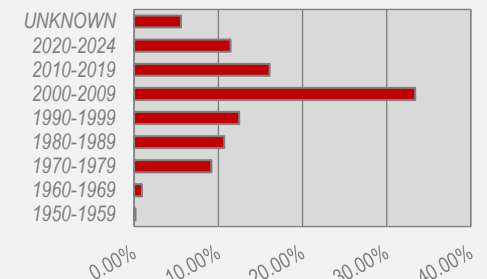
CAST IRON: 28.36 LF (0.002%); CLAY: 140,891.42 LF (08.94%); DUCTILE IRON: 2,118.43 LF (00.13%); PVC: 1,432,034.98 LF (90.82%); CONCRETE PIPE: 378.04 LF (00.02%); UNKNOWN: 1,290.85 LF (00.08%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

**FIGURE 2.5: WASTEWATER LINES BY AGE**

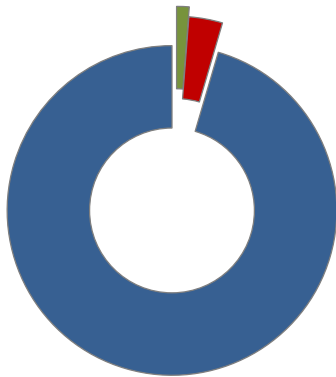
1950-1959: 2,435 LF (00.15%); 1960-1969: 14,491.94 LF (00.92%); 1970-1979: 144,940.62 LF (09.19%); 1980-1989: 168,759.50 LF (10.70%); 1990-1999: 197,124.38 LF (12.50%); 2000-2009: 526,565.91 LF (33.40%); 2010-2019: 253,586.76 LF (16.08%); 2020-2024: 180,846.60 LF (11.47%); UNKNOWN: 87,991.81 LF (05.58%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

(2) major basins located within the City (*i.e.* Squabble Creek and Buffalo Creek). The Squabble Creek basin currently flows to a treatment plant behind Lakeview Summit; however, this plant is in the process of being taken off-line and removed from service, and will send its effluent to the NTMWD treatment plant in south Mesquite in the future. The Buffalo Creek basin is treated at the Buffalo Creek Wastewater Treatment Plant with overflows being pumped to the NTMWD treatment plant in south Mesquite. See Figure 2.4 for a breakdown of the City's wastewater lines by material and see Figure 2.5 for a breakdown by age.

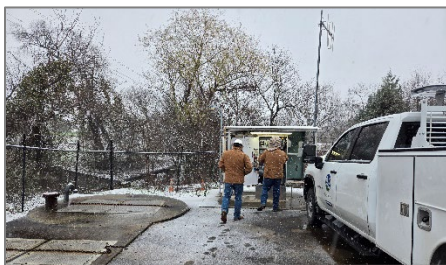
**FIGURE 2.6: WASTEWATER LINES BY ENTITY IN THE CITY'S CORPORATE LIMITS**  
 KEY: BLUE = CITY OF ROCKWALL; RED = NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD); GREEN = PRIVATE



SOURCE: CITY OF ROCKWALL GIS DIVISION

In addition, the City of Rockwall currently maintains 39 lift stations, which is second in the State behind Corpus Christi for the most lift stations maintained by a municipality. A lift station or pump station is a facility that is used to pump wastewater from a lower elevation to a higher elevation, particularly where the elevation of the source is not sufficient to gravity flow the lines. The large number of lift stations in the City of Rockwall -- which is atypical for cities in the North Texas region -- is due to the topography of the terrain (see Maps 2.2 & 2.5 for all current and future wastewater facilities).

**EXAMPLE OF A LIFT STATION**



STONEY HOLLOW LIFT STATION ON JANUARY 9, 2025

It should also be noted that there are currently 722 single-family homes or lots in the City that are not attached to the City's wastewater network. These homes have On-Site Sewage Facilities (OSSF's) or a septic system. Taking this into consideration, the City of Rockwall is currently in the process of designing and constructing sanitary sewer service mains that will connect the eastern side of the Lake Rockwall Estates Subdivision to the City's wastewater collection system. This should decrease the number of homes utilizing OSSF or septic systems by approximately 150 homes.

### STORMWATER FACILITIES

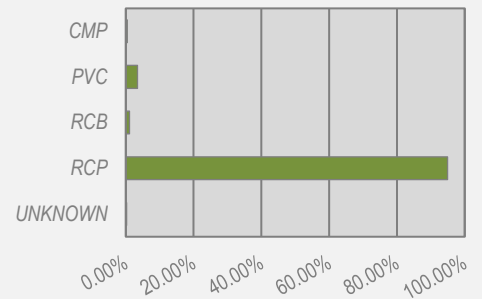
There are approximately 150.56 linear miles (*i.e.* 794,941.88 linear feet) of City maintained stormwater lines in the City of Rockwall. In addition, there are approximately 25.19 linear miles (*i.e.* 132,982.82 linear feet) of privately maintained stormwater lines, and 15.36 linear miles of stormwater lines maintained by the Texas Department of Transportation (TXDOT) (see Figure 2.7). This equals a total of 191.10 linear miles or 1,008,999.54 linear feet of stormwater lines in the City's corporate limits. As with water and wastewater lines in the City, the majority of the stormwater lines (*i.e.* 65.37% or 519,631.77 linear feet) were installed more than 14 years ago. The majority of all stormwater lines (94.89%) are constructed of Reinforced Concrete Pipe (RCP). See Figure 2.8 for a complete breakdown of the City's stormwater lines by construction material and see Figure 2.9 for a breakdown by age.

**FIGURE 2.7: STORMWATER LINES BY ENTITY IN THE CITY'S CORPORATE LIMITS**  
 KEY: BLUE = CITY OF ROCKWALL; RED = TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT); GREEN = PRIVATE



SOURCE: CITY OF ROCKWALL GIS DIVISION

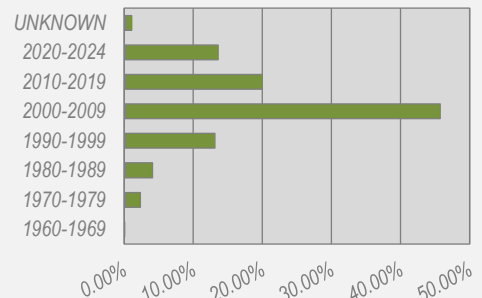
**FIGURE 2.8: STORMWATER LINES BY MATERIAL**  
 ABS: 121 LF (0.04%); ADS: 2,362 LF (0.32%); CGM: 237 LF (0.04%); CIP: 329 LF (0.06%); CMP: 2,911 LF (0.26%); HDPE: 19,370 LF (2.69%); PVC: 5,267 LF (0.57%); RCB: 35,917 LF (3.62%); RCP: 689,248 LF (92.01%); UNKNOWN: 2,322 LF (0.39%)



KEY:  
 CMP: CORRUGATED METAL PIPE  
 PVC: POLYVINYL CHLORIDE PIPE  
 RCB: REINFORCED CONCRETE BOX  
 RCP: REINFORCED CONCRETE PIPE

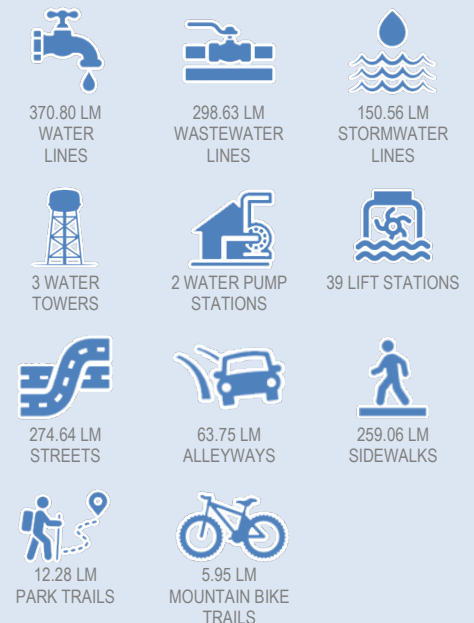
SOURCE: CITY OF ROCKWALL GIS DIVISION

**FIGURE 2.9: STORMWATER LINES BY AGE**  
 1960-1969: 595 LF (0.07%); 1970-1979: 18,648.00 LF (02.35%); 1980-1989: 32,503.32 LF (04.09%); 1990-1999: 104,393.55 LF (13.13%); 2000-2009: 363,491.90 LF (55.16%); 2010-2019: 158,710.68 LF (19.97%); 2020-2024: 107,882.66 LF (13.57%); UNKNOWN: 8,716.58 LF (01.10%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

### CITY MAINTAINED INFRASTRUCTURE AT A GLANCE



## TRANSPORTATION SYSTEM

The transportation network of a city consists of the infrastructure necessary to move people and commodities from one place to another. The City of Rockwall's transportation network consists of highways, roadways, railroads, public transit agreements, sidewalks and the City's hike/bike and trail systems.

### ROADWAY FACILITIES

The City of Rockwall has approximately 358.15 linear miles of roadways consisting of 65.50 linear miles of State Highways, 274.64 linear miles of City streets, and 18.01-miles of private streets. In addition, to these transportation facilities, the City also has 63.75 linear miles of alleyways. Figures 2.11, 2.12 & 2.13 depict a breakdown of the roadway materials used for each entity's roadways.

### FUTURE ROADWAY FACILITIES

As the City of Rockwall's population grows, so does the need to expand the transportation facilities serving the population. This also directly correlates to Rockwall's ability to attract and retain commercial and retail development. The City accounts for this need through the City's Master Thoroughfare Plan (see Map 2.7) and the Capital Improvements Plan (CIP) for roadways (see Map 2.8).

### MASTER THOROUGHFARE PLAN (MTP)

A Master Thoroughfare Plan is intended to be a long-range plan that identifies the roadway facilities necessary for a City at ultimate buildout. More specifically, it is a right-of-way preservation plan that is intended to facilitate the orderly development of the City's transportation network through City or private development funding.

### CAPITAL IMPROVEMENTS PLAN (CIP)

The Capital Improvements Plan is a short-range plan (e.g. four [4] to ten [10] years) intended to identify and plan for capital projects. These plans generally identify the method for financing the capital projects and the schedule for construction.

### FUTURE ROADWAY PROJECTS

The following is a comprehensive list of all the future roadway projects planned inside the City's corporate boundaries by the City of Rockwall and the Texas Department of Transportation (TXDOT).

#### CITY OF ROCKWALL PROJECTS

- ☑ N. Lakeshore Drive from SH-66 to Master Boulevard (Construction Start Date: Late 2025/Early 2026)

#### TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) PROJECTS<sup>1</sup>

- ☑ FM-552 Between SH-205 and SH-66 (Ready to Let Date\*: July 2026)
- ☑ SH-276 Between FM-549 and CR2472 in Hunt County (Ready to Let Date\*: June 2026)
- ☑ FM-549 South Between SH-276 and SH-205 (Let Date\*: November 2024; Ready for Construction)
- ☑ Future SH-205 Middle (i.e. Current John King Boulevard) from SH-205 North to SH-205 South (Estimated Ready to Let Date\*: December 2026)
- ☑ SH-205 from John King Boulevard to the Southern City Limits (Estimated Let Date\*: December 2025)
- ☑ FM-1141 from SH-66 to FM-552 (No Let Date\* Established; Rockwall County Postponed the Authorization for Engineering Services)
- ☑ FM-3097 from Tubbs Road to FM-549 (No Let Date\* Established; Waiting on TXDOT Environmental Clearance)
- ☑ Outer Loop from FM-2755 to SH-205 (No Let Date\* Established; Working on Ultimate Alignment)
- ☑ Horizon Road from FM-740 to IH-30 (No Estimated Let Date\*; Design Engineer has been Identified but not Awarded by Rockwall County)
- ☑ Village Drive from Laguna Drive to Marina Drive (No Estimated Let Date\*)
- ☑ FM-549 from FM-740 to SH-205 (No Estimated Let Date\*; Engineering Contract being Negotiated)
- ☑ IH-30 from Dalrock Road to SH-205 (Currently Under Construction; Estimated Completion Date: July 2027)
- ☑ IH-30 from SH-205 to the Hunt County Line (Currently Under Construction; Estimated Completion Date: December 2027)

\*: The Let Date is the date by which bids on a project are opened. These dates are subject to change.

### ALTERNATIVE MODES OF TRANSIT

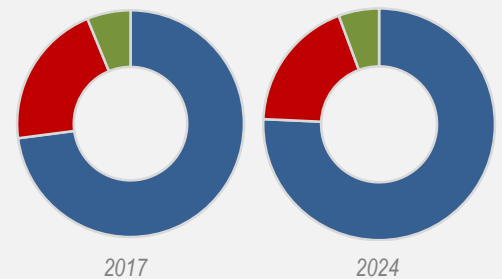
In addition to the City's roadway facilities, Rockwall also offers public transit, hike/bike trails, pedestrian trails and sidewalks throughout the City.

### SIDEWALKS AND HIKE/BIKE TRAILS

The City currently has 259.06 linear miles (i.e. 1,367,836.80 linear feet) of on-street

FIGURE 2.10: CHANGE IN LINEAR MILES OF ROADWAY BY ENTITY, 2017-2024

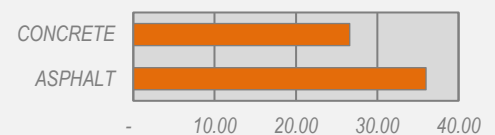
KEY: BLUE = CITY OF ROCKWALL (2017: 209.51 LM; 2024: 254.52 LM); RED = TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) (2017: 59.90 LM; 2024: 62.62 LM); GREEN = PRIVATE (2017: 17.81 LM; 2024: 19.01 LM)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.11: STATE HIGHWAY ROAD SURFACES IN LINEAR MILES

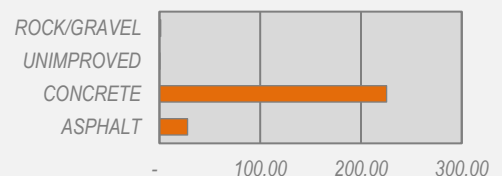
CONCRETE: 26.62 LM (42.51%); ASPHALT: 36.00 LM (57.49%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.12: CITY ROAD SURFACES IN LINEAR MILES

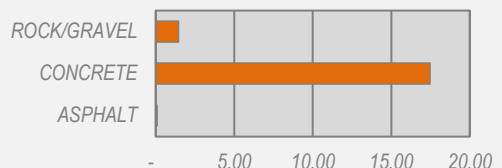
CONCRETE: 225.32 LM (88.53%); ASPHALT: 27.94 LM (10.98%); ROCK/GRAVEL: 1.14 LM (0.45%); UNIMPROVED: 0.12 LM (0.05%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.13: PRIVATE ROAD SURFACES IN LINEAR MILES

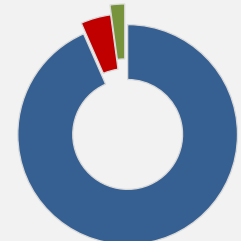
CONCRETE: 17.47 LM (91.91%); ASPHALT: 0.09 LM (0.47%); ROCK/GRAVEL: 1.45 LM (7.63%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 2.14: PEDESTRIAN SIDEWALK AND TRAILS

KEY: BLUE = SIDEWALKS (259.06 LM); RED = PARK TRAILS (12.28 LM); GREEN = MOUNTAIN BIKE TRAILS (5.95 LM)



SOURCE: CITY OF ROCKWALL GIS DIVISION



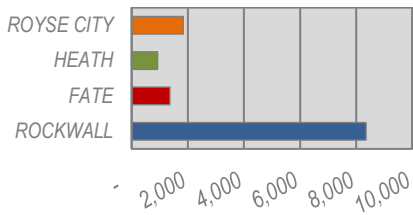
sidewalks, 12.28 linear miles (i.e. 64,838.40 linear feet) of park trails, and 5.95 linear miles (i.e. 31,416.00 linear feet) of mountain bike trails. In addition, the City has been working on a ten (10) foot hike and bike trail that will run along the entire length of John King Boulevard. When finished, this trail will span 13.87 linear miles (i.e. 6.93 linear miles on each side of the road) or 73,223.00 linear feet. Currently, the trail is about 38.08% constructed with 3.94 linear miles of ten (10) foot concrete trail and 1.34 linear miles of eight (8) foot concrete trail. There is about 8.13 linear miles (i.e. 42,943.00 linear feet) left to be developed and 0.45 linear miles (i.e. 2,396.00 linear feet) of four (4) foot concrete sidewalk that needs to be redeveloped. Despite the City's robust sidewalk and trail system, it currently provides more of a recreational amenity as opposed to a true transit option; however, the City continues to look for opportunities to create connections between subdivisions, businesses, and recreational/park amenities in the community.

*NOTE: For more information on Rockwall's trail systems, see the Parks, Trails and Open Space section of this report.*

**PUBLIC TRANSIT**

Public transit options in the City of Rockwall are provided by the City's contracted provider, STAR Transit, and provide a demand responsive form of public transit/paratransit. According to information provided by STAR Transit, this service provided 12,483 total trips in Rockwall County in fiscal year 2024 (i.e. September 2023 to August 2024) (see Figure 2.15 for a breakdown of trips generated by City in Rockwall County). Of these trips, approximately 8,351 or 66.90% of all trips were generated by the City of Rockwall (see Figure 2.15). In addition, 10,054 or 80.54% of the total trips taken in Rockwall County during this fiscal year were associated with elderly or disabled people.

**FIGURE 2.15: STAR TRANSIT TRIPS GENERATED BY CITY**  
KEY: **BLUE** = CITY OF ROCKWALL (8,351 TRIPS); **RED** = CITY OF FATE (1,364 TRIPS); **GREEN** = CITY OF HEATH (927 TRIPS); **ORANGE** = CITY OF ROYSE CITY (1,841 TRIPS)



SOURCE: CITY OF ROCKWALL GIS DIVISION  
**RAILROADS**

Currently, there are 4.79 linear miles (i.e. 25,289.00 linear feet) of railroad tracks in the City of Rockwall. All of these rail lines are operated and maintained by the Union Pacific/Dallas, Garland & Northeastern Railroad, which is a short-line railroad headquartered in Garland, Texas. The rail lines that run through the City of Rockwall are a part of the eastern segment that connects Trenton, Greenville, and Garland. They are primarily commercial rail lines that transport aggregates, agricultural and food products, lumber, paper, scrap paper, scrap metals, and auto parts. There are currently several companies in the City that make use of these rail lines through rail spurs, including: Whitmore Manufacturing Company, SPR Packaging, Graham Packaging PET Technologies Incorporated, and Channell Commercial Corporation.

**TRAVEL TRENDS**

According to the US Census Bureau's 2023 American Community Survey, the average commute time -- for a worker 16-years and older -- in the City of Rockwall is 31.00-minutes, which represents an increase of 0.80-minutes from the 2015 American Community Survey (see Table 2.1 for a summary of travel times from the 2023 American Community Survey). In addition, the number of workers that commute outside of Rockwall County for work decreased by 10.90%, from 60.00% in 2015 to 49.10% in 2023. The number of people that worked in Rockwall County increased from 39.20% in 2015 to 50.10% in 2023, and the number of people in the work force that work outside of the State of Texas increased from 0.06% in 2015 to 0.80% in 2023. It can be assumed that much of this change is attributable to the shift the community experienced during the COVID-19 pandemic.

Looking at modes of travel, commuters who drove alone decreased from 81.90% to 69.20% from 2015 to 2023. The number of people commuting by carpool also decreased from 9.70% to 9.00% over the same time period (see Table 2.2). Regardless of these decreases, the number of households in Rockwall that have two (2) or more vehicles increased from 84.00% to 87.50% over the same time period. All of these statistics indicate that the City of Rockwall's transportation system continues to be auto-centric and that most residents are auto-dependent. This is typical of most suburbs, which act as bedroom communities to larger cities in a region; however, the decreases in commuter numbers show that this trend may

be changing. At this point, it is unclear if this trend will continue moving forward or if it is just the result of a singular event.

**TABLE 2.1: TRAVEL TIMES TO WORK IN MINUTES**  
KEY: **BLUE** = INCREASE; **RED** = DECREASE

TRAVEL TIME	2015	2023	CHANGE
0-9	13.66%	12.50%	-1.16%
10-14	12.78%	13.20%	0.42%
15-19	12.63%	15.20%	2.57%
20-24	9.54%	14.20%	4.66%
25-29	3.67%	7.00%	3.33%
30-34	19.82%	13.60%	-6.22%
35-44	17.62%	7.30%	-10.32%
45-59	8.08%	8.10%	0.02%
60-90	2.20%	8.90%	6.70%

SOURCE: 2017 EXISTING CONDITIONS REPORT & 2023 AMERICAN COMMUNITY SURVEY

**TABLE 2.2: MEANS OF TRANSPORTATION TO WORK**  
KEY: **BLUE** = INCREASE; **RED** = DECREASE

MODE OF TRAVEL	2015	2023	CHANGE
DRIVE ALONE	81.90%	69.20%	-12.70%
CARPOLED	9.70%	9.00%	-0.70%
WORKED FROM HOME	5.70%	13.80%	8.10%
TAXICAB, MOTORCYCLE OR OTHER MEANS	1.80%	1.50%	-0.30%
PUBLIC TRANSIT	0.70%	3.50%	2.80%
WALKED	0.30%	2.40%	2.10%
BICYCLE	0.00%	0.50%	0.50%

SOURCE: 2017 EXISTING CONDITIONS REPORT & 2023 AMERICAN COMMUNITY SURVEY

**INFRASTRUCTURE PLANNING**

An emerging concern for municipalities across the country is the high cost of maintaining existing infrastructure. For the City of Rockwall, the majority of the existing infrastructure is relatively new with an estimated 27.83% of the City's water lines, 33.47% of the City's wastewater lines, and 19.64% of the City's stormwater lines being installed prior to 2000; however, this could cause future issues with repair/replacement, considering a large share of the City's infrastructure was also constructed during the 2000-2009 time period (i.e. 40.27% of the City's water lines, 33.40% of the City's wastewater lines, and 45.73% of the City's stormwater lines). These facilities typically carry an approximate life cycle of 50-years (with stormwater lines being approximately 75-years), which means the City may be looking at repair and/or replacement of these lines starting in 2050. Looking at the City's roadways, only 10.80% of the City maintained roadways are currently asphalt; however, these roadways require repair annually and only have a usable life cycle of five (5) to ten (10) years. This is drastically different than the life cycle of a concrete roadway, which



typically has a life cycle of 30 - 50 years. This is a major reason the City of Rockwall requires that all new streets and parking areas be of concrete construction.

To address some of the concerns about the aging infrastructure, the City's Engineering and Public Works Departments started a comprehensive paving assessment of all the existing streets and alleyways in the City in 2016-2017. This assessment is updated every five (5) years, and was updated in 2022. In addition, the City logs, monitors, and maintains all its infrastructure assets in a geo-spatial format through the City's Geographic Information Systems software, and implemented an asset management system in 2018 to help track the City's various infrastructure assets and their life cycle. The City also uses WinCan, a CCTV software, that stores videos of the inside of the City wastewater lines. These efforts continue to help the City target current infrastructure needs, coordinate the repair and replacement of infrastructure assets, and balance future infrastructure spending.

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**ENDNOTES**

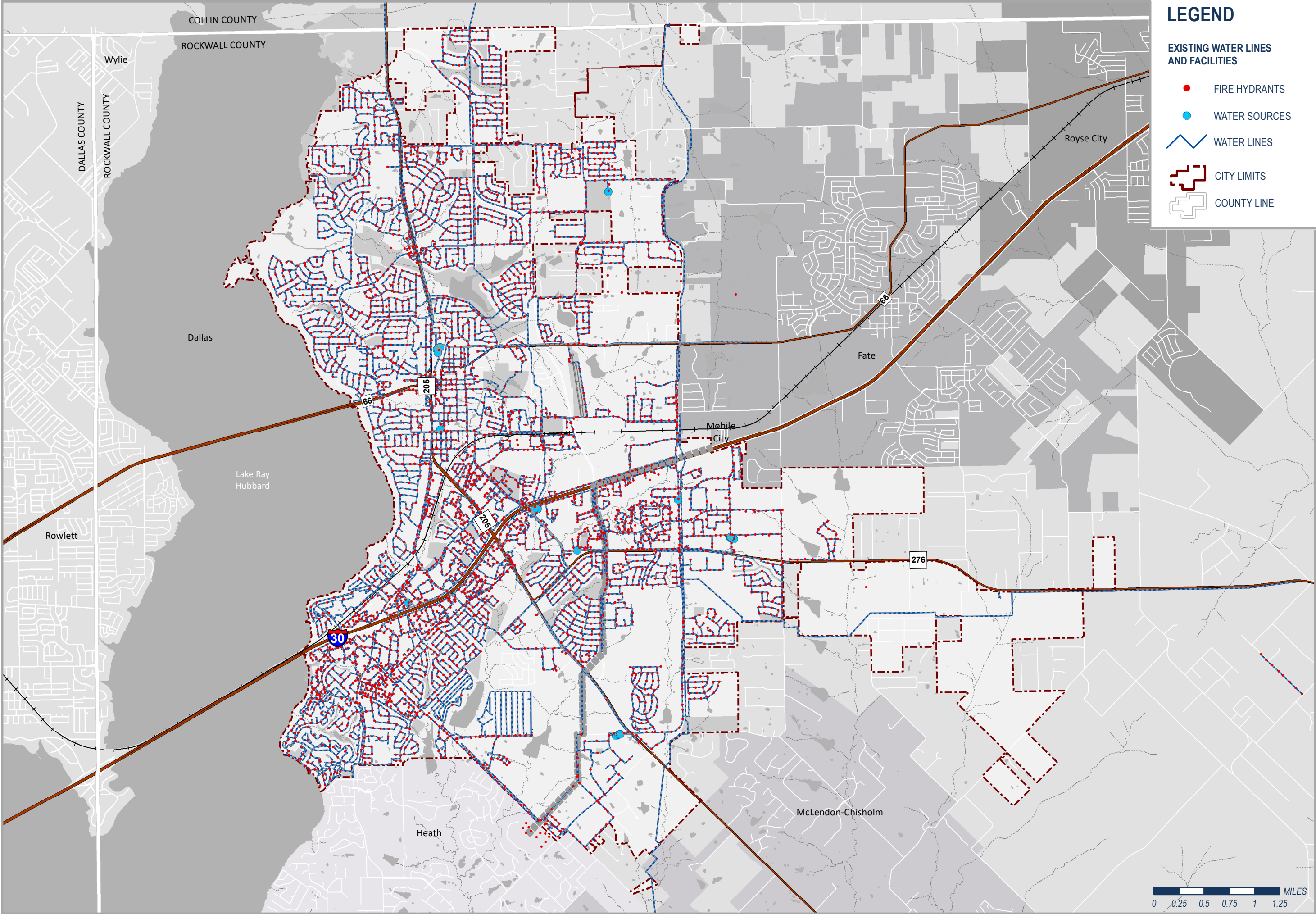
<sup>1</sup> Rockwall County Planning Consortium Report (January 2025). Rockwall County Consortium. Accessed April 2025.

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- (1) MAP 2.1: MAP OF EXISTING WATER LINES & FACILITIES
  - (2) MAP 2.2: MAP OF EXISTING WASTEWATER LINES & FACILITIES
  - (3) MAP 2.3: MAP OF EXISTING STORMWATER LINES & FACILITIES
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  - (7) MAP 2.7: MASTER TRANSPORTATION PLAN (MTP) MAP
  - (8) MAP 2.8: CAPITAL IMPROVEMENTS PLAN (CIP) MAP
-





## LEGEND

### EXISTING WATER LINES AND FACILITIES

- FIRE HYDRANTS
- WATER SOURCES
- WATER LINES
- - - CITY LIMITS
- COUNTY LINE

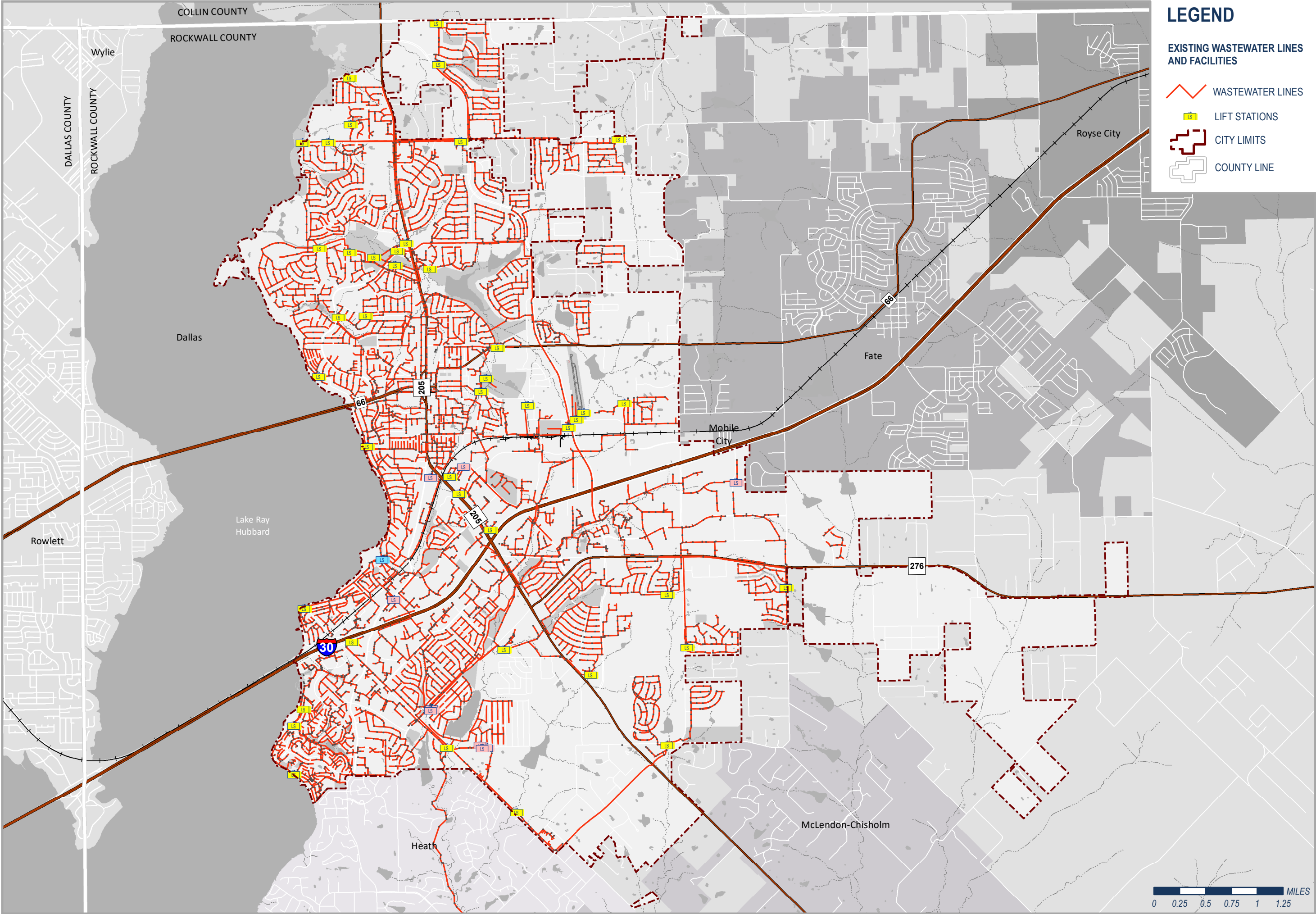


## CH.2: TRANSPORTATION AND INFRASTRUCTURE

# EXISTING WATER LINES AND FACILITIES

# 2.1





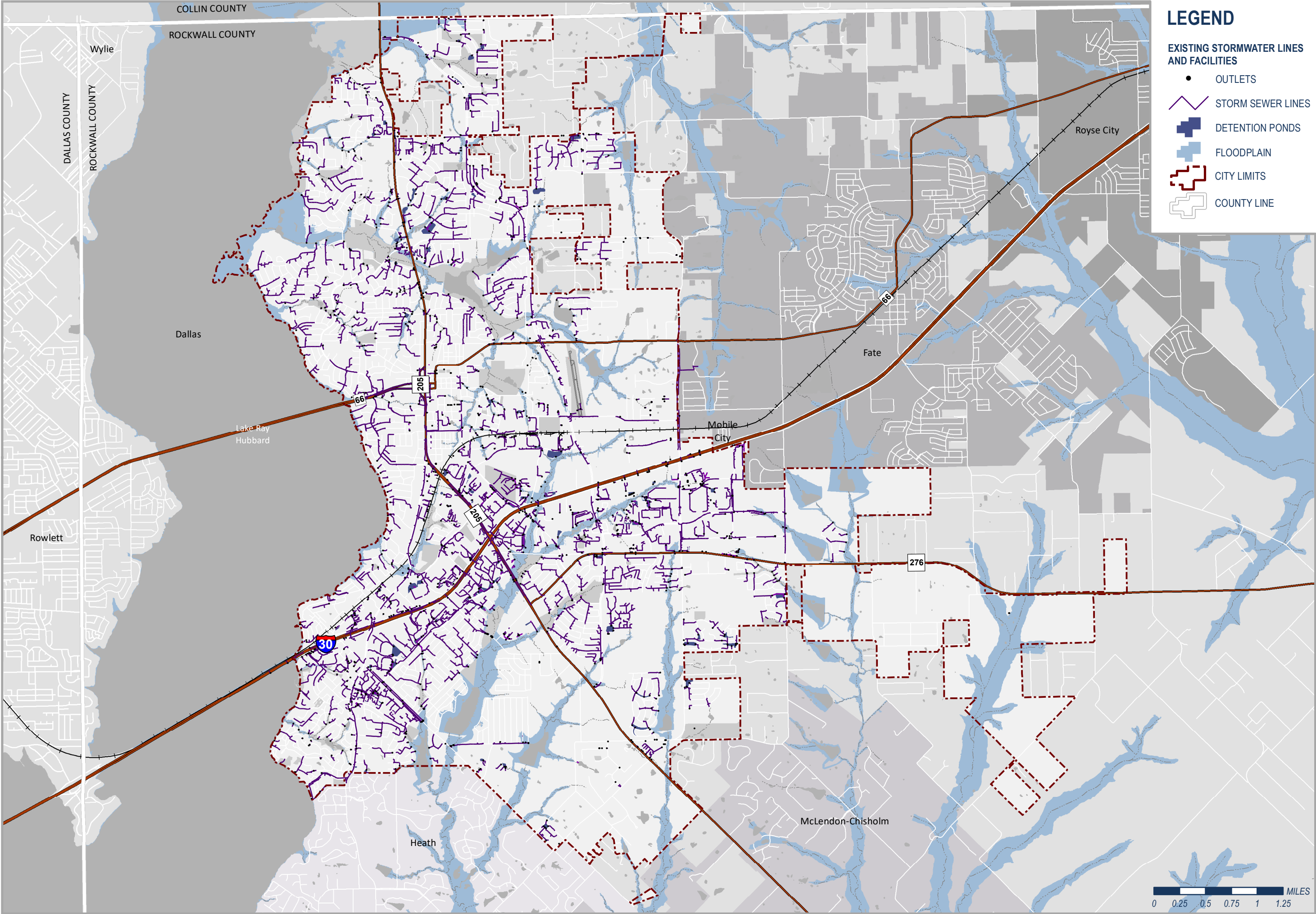
LEGEND

EXISTING WASTEWATER LINES AND FACILITIES

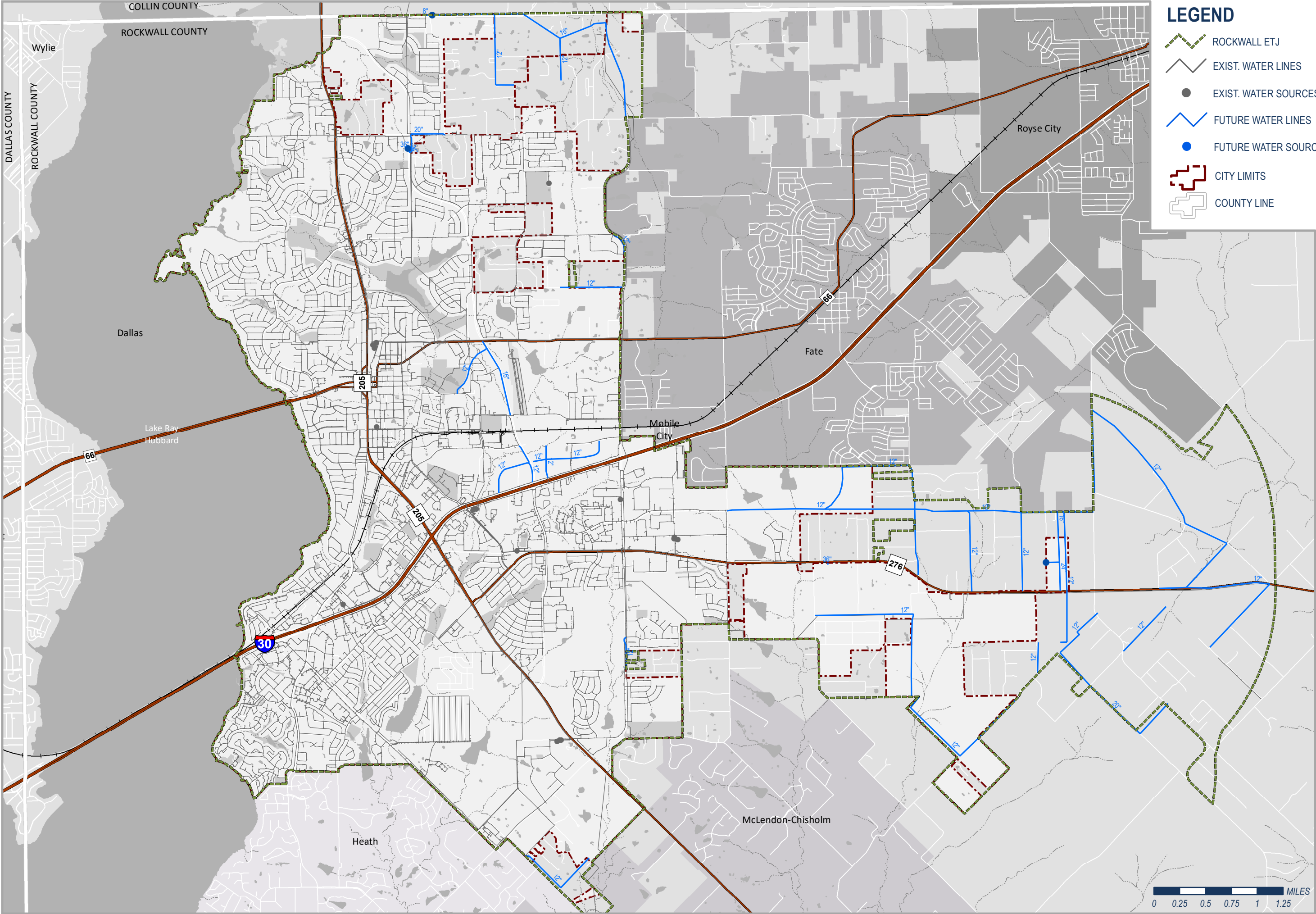
- WASTEWATER LINES
- LIFT STATIONS
- CITY LIMITS
- COUNTY LINE





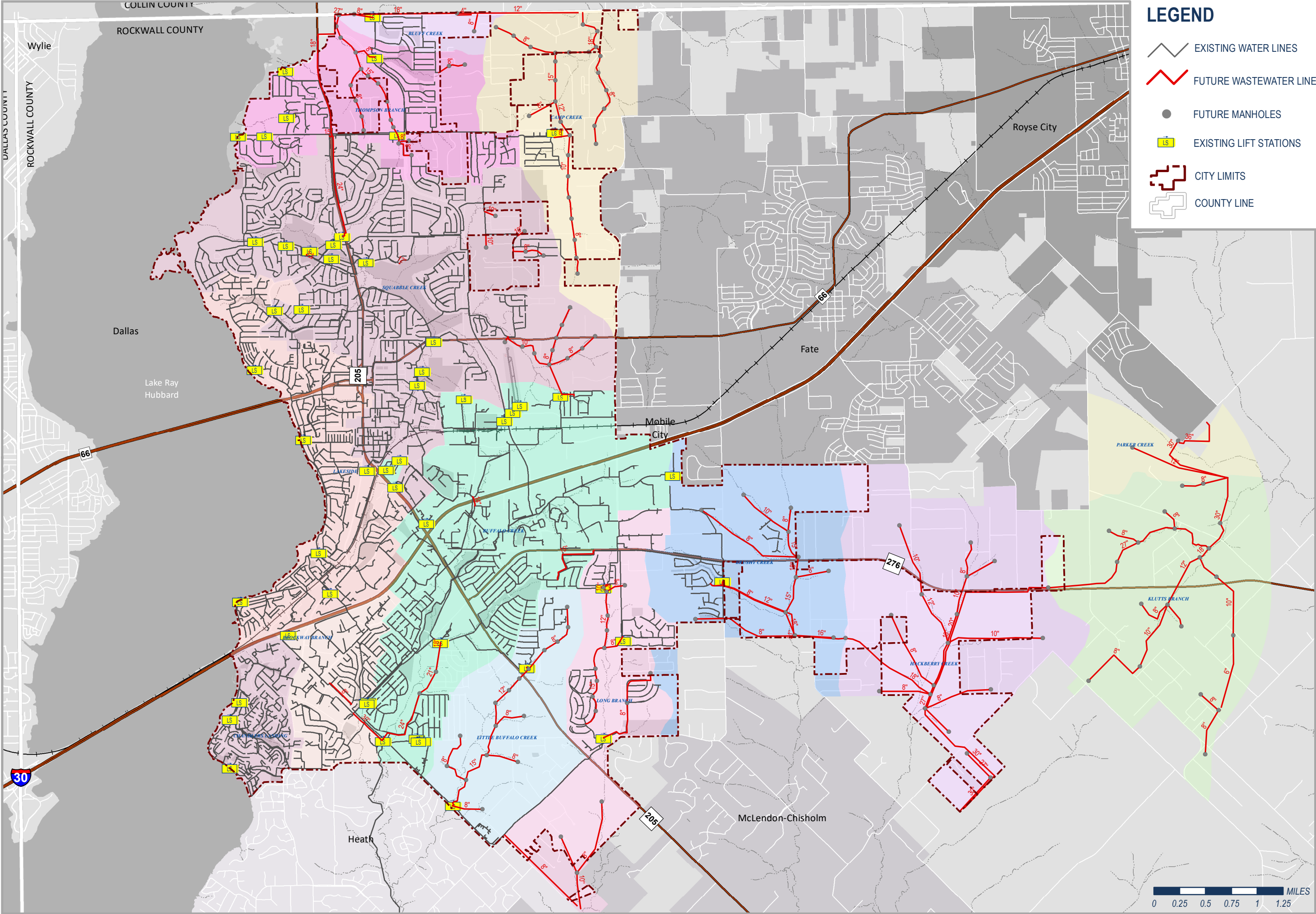






- LEGEND**
- ROCKWALL ETJ
  - EXIST. WATER LINES
  - EXIST. WATER SOURCES
  - FUTURE WATER LINES
  - FUTURE WATER SOURCES
  - CITY LIMITS
  - COUNTY LINE





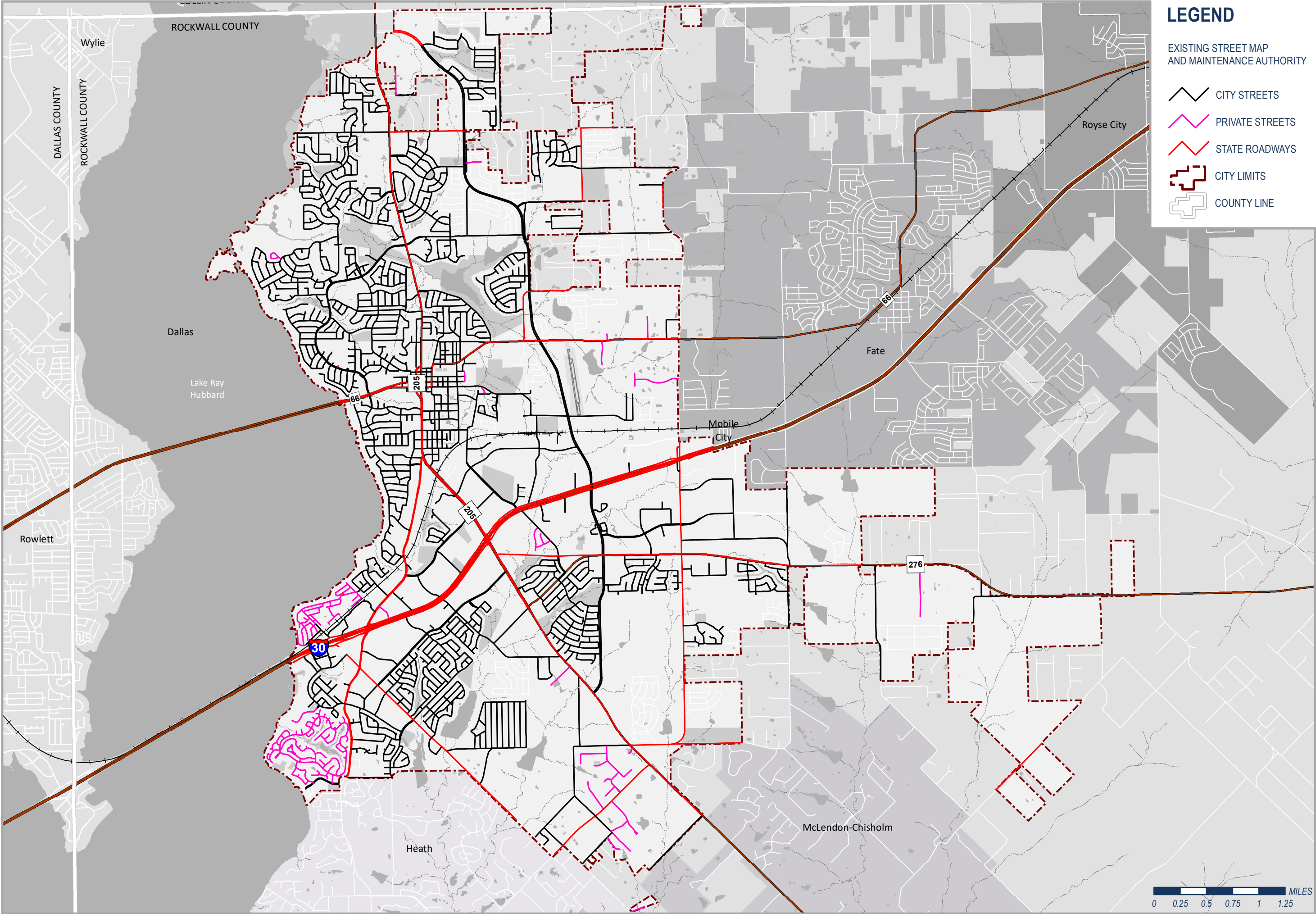
LEGEND

- EXISTING WATER LINES
- FUTURE WASTEWATER LINES
- FUTURE MANHOLES
- EXISTING LIFT STATIONS
- CITY LIMITS
- COUNTY LINE

MASTER WASTEWATER  
PLAN MAP

CH.2: TRANSPORTATION  
AND INFRASTRUCTURE

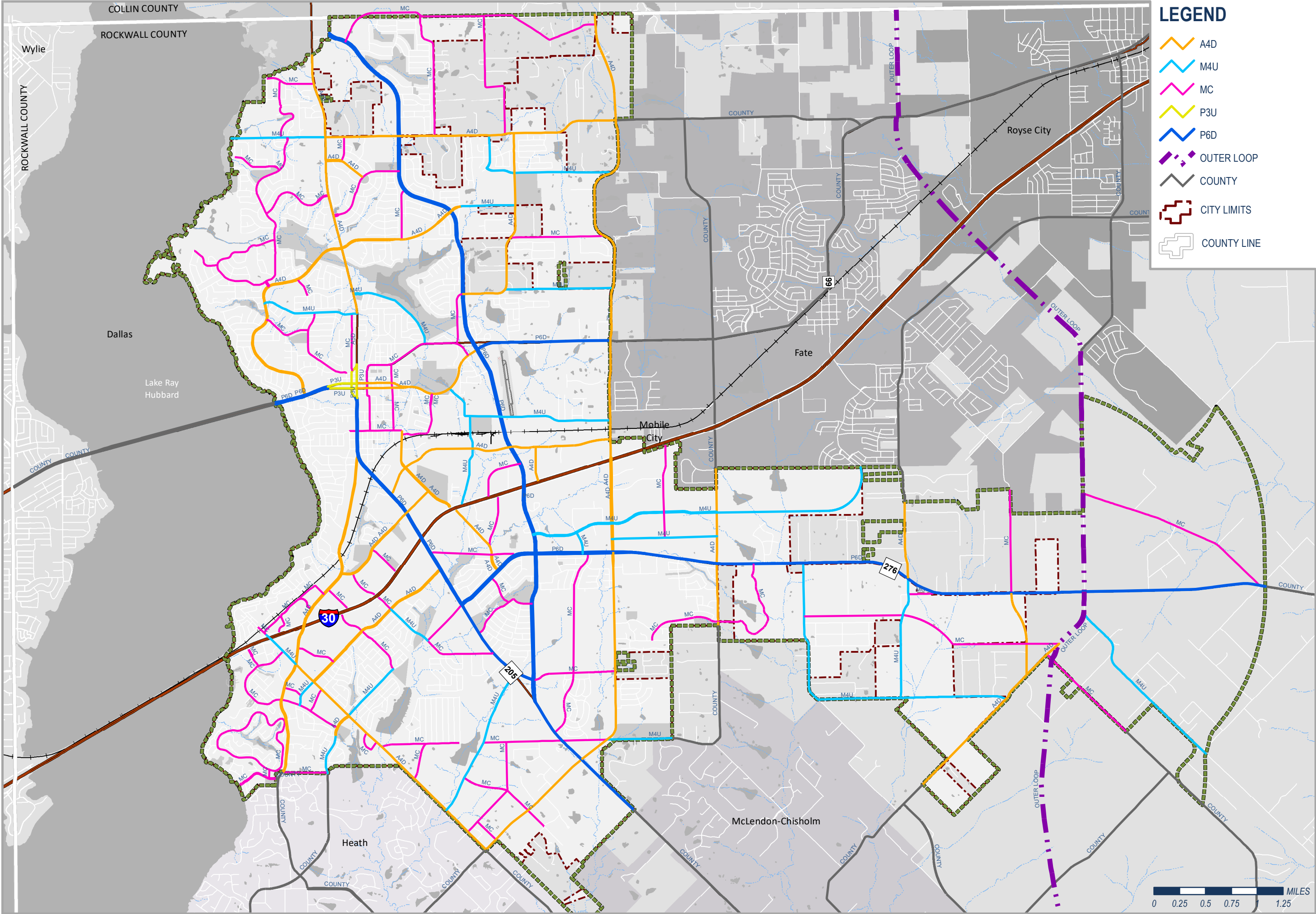




CH.2: TRANSPORTATION AND INFRASTRUCTURE

EXISTING STREET MAP





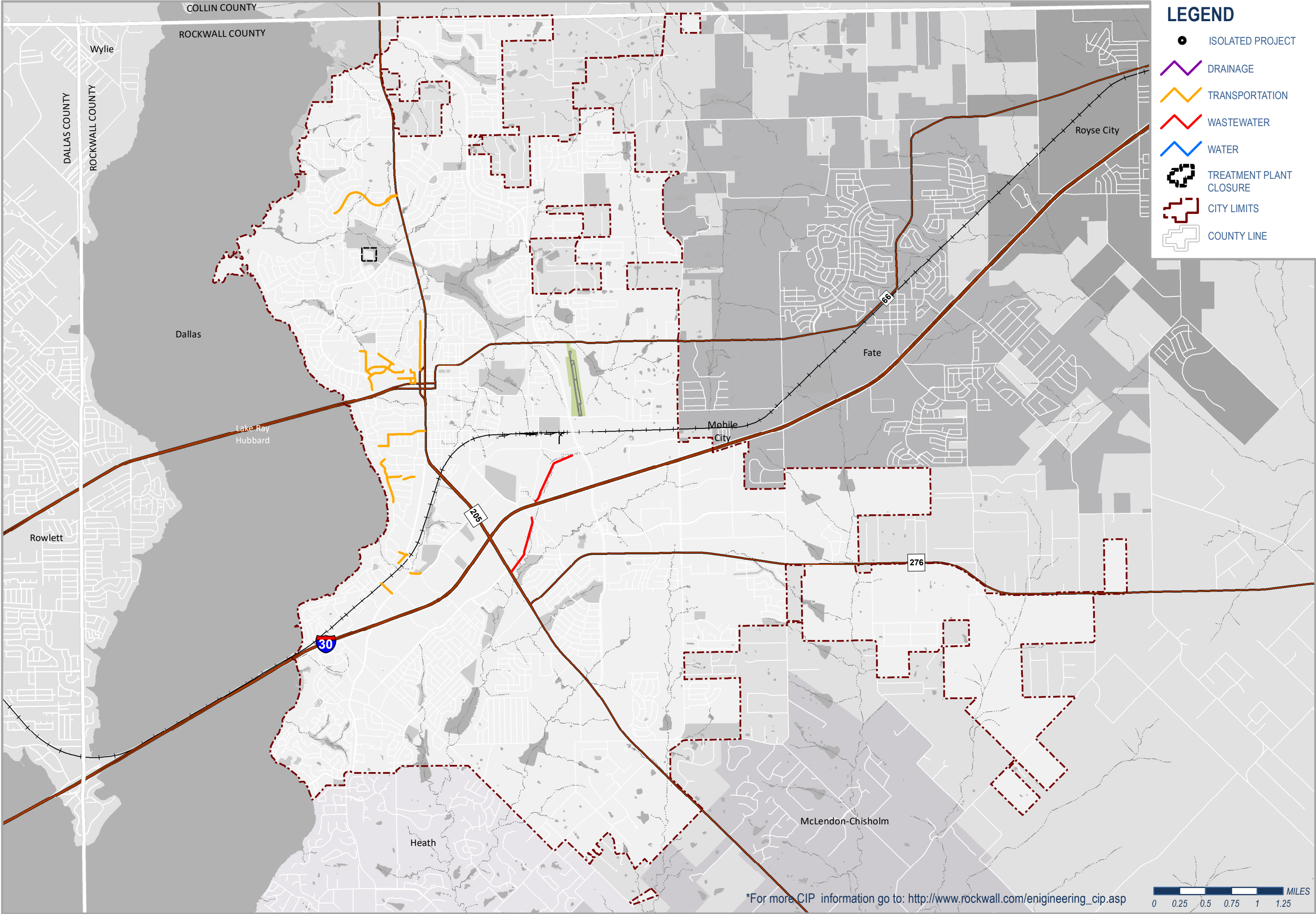
LEGEND

- A4D
- M4U
- MC
- P3U
- P6D
- OUTER LOOP
- COUNTY
- CITY LIMITS
- COUNTY LINE

CH.2: TRANSPORTATION  
AND INFRASTRUCTURE



MASTER  
TRANSPORTATION PLAN



# 3 LAND USE AND BUILD OUT







## THE HORIZON BRIDGE AND IH-30 IMPROVEMENTS

THE PICTURE ABOVE SHOWS AN IMAGE OF THE HORIZON BRIDGE AND IH-30 IMPROVEMENTS AT NIGHT. LOOKING WEST ON THE SOUTHSIDE OF THE BRIDGE OVER LAKE RAY HUBBARD YOU CAN SEE THE BEGINNINGS OF THE NEW SERVICE ROADS THAT WILL RUN PARALLEL TO THE MAIN LANES THAT ARE CURRENTLY IN EXISTENCE. THIS AREA FOR IH-30 IMPROVEMENTS BEGAN IN MARCH 2023 AND IS ANTICIPATED TO CONCLUDE IN JULY 2027. FOLLOWING IH-30 WEST TOWARDS ROWLETT YOU CAN SEE THE LIGHTS OF THE DALLAS SKYLINE. ALSO PICTURED IN THIS IMAGE SOUTH OF IH-30 IS THE HARBOR DISTRICT.

## LAND USE

In its corporate boundaries the City of Rockwall currently has 20,610 parcels or tracts of land (*i.e. an increase of 2,988 since 2017*), which total 19,258.44-acres or 30.09-square miles (*i.e. an increase of 178.75-acres or an increase of 0.28-square miles since 2017*). Each of these parcels carries three (3) designations: [1] a current land use designation, [2] a zoning designation, and [3] a future land use designation. In addition, the City of Rockwall's Extraterritorial Jurisdiction (ETJ) totals 7,393.45-acres or 11.55-square miles (*i.e. a decrease of 3,078.95-acres or 4.81-square miles since 2017*), and contains 1,973 parcels or tracts of land (*i.e. a decrease of 200 since 2017*). These parcels carry both a current land use and a future land use designation. As opposed to the parcels inside the City's corporate boundaries, parcels in a City's ETJ are not subject to zoning requirements. This is due to the fact that counties are not granted this authority through the Texas Zoning Enabling Act, which was adopted in 1927. Each of the designations for these parcels -- *both inside the City's corporate boundaries and in the ETJ* -- play an important role in the land use planning process. See Map 3.1 for a depiction of the City's corporate boundaries and its ETJ.

### ANNEXATION AND THE EXTRATERRITORIAL JURISDICTION (ETJ)

Since the original 2017 *Existing Conditions Report* was drafted, several important pieces of legislation have been adopted by the Texas Legislature during the 86<sup>th</sup>, 87<sup>th</sup>, & 88<sup>th</sup> Legislative Sessions that effect a City's ability to annex and regulate property within the Extraterritorial Jurisdiction (ETJ). The two (2) bills with the greatest impact to annexation and regulation within the ETJ for the City of Rockwall were HB347 -- *which was adopted in 2019 as part of the 86<sup>th</sup> Legislative Session* --, and SB2038 -- *which was adopted in 2023 as part of the 88<sup>th</sup> Legislative Session*.

HB347 -- *which became effective on May 24, 2019* -- effectively ended most unilateral annexation actions for municipalities in Texas. Specifically, this bill ended the Tier 1 and Tier 2 status for municipalities created by SB6 in 2015, and requires an election of the property owners in the proposed annexed area in order to initiate annexation. Based on this bill municipal annexation has been relegated to a voluntary process initiated by the property owner of a particular property. After HB347 was adopted, the City of Rockwall has only had two (2) annexation requests in the past six

(6) years, both of which were initiated by the property owners.

SB2038 -- *which was passed by the Texas Legislature on May 19, 2023 and went into effect on September 1, 2023* -- allows for property owners in a City's Extraterritorial Jurisdiction (ETJ) to disincorporate or release themselves from the ETJ through a petition or election; however, in most cases this is done by providing the municipality with a simple letter and legal description of the property. This legislation makes it extremely difficult for cities to plan for, manage, and regulate growth in the ETJ that effects citizens within the corporate limits. It also puts an unnecessary strain on County governments, because once a property has removed itself from a City's Extraterritorial Jurisdiction (ETJ) it is no longer subject to any interlocal agreements between the City and County. Since its adoption, the City of Rockwall has had nine (9) petitions for release that have accounted for the loss of 84.36-acres of land (see Map 3.2). This trend is expected to continue as more property owners are made aware of SB2038.

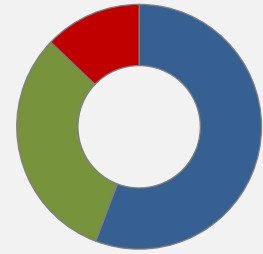
As this document was being prepared, the Texas Legislature began the 89<sup>th</sup> Legislative Session, and -- *as with the previous three (3) Legislative Sessions* -- several bills relating to annexation and a city's ability to regulate property within the ETJ have been filed. These bills all have restrictive standards that, if passed, could further restrict a municipality's ability to annex and regulate development within the ETJ and potentially property within the City's corporate boundaries. These bills ultimately have the possibility of further inhibiting cities from protecting their citizens from uncontrolled growth and inconsistent development within their jurisdictional boundaries.

### BUILT/VACANT LAND

Currently, the City of Rockwall has ~10,743.38-acres of developed land (*i.e. 55.79%*), ~6,043.82-acres of undeveloped land (*i.e. ~31.38%*), and ~2,471.24-acres of right-of-way (*i.e. 12.83%*) (see Figure 3.1 and Map 3.3). This, however, is only the *raw* built/vacant numbers for the City. To get a more complete picture of the *built/vacant* percentage of the City's remaining land, several additional factors have to be considered. For example, of the 6,043.82-acres of raw undeveloped

FIGURE 3.1: RAW BUILT/VACANT LAND

KEY: BLUE = BUILT (55.79% OR 10,743.38-ACRES); GREEN = VACANT (31.38% OR 6,043.82-ACRES); RED = RIGHT-OF-WAY (12.83% OR 2,471.24-ACRES)

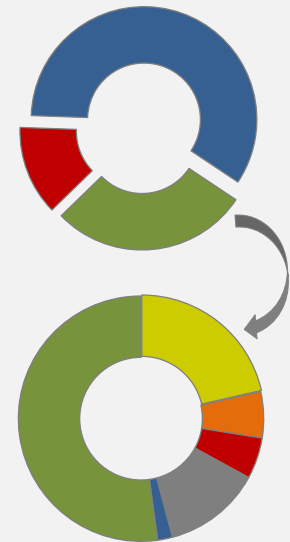


SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 3.2: VACANT LAND BREAKDOWN

NOTE: 580.28-ACRES REMOVED DUE TO BEING PLATTED LOTS IN ACTIVELY PERMITTING SUBDIVISIONS

KEY (CHART 1: ADJUSTED BUILT/VACANT): BLUE = BUILT (58.80% OR 11,323.66-ACRES); GREEN = VACANT (28.37% OR 5,463.54-ACRES); RED = RIGHT-OF-WAY (12.83% OR 2,471.24-ACRES)

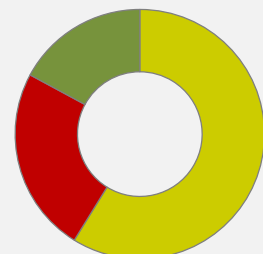


KEY (CHART 2: VACANT LAND BREAKDOWN): YELLOW = RESIDENTIAL LAND WITH ACTIVE ENTITLEMENTS (21.43% OR 1,170.96-ACRES); ORANGE = RESIDENTIAL LAND WITH DORMANT ENTITLEMENTS (333.71-ACRES OR 6.11%); RED = NON-RESIDENTIAL LAND WITH ACTIVE ENTITLEMENTS (296.44-ACRES OR 5.43%); GREY = NON-RESIDENTIAL LAND WITH DORMANT ENTITLEMENTS (705.96-ACRES OR 12.92%); BLUE = PUBLIC OR QUASI-PUBLIC VACANT LAND (106.55-ACRES OR 1.95%); GREEN = VACANT LAND (2,849.93-ACRES OR 52.16%)

SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 3.3: UNENTITLED VACANT LAND BREAKDOWN

KEY (CHART 1): YELLOW = RESIDENTIAL (1,676.65-ACRES OR 58.81%); RED = NON-RESIDENTIAL (686.03-ACRES OR 24.06%); GREEN = PARKS AND OPENSOURCE (488.11-ACRES OR 17.12%)



SOURCE: CITY OF ROCKWALL GIS DIVISION

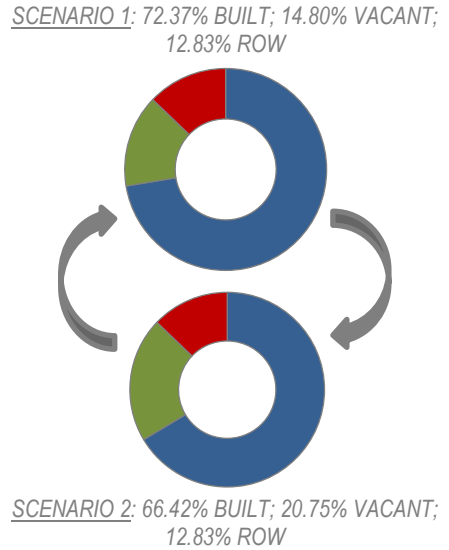
land, 580.28-acres of this land includes parcels that have been platted as part of residential subdivisions that are actively under construction. In addition, another 2,507.06-acres of land is currently undeveloped, but has been entitled or zoned. Another 106.55-acres of this land is owned by public or quasi-public agencies. This leaves only 2,849.93-acres of land that is vacant and not currently entitled (see Figure 3.2 and Map 3.4). Figure 3.3 shows the breakdown of the projected future land uses of the remaining vacant land in the City based on the land use designation on the Future Land Use Plan (also see Map 3.5). Approximately 58.81% or 1,676.65-acres of this land is projected to be developed with residential land uses and 24.06% or 686.03-acres of this land is projected to be developed with non-residential land uses. The remaining 24.06% or 488.11-acres is anticipated to be parks and open space (see Figure 3.3).

Of the ~2,507.06-acres of vacant land that is currently entitled or zoned, 1,467.39-acres has active entitlements (i.e. entitlements that are currently working through the development process or that have been granted within the last five [5] years). This means that the remaining 1,039.67-acres are considered to be dormant entitlements or entitlements which were granted more than five (5) years ago and which are not currently working through the development process.

From this information, two (2) scenarios for the City's built/vacant percentage emerge. The first is the built/vacant percentage that just includes the vacant, unentitled land, and the

second is the built/vacant percentage that includes the vacant, unentitled land plus the vacant land that is entitled with dormant entitlements. This puts the City's true built/vacant percentage between 14.80% (i.e. 2,850.79-acres) and 20.75% (i.e. 3,996.14-acres) (see Figure 3.4).

FIGURE 3.4: BUILT/VACANT SCENARIOS  
KEY: BLUE = BUILT; GREEN = VACANT; RED = RIGHT-OF-WAY (ROW)



It should be noted that of the 1,676.65-acres of all vacant land (i.e. land that is vacant and unentitled or vacant and entitled) that is designated for residential land uses in Figure 3.3, 931.571-acres (or 55.56%) is situated east of Rochelle Road. The reason that this location is significant, is that the City's wastewater collection system is not currently available in this area, and any development of

this area would have to make use of On-Site Sewage Facilities (OSSF's) or septic systems. In addition, the City's Municipal Code of Ordinances stipulates that all properties that make use of an OSSF system be a minimum of 1½-acres in size. It should be noted that the City Council has granted reductions to the 1½-acre size requirement, but has *not* typically allowed OSSF systems on lots less than one (1) acre in size. This also means that under the current Future Land Use Plan, only 745.08-acres or 44.44% of the remaining vacant residential land is currently capable of being developed in accordance with the densities depicted in the plan. This includes 582.93-acres of land that is designated for Low Density Residential land uses (which allows densities of two [2] to 2½ units per acre), and 162.15-acres of land that is designated for Medium Density Residential land uses (which allows densities of up to 2½ to three [3] units per acre).

**CURRENT LAND USE**  
Current Land Use describes the present utilization of a parcel of land. The City of Rockwall's current land use -- broken down by land use category -- is depicted in Table 3.1 and in Map 3.6. Based on the City's current land use breakdown, the City of Rockwall has developed as a traditional suburban community with single-family development comprising nearly 30.00% of all development within the City (i.e. 29.48% or 5,676.77-acres). This represents an increase of 14.69% or an additional 727.20-acres of single-family development from 2017. Another common characteristic of suburban development is a

TABLE 3.1: CURRENT LAND USE BY LAND USE CATEGORY, 2017-2025

ZONING DISTRICT	2017		2025		CHANGE FROM 2017-2025	
	ACRES	PERCENTAGE	ACRES	PERCENTAGE	ACRES	PERCENT CHANGE
TWO FAMILY/DUPLEX	28.55	0.15%	32.02	0.17%	3.47	12.15%
AGRICULTURAL/VACANT	5,799.51	30.40%	4,476.35	23.24%	(1,323.16)	(22.82%)
COMMERCIAL	1,407.97	7.38%	1,506.22	7.82%	98.25	6.98%
CEMETERY	59.57	0.31%	79.15	0.41%	19.58	32.87%
DOWNTOWN	34.73	0.18%	34.78	0.18%	0.05	0.14%
GENERAL RETAIL	365.33	1.91%	466.23	2.42%	100.90	27.62%
HEAVY COMMERCIAL	114.45	0.60%	149.26	0.78%	34.81	30.42%
LIGHT INDUSTRIAL	1,623.44	8.51%	1,144.96	5.95%	(478.48)	(29.47%)
MULTI-FAMILY	165.25	0.87%	209.86	1.09%	44.61	27.00%
NEIGHBORHOOD SERVICES	10.28	0.05%	5.62	0.03%	(4.66)	(45.33%)
OPEN SPACE/FLOODPLAIN	1,687.15	8.84%	2,015.07	10.46%	327.92	19.44%
PUBLIC	502.58	2.63%	754.84	3.92%	252.26	50.19%
QUASI-PUBLIC	140.29	0.74%	200.94	1.04%	60.65	43.23%
RESIDENTIAL-OFFICE	49.74	0.26%	35.13	0.18%	(14.61)	(29.37%)
RIGHT-OF-WAY	2,141.27	11.22%	2,471.24	12.83%	329.97	15.41%
SINGLE-FAMILY	4,949.57	25.94%	5,676.77	29.48%	727.20	14.69%
TOTALS	19,079.68	100.00%	19,258.44	100.00%	178.76	0.94%

SOURCE: CITY OF ROCKWALL GIS DIVISION



high percentage of roads and alleyways. Currently, the City of Rockwall's roads and alleyways makeup 12.83% or 2,471.24-acres of all current land uses. This represents an increase of 15.41% or an additional 329.97-acres of roadways and alleyways being added between 2017-2025.

Looking at the City's current non-residential land uses *Commercial* and *General Retail* land uses make up a combined 10.24% (i.e. 7.82% or 1,506.22-acres of *Commercial* and 2.42% or 466.23-acres of *General Retail*). In addition, both of these land use categories saw increases from 2017-2025 (i.e. with *Commercial* growing by 6.98% or 98.25-acres and *General Retail* growing by 27.62% or 100.90-acres). The next largest non-residential current land use is the *Industrial* land use, which is currently composed of 5.95% or 1,144.96-acres of all land uses. This land use has seen a decrease from 2017-2025 of 29.47% or a reduction of 478.48-acres. The majority of this reduction is the zoning change for the Discovery Lakes Subdivision, which took place in 2015 and changed approximately 316.315-acres of land zoned Light Industrial (LI) District and changed it to a Planned Development District for General Retail (GR) District and Single-Family 10 (SF-10) District. Despite being rezoned in 2015, it was erroneously counted as Light Industrial (LI) District in the 2017 *Existing Conditions Report*.

Currently, the City of Rockwall has a large rural reserve with *Agricultural/Vacant* land making up 23.24% or 4,476.35-acres of all current land uses; however, this percentage

did decrease by 22.82% or 1,323.16-acres between 2017-2025. It is important to note that while this does include vacant land, a large majority of this acreage is residential estate lots that were annexed into the City and are not projected to change in the future.

### ZONING

Municipalities use *zoning* to control and direct development within their corporate boundaries. A property's zoning designation not only drives what a property can be used for, but also the development standards for that property. Depicted in *Table 3.2: Land by Zoning Classification* is the City of Rockwall's zoning map broken down by each zoning district's acreage (see *Map 3.7*). The zoning district that contains the largest acreage within the City (i.e. 47.67% or 9,179.97-acres) is the Planned Development District designation. A Planned Development District is an aggregation of several different uses/zoning classifications and development standards. It is a specialized form of zoning that allows more flexibility than traditional zoning by accommodating project specific regulations (i.e. *tailoring the zoning regulations to a project or concept plan*). Currently, the City of Rockwall has 103 Planned Development Districts within its boundaries, which represents an increase of 21 new Planned Development Districts being added over the last seven (7) years. The majority of these Planned Development Districts are geared towards residential land uses; however, each of these districts has its own set of permissible land uses and development standards.

The second largest zoning classification in terms of land area is the *Agricultural (AG) District*, which is at 22.94% or 4,418.27-acres; however, this district has decreased by 33.57% or 2,232.95-acres from 2017 to 2025. The *Agricultural (AG) District* prior to 2019 was used as a *placeholder* for properties that were annexed into the City, but that did not have a defined use or a use that conformed to the Future Land Use Map. With the adoption of the new annexation laws the City is no longer able to unilaterally annex property, which is why this zoning district is seeing a decreasing trend.

The largest non-residential zoning districts are the *Light Industrial (LI) District* at 8.02% (i.e. 1,544.01-acres) and the *Commercial (C) District* at 7.02%; however, neither of these zoning districts have seen much growth over the last seven (7) years, with the *Commercial (C) District* decreasing by 1.18-acres (or 0.09%) and the *Light Industrial (LI) District* increasing by 5.20-acres (or 0.34%). The remainder of the City's zoning districts are evenly dispersed with the majority being associated with single-family residential land use.

### FUTURE LAND USE

On December 3, 2018, the City Council adopted *Ordinance No. 18-48*, which implemented the OURHometown Vision 2040 Comprehensive Plan. This adoption was the culmination of a two (2) year planning effort between the Comprehensive Plan Advisory Committee (CPAC) and the City's Planning and Zoning Department. As part of this

TABLE 3.2: LAND BY ZONING CLASSIFICATION, 2017-2025

ZONING DISTRICT	2017		2025		CHANGE FROM 2017-2025	
	ACRES	PERCENTAGE	ACRES	PERCENTAGE	ACRES	PERCENT CHANGE
TWO FAMILY (2F)	33.96	0.18%	15.58	0.08%	(18.38)	(54.12%)
AGRICULTURAL (AG)	6,651.22	34.86%	4,418.27	22.94%	(2,232.95)	(33.57%)
COMMERCIAL (C)	1,352.60	7.09%	1,351.42	7.02%	(1.18)	(0.09%)
CEMETERY (CEM)	25.70	0.13%	25.70	0.13%	-	0.00%
DOWNTOWN (DT)	69.84	0.37%	70.10	0.36%	0.26	0.37%
GENERAL RETAIL (GR)	107.00	0.56%	134.68	0.70%	27.68	25.87%
HEAVY COMMERCIAL (HC)	108.72	0.57%	65.40	0.34%	(43.32)	(39.85%)
LIGHT INDUSTRIAL (LI)	1,538.81	8.07%	1,544.01	8.02%	5.20	0.34%
MULTI-FAMILY 14 (MF-14)	64.79	0.34%	64.79	0.34%	-	0.00%
NEIGHBORHOOD SERVICES (NS)	24.37	0.13%	5.28	0.03%	(19.09)	(78.33%)
PLANNED DEVELOPMENT (PD)	6,703.21	35.13%	9,179.97	47.67%	2,476.76	36.95%
RESIDENTIAL-OFFICE (RO)	6.01	0.03%	7.89	0.04%	1.88	31.28%
SINGLE-FAMILY 1 (SF-1)	2.27	0.01%	22.34	0.12%	20.07	884.14%
SINGLE-FAMILY 10 (SF-10)	1,010.37	5.30%	1,008.00	5.23%	(2.37)	(0.23%)
SINGLE-FAMILY 16 (SF-16)	310.87	1.63%	205.55	1.07%	(105.32)	(33.88%)
SINGLE-FAMILY 7 (SF-7)	540.93	2.84%	540.93	2.81%	-	0.00%
SINGLE-FAMILY ESTATE 1.5 (SFE-1.5)	268.56	1.41%	316.27	1.64%	47.71	17.77%
SINGLE-FAMILY ESTATE 2.0 (SFE-2.0)	43.78	0.23%	63.96	0.33%	20.18	46.09%
SINGLE-FAMILY ESTATE 4.0 (SFE-4.0)	212.90	1.12%	214.53	1.11%	1.63	0.77%
ZERO LOT LINE (ZL-5)	3.77	0.02%	3.77	0.02%	-	0.00%
TOTALS	19,079.68	100.00%	19,258.44	100.00%	178.76	0.94%

SOURCE: CITY OF ROCKWALL GIS DIVISION

process, a new *Future Land Use Plan* was adopted segmenting the City into 18 districts (originally 20 with two [2] districts being removed through the disincorporation of land within the Extraterritorial Jurisdiction [ETJ]) and redefining the *Future Land Use* categories for each property within the City.

A *Future Land Use* designation is the expected use of a property based on the policies and guidelines established within the City's Comprehensive Plan. A *Future Land Use Map* can be thought of as a community's visual guide or roadmap to its future. It should be noted that a *Future Land Use Map* takes into account all land within the City's corporate boundaries and its Extraterritorial Jurisdiction (ETJ).

When a property owner requests to rezone a property, the *Future Land Use* designation of that property plays a major role in the City Council's decision-making process. The City of Rockwall's *Future Land Use Map* (depicted in Map 3.8) is broken down into 15 land use categories that correspond to each of the City's zoning districts. Table 3.3 shows each of these designations and how much of the City is set aside for each use. The largest designation is the *Low Density Residential* designation, which takes up 7,459.68-acres or 27.99% of the City at buildout. The next highest designation is the *Medium Density Residential* designation, which is reserved for 6,413.49-acres or 24.06% of the City of Rockwall. In all, the City is projected to be 53.14% residential land uses, 10.59% non-residential land uses, 3.74% public/quasi-public land uses, 14.96% parks and open space, and 17.56% right-of-way.

**TABLE 3.3: LAND BY FUTURE LAND USE DESIGNATION, 2025**

FUTURE LAND USE DESIGNATION	ACRES	%
RIGHT-OF-WAY	4,681.12	17.56%
CEMETERY	63.82	0.24%
COMMERCIAL/RETAIL	177.63	0.67%
COMMERCIAL/INDUSTRIAL	126.32	0.47%
DOWNTOWN	37.67	0.14%
BUSINESS CENTERS	369.15	1.39%
LIVE/WORK	67.54	0.25%
HIGH DENSITY RESIDENTIAL	290.58	1.09%
MEDIUM DENSITY RESIDENTIAL	6,413.49	24.06%
LOW DENSITY RESIDENTIAL	7,459.68	27.99%
MIXED USE	364.67	1.37%
PARKS AND OPEN SPACE	3,987.27	14.96%
PUBLIC USES	557.90	2.09%
QUASI PUBLIC USES	374.73	1.41%
SPECIAL COMMERCIAL CORRIDOR	515.97	1.94%
TECHNOLOGY/EMPLOYMENT	1,164.35	4.37%
TOTALS	26,651.89	100.00%

SOURCE: CITY OF ROCKWALL GIS DIVISION

## BUILD OUT ANALYSIS

*Build Out* is the estimated date at which all developable land within the City and its Extraterritorial Jurisdiction (ETJ) has been fully developed; however, with the adoption of HB347 in 2019 and SB2038 in 2023, the City no longer has the same controls or certainty with regard to land within its ETJ. More specifically, the City cannot unilaterally annex land within the ETJ as a result of HB347, and the area within the ETJ continues to erode or disincorporate due to SB2038. Due to this, it is difficult for the City of Rockwall to incorporate these areas into its planning efforts, and even more difficult to assume that they will ever be incorporated into the corporate limits of the City.

Based on these changes, the City's *Buildout Analysis* can no longer simply look at the ETJ as being eventually incorporated into its future corporate limits. In addition, there are a number of other factors (e.g. *existing development patterns, availability to utilities, and etcetera*) that need to be taken into consideration when looking at how the City may eventually develop. To best provide all possible *buildout* outcomes, it became apparent that various scenarios needed to be created to look at how the City may develop in the future under various circumstances. Based on this the following lays out the methodology used to create a *Scenario Based Buildout Analysis*.

### SCENARIO BASED BUILDOUT ANALYSIS

The following are the scenarios that were used in this *Buildout Analysis*:

- (1) *Scenario 1*. This scenario assumes that the City's ETJ will not be incorporated into the corporate limits at *Buildout*, and the areas east of Rochelle Road will develop without wastewater at 1½-units per acre.
- (2) *Scenario 2*. This scenario assumes that the City's ETJ will not be incorporated into the corporate limits at *Buildout*, and the areas east of Rochelle Road will develop without wastewater at one (1) unit per acre.
- (3) *Scenario 3*. This scenario assumes that the City's ETJ will not be incorporated into the corporate limits at *Buildout*, and the areas east of Rochelle Road will develop with wastewater at their maximum density.
- (4) *Scenario 4*. This scenario assumes that the City's ETJ will eventually be

incorporated into the corporate limits at *Buildout*, and the areas east of Rochelle Road will develop without wastewater at 1½-units per acre.

- (5) *Scenario 5*. This scenario assumes that the City's ETJ will eventually be incorporated into the corporate limits at *Buildout*, and the areas east of Rochelle Road will develop without wastewater at one (1) unit per acre.
- (6) *Scenario 6*. This scenario assumes that the City's ETJ will eventually be incorporated into the corporate limits at *Buildout*, and the areas east of Rochelle Road will develop with wastewater at their maximum density.

### ASSUMPTIONS FOR BUILDOUT ANALYSIS

In addition to the above scenarios, a number of assumptions were needed to determine how the City would develop. These assumptions are as follows:

- ☑ *Entitled Vacant Land [Applicable to All Scenarios]*. All entitled vacant land will develop with the maximum number of housing units permitted for the existing entitlement. For example, if a vacant property is zoned Single-Family 16 (SF-16) District, the maximum number of housing units permitted within this zoning district is 2.7 dwelling units per gross acre. This means that the maximum carrying capacity for this example would be the acreage of the property zoned Single-Family 16 (SF-16) District multiplied by 2.7 dwelling units per acre.
- ☑ *Unentitled Vacant Land [Applicable to All Scenarios]*. All unentitled vacant land or land zoned Agricultural (AG) District will develop with the maximum number of housing units as determined by the lands' Future Land Use designation. For example, if a property is zoned Agricultural (AG) District and is designated for Low Density Residential (LDR) land uses on the City's Future Land Use Map, the property is assumed to develop at a maximum of two (2) units per gross acre. This would be determined by multiplying the acreage of the property zoned Agricultural (AG) District by two (2) housing units per acre to determine the gross carrying capacity of the land.
- ☑ *Density Factors for Population [Applicable to All Scenarios]*. The density factor (also known as the people per

household) for each Census Tract -- as depicted in Map 3.9 -- is used to determine the population of each household.

☑ ETJ Boundaries [Applicable to Scenarios 4, 5 & 6]. The City's ETJ is fixed and will not increase in the future.

☑ Land within the ETJ [Applicable to Scenarios 4, 5 & 6]. All property within the ETJ that is east of Rochelle Road is assumed to be vacant and will be developed in conformance with the development scenarios. All property within the ETJ that is west of Rochelle Road that is vacant is assumed to develop in accordance with the Future Land Use Map at the maximum density permitted by the Comprehensive Plan.

### BUILDOUT CALCULATIONS

Using the assumptions listed above, the following calculations were compiled by the City of Rockwall's Geographic Information Systems (GIS) Division using ESRI's Geographical Information Systems Software:

KEY:  
AC: ACREAGE  
HH: HOUSEHOLDS  
POP: POPULATION  
FLU: FUTURE LAND USE

**TABLES 3.3: CALCULATIONS FOR THE CORPORATE LIMITS WEST OF ROCHELLE ROAD**

CATEGORY	AC	HH	POP
BUILT	5,657.78	20,319	55,487
VACANT ENTITLED	1,031.00	2,137	6,172
VACANT UNENTITLED	2,173.99	4,163	11,719
TOTAL	8,862.77	26,619	73,378

**TABLES 3.4: CALCULATIONS FOR THE CORPORATE LIMITS EAST OF ROCHELLE ROAD**

CATEGORY	AC	HH	POP
BUILT	198.62	37	111
VACANT ENTITLED	258.36	142	425
TOTAL	456.98	179	536

**TABLES 3.5: DEVELOPMENT SCENARIOS FOR THE VACANT UNENTITLED LAND IN THE CORPORATE LIMITS EAST OF ROCHELLE ROAD**

CATEGORY	AC	HH	POP
1.5-ACRE LOTS	1,765.81	1,705	5,034
1.00-ACRE LOTS	1,765.81	2,119	6,333
FLU DENSITY	1,765.81	3,432	10,329

**TABLES 3.6: BUILT CALCULATIONS FOR THE ETJ**

CATEGORY	AC	HH	POP
WEST ROCHELLE RD	1,207.00	552	1,463
EAST ROCHELLE RD	1,596.00	722	2,184
TOTAL	2,803.00	1,274	3,647

**TABLES 3.7: DEVELOPMENT SCENARIOS FOR VACANT UNENTITLED LAND IN THE ETJ WEST OF ROCHELLE ROAD**

CATEGORY	AC	HH	POP
FLU DENSITY	651.00	1,626	4,229
TOTAL	651.00	1,626	4,229

**TABLES 3.8: DEVELOPMENT SCENARIOS FOR THE VACANT UNENTITLED LAND IN THE ETJ EAST OF ROCHELLE ROAD**

CATEGORY	AC	HH	POP
1.5-ACRE LOTS	1,323.00	882	2,683
1.00-ACRE LOTS	1,323.00	1,323	4,024
FLU DENSITY	1,323.00	4,543	13,817

### SCENARIOS

Based on the above calculations, the final households and populations for each of the six (6) scenarios is as follows:

**TABLES 3.9: BUILDOUT SCENARIOS**  
KEY: HH: HOUSEHOLDS; POP: POPULATION

SCENARIO	HH	POP
1	28,503	78,948
2	28,917	80,247
3	30,230	84,243
4	32,285	89,507
5	33,140	92,147
6	37,673	105,936

### BUILDOUT YEAR BASED ON SCENARIOS

After the *buildout population* for each of the *Buildout Scenarios* was calculated, the population for 2025 (i.e. 55,487) was projected forward using a three (3) percent Compound Annual Growth Rate (CAGR) [this figure was adopted with the Land Use Assumptions approved by the City Council in 2024 -- see the 2024 Land Use Assumptions for Impact Fees Report] (see Table 3.10).

### CONCLUSIONS FOR BUILDOUT ANALYSIS

As previously stated, the impacts of HB347 and SB2038 have made using any calculations that take into account the City's Extraterritorial Jurisdiction (ETJ) difficult to consider. This would exclude Scenarios 4, 5 & 6; however, these were provided to show how these legislative items have affected the *buildout* numbers that were established in previous planning documents. The more realistic scenarios (i.e. Scenarios 1, 2 & 3) show that the City's anticipated *buildout* will be between 2038-2040, and that the City will have

between 28,503-30,230 households and a population between 78,948-84,243 residents.

**TABLES 3.10: BUILDOUT YEAR BY SCENARIO**

YEAR	POPULATION	
2025	55,487	
2026	57,152	
2027	58,866	
2028	60,632	
2029	62,451	
2030	64,325	
2031	66,254	
2032	68,242	
2033	70,289	
2034	72,398	
2035	74,570	
2036	76,807	
2037	79,111	
2038	81,485	SCENARIO 1: 79,948 & SCENARIO 2: 80,247
2039	83,929	
2040	86,447	SCENARIO 3: 84,243
2041	89,040	
2042	91,712	SCENARIO 4: 89,507
2043	94,463	SCENARIO 5: 92,147
2044	97,297	
2045	100,216	
2046	103,222	
2047	106,319	SCENARIO 6: 105,936

### ESTIMATED BUILDOUT

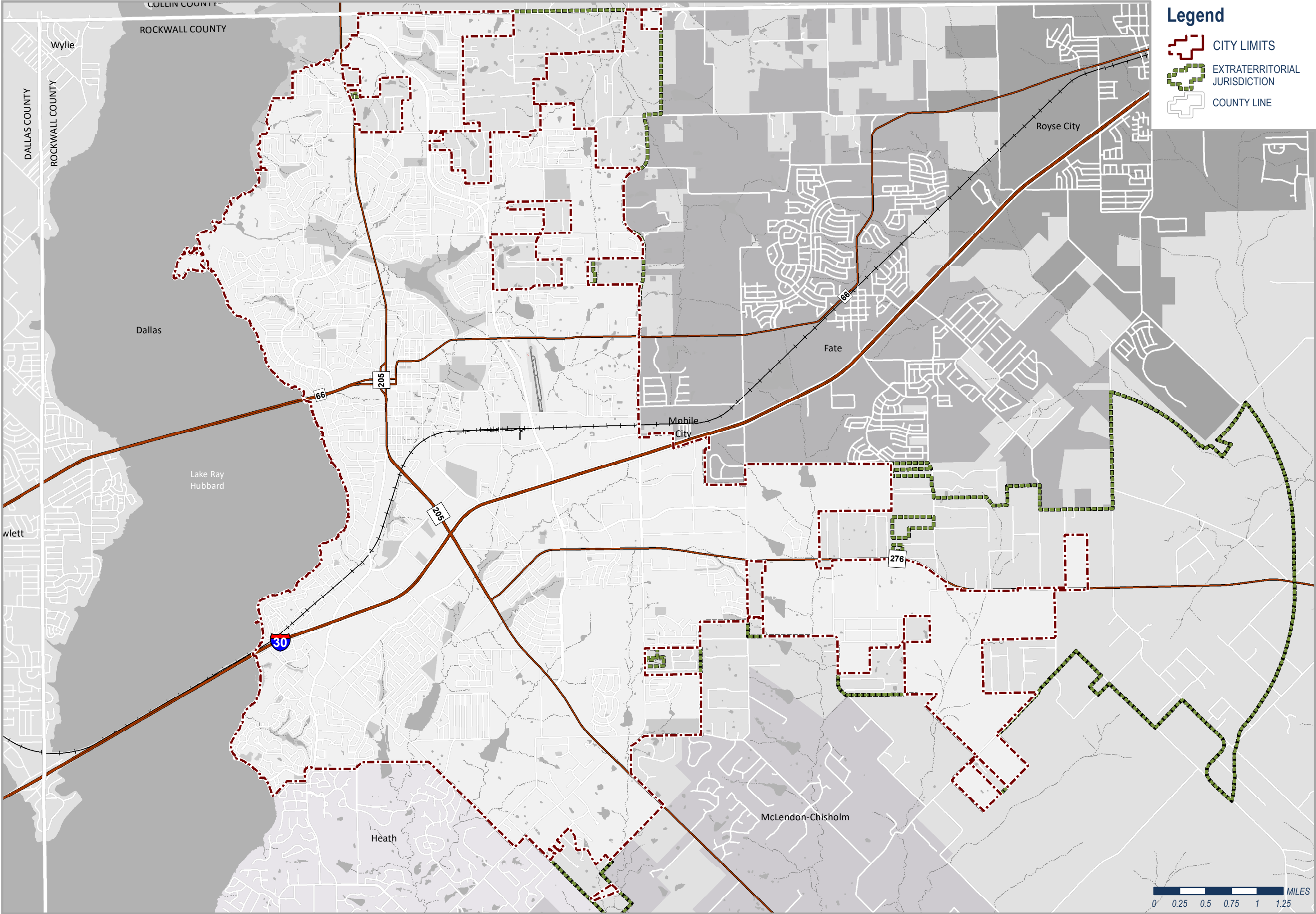
**YEAR: 2038 – 2040**  
**HOUSEHOLDS: 28,503 – 30,230**  
**POPULATION: 78,948 – 84,243**

### MAP INDEX

- (1) MAP 3.1: MAP OF THE CITY LIMITS AND ETJ
- (2) MAP 3.2: MAP OF CHANGES TO THE ETJ
- (3) MAP 3.3: RAW BUILT/VACANT MAP
- (4) MAP 3.4: VACANT LAND BREAKDOWN
- (5) MAP 3.5: UNENTITLED VACANT LAND BY FUTURE LAND USE MAP
- (6) MAP 3.6: CURRENT LAND USE MAP
- (7) MAP 3.7: ZONING MAP
- (8) MAP 3.8: FUTURE LAND USE MAP
- (9) MAP 3.9: PEOPLE PER HOUSEHOLD BY CENSUS TRACT

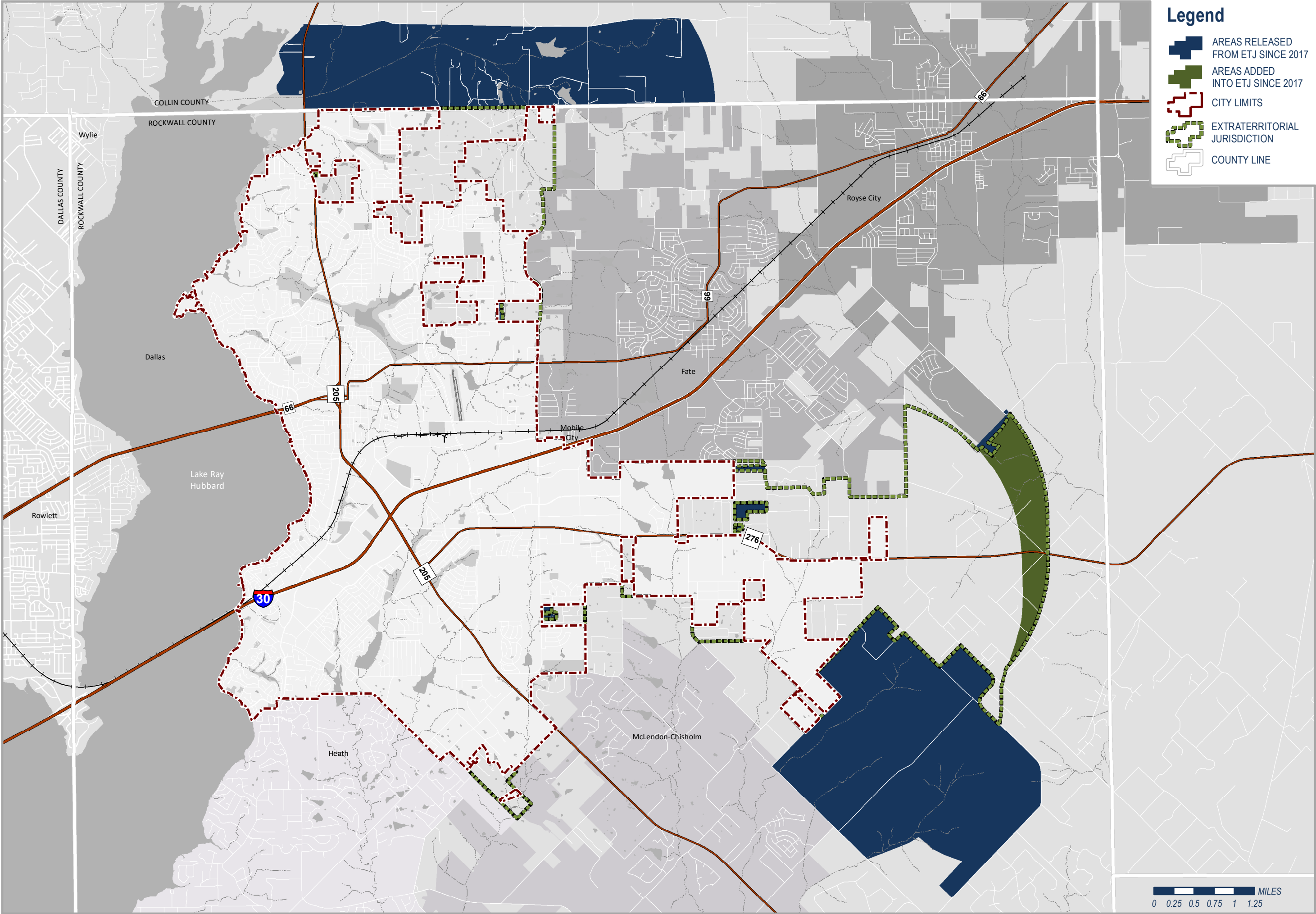






Legend

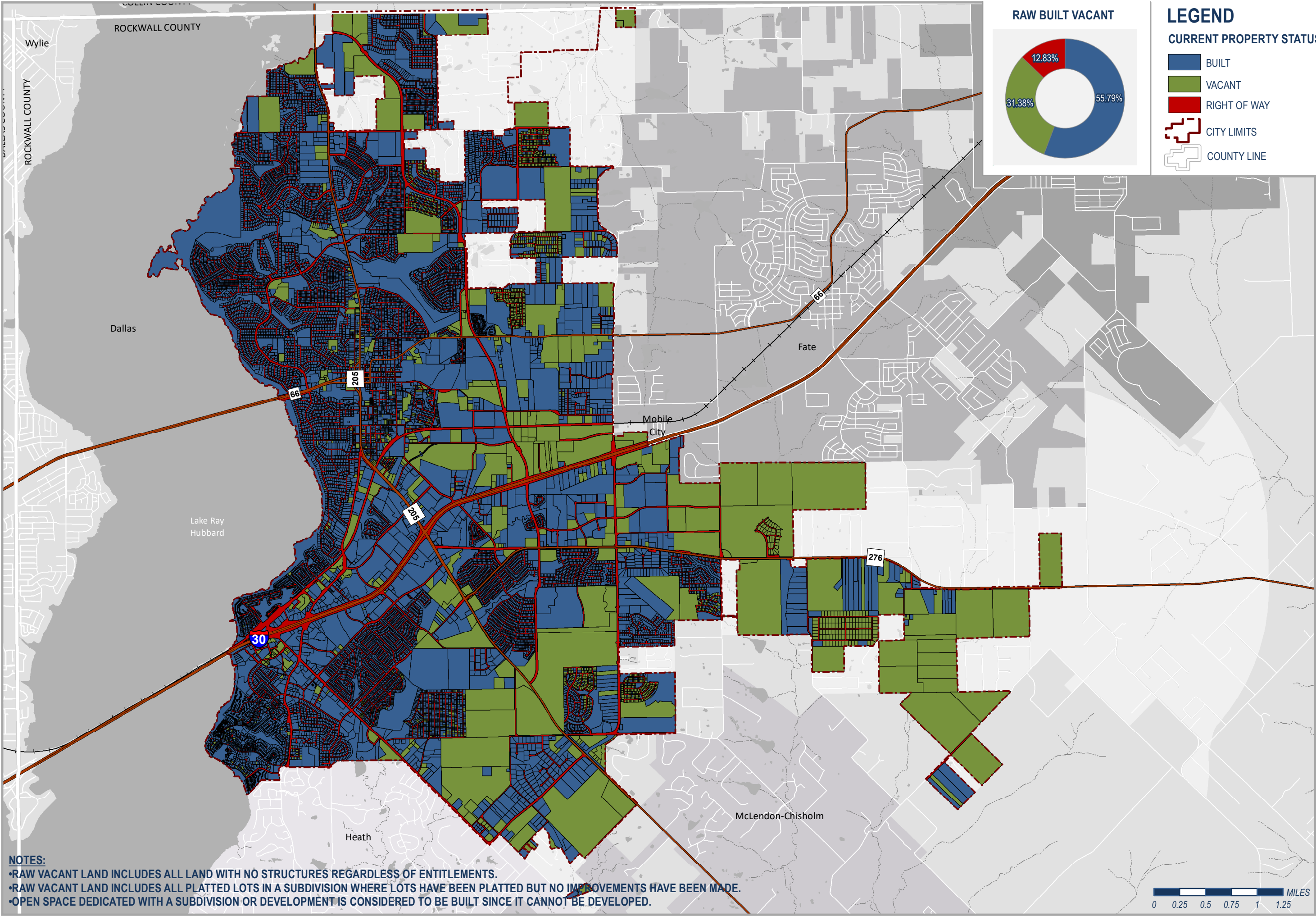
- CITY LIMITS
- EXTRATERRITORIAL JURISDICTION
- COUNTY LINE



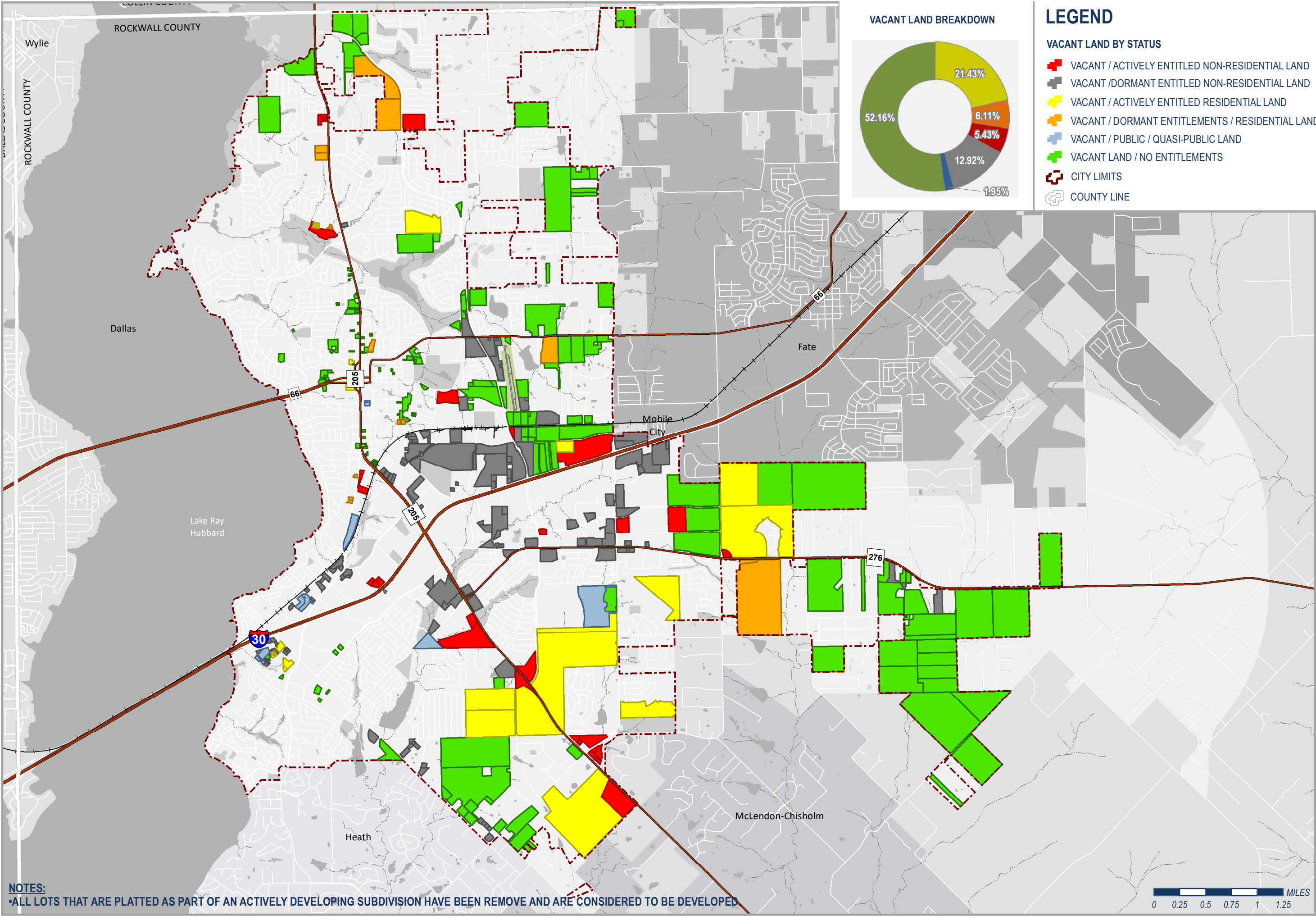
CH 3: CURRENT  
LAND USE, ZONING,  
AND FUTURE LAND USE

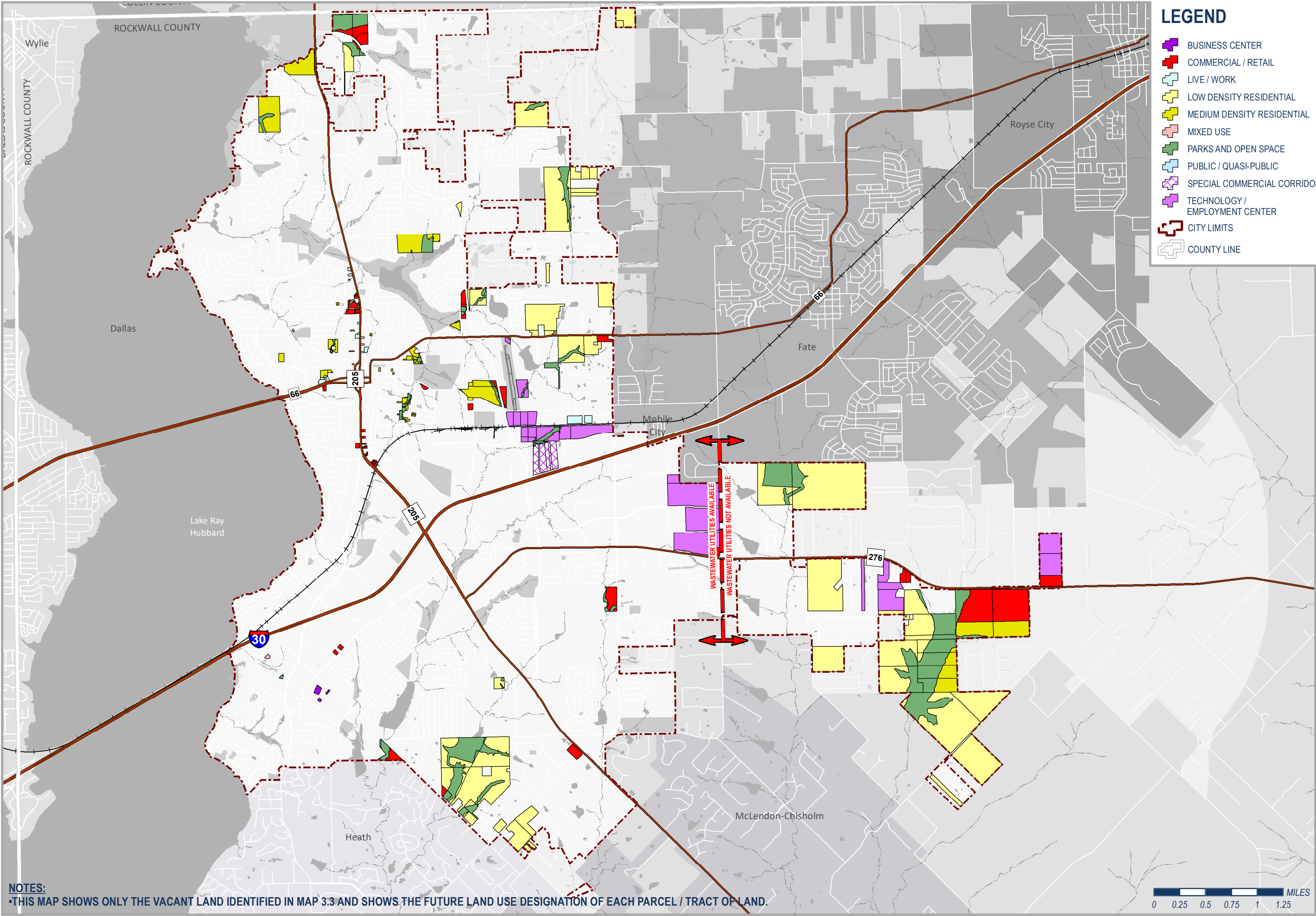
CHANGES TO THE EXTRA-  
TERRITORIAL JURISDICTION (ETJ)







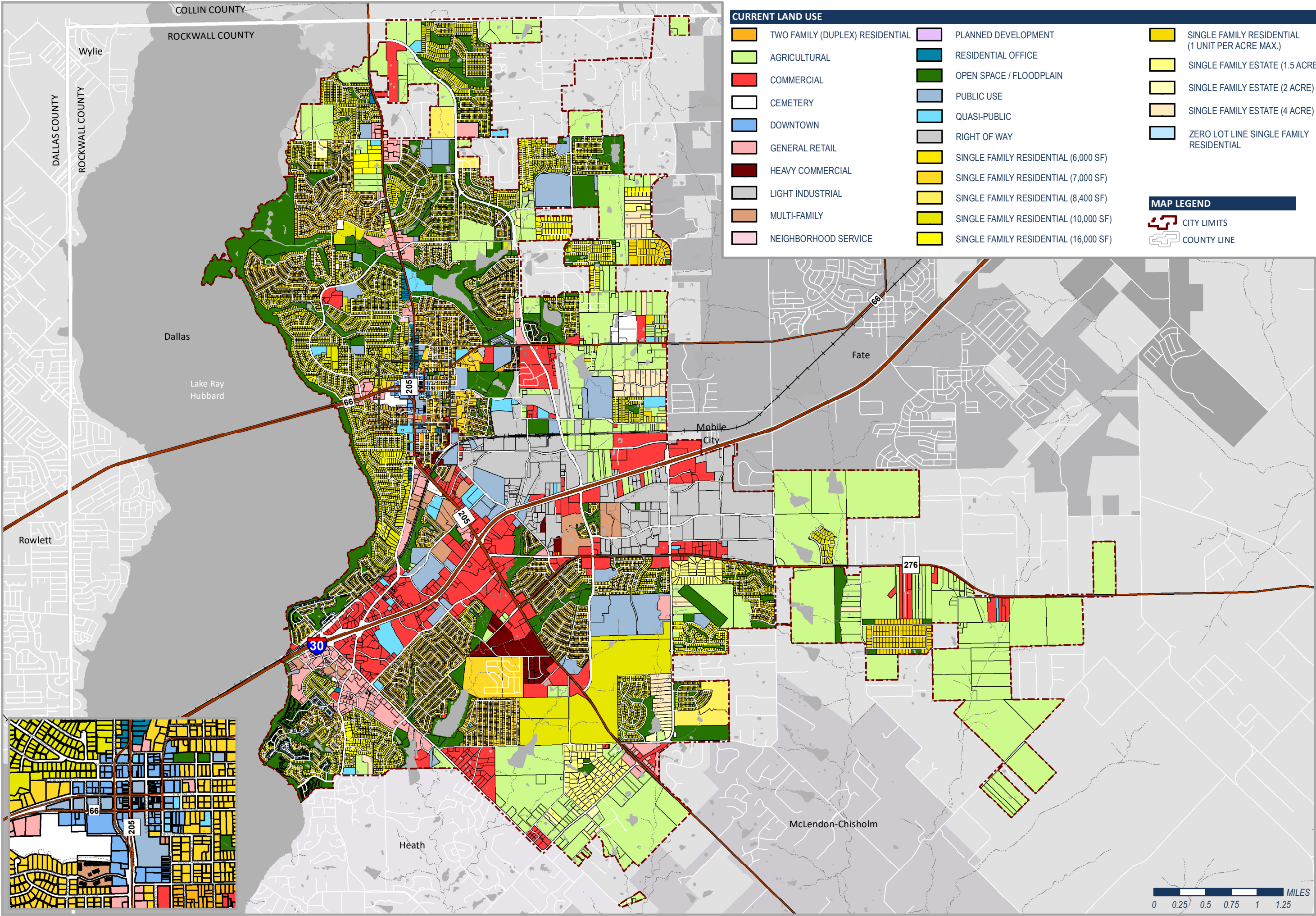




CH 3: CURRENT  
LAND USE, ZONING,  
AND FUTURE LAND USE



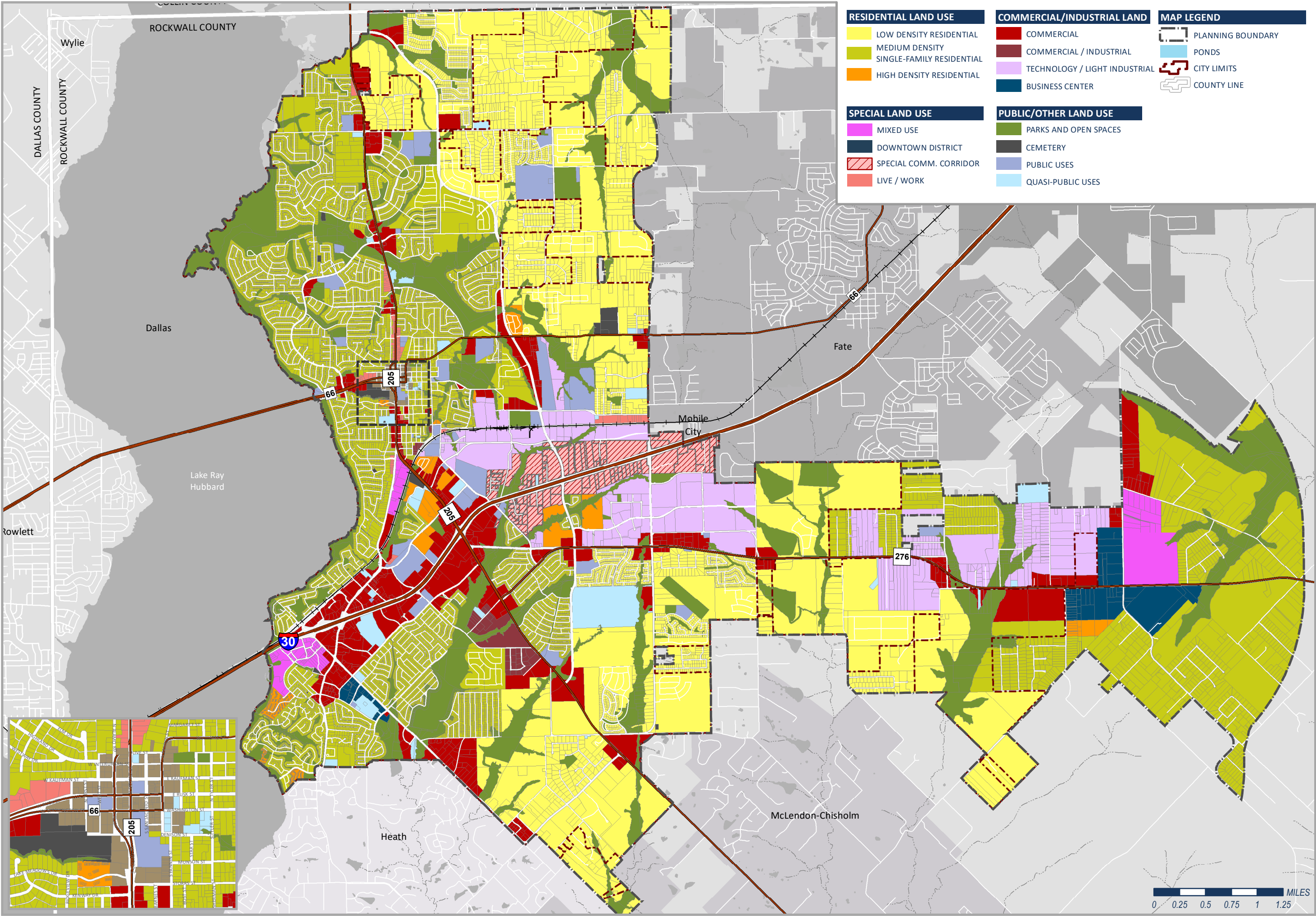




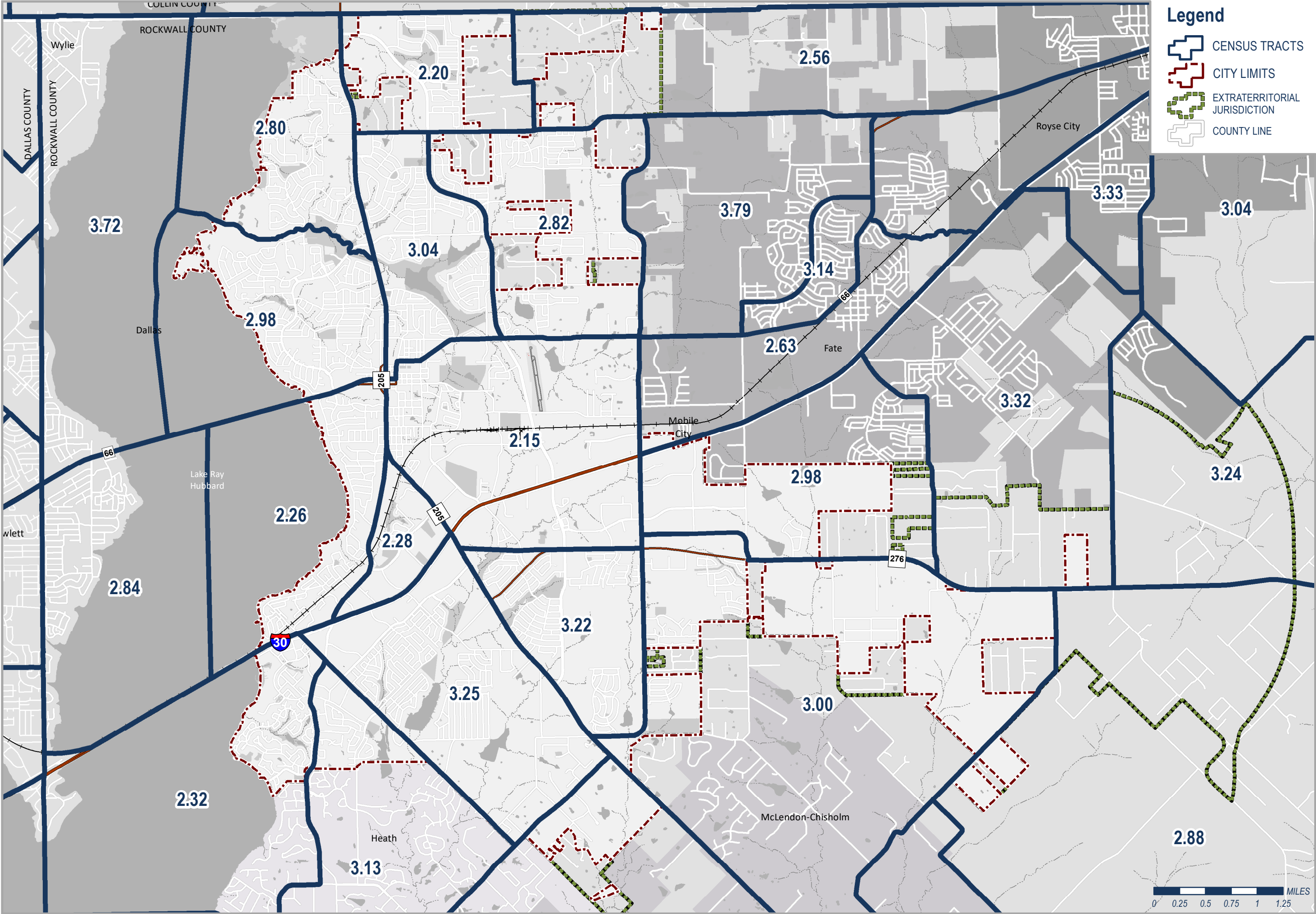












# 3.9

## 2020 - CENSUS TRACT PEOPLE PER HOUSEHOLD

### CH 3: CURRENT LAND USE, ZONING, AND FUTURE LAND USE





# 4 HOUSING AND NEIGHBORHOODS







TERRACINA SUBDIVISION



SOMERSET PARK, PHASE 1 SUBDIVISION



THE TERRACES SUBDIVISION



NELSON LAKE SUBDIVISION



HOMESTEAD SUBDIVISION



GIDEON GROVE SUBDIVISION



WINDING CREEK SUBDIVISION



NORTH GATE SUBDIVISION



SADDLE STAR, PHASE 2 SUBDIVISION

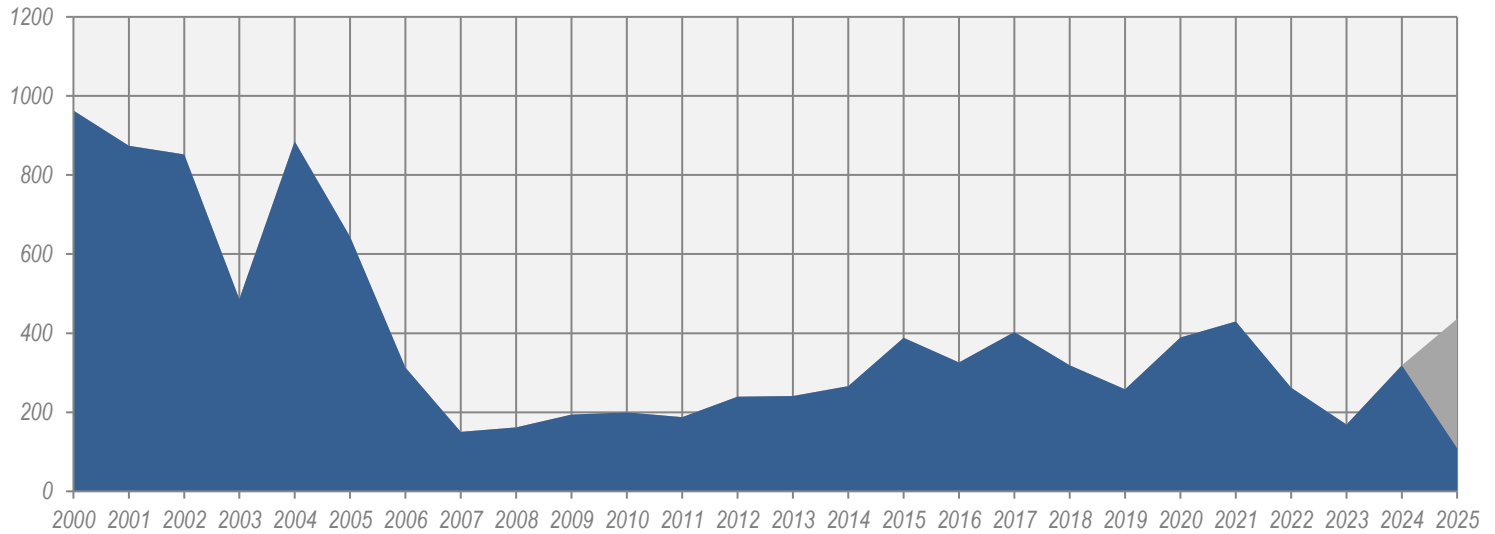


QUAIL HOLLOW SUBDIVISION

FIGURE 4.1: NEW SINGLE-FAMILY HOME PERMITS ISSUED BETWEEN 2000 – 2025

NOTE: 2025 IS THROUGH MARCH.

SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT



## HOUSING

Housing in the City of Rockwall is primarily based on population growth driven by the establishment of new subdivisions; however, some of the growth is caused by internal migration of existing residents. Due to the topography and the unique development constraints of the City, residential development has been slower to develop than the majority of comparable cities in the North Texas region. This has allowed the City of Rockwall to demand high quality housing options that lead to well-designed, value sustaining neighborhoods. Moving forward, the City needs to continue to balance housing demand with the ability to provide housing options that will maintain the community's housing value and desirability.

### HOUSING COMPOSITION

As of January 1, 2025, the City of Rockwall had 23,013 residential housing units within its corporate boundaries. This represents an increase of 4,716 residential housing units or an increase of 25.77% since January 1, 2017. Of the 23,013 units, 17,969 units were single-family homes, which represents 78.08% of the City's total housing stock. Since 2017, this represents an increase of 2,867 additional single-family housing units or an increase of 18.98% in the City's single-family housing stock.

Looking at the City's multi-family units -- which include apartments, townhomes, and condominiums --, as of January 1, 2025 there were a total of 4,007 units. This represents 17.41% of all residential housing units, and an increase of 1,742 units or an increase of

76.91% since January 1, 2017. In addition, there are nine (9) assisted living facilities with a total of 937 beds that make up 4.07% of all housing units in the City. This is an increase of five (5) assisted living facilities adding 107 beds since January 1, 2017. There are also 100 government housing units in the City totaling 0.43% of all housing units. This has not changed since January 1, 2017. Figure 4.2 shows the change in the City's housing composition from January 1, 2017 to January 1, 2025.

### HOUSING DISTRIBUTION

Looking at the distribution of households within the City of Rockwall, approximately 12,928 households or 56.18% of all current households have been constructed north of IH-30, and 10,085 households or 43.82% of all current households have been constructed south of IH-30 (see Figure 4.3). Despite the current distribution, the number of households projected south of IH-30 is expected to be far greater than the number of households north of IH-30 at buildout.

### SINGLE-FAMILY

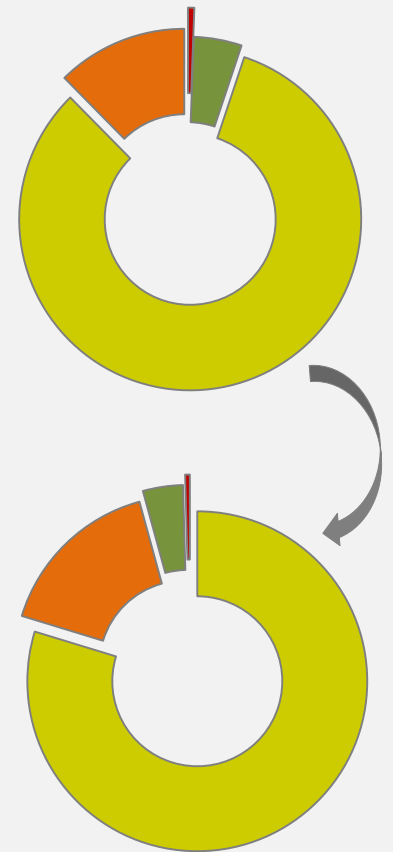
Single-family homes are the basic building block of the City of Rockwall representing 78.08% of all housing units within the City and 29.48% of all current land uses in the City.

### EXISTING SINGLE-FAMILY HOUSING STOCK

The majority of the City's 17,696 single-family homes that make up the City's housing stock were constructed within the last 35-years (i.e. 1990-2025). This represents

FIGURE 4.2: HOUSING COMPOSITION, 2017-2025

KEY (CHART 1: 2017): YELLOW = SINGLE FAMILY (15,102 UNITS OR 82.54%); ORANGE = MULTI-FAMILY (2,265 UNITS OR 12.38%); GREEN = ASSISTED LIVING (830 UNITS OR 4.54%); RED = GOVERNMENT HOUSING (100 UNITS OR 0.55%)



KEY (CHART 2: 2025): YELLOW = SINGLE FAMILY (17,969 UNITS OR 78.08%); ORANGE = MULTI-FAMILY (4,007 UNITS OR 17.41%); GREEN = ASSISTED LIVING (937 UNITS OR 4.07%); RED = GOVERNMENT HOUSING (100 UNITS OR 0.43%)

SOURCE: CITY OF ROCKWALL GIS DIVISION



68.31% or 12,274 homes. Of this, approximately 9,613 homes or 53.50% were constructed between 2000-2025 (see Table 4.1). The highest period of growth in any ten (10) year period for single-family housing was between 2000-2009. During this time period, the city added 5,650 homes, which represents 31.44% of the City's housing stock. Currently, about 6.67% or 1,199 homes in the City were constructed within the last five (5) years. Only about 19.37% or 3,480 homes were constructed prior to 1990.

**TABLE 4.1: SINGLE-FAMILY HOUSES BY DECADE**

DECADE	LOT COUNT	PERCENTAGE
UNKNOWN DATE	2,215	12.33%
PRE-1900	16	0.09%
1900-1909	8	0.04%
1910-1919	16	0.09%
1920-1929	20	0.11%
1930-1939	8	0.04%
1940-1949	43	0.24%
1950-1959	63	0.35%
1960-1969	106	0.59%
1970-1979	639	3.56%
1980-1989	2,561	14.25%
1990-1999	2,661	14.81%
2000-2009	5,650	31.44%
2010-2019	2,764	15.38%
2020-2025	1,199	6.67%
TOTAL	17,969	100.00%

SOURCE: ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD)

Looking at the average assessed value of homes -- based on Rockwall Central Appraisal District's (RCAD's) Market Values for 2016 & 2024 --, houses in the City of Rockwall have seen large increases in their values ranging between 57.41% and 162.26% over the last nine (9) years. Homes that were constructed between 2010-2019 have the highest current assessed value at an average of \$598,976.00, which is an increase of 96.65% from the values reported for homes constructed between 2010-2016 back in 2017. This would equate to an estimated \$252.95 per average square foot, which is an increase of \$151.15 per average square foot over the value reported in 2017. Homes constructed between 2020-2025 have a slightly lower value of \$520,135.00; however, homes constructed during this time period are slightly larger than homes constructed during 2010-2020 by an average of 222 SF. Homes constructed between 2000-2009 had the largest average square footage at 2,590 SF (see Table 4.2).

**TABLE 4.2: HOUSING VALUE AND SIZE**

DECADE	AVERAGE LIVING AREA	HOUSEHOLD VALUES		
		2017	2025	% CHANGE
PRE-1950	2,131	\$158,301.00	\$298,809.00	88.76%
1950-1959	1,306	\$102,738.00	\$161,720.00	57.41%
1960-1969	1,438	\$101,903.00	\$267,251.00	162.26%
1970-1979	1,683	\$127,746.00	\$312,300.00	144.47%
1980-1989	2,095	\$187,955.00	\$400,907.00	113.30%
1990-1999	2,485	\$247,902.00	\$484,847.00	95.58%
2000-2009	2,590	\$241,367.00	\$453,272.00	87.79%
2010-2019 *	2,368	\$304,596.00	\$598,976.00	96.65%
2020-2025	2,524	N/A	\$520,135.00	N/A

NOTES:

\* THE 2017 HOUSEHOLD VALUES END IN 2016.

(1) BASED ON 2016 & 2024 ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD) VALUES.

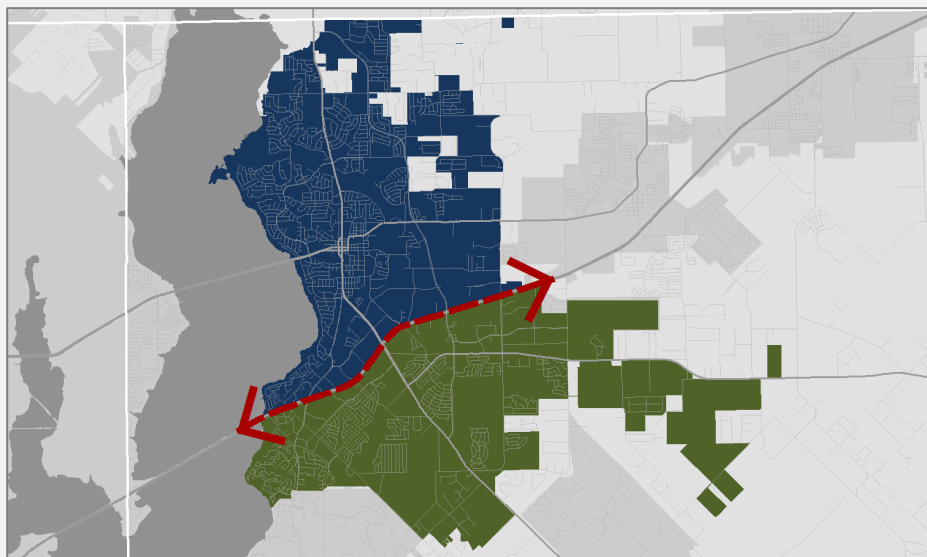
(2) DOES NOT ACCOUNT FOR DEMOS AND/OR ADDITIONS.

(3) AVERAGE LIVING AREA ONLY INCLUDES CONDITIONED SPACE.

SOURCE: CITY OF ROCKWALL GIS DIVISION

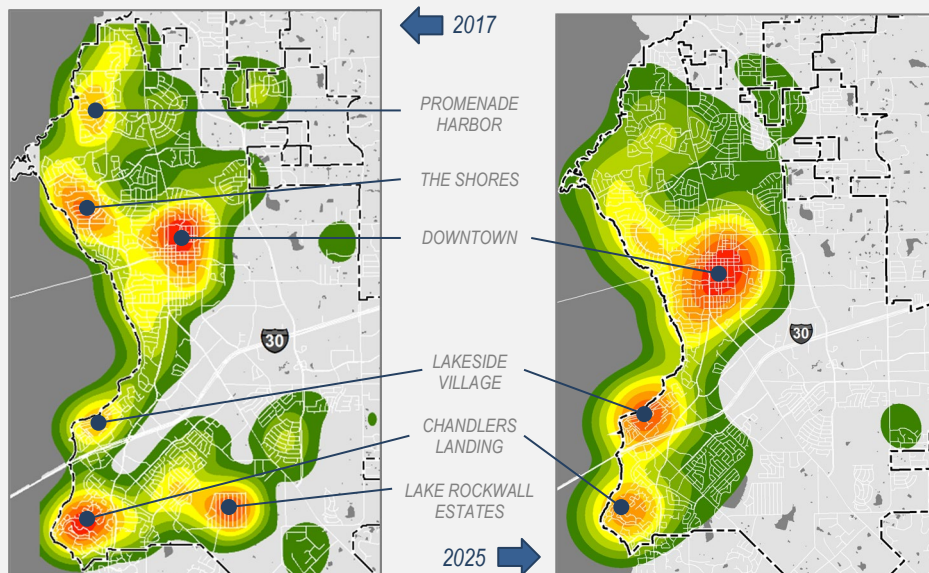
**FIGURE 4.3: HOUSEHOLD DISTRIBUTION**

KEY: GREEN = HOUSEHOLDS SOUTH OF IH-30 (10,085 or 43.82%); BLUE = HOUSEHOLDS NORTH OF IH-30 (12,928 or 56.18%); RED = IH-30; NOTE: THESE INCLUDE ALL SINGLE-FAMILY, MULTI-FAMILY, ASSISTED LIVING, AND GOVERNMENT UNITS IN THE CITY.



SOURCE: CITY OF ROCKWALL GIS DIVISION

**FIGURE 4.4: REMODEL PERMITS DISTRIBUTION, 2017-2025**



SOURCE: CITY OF ROCKWALL GIS DIVISION



## BUILDING PERMITS: NEW CONSTRUCTION AND REMODEL PERMITS

As depicted in *Figure 4.1* (on the first page of this section) the number of single-family housing permits dropped significantly in 2006; however, since 2011 the number of single-family permits issued per year has been on an increasing trend (with the exception of 2022 & 2023). While it is not anticipated that new construction permits will reach 2000-2006 levels, the homes currently being constructed have a much higher average value than the homes that were constructed during the 2000-2006 time period (see *Table 4.3 below*).

**TABLE 4.3: CURRENT HOUSING VALUE AND SIZE BY YEAR, 2017-2023**

YEAR	AVERAGE APPRAISAL MARKET VALUE	AVERAGE LIVING AREA
2017	\$ 634,523.00	2,440 SF
2018	\$ 629,279.00	2,522 SF
2019	\$ 657,177.00	2,605 SF
2020	\$ 655,531.00	2,554 SF
2021	\$ 710,331.00	2,635 SF
2022	\$ 681,788.00	2,399 SF
2023	\$ 572,325.00	2,378 SF

NOTE: ALL APPRAISAL VALUES HAVE BEEN ADJUSTED TO REFLECT 2023 DOLLARS.

SOURCE: ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD)

Remodel permits within the City are an indication of reinvestment within the City's housing stock. *Figure 4.4* shows the aggregate values of all single-family remodel permits issued in the City for 2017 & 2025. Based on this map, the City has seen large amounts of reinvestment in the Downtown and Old Town Rockwall (OTR) Historic District (i.e. adjacent to/east of the Downtown area) during both years. In addition, in 2017 the City saw large amounts of reinvestment in the eastern side of the Lake Rockwall Estates Subdivision, the Chandler's Landing Subdivision, Lakeside Village Subdivision, the Promenade Harbor Subdivision, and portions of the Shores Subdivision. The map changed in 2025, showing more reinvestment in the Lakeside Village Subdivision and the Chandler's Landing Subdivision. *Figure 4.5* depicts the age of the City's single-family housing stock. These two (2) maps show a correlation between age and reinvestment.

## MULTI-FAMILY

Multi-Family housing currently makes up 17.41% of the City's housing stock, which represents an increase of 76.91% or 1,742 units from 2017 to 2025. A large majority of this growth has been in the City's Harbor District, which was originally entitled for 1,162 condominium units in 2010; however, many of

these projects were slow to develop and many were not constructed until after 2017. Of the 4,007 multi-family units that currently make up the 17.41% of the City's housing stock, ~24.16% or 968-units were constructed prior to 1986. This means that a large percentage of the City's multi-family units are 30+ years in age. Despite their age, these units have a relatively low vacancy rate and are demanding relatively high rental rates for the region (see *Table 4.4*). About 1,297 multi-family units or 32.37% were constructed between 1998-2011, and the remaining 1,742 units or 43.47% were constructed between 2017-2025.

**TABLE 4.4: RANGE OF RENTS FOR APARTMENTS IN THE CITY OF ROCKWALL**

FACILITY	LOW	HIGH
LAKESIDE APARTMENTS	\$1,099	\$1,345
EASTBANK APARTMENTS	\$1,055	\$1,805
WILDER APARTMENTS	\$1,020	\$1,780
MISSION ROCKWALL	\$1,099	\$1,824
ROCKWALL COMMONS	\$1,100	\$2,100
EVERGREEN AT ROCKWALL	\$1,004	\$1,456
SIXTEEN50 AT LAKE RAY HUBBARD	\$1,433	\$5,127
MARQUIS ROCKWALL	\$1,185	\$2,395
SONOMA COURT	\$1,421	\$1,561
ALDERS AT ROCKWALL	\$1,750	\$2,179
LAKEVIEW APARTMENTS	\$1,315	\$2,425
LUXIA ROCKWALL DOWNES	\$1,249	\$2,298
CORBAN DISCOVERY	\$1,422	\$2,195
FLORENCE AT THE HARBOR	\$1,170	\$2,256
HARBOR HILL APARTMENTS	\$1,260	\$3,565
ABLON AT HARBOR VILLAGE	\$1,190	\$2,115

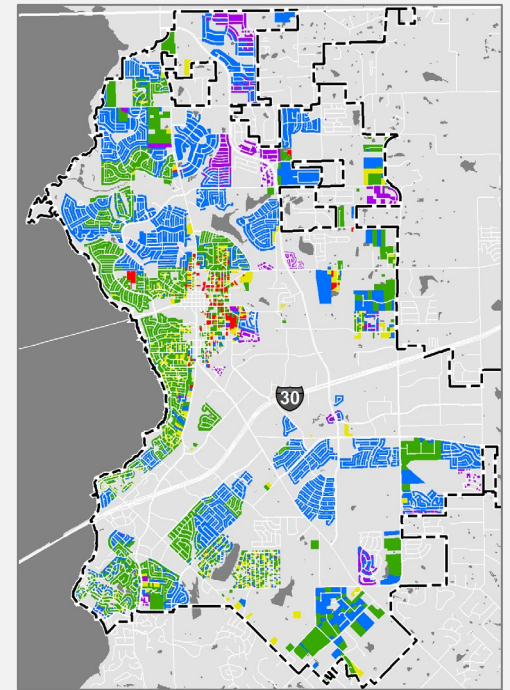
### NOTES:

KEY: BLUE = CONSTRUCTED PRIOR TO 1986

- (1) THESE NUMBERS ARE MEANT TO PROVIDE A GENERAL COMPARISON OF RENT VALUES AND DO NOT CORRESPOND TO THE NUMBER OF BEDROOMS OR SQUARE FOOTAGE OF EACH UNIT (I.E. THE NUMBERS HAVE NOT BEEN NORMALIZED).
- (2) ALDER'S AT ROCKWALL, MARQUIS ROCKWALL, AND EVERGREEN AT ROCKWALL ARE AGE RESTRICTED FACILITIES.
- (3) EVERGREEN AT ROCKWALL IS AN INCOME RESTRICTED FACILITY.
- (4) ALL RENTS WERE OBTAINED FROM ONLINE RESOURCES.

**FIGURE 4.5: AGE OF HOUSING STOCK**

KEY: RED = 1800 – 1959; YELLOW = 1960 – 1979; GREEN = 1980 – 1999; BLUE = 2000 – 2019; PURPLE = 2020 – 2024.



SOURCE: CITY OF ROCKWALL GIS DIVISION

**TABLE 4.5: MULTI-FAMILY PROPERTIES**

FACILITY	UNITS	YEAR
LAKESIDE APARTMENTS	101	1972
CUTTER HILL CONDOMINIUMS	62	1979
EASTBANK APARTMENTS	164	1980
WILDER APARTMENTS	164	1982
SPYGLASS HILL CONDOMINIUMS	155	1982
SIGNAL RIDGE CONDOMINIUMS	302	1983
MATCHPOINTE TOWNHOMES	5	1985
THE CABANAS	15	1985
MISSION ROCKWALL	224	1998
ROCKWALL COMMONS	202	2005
WATER'S EDGE (VILLAS DE PORTOFINO)	72	2006
EVERGREEN AT ROCKWALL	141	2007
MARQUIS ROCKWALL	200	2009
SIXTEEN 50 AT LAKE RAY HUBBARD	334	2009
SONOMA COURT APARTMENTS	124	2011
LAKEVIEW APARTMENTS	140	2013
FLORENCE AT THE HARBOR	228	2016
LUXIA ROCKWALL DOWNES	295	2017
ALDERS AT ROCKWALL	144	2018
HARBOR HILL	265	2018
ABLON AT HARBOR VILLAGE	375	2018
CORBAN DISCOVERY	295	2020
TOTAL:	4,007	

SOURCE: CITY OF ROCKWALL GIS/PLANNING DIVISION

Of the 4,007 multi-family units in the City, 611 are owner occupied (i.e. *townhome or condominium*), 141 are income and age restricted (or *subsidized*), 344 are age restricted and market rate, and 2,911 are market rate apartments.

**ASSISTED LIVING**

The City currently has 937 assisted living units/beds (i.e. 4.07%). This housing type has seen a dramatic increase since 2010 with over 73.75% (i.e. 691 units) of all units being added to the City between 2011-2025 (see Table 4.6). This increase has been an emerging trend not just in the City of Rockwall, but also across the country.

TABLE 4.6: ASSISTED LIVING FACILITIES

FACILITY	UNITS	YEAR
ROCKWALL NURSING CENTER	164	1984
SUMMER RIDGE ASSISTED LIVING	82	1998
COLONIAL OAKS AT ROCKWALL	46	2011
ARBOR HOUSE OF ROCKWALL	75	2012
LIBERTY HEIGHTS SENIOR LIVING	118	2013
ROCKRIDGE SENIOR CARE	85	2013
HIGHLAND MEADOWS HEALTH AND REHAB/OAC SENIOR LIVING	120	2014
BROADMOOR MEDICAL RESORT	140	2012
THE HERITAGE HOUSE	6	2022
VILLAGE GREEN ALZHEIMER'S CARE HOME	28	2018
BROOKDALE SUMMER RIDGE	140	1998
COLONIAL OAKS AT ROCKWALL	50	2011
LAKESHORE ASSISTED LIVING AND MEMORY CARE	86	2009
TOTAL:	937	

**GOVERNMENT HOUSING**

There are currently 100 government-housing units within the City of Rockwall making up 0.43% of all housing in the City. The number of government-housing units in the City has not changed since 2017. Of these 100-units, the North East Texas Community Development Corporation currently owns and operates 36-units in a housing complex (i.e. *the Meadows*) that provides housing to low-income families and recipients of Section 8 housing assistance. In addition, the Rockwall Housing Authority is responsible for the provision of 64 affordable housing units within the City.

**HOUSING OCCUPANCY/VACANCY**

Looking at the City's occupancy rates, the percent of owner-occupied housing units

according to the 2000 US Census was 76.50% (i.e. 5,055 houses) of the estimated 6,605 homes in the City limits pre-2000. This number remained relatively unchanged when looking at the 2010 US Census, which reported an estimated 13,212 homes in the City with an owner-occupied rate of 76.90% (i.e. 10,165 houses). The 2019-2023 American Community Survey reported a slight decrease in the owner-occupied housing units showing a percentage of 74.70%. Based on the current reported 17,696, this would equate to ~13,219 homes being owner occupied and ~4,477 homes being renter occupied.

Like occupancy, the vacancy rates remained fairly consistent between 2000-2010, showing a slightly declining trend for homeowner vacancies. The 2000 US Census reported a homeowner vacancy rate of 3.90% and a rental vacancy rate of 7.20%, and the 2010 US Census reported a homeowner vacancy rate of 2.10% and a rental vacancy rate of 6.80%. The 2019-2023 American Community Survey showed that these numbers have declined to a homeowner vacancy rate of 1.10% and a rental vacancy rate of 2.70%.

**FUTURE HOUSING DEVELOPMENT**

As of March 31, 2025, there were ~1,140 vacant, platted single-family lots within 27 active subdivisions across the City (see Table 4.7). Based on the City's current permitting trends over the last ten (10) years this represents an estimated 3½-year lot inventory. In addition, the City has an estimated 2,216 single-family lots that are entitled (but not platted) through various Planned Development Districts. Table 4.8 shows the estimated 2,216 single-family lots broken down by lot size. According to this table, the City is expecting 460, 7,700 SF lots, which equates to 20.76% of all entitled lots. The next highest entitled lots are the 7,200 SF lots, which are at 456 lots or 20.58% of the future housing stock. Of all the anticipated future lots, 31.59% or 700 lots are expected to be lots greater than 10,000 SF.

Looking at future multi-family units, half of the anticipated growth is in the City's IH-30 corridor with 485-units being approved with Planned Development District 102 (PD-102) [i.e. *Rockwall Heights*]. The remaining units are divided between the City's Harbor District -- which has 225-units remaining --, and the Downtown (i.e. *the Bailey* which will consist

TABLE 4.7: ACTIVE SUBDIVISIONS BUILT/VACANT

SUBDIVISION	YEAR	BUILT	VACANT
ARKOMA	2022	0	3
BREEZY HILL LANE	2020	0	3
BREEZY HILL, PHASE 11	2020	80	1
BREEZY HILL, PHASE 6	2018	79	1
DISCOVERY LAKES, PHASE 1	2023	4	32
EMERSON FARMS	2023	5	103
GIDEON GROVE, PHASE 2	2022	80	16
HOMESTEAD, PHASE 1	2024	42	144
KENNEDY	2021	1	1
LEE ACRES	2024	2	2
MARINA VILLAGE	2023	1	38
NELSON LAKE ESTATES	2023	74	194
NORTHGATE	2020	31	9
PARK PLACE, PHASE 4	2022	0	5
PARK PLACE WEST, PHASE 3	2018	65	21
PEOPLES TRACT	2024	4	4
QUAIL HOLLOW, PHASE 1	2024	45	105
SADDLE STAR ESTATES, PHASE 1	2019	63	6
SADDLE STAR ESTATES, PHASE 2	2023	49	31
SOMERSET PARK, PHASE 2	2022	72	99
SOMERSET PARK, PHASE 1	2016	151	1
TERRACES, PHASE 1	2024	44	143
TERRACINA, PHASE 1	2020	74	39
THE HIGHLANDS	2018	36	4
THE STANDARD	2018	26	26
WHISPER ROCK	2018	22	8
WINDING CREEK	2024	37	101
TOTAL:		1,087	1,140

SOURCE: CITY OF ROCKWALL GIS/PLANNING DIVISION

TABLE 4.8: ENTITLED SINGLE FAMILY LOTS BY LOT SIZE

LOT SIZE	# OF LOTS	% OF TOTAL
6,600 SF	145	6.54%
7,200 SF	456	20.58%
7,700 SF	460	20.76%
8,400 SF	163	7.36%
8,750 SF	249	11.24%
9,600 SF	43	1.94%
10,000 SF	271	12.23%
10,400 SF	66	2.98%
12,000 SF	168	7.58%
20,000 SF	62	2.80%
32,670 SF	59	2.66%
43,560 SF	62	2.80%
65,340 SF	12	0.54%
TOTAL:	2,216	100.00%

SOURCE: CITY OF ROCKWALL GIS/PLANNING DIVISION

of 263-units). Table 4.9 shows a list of all 963-units of remaining multi-family entitlements in the City.

TABLE 4.9: ENTITLED MULTI-FAMILY UNITS

PROJECT	# OF UNITS
THE BAILEY	263
HARBOR RESIDENCES	176
HARBOR CONDOMINIUMS	42
ROCKWALL HEIGHTS	485
HARBOR TOWNHOMES	7
TOTAL:	973

FIGURE 4.6: SINGLE-FAMILY TO MULTI-FAMILY ENTITLED RATIO

KEY: **YELLOW** = SINGLE FAMILY (77.99%); **ORANGE** = MULTI-FAMILY (18.21%);



If all the City's entitlements were constructed and no additional entitlements were granted the City's housing mix would be 77.99% single-family, 18.21% multi-family, 3.43% assisted living, and 0.37% government housing (see Figure 4.7).

FIGURE 4.7: PROJECTED HOUSING MIX

KEY: **YELLOW** = SINGLE FAMILY (77.99%); **ORANGE** = MULTI-FAMILY (18.21%); **GREEN** = ASSISTED LIVING (3.43%); **RED** = GOVERNMENT HOUSING (0.37%)

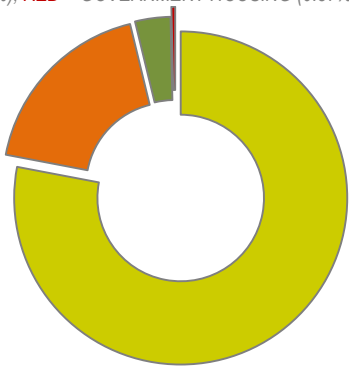


TABLE INDEX

(1) TABLE 4.10: SUBDIVISION TABLE

MAP INDEX

- (1) MAP 4.1: SUBDIVISION MAP
- (2) MAP 4.2: MAP OF RESIDENTIAL LAND USES



**TABLE 4.10: RESIDENTIAL SUBDIVISION LIST AS OF APRIL 2, 2025**

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3358	CHANDLERS LANDING PH 17	MFR	1985	98	0	98
3581	EASTSHORE ADDITION	MFR	2006	3	0	3
3883	HARBOR HILLS ADDITION	MFR	2020	1	2	3
3815	HARBOR VILLAGE ADDITION	MFR	2017	2	1	3
4372	MANSIONS FAMILY ADDITION	MFR	2009	1	0	1
4373	MANSIONS SENIOR ADDITION	MFR	2009	1	0	1
4630	PEBBLEBROOK	MFR	1978	1	0	1
4631	PEBBLEBROOK 2	MFR	1982	1	0	1
4810	ROCCA VILLA	MFR	1980	106	0	106
4821	ROCKWALL PLACE APARTMENTS	MFR	1997	1	0	1
4965	SIGNAL RIDGE 1	MFR	1982	39	0	39
4966	SIGNAL RIDGE 2	MFR	1983	57	0	57
4967	SIGNAL RIDGE 3	MFR	1984	115	0	115
4968	SIGNAL RIDGE 4	MFR	1992	98	0	98
5029	SONOMA COURT	MFR	2010	1	0	1
4995	SPYGLASS HILL 1	MFR	1982	1	0	1
4996	SPYGLASS HILL 2	MFR	1982	44	0	44
4997	SPYGLASS HILL 3	MFR	1985	47	0	47
5138	SWBC ADDITION PHASE 2	MFR	2022	1	0	1
5146	SWBC ROCKWALL ADDITION PH 1	MFR	2019	1	0	1
5418	TAC ROCKWALL ADDITION	MFR	2021	0	1	1
5215	WATERSEdge AT LRH FKA VILLAS DE PORTOFINO	MFR	2001	88	0	88

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4180	LOWE AND ALLEN	MIXED	N/A	19	4	23
4720	RAINBOW ACRES	MIXED	1962	12	7	19
4820	ROCKWALL ORIGINAL TOWN	MIXED	1861	96	6	102
3809	HARBOR ROCKWALL THE	MIXED USE	2011	7	0	7
4866	ROCKWALL COMMONS	MIXED USE	2014	1	0	1
4990	SKYVIEW COUNTRY ESTATES PHASE 3	OTHER	1984	4	0	4
5307	AARON SELDEN ADDITION	RESIDENTIAL	2021	0	0	2
3017	ABBOTT ADDITION	RESIDENTIAL	2023	1	0	1
3005	ADAMS ADDN	RESIDENTIAL	1984	1	0	1
3005	ADAMS ADDN	RESIDENTIAL	1984	2	0	2
3020	AIRPORT ACRES	RESIDENTIAL	1984	17	3	20
5304	AKROMA ADDITION	RESIDENTIAL	2022	0	3	3
3025	ALAMO VALLEY	RESIDENTIAL	1983	3	0	3
3034	ALDERS AT ROCKWALL	RESIDENTIAL	2019	1	0	1
3030	ALEXANDER	RESIDENTIAL	1954	6	1	7
3995	ALLEN HOGUE SUBD	RESIDENTIAL	1984	1	1	1
3040	AMACHRIS PLACE	RESIDENTIAL	1980	7	0	7
3050	AMICK	RESIDENTIAL	1997	26	4	30
3051	AMICK 20A THOMAS SUBD	RESIDENTIAL	1984	1	0	1
3070	AUSTIN	RESIDENTIAL	N/A	4	2	6
3069	AUTUMN ADDITION	RESIDENTIAL	2017	2	0	2
3081	BALTAZAR GONZALES	RESIDENTIAL	2009	1	0	1

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3079	BARKER ADDN	RESIDENTIAL	1995	2	0	2
3090	BARNES	RESIDENTIAL	N/A	3	2	5
3091	BARNES ESTATE ETJ	RESIDENTIAL	2014	1	0	1
3092	BARZ ACRE	RESIDENTIAL	1991	1	1	2
3096	BENTON COURT	RESIDENTIAL	1997	6	0	6
3099	BENTON WOODS	RESIDENTIAL	1993	34	0	34
3105	BEST ESTATE ADDITION	RESIDENTIAL	2018	1	0	1
3006	BIRDS NEST ADDITION	RESIDENTIAL	2021	0	0	2
3110	BISHOP UNRECORDED	RESIDENTIAL	1907	8	0	8
3124	BLASE	RESIDENTIAL	2008	2	0	2
3123	BLUE SKY SUBD	RESIDENTIAL	1985	1	0	1
3126	BLUEBERRY HILL ESTATE ADDITION	RESIDENTIAL	2017	1	0	1
3142	BREEZY HILL ESTATES ETJ	RESIDENTIAL	2015	4	0	4
3127	BREEZY HILL LANE ADDITION	RESIDENTIAL	2020	0	3	3
3146	BREEZY HILL PH 1	RESIDENTIAL	2014	27	0	27
3137	BREEZY HILL PH 10	RESIDENTIAL	2018	82	0	82
3082	BREEZY HILL PH 11	RESIDENTIAL	2020	80	1	81
3147	BREEZY HILL PH 2A AND 2B	RESIDENTIAL	2014	131	0	131
3148	BREEZY HILL PH 3	RESIDENTIAL	2014	73	0	73
3149	BREEZY HILL PH 4	RESIDENTIAL	2015	51	0	51
3161	BREEZY HILL PH 5	RESIDENTIAL	2016	82	0	82
3163	BREEZY HILL PH 6	RESIDENTIAL	2018	79	1	80
3139	BREEZY HILL PH 7	RESIDENTIAL	2017	11	0	11

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3198	BREEZY HILL PH 8	RESIDENTIAL	2018	62	0	62
3141	BREEZY HILL PH 9	RESIDENTIAL	2016	59	0	59
3134	BREWER BEND ADDITION	RESIDENTIAL	2024	3	0	3
3136	BRIONES ADDITION	RESIDENTIAL	2018	2	0	2
3170	BUFFINGTON	RESIDENTIAL	N/A	1	0	1
3193	BURKE RIDGE	RESIDENTIAL	2016	2	0	2
3191	BUTTGEN ADDITION	RESIDENTIAL	2005	1	0	1
3230	CANUPS	RESIDENTIAL	1944	36	18	54
3247	CARROLL ESTATES SUBD	RESIDENTIAL	1987	2	0	2
3248	CARUTH LAKE PH 1	RESIDENTIAL	1994	34	0	34
3269	CARUTH LAKE PH 1B	RESIDENTIAL	2015	2	0	2
3249	CARUTH LAKE PH 2	RESIDENTIAL	1994	9	0	9
3251	CARUTH LAKE PH 3	RESIDENTIAL	1996	19	0	19
3252	CARUTH LAKE PH 4	RESIDENTIAL	1997	74	0	74
3253	CARUTH LAKE PH 5	RESIDENTIAL	1997	137	0	137
3256	CARUTH LAKE PH 6	RESIDENTIAL	2005	157	0	157
3261	CARUTH LAKE PH 7A	RESIDENTIAL	2012	20	0	20
3262	CARUTH LAKES PH 7B	RESIDENTIAL	2012	67	0	67
3264	CARUTH LAKES PH 7C	RESIDENTIAL	2013	31	0	31
3265	CARUTH LAKES PH 7D	RESIDENTIAL	2013	37	0	37
3263	CARUTH LAKES PH 8A	RESIDENTIAL	2012	67	0	67
3266	CARUTH LAKES PH 8B	RESIDENTIAL	2013	69	0	69
3241	CASTLE RIDGE PH 1	RESIDENTIAL	2006	56	0	56

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3238	CASTLE RIDGE PH2	RESIDENTIAL	2008	80	0	80
3237	CASTLE RIDGE PH3	RESIDENTIAL	2016	60	0	60
3260	CHANDLERS LANDING PH 1	RESIDENTIAL	1973	24	0	24
3350	CHANDLERS LANDING PH 10	RESIDENTIAL	1975	60	0	60
3355	CHANDLERS LANDING PH 14	RESIDENTIAL	1984	31	0	31
3356	CHANDLERS LANDING PH 15 REPLAT-2	RESIDENTIAL	1994	87	0	87
3357	CHANDLERS LANDING PH 16 REPLAT	RESIDENTIAL	1998	56	0	56
3360	CHANDLERS LANDING PH 18	RESIDENTIAL	1984	13	0	13
3361	CHANDLERS LANDING PH 18 SEC 2	RESIDENTIAL	1985	38	0	38
3362	CHANDLERS LANDING PH 19	RESIDENTIAL	1985	73	2	75
3270	CHANDLERS LANDING PH 2	RESIDENTIAL	1973	50	0	50
3363	CHANDLERS LANDING PH 20	RESIDENTIAL	1985	62	0	62
3280	CHANDLERS LANDING PH 3	RESIDENTIAL	1973	43	0	43
3290	CHANDLERS LANDING PH 4	RESIDENTIAL	1997	22	0	22
3300	CHANDLERS LANDING PH 5	RESIDENTIAL	1976	37	0	37
3310	CHANDLERS LANDING PH 6	RESIDENTIAL	1977	68	0	68
3320	CHANDLERS LANDING PH 7	RESIDENTIAL	1976	34	0	34
3340	CHANDLERS LANDING PH 9	RESIDENTIAL	1975	14	0	14
3335	CHANDLERS LANDING PH 9 SEC 1	RESIDENTIAL	1981	1	0	1
3259	CHANDLERS LANDING YACHT CLUB	RESIDENTIAL	1974	2	0	2
3380	CHAPMAN	RESIDENTIAL	1978	1	0	1
3232	CLARK ADDITION	RESIDENTIAL	2019	2	0	2
3398	CLARK HOMESTEAD ADDITION	RESIDENTIAL	2001	1	0	1

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3399	CLARK STREET HOMESITE	RESIDENTIAL	2004	2	0	2
3408	CONOVER ADDITION	RESIDENTIAL	2010	2	0	2
3414	COUNSELMAN ADDITION	RESIDENTIAL	2003	1	0	1
3436	COX ACRES	RESIDENTIAL	2017	2	0	2
3416	COX ADDITION	RESIDENTIAL	2005	1	0	1
3423	CRAWFORD ADDN	RESIDENTIAL	1988	1	0	1
3424	CREEKSIDE THE SHORES	RESIDENTIAL	1999	27	0	27
3422	CREEKSIDE VILLAGE - PH 2	RESIDENTIAL	2000	66	0	66
3428	CRESTVIEW PH 1 THE SHORES	RESIDENTIAL	1997	38	0	38
3429	CRESTVIEW PH 2 THE SHORES	RESIDENTIAL	1997	76	0	76
3433	CRESTVIEW PH 3	RESIDENTIAL	1999	93	0	93
3440	CULLINS ADDN	RESIDENTIAL	1979	1	0	1
3450	CUTTER HILL 1	RESIDENTIAL	1977	20	0	20
3460	CUTTER HILL 2	RESIDENTIAL	1977	27	0	27
3470	CUTTER HILL 3	RESIDENTIAL	1981	13	0	13
3543	D R TAYLOR ADDITION	RESIDENTIAL	2003	1	0	1
3476	DABNEY ADDITION	RESIDENTIAL	2006	2	0	2
3478	DALTON RANCH	RESIDENTIAL	2006	149	0	149
3481	DALTON RANCH PH 2	RESIDENTIAL	2007	2	0	2
3080	DANNY BARKER	RESIDENTIAL	1979	1	0	1
3500	DAWSON	RESIDENTIAL	N/A	16	0	16
3483	DC ADDITION	RESIDENTIAL	2021	2	0	2
3512	DEL BOSQUE SUBD	RESIDENTIAL	1984	1	0	1



#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3516	DEVOLL PLACE ADDITION	RESIDENTIAL	2020	1	0	1
3525	DIRKWOOD ESTATES	RESIDENTIAL	1993	2	1	3
5386	DISCOVERY LAKES PHASE 1	RESIDENTIAL	2023	4	32	36
3540	DODSON HARDIN	RESIDENTIAL	1953	3	0	3
3539	DOUBLE T VENTURES	RESIDENTIAL	2014	1	0	1
3542	DOWELL RD ADDITION	RESIDENTIAL	1994	9	0	9
3550	DUKE	RESIDENTIAL	1979	1	0	1
3559	EAGLE POINT ESTATES	RESIDENTIAL	2012	11	2	13
3584	EDWARDS ACRES SUBD	RESIDENTIAL	2004	2	0	2
3545	ELB SUBDIVISION	RESIDENTIAL	1986	1	0	1
3587	ELSEY ADDITION	RESIDENTIAL	2007	2	0	2
3552	EMERSON FARMS	RESIDENTIAL	2023	5	103	108
3562	ENSLEY ADDN	RESIDENTIAL	2019	1	0	1
3590	EPPERSON	RESIDENTIAL	1980	1	0	1
3600	EPPSTEIN	RESIDENTIAL	1977	44	0	44
3605	EPPSTEIN STARK ADDITION	RESIDENTIAL	1980	4	0	4
3601	EPTON ADDITION	RESIDENTIAL	2018	1	0	1
3606	ESTATES ON THE RIDGE	RESIDENTIAL	2016	10	0	10
3690	F AND M	RESIDENTIAL	1991	61	2	63
3617	FAIRWAY POINTE PH 1 THE SHORES	RESIDENTIAL	1997	7	0	7
3618	FAIRWAY POINTE PH 2 THE SHORES	RESIDENTIAL	1997	69	0	69
3619	FAIRWAY POINTE PH 3	RESIDENTIAL	1999	40	0	40
3685	FLAGSTONE ADDITION	RESIDENTIAL	2006	82	0	82

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3700	FONDREN	RESIDENTIAL	1945	12	0	12
3705	FONTANNA RANCH PH 1	RESIDENTIAL	2007	106	0	106
3706	FONTANNA RANCH PH2	RESIDENTIAL	2016	47	0	47
3709	FONTANNA RANCH PHASE III	RESIDENTIAL	2018	53	0	53
3710	FOREE	RESIDENTIAL	1913	24	0	24
3701	FOX ADDITION	RESIDENTIAL	2022	2	0	2
3713	FOXCHASE PH 1	RESIDENTIAL	1989	32	0	32
3711	FOXCHASE PH 2	RESIDENTIAL	1994	25	0	25
3712	FOXCHASE PH 3	RESIDENTIAL	1994	25	0	25
3714	FOXCHASE PH 4	RESIDENTIAL	1995	40	0	40
3716	FOXCHASE PH 5	RESIDENTIAL	1998	48	0	48
3717	FOXCHASE PH 6	RESIDENTIAL	2000	37	0	37
3718	FOXCHASE PH 7	RESIDENTIAL	2005	11	0	9
3723	GAMEZ ADDITION	RESIDENTIAL	2005	1	0	1
3722	GAMEZ ADDITION RIDGE RD	RESIDENTIAL	2005	1	0	1
3730	GARNER	RESIDENTIAL	N/A	19	3	22
3732	GEORGE MORTON ESTATE	RESIDENTIAL	2023	0	3	3
3756	GIDEON GROVE NORTH	RESIDENTIAL	2018	73	0	73
3728	GIDEON GROVE PHASE 2	RESIDENTIAL	2022	80	16	96
3753	GOODMAN ADDITION	RESIDENTIAL	2006	1	0	1
4730	GRADY RASH SUBD	RESIDENTIAL	1984	4	0	4
3760	GREEN MEADOWS	RESIDENTIAL	1975	9	0	1
3750	GREENLEE	RESIDENTIAL	1972	21	0	21

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3770	GREENVALLEY	RESIDENTIAL	1958	6	0	6
3780	GRIFFITH	RESIDENTIAL	N/A	35	1	36
3813	HAIRSTON ADDN	RESIDENTIAL	1985	3	0	3
4680	HAL PHELPS	RESIDENTIAL	1959	11	0	11
3803	HALEY AND KYLE ADDITION	RESIDENTIAL	2020	2	0	2
3807	HARBOR LANDING PH 1	RESIDENTIAL	1986	38	0	38
3808	HARBOR LANDING PH 2	RESIDENTIAL	1987	22	7	29
3816	HARLAN PARK PH 1	RESIDENTIAL	1985	65	0	65
3817	HARLAN PARK PH 2	RESIDENTIAL	1995	30	0	30
3820	HARRIS	RESIDENTIAL	1960	7	1	8
3825	HARRIS HEIGHTS 1	RESIDENTIAL	1970	58	0	58
3826	HARRIS HEIGHTS 2	RESIDENTIAL	1985	15	0	15
3827	HARRIS HEIGHTS 3	RESIDENTIAL	1985	26	0	26
3828	HARRIS HEIGHTS 4	RESIDENTIAL	1989	4	0	4
3842	HARTMAN ADDITION	RESIDENTIAL	2003	2	0	2
3860	HERITAGE HEIGHTS	RESIDENTIAL	1970	78	0	78
3867	HICKORY RIDGE PH 1	RESIDENTIAL	2001	139	0	139
3868	HICKORY RIDGE PH 2	RESIDENTIAL	2001	119	0	119
3869	HICKORY RIDGE PH 3	RESIDENTIAL	2001	41	0	41
3871	HICKORY RIDGE PH 4	RESIDENTIAL	2003	245	0	245
3870	HIDDEN VALLEY ESTATES NO 2	RESIDENTIAL	2018	3	0	3
3880	HIGHLAND ACRES	RESIDENTIAL	1968	6	0	6
3890	HIGHLAND HILLS	RESIDENTIAL	1979	59	0	59

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3895	HIGHLAND MEADOWS 1	RESIDENTIAL	1996	100	0	100
3896	HIGHLAND MEADOWS 2	RESIDENTIAL	2000	97	0	97
3940	HIGHRIDGE EST	RESIDENTIAL	1972	97	0	97
3950	HIGHWOOD	RESIDENTIAL	1955	73	2	75
3967	HILLCREST SHORES	RESIDENTIAL	1994	67	0	67
3968	HILLCREST SHORES PH 2	RESIDENTIAL	1995	114	0	114
3976	HILLCREST SHORES PH 3	RESIDENTIAL	2002	110	0	110
3971	HILLSIDE PH 1 THE SHORES	RESIDENTIAL	1997	8	0	8
3972	HILLSIDE PH 2 THE SHORES	RESIDENTIAL	1997	74	0	74
3973	HILLSIDE PH 3 THE SHORES	RESIDENTIAL	1999	65	0	65
3974	HILLSIDE PH 4 THE SHORES	RESIDENTIAL	2000	69	0	69
3975	HILLSIDE PH 5 THE SHORES	RESIDENTIAL	2000	117	0	117
3984	HODGDON ADDITION	RESIDENTIAL	2017	2	0	2
3996	HOMESTEAD PHASE I	RESIDENTIAL	2024	42	144	186
4019	HUDSON SOTO	RESIDENTIAL	2009	1	0	1
4023	HUNTER ADDITION	RESIDENTIAL	2024	1	0	1
4021	HURST ADDITION	RESIDENTIAL	2002	2	0	2
4043	INDEPENDENCE PASS	RESIDENTIAL	2009	2	1	3
4041	INTEGRITY ADDITION PH 1	RESIDENTIAL	2007	3	0	3
4039	INTEGRITY ADDITION PH 2	RESIDENTIAL	2013	4	0	4
5242	ISAAC ADDITION	RESIDENTIAL	2021	2	0	2
4048	ISAAC PENA	RESIDENTIAL	2007	1	0	1
4660	J L PEOPLES ADDITION	RESIDENTIAL	1989	15	0	15

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
3510	J W DAY	RESIDENTIAL	N/A	6	0	6
4051	JACK CANUP	RESIDENTIAL	2007	3	1	4
4049	JAMESON ADDITION	RESIDENTIAL	2006	1	0	1
4050	JAYROE ADDN	RESIDENTIAL	1979	1	0	1
4131	JERRI LAMROCK ADDN	RESIDENTIAL	1989	1	0	1
4058	JOHNSON ADDITION	RESIDENTIAL	2021	1	0	1
4096	KATHLEENS ADDITION	RESIDENTIAL	1998	2	0	2
4077	KAYCE LYNN ADDITION NO	RESIDENTIAL	2018	1	0	1
4076	KAYCE LYNN ADDITION NO 1	RESIDENTIAL	2018	2	0	2
4102	KELLY RANCH ADDITION	RESIDENTIAL	2017	1	0	1
4143	KENNEDY ADDITION	RESIDENTIAL	2021	1	1	1
4109	KINSEY ADDITION	RESIDENTIAL	2023	4	0	4
4330	L AND W	RESIDENTIAL	1949	13	0	13
4310	L L LEONARD	RESIDENTIAL	1979	1	0	1
4141	LADERA ROCKWALL	RESIDENTIAL	2018	84	0	84
4126	LAGO VISTA	RESIDENTIAL	1994	92	0	92
4190	LAKE MEADOWS	RESIDENTIAL	1968	26	0	26
4200	LAKE RAY HUBBARD EST	RESIDENTIAL	1973	64	0	64
4230	LAKEHILL ADDITION PH 1	RESIDENTIAL	1977	12	0	12
4240	LAKEHILL ADDITION PH 2	RESIDENTIAL	1978	9	0	9
4210	LAKERIDGE EST	RESIDENTIAL	1984	3	1	4
4220	LAKERIDGE PARK	RESIDENTIAL	1972	89	0	89
4221	LAKERIDGE PARK BOTO ADDN	RESIDENTIAL	1984	1	1	2

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4129	LAKES ASSEMBLY ADDITION	RESIDENTIAL	2014	1	0	1
4250	LAKESIDE VILLAGE PH 1	RESIDENTIAL	1971	114	0	114
4260	LAKESIDE VILLAGE PH 2	RESIDENTIAL	1971	119	1	120
4270	LAKESIDE VILLAGE PH 3	RESIDENTIAL	1972	116	2	118
4280	LAKESIDE VILLAGE PH 4	RESIDENTIAL	1973	59	2	61
4284	LAKESIDE VILLAGE PH 5A	RESIDENTIAL	1998	24	0	24
4283	LAKESIDE VILLAGE PH 5B	RESIDENTIAL	1999	21	1	22
4282	LAKESIDE VILLAGE PH 5C	RESIDENTIAL	2003	57	4	61
4289	LAKEVIEW SUMMIT PH 1	RESIDENTIAL	2000	103	0	103
4291	LAKEVIEW SUMMIT PH 1A	RESIDENTIAL	2001	157	0	157
4292	LAKEVIEW SUMMIT PH 2	RESIDENTIAL	2003	104	0	104
4293	LAKEVIEW SUMMIT PH 3	RESIDENTIAL	2005	84	0	84
4294	LAKEVIEW SUMMIT PH 4	RESIDENTIAL	2007	101	1	102
4298	LAMAR STREET HABITAT NO 1	RESIDENTIAL	2018	2	0	2
4134	LAS PRIMERAS	RESIDENTIAL	2003	1	3	4
4149	LEE ACRES ADDITION	RESIDENTIAL	2024	2	2	4
4745	LEE RHOADES SUBDIVISION	RESIDENTIAL	1986	2	0	2
4160	LEONARD AND ADAMS	RESIDENTIAL	1925	7	0	7
4320	LOFLAND	RESIDENTIAL	1995	5	4	9
4316	LOFLAND FARMS PH 1	RESIDENTIAL	2000	86	0	86
4317	LOFLAND FARMS PH 2	RESIDENTIAL	2000	62	0	62
4318	LOFLAND FARMS PH 3	RESIDENTIAL	2002	11	0	11
4319	LOFLAND FARMS PH 4	RESIDENTIAL	2002	74	0	74



#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4314	LOFLAND FARMS PH 5A	RESIDENTIAL	2003	86	0	86
4311	LOFLAND FARMS PH 5B	RESIDENTIAL	2004	73	1	74
4323	LOFLAND LAKE ESTATES	RESIDENTIAL	1994	6	1	7
4324	LOFLAND LAKE ESTATES 2	RESIDENTIAL	1995	0	0	7
4331	LYNDEN PARK ESTATES PHASE 1A	RESIDENTIAL	1997	70	0	70
4332	LYNDEN PARK ESTATES PHASE 1B	RESIDENTIAL	1997	27	0	27
4333	LYNDEN PARK ESTATES PHASE 2	RESIDENTIAL	2000	104	0	104
4334	LYNDEN PARK ESTATES PHASE 3	RESIDENTIAL	2001	71	0	71
4336	LYNDEN PARK ESTATES PHASE 4	RESIDENTIAL	2004	84	0	84
4383	M AND M JOHNSON	RESIDENTIAL	2014	1	0	1
4625	M C PASSMORE	RESIDENTIAL	1983	1	0	1
4335	MAC NO 1 SUBD	RESIDENTIAL	1984	5	0	5
4397	MARINA VILLAGE	RESIDENTIAL	2023	1	38	39
4349	MASON STEED ADDITION	RESIDENTIAL	1993	2	2	4
4352	MATCHPOINT TOWNHOMES WEST	RESIDENTIAL	1981	1	0	1
4351	MAYNARD PLACE	RESIDENTIAL	2008	1	0	1
4355	MAYTONA RANCH ESTATES	RESIDENTIAL	1983	19	0	19
4497	MCLEAN MOORE ADDITION	RESIDENTIAL	1987	2	0	2
4358	MEADOWCREEK ESTATES PH 1	RESIDENTIAL	1999	158	0	158
4359	MEADOWCREEK ESTATES PH 2	RESIDENTIAL	2000	103	0	103
4363	MEADOWCREEK ESTATES PH 3	RESIDENTIAL	2001	131	0	131
4364	MEADOWCREEK ESTATES PH 4	RESIDENTIAL	2001	192	0	192
4380	MEADOWVIEW RANCH ESTATES	RESIDENTIAL	1977	24	0	24

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4390	MELTON	RESIDENTIAL	1979	1	0	1
4405	MICK	RESIDENTIAL	1982	1	0	1
4420	MILL CO	RESIDENTIAL	N/A	18	0	18
4443	MONNIE RODGERS SUBDIVISION	RESIDENTIAL	1964	4	0	4
4480	MUSTANG ACRES	RESIDENTIAL	1967	5	0	5
4505	NANCY D	RESIDENTIAL	1983	3	0	3
4900	NE&JO ADD	RESIDENTIAL	2004	2	0	2
4518	NELLER ADDITION	RESIDENTIAL	2021	1	1	2
5390	NELSON LAKE ESTATES	RESIDENTIAL	2023	74	194	268
4507	NEWPORT PLACE	RESIDENTIAL	1996	43	0	43
4509	NORTH TOWNE ADDITION	RESIDENTIAL	1998	41	0	41
4508	NORTH WEST SUBD	RESIDENTIAL	1984	2	0	2
4520	NORTHCREST EST 2	RESIDENTIAL	1978	12	0	12
4514	NORTHGATE ADDITION	RESIDENTIAL	2020	31	9	40
4560	NORTHSHORE PH 1	RESIDENTIAL	1974	132	0	132
4550	NORTHSHORE PH 1A	RESIDENTIAL	1981	94	0	94
4575	NORTHSHORE PH 2A	RESIDENTIAL	1984	80	0	80
4576	NORTHSHORE PH 2B	RESIDENTIAL	1986	76	0	76
4581	NORTHSHORE PH 4	RESIDENTIAL	1987	45	0	45
4600	OAK CREEK	RESIDENTIAL	1984	2	76	78
4603	OAKS OF BUFFALO WAY	RESIDENTIAL	1997	60	0	60
4601	OAKS OF BUFFALO WAY PH 2	RESIDENTIAL	2004	3	0	3
4638	OLIVE FANNIN ADDITION	RESIDENTIAL	2021	3	0	3

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4605	ORLEANS ON THE LAKE	RESIDENTIAL	1984	41	0	41
4608	ORSORNIO SILVA	RESIDENTIAL	2009	4	0	4
4618	PARK PLACE 1	RESIDENTIAL	1987	1	0	1
4644	PARK PLACE PHASE 4	RESIDENTIAL	2022	0	5	5
4621	PARK PLACE WEST PH 2	RESIDENTIAL	2005	88	4	92
4622	PARK PLACE WEST PH 3	RESIDENTIAL	2018	65	21	86
4626	PATRICIA A MAY ADDITION	RESIDENTIAL	2003	2	0	2
4640	PECAN GROVE	RESIDENTIAL	1978	2	0	2
4656	PEOPLES TRACT ADDITION	RESIDENTIAL	2024	4	4	8
4679	PIERCY PLACE	RESIDENTIAL	2015	1	0	1
4690	PITTMAN	RESIDENTIAL	1978	4	0	4
4709	PROMENADE HARBOR	RESIDENTIAL	2002	168	0	168
4704	PROMENADE HARBOR PH 2	RESIDENTIAL	2004	19	0	19
4713	PROMISE LAND ADDITION	RESIDENTIAL	2001	1	0	1
4758	QUAIL HOLLOW PHASE I	RESIDENTIAL	2024	45	105	150
4706	QUAIL RUN VALLEY NO 1	RESIDENTIAL	2001	56	0	56
4707	QUAIL RUN VALLEY NO 2	RESIDENTIAL	2001	129	0	129
4718	RAINBOW LAKE ESTATES	RESIDENTIAL	2000	66	0	66
4723	RALPH HALL ADDITION PH 2	RESIDENTIAL	1999	1	0	1
4722	RANDOM OAKS AT THE SHORES	RESIDENTIAL	2000	75	0	75
4732	RED RIVER I	RESIDENTIAL	2001	1	0	1
4737	RENFRO CREEKSIDE ESTATES	RESIDENTIAL	2010	1	1	2
4742	RENFRO PLACE NORTH	RESIDENTIAL	2002	2	0	2

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4741	RENFRO PLACE SOUTH	RESIDENTIAL	2002	2	0	2
4753	RHDC ADDITION	RESIDENTIAL	2020	2	0	2
3835	RICHARD HARRIS 2	RESIDENTIAL	1982	7	0	7
3836	RICHARD HARRIS 3	RESIDENTIAL	1983	3	0	3
3841	RICHARD HARRIS 6	RESIDENTIAL	1986	1	0	1
4760	RIDGE HAVEN ESTATES PH2	RESIDENTIAL	1984	1	1	1
4790	RIDGE ROAD VILLAGE	RESIDENTIAL	1964	182	3	185
4749	RIDGECREST ADDITION	RESIDENTIAL	2016	45	0	45
4770	RIDGELL	RESIDENTIAL	N/A	5	2	7
4800	RIDGEVIEW	RESIDENTIAL	1964	22	0	22
4804	RIOS BUFFINGTON ADDITION	RESIDENTIAL	1996	1	0	1
4795	ROBBINS ADDITION	RESIDENTIAL	2005	5	0	5
4874	ROCKWALL DOWNES PH 1	RESIDENTIAL	2015	34	0	34
4877	ROCKWALL DOWNES PH 2	RESIDENTIAL	2017	31	0	31
4781	ROCKWALL DOWNES PH 3	RESIDENTIAL	2017	28	0	28
4902	ROCKWALL LAKE DEVELOPMENT NO 1 LAKE ECHO	RESIDENTIAL	2013	3	0	3
4142	ROCKWALL LAKE ESTATES EAST ADDITION	RESIDENTIAL	2021	3	1	4
5370	ROCKWALL LAKE ESTATES PH1	RESIDENTIAL	1956	369	73	442
5380	ROCKWALL LAKE ESTATES PH2	RESIDENTIAL	1956	503	135	638
4902	ROCKWALL LAKE ESTATES WEST	RESIDENTIAL	1956	1	0	1
4852	ROLLING MEADOWS ESTATES	RESIDENTIAL	1997	18	0	18
4859	ROSS ADDITION	RESIDENTIAL	2004	1	0	1
4860	ROYAL PARK PLACE	RESIDENTIAL	1977	38	1	39

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
4870	RUDOLPH	RESIDENTIAL	1979	1	0	1
4878	RUFF AND SARTAIN ADDITION	RESIDENTIAL	2011	1	1	2
5035	S SPARKS ADDITION	RESIDENTIAL	1987	1	0	1
4909	SADDLE STAR ESTATES PH1	RESIDENTIAL	2019	63	6	69
5391	SADDLE STAR PHASE 2	RESIDENTIAL	2023	49	31	80
4896	SADDLEBROOK ESTATES 2	RESIDENTIAL	1978	45	0	45
4900	SANGER	RESIDENTIAL	2004	57	11	68
4918	SHADYDALE ESTATES	RESIDENTIAL	2014	13	1	14
4928	SHAW	RESIDENTIAL	2007	1	1	2
4960	SHIELDS	RESIDENTIAL	1981	4	0	4
4955	SHORES NORTH PH 2A	RESIDENTIAL	2001	82	0	82
4954	SHORES NORTH PH 2B	RESIDENTIAL	2004	76	0	76
4956	SHORES NORTH PH 3A	RESIDENTIAL	2001	56	0	56
4961	SHORES NORTH PH 3B	RESIDENTIAL	2004	32	0	32
4957	SHORES NORTH PH 4A	RESIDENTIAL	2002	68	0	68
4962	SHORES NORTH PH 4B	RESIDENTIAL	2004	63	0	63
4958	SHORES NORTH PH 5	RESIDENTIAL	2001	60	0	60
4959	SHORES NORTH PH 6	RESIDENTIAL	2002	70	0	70
4940	SHOREVIEW EST	RESIDENTIAL	1976	13	0	13
4969	SIX O SUBD	RESIDENTIAL	1983	1	0	1
5013	SOLAR VILLAGE	RESIDENTIAL	2014	6	0	6
5047	SOMERSET PARK PH 2	RESIDENTIAL	2022	72	99	171
5019	SOMERSET PARK PH1	RESIDENTIAL	2016	151	1	152

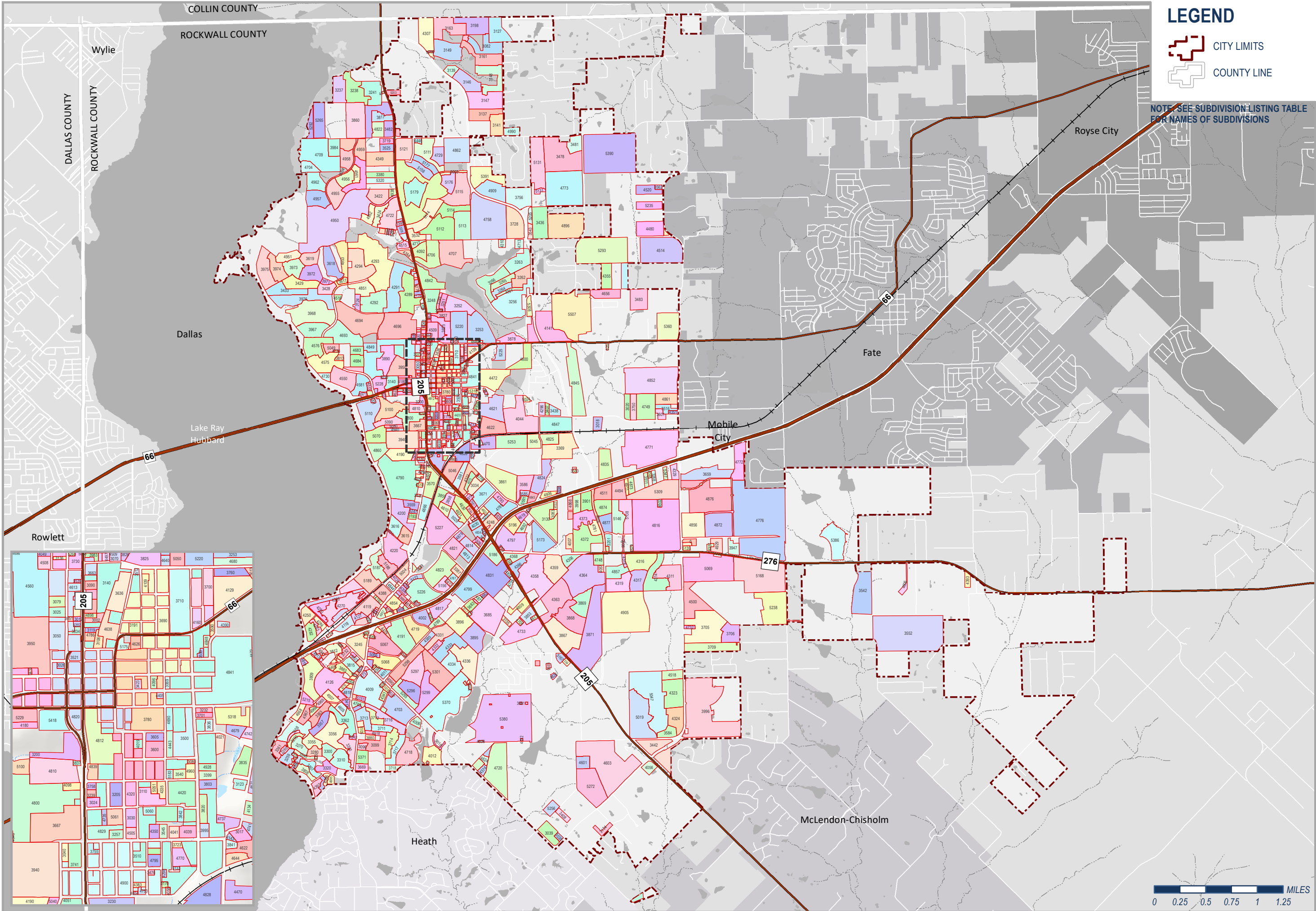
#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
5040	SPONG	RESIDENTIAL	1961	5	0	5
5060	ST MARYS	RESIDENTIAL	1978	2	1	3
5061	ST MARYS PLACE	RESIDENTIAL	1978	14	0	14
5050	STARK	RESIDENTIAL	1979	4	0	4
5051	STARK SUBDIVISION	RESIDENTIAL	1998	2	0	2
5069	STERLING FARMS ADDITION	RESIDENTIAL	1997	48	0	48
5178	STONE CREEK PH 1	RESIDENTIAL	2008	200	0	200
5115	STONE CREEK PH 10	RESIDENTIAL	2020	122	0	122
5176	STONE CREEK PH 2A	RESIDENTIAL	2012	42	0	42
5177	STONE CREEK PH 2B	RESIDENTIAL	2012	52	0	52
5179	STONE CREEK PH 3	RESIDENTIAL	2012	52	0	52
5174	STONE CREEK PH 4	RESIDENTIAL	2013	59	0	59
5158	STONE CREEK PH 5	RESIDENTIAL	2013	45	0	45
5111	STONE CREEK PH 6	RESIDENTIAL	2014	76	0	76
5112	STONE CREEK PH 7	RESIDENTIAL	2016	80	0	80
5113	STONE CREEK PH 8	RESIDENTIAL	2018	106	0	106
5114	STONE CREEK PH9	RESIDENTIAL	2019	65	0	65
5070	STONEBRIDGE MEADOWS 1	RESIDENTIAL	1978	41	0	41
5080	STONEBRIDGE MEADOWS 2	RESIDENTIAL	1977	13	0	13
5090	STONEBRIDGE MEADOWS 3	RESIDENTIAL	1977	39	0	39
5100	STONEBRIDGE MEADOWS 4	RESIDENTIAL	1979	72	0	72
5110	STONEBRIDGE MEADOWS 5	RESIDENTIAL	1978	72	0	72
5131	STONEY HOLLOW	RESIDENTIAL	2002	1	0	1



#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
5131	STONE HOLLOW ADDITION	RESIDENTIAL	2002	96	0	96
5133	STRANGE DENSON ADDN	RESIDENTIAL	1990	1	0	1
5507	TERRACES PH 1	RESIDENTIAL	2024	44	143	187
5238	TERRACINA PH1	RESIDENTIAL	2020	74	39	113
5170	THE CABANAS AT CHANDLERS LANDING	RESIDENTIAL	2014	10	0	10
5171	THE CABANAS REPLAT	RESIDENTIAL	1990	7	0	7
3615	THE ESTATES OF COAST ROYALE 1	RESIDENTIAL	1985	4	0	4
3616	THE ESTATES OF COAST ROYALE 2	RESIDENTIAL	1985	13	0	13
3878	THE HIGHLANDS	RESIDENTIAL	2018	36	4	40
4297	THE LANDON	RESIDENTIAL	2022	0	19	19
4500	THE MCLENDON COMPANIES ADDITION	RESIDENTIAL	1999	5	0	5
4385	THE MEADOWS	RESIDENTIAL	1986	23	0	23
4684	THE PINNACLE PH 2	RESIDENTIAL	1992	29	0	29
4683	THE PINNACLE-PHASE 1	RESIDENTIAL	1981	16	0	16
4696	THE PRESERVE PH 1	RESIDENTIAL	2015	135	0	135
4693	THE PRESERVE PH 2	RESIDENTIAL	2007	84	0	84
4694	THE PRESERVE PH 3	RESIDENTIAL	2007	117	0	117
4950	THE SHORES	RESIDENTIAL	1978	258	0	258
4951	THE SHORES CLUB HOUSE	RESIDENTIAL	2014	7	0	7
4952	THE SHORES PH 2	RESIDENTIAL	1990	32	0	32
4953	THE SHORES PH 3	RESIDENTIAL	1990	50	0	50
5046	THE STANDARD ROCKWALL	RESIDENTIAL	2018	26	26	52
5256	THE WALLACE ADDITION	RESIDENTIAL	2023	1	2	3

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
5168	TIMBER CREEK ESTATES	RESIDENTIAL	2001	242	0	242
5183	TOVAR SUBDIVISION	RESIDENTIAL	2000	2	0	2
5173	TOWNSEND VILLAGE	RESIDENTIAL	2013	80	0	80
5187	TURTLE COVE	RESIDENTIAL	1985	75	0	75
5188	TURTLE COVE ADDITION PH 2	RESIDENTIAL	1998	53	0	53
5189	TURTLE COVE PH 3	RESIDENTIAL	2000	101	1	102
5205	UTLEY ADDITION	RESIDENTIAL	2015	2	0	2
3205	W E CAMPBELL	RESIDENTIAL	1984	1	0	1
5220	WADE	RESIDENTIAL	1954	105	0	105
5219	WALKER ADDITION	RESIDENTIAL	2016	3	0	3
5214	WANDA RIDGE ESTATES PH 2	RESIDENTIAL	2017	44	0	44
5227	WATERSTONE ESTATES	RESIDENTIAL	1994	123	0	123
5235	WATSON ESTATES	RESIDENTIAL	2008	3	0	3
5371	WHISPER ROCK	RESIDENTIAL	2018	22	8	30
5254	WIDBOOM ADDITION	RESIDENTIAL	2018	1	0	1
5260	WILLIAMS	RESIDENTIAL	1980	1	0	1
5265	WILLIS ADDITION	RESIDENTIAL	1995	1	0	1
5270	WILLOW BEND ESTATES	RESIDENTIAL	1980	18	0	18
5272	WILLOWCREST ESTATES	RESIDENTIAL	1996	28	0	28
5290	WILSON	RESIDENTIAL	1977	1	0	1
5292	WIMPEE ACRES	RESIDENTIAL	2017	1	0	1
5293	WINDING CREEK SUBDIVISION	RESIDENTIAL	2024	37	101	138
5295	WINDMILL RIDGE	RESIDENTIAL	1982	54	0	54

#	SUBDIVISION NAME	TYPE	YEAR	BUILT	VACANT	TOTAL
5296	WINDMILL RIDGE ESTATES 2A	RESIDENTIAL	1984	82	0	82
5297	WINDMILL RIDGE ESTATES 3A	RESIDENTIAL	1986	111	0	111
5298	WINDMILL RIDGE ESTATES 3B	RESIDENTIAL	1994	80	0	80
5299	WINDMILL RIDGE ESTATES 4	RESIDENTIAL	1997	77	0	77
5301	WINDMILL RIDGE ESTATES 4B	RESIDENTIAL	2001	165	0	165
5320	WINKLER	RESIDENTIAL	1977	1	0	1
5318	WOOD ESTATES	RESIDENTIAL	2017	1	0	1
5360	ZION ADDITION	RESIDENTIAL	1977	20	4	24



LEGEND

- CITY LIMITS
- COUNTY LINE

NOTE: SEE SUBDIVISION LISTING TABLE FOR NAMES OF SUBDIVISIONS

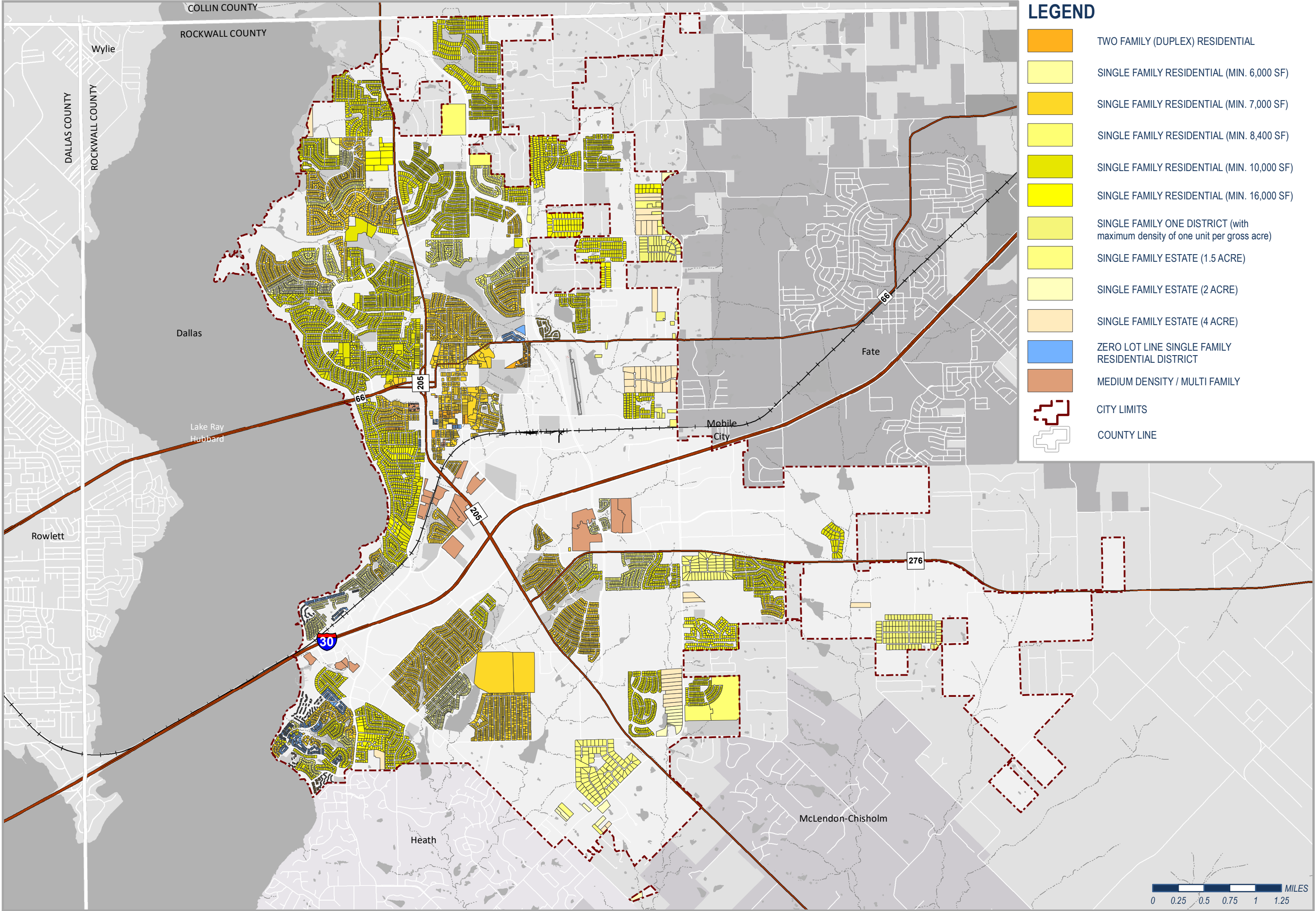
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SUBDIVISION  
MAP

CH 4: HOUSING AND  
NEIGHBORHOODS







LEGEND

- TWO FAMILY (DUPLEX) RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL (MIN. 6,000 SF)
- SINGLE FAMILY RESIDENTIAL (MIN. 7,000 SF)
- SINGLE FAMILY RESIDENTIAL (MIN. 8,400 SF)
- SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
- SINGLE FAMILY RESIDENTIAL (MIN. 16,000 SF)
- SINGLE FAMILY ONE DISTRICT (with maximum density of one unit per gross acre)
- SINGLE FAMILY ESTATE (1.5 ACRE)
- SINGLE FAMILY ESTATE (2 ACRE)
- SINGLE FAMILY ESTATE (4 ACRE)
- ZERO LOT LINE SINGLE FAMILY RESIDENTIAL DISTRICT
- MEDIUM DENSITY / MULTI FAMILY
- CITY LIMITS
- COUNTY LINE

RESIDENTIAL LAND USES

CH 4: HOUSING AND NEIGHBORHOODS



# 5 NON-RESIDENTIAL DEVELOPMENT





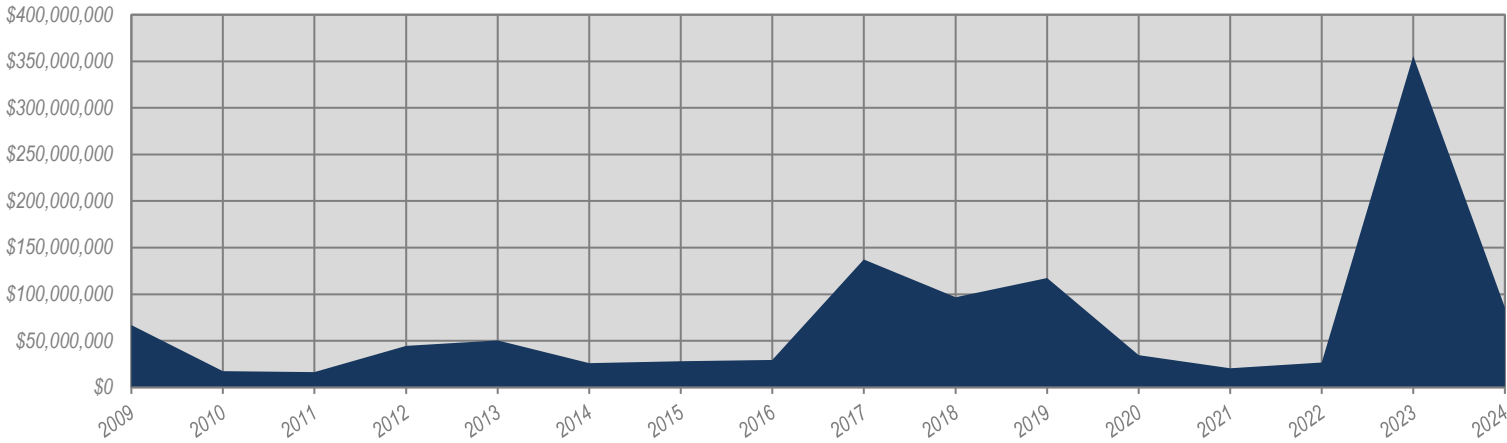


## GROUNDBREAKING FOR HEB AND IKEA

PICTURED ON THIS PAGE ARE THE GROUNDBREAKINGS FOR HEB GROCERY STORE AND IKEA FURNITURE STORE. THE HEB GROCERY STORE WILL CONSIST OF ~127,000 SF OF COMMERCIAL/RETAIL SPACE. THE IKEA FURNITURE STORE WILL CONSIST OF ~161,069 SF OF COMMERCIAL/RETAIL SPACE. IN ADDITION, THE IKEA PROJECT WILL ALSO INCORPORATE APPROXIMATELY 33.215-ACRES FOR A FUTURE REGIONAL SHOPPING CENTER. THESE TWO (2) PROJECTS WILL CONTINUE THE TRANSFORMATION OF THE IH-30 CORRIDOR AND THE CITY OF ROCKWALL AS A REGIONAL COMMERCIAL CENTER.



FIGURE 5.1: VALUE OF NEW COMMERCIAL BUILDING PERMITS SUBMITTED 2009-2024  
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DEPARTMENT



NON-RESIDENTIAL DEVELOPMENT

The growth experienced by the City of Rockwall has shaped the City's landscape, and improved job opportunities, shopping, entertainment and dining options within the community. As a result, residents from Rockwall and adjoining communities are able to work and shop locally, and Rockwall's commercial offerings have turned the City into a regional destination. While the City is considered to be a regional employment center, the majority of its residents commute to jobs in neighboring communities daily.

Since the previous *Existing Conditions Report* in 2017, the City of Rockwall has continued to experience consistent growth in non-residential development (see Figure 5.4 and Table 5.1). From 2021 to 2025, the City of Rockwall has added an estimated 2,424,187.00 SF of new non-residential development (see Figure 5.3). This translates to an estimated value of \$494,199,450.00, based on the building permits issued between 2021-2025 (see Figure 5.1).

TABLE 5.1: BUILDING PERMITS SUBMITTED BETWEEN 2017-2025

YEAR	#	PERMIT VALUE	AVG. VALUE/PERMIT
2017	19	\$137,134,932.00	\$7,217,628.00
2018	21	\$96,612,264.88	\$4,600,584.04
2019	18	\$17,436,687.00	\$6,524,260.39
2020	17	\$34,643,066.00	\$2,037,827.41
2021	10	\$20,551,200.00	\$2,055,120.00
2022	16	\$26,603,450.00	\$1,662,715.63
2023	28	\$355,708,800.00	\$12,703,885.71
2024	27	\$85,686,000.00	\$3,173,555.56
2025	4	\$5,650,000.00	\$1,412,500.00
TOTAL:	160	\$880,026,399.88	\$4,598,675.19

NOTE: 2025 IS THROUGH MARCH

COMMERCIAL/RETAIL

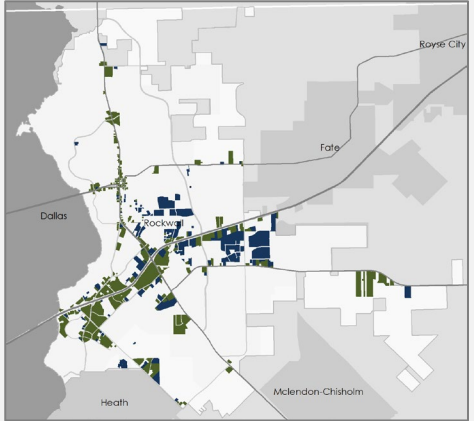
According to the 2025 *Shopping Center Review and Forecast* prepared by Weitzman, at the end of 2024 the City of Rockwall had 2,451,264 SF of gross retail space, with approximately 101,102 SF or 3.98% of this area available for lease<sup>1</sup>. This vacancy was far below the average vacancy rate in the Dallas submarket, which was 4.87%. The majority of this commercial/retail square footage is located within the IH-30 corridor, which serves as the primary retail corridor for the City; however, both the downtown and Harbor District have made significant contributions to the addition of retail and restaurant square footage and sales tax within the City (see Figure 5.2 and Map 5.1). In addition, the frontage along the Ridge Road [FM-740] and Goliad Street [SH-205] have primarily developed with commercial/retail businesses. It should be noted, that the IH-30 corridor only has 25 vacant parcels of land, consisting of 170.27-acres or ~8,597.00 linear feet of frontage, remaining of undeveloped land.

TRADE AREA

Some of the growth in the City's commercial/retail sector can be attributed to its large trade area (see Map 5.2). Trade area is considered to be the geographic area from which a community generates the majority of its customers. The trade areas depicted in Map 5.2 are the result of a study by the Geographic Information Systems (GIS) Division of the City and are based on an aggregate of the Huff Model, Gravity Model and a drive-time analysis. This trade area map shows Rockwall's Convenience and Shopping Trade Areas. The Convenience Trade Area is assumed to be the area in which people will drive for convenience goods (i.e. groceries, gasoline, etc.) [and is largely

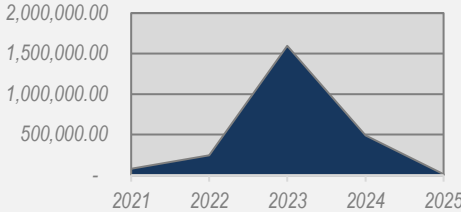
FIGURE 5.2: COMMERCIAL DEVELOPMENT WITHIN THE CITY OF ROCKWALL

KEY: BLUE = NON-RETAIL COMMERCIAL; GREEN = COMMERCIAL/RETAIL/OFFICE



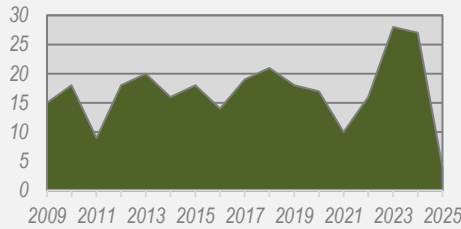
SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 5.3: TOTAL SF OF NON-RESIDENTIAL BUILDING PERMITS, 2021-2025



NOTE: 2025 IS THROUGH MARCH.  
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

FIGURE 5.4: NUMBER OF NON-RESIDENTIAL BUILDING PERMITS, 2009-2025



NOTE: 2025 IS THROUGH MARCH.  
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

based on ease of access to these types of products]. The City's Shopping Trade Area is a trade area for larger purchases (i.e. clothing, furniture, appliances, etc.). As depicted in the map, the City's trade area extends farther east than west. This is due to two (2) factors: [1] the density of stores located west of Rockwall in the DFW Metroplex, and [2] Lake Ray Hubbard, which creates a natural barrier west of Rockwall. This also creates a benefit for the City, as people are less likely to cross the lake to travel west of Rockwall to shop. Not depicted on this map is the City's Wide Trade Area, which extends beyond the City of Greenville to the northeast and takes in the City of Terrell to the south (see Map 5.3 to view the wide trade area).

### SALES TAX

The combined sales tax rate for the City of Rockwall is 8.25%. This total is a combination of the State of Texas' tax rate of 6.25% and the City's tax rate of 2.00%. Of the City's 2.00%, 1.50% is allocated to the City's general fund and 0.50% is allocated to the Rockwall Economic Development Corporation (REDC).

As was stated in the *Population and Demographics* chapter of this document, a study by smartasset™ -- a personal finance and technology company -- ranked Rockwall County's Purchasing Power Index based on *Cost of Living* as third in the State of Texas and 11<sup>th</sup> nationally in 2024. Another study by smartasset™ ranked Rockwall County's Purchasing Power Index based on *Salary* as first in the State of Texas and 16<sup>th</sup> nationally in 2025<sup>3</sup>. These studies support the sales tax analysis performed by the City that showed that of comparable cities, Rockwall had the highest per capita sales tax at \$533.26. This is \$192.85 higher than the \$340.41 per capita sales tax reported as part of the 2017 *Existing Conditions Report* (see Table 5.2 and Table 5.3), and shows that Rockwall continues to be a regional shopping destination.

**TABLE 5.2: PER CAPITA SALES TAX, JANUARY 1, 2024**

CITY	POP	SALES TAX	PER CAPITA
ALLEN	106,009	\$32,488,068.00	\$306.47
FLOWER MOUND	80,707	\$37,844,425.00	\$468.91
ROWLETT	66,711	\$9,808,807.00	\$147.03
WYLIE	62,171	\$9,980,434.00	\$160.53
<b>ROCKWALL</b>	<b>52,882</b>	<b>\$28,200,000.00</b>	<b>\$533.26</b>
AVERAGE	73,696	\$23,664,346.80	\$323.24

SOURCE: CITY OF ROCKWALL FINANCE DEPARTMENT

**TABLE 5.3: CHANGE IN PER CAPITA SALES TAX, 2015-2024**

CITY	2015	2024	CHANGE
ALLEN	\$193.70	\$306.47	58.22%
FLOWER MOUND	\$145.91	\$468.91	221.37%
ROWLETT	\$101.87	\$147.03	44.34%
WYLIE	\$86.93	\$160.53	84.67%
<b>ROCKWALL</b>	<b>\$340.41</b>	<b>\$533.26</b>	<b>56.65%</b>
AVERAGE	\$173.76	\$323.24	86.02%

SOURCE: CITY OF ROCKWALL FINANCE DEPARTMENT

### BUILDING PERMITS

Looking at building permits issued for commercial/retail since 2021, the number of permits has fluctuated between two (2) and nine (9) permits per year, but the City has seen an increasing trend in commercial/retail permitting from 2021-2024 (see Figure 5.5). As opposed to office and industrial building permits -- which saw their greatest increase in permitting numbers and values in 2023 -- commercial/retail saw the biggest increase in permitting numbers and values in 2024. This was due in large part to several projects being submitted, including both the DuWest Retail Shell buildings, the McDonalds restaurant, an HTeaO restaurant, a daycare, carwash, and a new 7/11 convenience store and gas station; however, the biggest boost to permitting values during this time period was the issuance of the building permit for HEB grocery store, which had an estimated permit value of \$32,058,367.00 (see Figure 5.6).

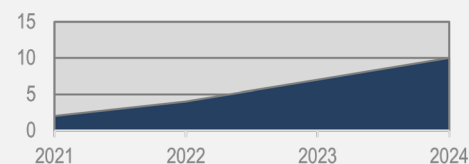
### COMMERCIAL/NON-RETAIL DEVELOPMENT

Looking at commercial/non-retail development, Rockwall has seen positive trends in the amount of office and industrial development being permitted during 2021-2024 (see Figures 5.7, 5.8, 5.9 & 5.10).

### INDUSTRIAL

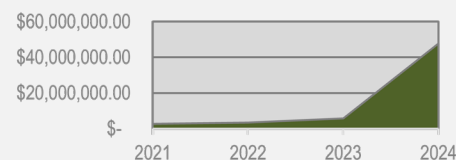
With the exception of 2024, industrial building permits have seen an increasing trend from 2021-2023 (see Figure 5.7). During this time period, the issued permits increased from four (4) building permits to seven (7) building permits. The seven (7) building permits issued in 2023 also equated to the largest value in permits at \$58,200,000.00. This included permits for a number of large industrial projects, including a new distribution center for SPR Packaging, two (2) building permits for the Rayburn Electric Cooperative's corporate campus, and Interstate Classic Cars. Despite 2023 having the highest overall permitting value, 2022 had the highest average permit value at

**FIGURE 5.5: NUMBER OF COMMERCIAL BUILDING PERMITS ISSUED, 2021-2024**



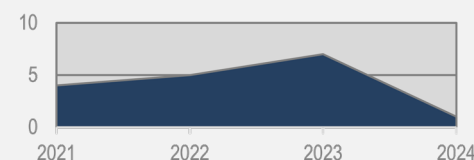
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

**FIGURE 5.6: VALUE OF COMMERCIAL BUILDING PERMITS ISSUED, 2021-2024**



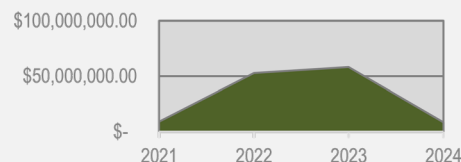
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

**FIGURE 5.7: NUMBER OF INDUSTRIAL BUILDING PERMITS ISSUED, 2021-2025**



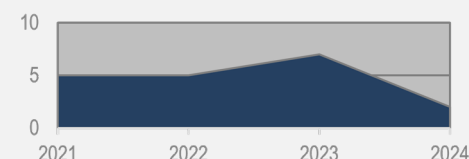
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

**FIGURE 5.8: VALUE OF INDUSTRIAL BUILDING PERMITS ISSUED, 2021-2024**



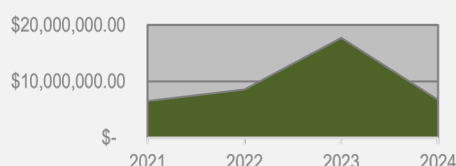
SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

**FIGURE 5.9: NUMBER OF OFFICE BUILDING PERMITS ISSUED, 2021-2025**



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

**FIGURE 5.10: VALUE OF OFFICE BUILDING PERMITS ISSUED, 2021-2024**



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

\$10,580,330.40 per permit. During this year the City issued five (5) building permits with an estimated value of \$52,901,652.00. This large value was due in part to three (3) permits that were issued for large distribution centers (i.e. *STREAM's Distribution Center along Corporate Crossing and Seefried's two [2] large Distribution Centers along IH-30*). These projects alone accounted for \$44,801,652.00 of the total \$52,901,652.00 in permitting value issued in 2022 (see *Figure 5.8*).

## OFFICE

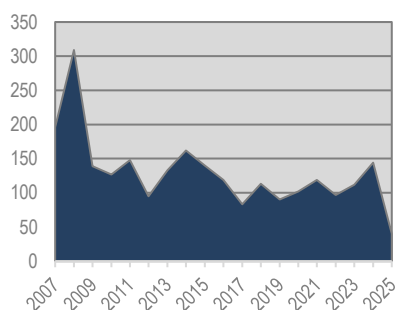
Despite 2024 being a down year for the permitting of office buildings with only two (2) building permits being issued, the City of Rockwall has seen a steady number of permits being issued for office from 2021-2023 (see *Figure 5.9*). In 2023 -- like the industrial building permit -- the City saw the largest number of office building permits being submitted at seven (7) permits, and the largest permitting value being recorded at \$17,703,839.00 with an average permit value of \$2,529,119.86 (see *Figure 5.10*). The majority of these permits were single tenant medical office buildings (e.g. *Helping Hands, Capps Orthodontics, and the Pet Doctor Veterinarian Office*).

## CERTIFICATES OF OCCUPANCY

A Certificate of Occupancy (CO) is a permit issued by a local government certifying that a proposed land use is permitted on a property, the building or lease space on that property complies with all applicable building codes, and the building is in suitable condition for occupancy. CO's are a good indication of how many new businesses are coming into a community on an annual basis. The City of Rockwall has issued 1,159 CO's from 2015 to present. A breakdown of the number of CO's issued by year is depicted in *Figure 5.11* below.

**FIGURE 5.11: CERTIFICATES OF OCCUPANCY (CO) ISSUED, 2007-2025**

NOTE: 2025 IS THROUGH MARCH



SOURCE: CITY OF ROCKWALL BUILDING INSPECTIONS DIVISION

## LABOR FORCE AND EMPLOYMENT

Over the last 25-years (i.e. from 2000-2025), the City of Rockwall's labor force and employment has grown consistently with the gains in population experienced by the area.

### LABOR FORCE

The civilian labor force, according to the *QuickFacts* page on the *US Census Bureau's* website, was 69.70% of the City's total population -- 16 years of age and older -- from 2019-2023. This would equate to an estimated 28,940 residents, based on the City's current population (i.e. 52,882 residents with approximately 41,521 residents above the age of 15). This estimated number is close to the number estimated by the *US Bureau of Labor and Statistics*, which estimates the City of Rockwall's labor force to be a total of 27,432 residents -- with 26,384 employed and 1,048 unemployed -- as of October 2024. Comparing the current estimate (i.e. 28,940 residents) to the estimated work force in 2010 of 19,639 residents and 2000 of 9,663 residents, the City's overall labor force has increased 47.36% since 2010 and 199.49% since 2000.

Looking at the composition of the City's labor force, a *Community Profile* prepared by the Rockwall Economic Development Corporation (REDC) showed that the City's labor force is above the national average in professional concentrations dealing with architecture and engineering (+127.00%), legal (+101.00%), sales (+51.00%), management (+38.00%), and business and financial operations (+5.00%)<sup>2</sup>.

### SALARY

The City of Rockwall's high median household income is reflective of the high salaries earned by its residents. According to the 2019-2023 *America Community Survey*, the City's median household income in 2023 dollars was \$114,926.00 and its per capita income was \$51,908.00. This was slightly less than Rockwall County's median household income (i.e. \$124,917.00) and per capita income (\$54,098.00), but much higher than the median household income (\$76,292.00) and per capita income (i.e. \$39,446) for the State of Texas. In addition, the per capita income for the City of Rockwall was \$51,908.00. In addition, smartasset™ -- a personal finance and technology company -- ranked the *Most Paycheck Friendly Places* for the State of Texas. This company found that Rockwall County ranked 1<sup>st</sup> in the State of Texas (i.e. 16<sup>th</sup> in the United States) in terms of its *Paycheck Friendly Score*, which

**TABLE 5.3: TYPICAL ANNUAL SALARY BY OCCUPATION IN ROCKWALL COUNTY**

OCCUPATION AREA	ANNUAL SALARY 2017	ANNUAL SALARY 2025	% CHANGE
MANAGEMENT	101,670	128,150	26.05%
BUSINESS AND FINANCIAL OPERATIONS	67,280	83,710	24.42%
COMPUTER AND MATHEMATICAL	80,360	105,070	30.75%
ARCHITECTURE AND ENGINEERING	80,430	97,760	21.55%
LIFE, PHYSICAL, AND SOCIAL SCIENCE	57,500	78,790	37.03%
COMMUNITY AND SOCIAL SERVICE LEGAL	44,040	54,630	24.05%
LEGAL	77,220	126,130	63.34%
EDUCATION, TRAINING, AND LIBRARY	47,820	61,140	27.85%
ARTS, DESIGN, ENTERTAINMENT, SPORTS, AND MEDIA	43,810	65,950	50.54%
HEALTHCARE PRACTITIONERS AND TECHNICAL	61,080	94,540	54.78%
HEALTHCARE SUPPORT	24,590	31,370	27.57%
PROTECTIVE SERVICE	38,020	53,660	41.14%
FOOD PREPARATION AND SERVING RELATED	18,930	29,730	57.05%
BUILDING AND GROUNDS CLEANING/MAINTENANCE	21,170	32,900	55.41%
PERSONAL CARE AND SERVICE	18,680	33,700	80.41%
SALES AND RELATED	26,300	50,060	90.34%
OFFICE AND ADMINISTRATIVE SUPPORT	31,850	44,980	41.22%
FARMING, FISHING, & FORESTRY	21,970	38,060	73.24%
CONSTRUCTION AND EXTRACTION	36,320	52,260	43.89%
INSTALLATION, MAINTENANCE, AND REPAIR	39,950	55,430	38.75%
PRODUCTION	31,530	46,480	47.42%
TRANSPORTATION AND MATERIAL MOVING	29,780	45,360	52.32%

SOURCE: MIT LIVING WAGE CALCULATOR



considered the *Semi-Monthly Paycheck*, *Purchasing Power*, *Unemployment Rate*, and *Income Growth*. The company also found that Rockwall County ranked 1<sup>st</sup> in the State of Texas and 7<sup>th</sup> in the United States in *Purchasing Power*, 11<sup>th</sup> in Texas and 64<sup>th</sup> in the United States in *Income Growth*, and 1<sup>st</sup> in the State of Texas and 25<sup>th</sup> in the United States in *Semi-Monthly Paychecks*. These results are depicted in Tables 5.4 – 5.6 <sup>3</sup>. It should be noted that this study (*i.e. Purchasing Power based on Salary*) is *not* the same study that is referenced in Chapter 1, *Population and Demographics*, which is a study by smartasset™ on *Purchasing Power based on Cost of Living*.

Finally, Table 5.3 depicts the typical annual salaries for various professions in Rockwall County from 2017 and 2025. These were the results of a larger study on living wages conducted by the Massachusetts Institute of Technology<sup>4</sup>.

### EMPLOYMENT

According to the North Central Texas Council of Government (NCTCOG), in 2019 the City of Rockwall had 42,041 jobs. This represents an increase of 42.22% or an additional 12,481 jobs over the numbers from 2014 reported with the *Existing Conditions Report* from 2017<sup>5</sup>. Of the 42,041 jobs, 27,698 were in a *Service Providing Industry*, 8,044 were in a *Good Producing Industry* and 6,299 were in a *Retail Industry* (see Table 5.7).

In 2017, it was reported that the NCTCOG estimated that the City had a day-time population of 43,024, which was greater than the population that was reported at that time (*i.e. 41,370*). This means that the City had an ER Ratio of 1.11 in 2017. An ER Ratio evaluates employment to the overall population. An ER Ratio greater than 1.00 indicates that there are more workers in a place than the total population. In Rockwall's case, it is was estimated that there are 11.00% more people working in the City than living in the City. Unfortunately, the NCTCOG did not have an updated number for the City's daytime population, and staff was unable to update this figure; however, considering that the City has an estimated 42,041 jobs and the City's estimated labor force is 28,940, this number is expected to have grown since 2017, and is estimated to be at an ER Ratio of 1.12 or an increase in daytime population of 12.00%. This means that the City of Rockwall has continued to be a labor importer, which continues to suggest that the City is positioned as a regional

TABLE 5.4: SEMI-MONTHLY PAYCHECK SCORE, 2025

STATE RANK	NATIONAL RANK	COUNTY	INCOME GROWTH	UNEMPLOYMENT RATE	SEMI-MONTHLY PAYCHECK	SEMI-MONTHLY PAYCHECK SCORE
1	25	ROCKWALL	19.01%	3.60%	\$5,204.88	84.78
2	41	COLLIN	18.89%	3.80%	\$4,899.50	78.53
3	53	FORT BEND	18.40%	4.20%	\$4,725.38	74.97
4	63	KENDALL	19.20%	3.30%	\$4,604.08	72.49

SOURCE: SMARTASSET

TABLE 5.5: PURCHASING POWER, 2025

STATE RANK	NATIONAL RANK	COUNTY	INCOME GROWTH	UNEMPLOYMENT RATE	PURCHASING POWER	PURCHASING POWER SCORE
1	7	ROCKWALL	19.01%	3.60%	3.23	92.25
2	19	PARKER	14.32%	3.50%	2.94	82.26
3	21	CHAMBERS	21.52%	4.70%	2.94	82.04
4	34	DENTON	21.05%	3.70%	2.85	79.02

SOURCE: SMARTASSET

TABLE 5.6: PAYCHECK FRIENDLINESS, 2025

STATE RANK	NATIONAL RANK	COUNTY	INCOME GROWTH	PURCHASING POWER	SEMI-MONTHLY PAYCHECK	SEMI-MONTHLY PAYCHECK SCORE
1	16	ROCKWALL	19.01%	3.23	\$5,204.88	86.57
2	36	COLLIN	18.89%	2.79	\$4,899.50	79.45
3	44	DENTON	21.05%	2.85	\$4,507.71	76.05
4	47	KENDALL	19.20%	2.64	\$4,604.08	75.76

SOURCE: SMARTASSET

TABLE 5.7: EMPLOYMENT BREAKDOWN, 2014-2019

	2014		2019		
	EMPLOYMENT	PERCENT	EMPLOYMENT	PERCENT	% CHANGE
GOODS	5,701	19.29%	8,044	19.13%	41.10%
RETAIL	4,025	13.62%	6,299	14.98%	56.50%
SERVICES	19,834	67.10%	27,698	65.88%	39.65%
TOTAL	29,560	100.00%	42,041	100.00%	

SOURCE: NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG)

TABLE 5.8: EMPLOYMENT BREAKDOWN, 2014-2019

NAME	ADDRESS	TYPE	EMPLOYEES
ROCKWALL ISD ADMIN	1050 WILLIAMS ST	EDUCATION	2,224
CHANNELL COMMERCIAL CORP.	1700 JUSTIN RD	INDUSTRIAL	467
CITY HALL	385 S GOLIAD ST	GOVERNMENT/MILITARY	354
SPR PACKAGING	1480 JUSTIN RD	INDUSTRIAL	350
TEXAS HEALTH HOSPITAL ROCKWALL	3150 HORIZON RD	MEDICAL	350
WAL-MART SUPER STORE	782 E INTERSTATE 30	COMMERCIAL	300
L3HARRIS	1700 SCIENCE PL	COMMERCIAL	250
PRATT INDUSTRIES	3400 DISCOVERY BLVD	INDUSTRIAL	250
LOLLICUP	3201 CAPITAL BLVD	INDUSTRIAL	240
LAKE POINTE CHURCH	701 E INTERSTATE 30	RELIGIOUS	200
PEGASUS FOODS	1635 INNOVATION DR	INDUSTRIAL	200
SPECIAL PRODUCTS	2625 DISCOVERY BLVD	INDUSTRIAL	200
BIMBO BAKERY	3055 DISCOVERY BLVD	INDUSTRIAL	130
HIGHLAND MEADOWS HEALTH-REHAB	1870 S JOHN KING BLVD	MEDICAL	104
ROCKWALL CO DETENTION CTR	950 T L TOWNSEND RD	GOVERNMENT/MILITARY	99
RAYBURN COUNTRY ELECTRIC	950 SIDS RD	COMMERCIAL	98
GRAHAM PACKAGING PET TECH	700 INDUSTRIAL BLVD	INDUSTRIAL	97
RTT ENGINEERED SOLUTIONS	2975 DISCOVERY BLVD	INDUSTRIAL	90
INTERSTATE WIRE CO.	2635 OBSERVATION TRL	INDUSTRIAL	79
LAKE SIDE CHEVROLET	2005 S GOLIAD ST	COMMERCIAL	78

SOURCE: CITY OF ROCKWALL GIS DIVISION

employment center despite being a commuter city.

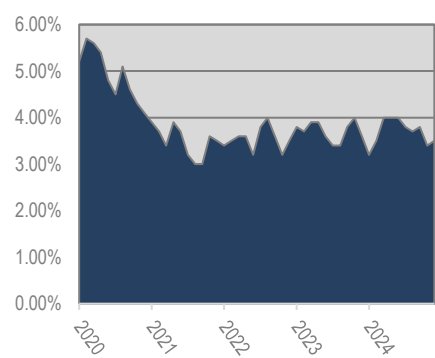
MAJOR EMPLOYERS

Currently, the largest employer in the City of Rockwall is the Rockwall Independent School District (RISD), which is estimated to employ 2,224 people. Beyond this, the largest non-institutional employers include Channell Commercial Corporation (i.e. ~467 employees), Texas Health Hospital (i.e. ~350 employees), SPR Packaging (i.e. 350 employees), Wal-Mart Super Center (i.e. 300 employees), and Pratt Industries (i.e. 250 employees). A list of the top 20 employers in the City is depicted in Table 5.8.

UNEMPLOYMENT

According to the Texas Workforce Commission, there were 217 unemployment claims -- 119 males and 98 females -- between March 2, 2025 and March 29, 2025<sup>6</sup>. This would be less than one (1) percent of the reported workforce population of 107,819 listed for Rockwall County. Regardless of this figure, current estimates are that the City of Rockwall had an unemployment rate of 3.50% for January 2025, and the unemployment rate averaged 3.87% for the period of December 31, 2020 to January 31, 2025 (see Figure 5.12)<sup>7</sup>.

FIGURE 5.12: CITY OF ROCKWALL  
UNEMPLOYMENT RATE, DECEMBER 31, 2020  
– JANUARY 31, 2025



SOURCE: Y CHARTS

LOOKING FORWARD

The demographic and permitting information provided in this section indicates that the City of Rockwall has continued to be a regional center for employment and consumer goods (i.e. commercial/retail). In addition, the evidence suggests that the City has additional capacities for expanding its current employment centers and preserving its strategic retail centers. Moving forward the City should continue to look for regional

development and employment when planning for its existing vacant land.

ENDNOTES

1 2025 Shopping Center Review and Forecast. Weitzman. Retrieved April 7, 2025.

2 Community Profile. Rockwall Economic Development Corporation. Retrieved April 8, 2025.  
<https://rockwalledc.com/community-profile/>

3 Most Paycheck Friendly Places. Smart Asset. Retrieved April 8, 2025.  
<https://smartasset.com/taxes/paycheck-calculator#texas/>

4 Living Wage Calculator (2017). Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology. Retrieved January 31, 2017.  
<http://livingwage.mit.edu/>

5 2019 Employment Data (Released in 2024). North Central Texas Council of Government's Regional Data Center. Retrieved April 8, 2025.

6 Unemployment Data (January 2025). North Central Texas Council of Government's Regional Data Center. Retrieved April 8, 2025.

7 Unemployment for the City of Rockwall. Y Charts. Retrieved April 8, 2025.  
[https://ycharts.com/indicators/rockwall\\_tx\\_unemployment\\_rate#:~:text=Level%20Chart,long%20term%20average%20of%204.43%25](https://ycharts.com/indicators/rockwall_tx_unemployment_rate#:~:text=Level%20Chart,long%20term%20average%20of%204.43%25)

MAP INDEX

(1) MAP 5.1: NON-RESIDENTIAL LAND MAP

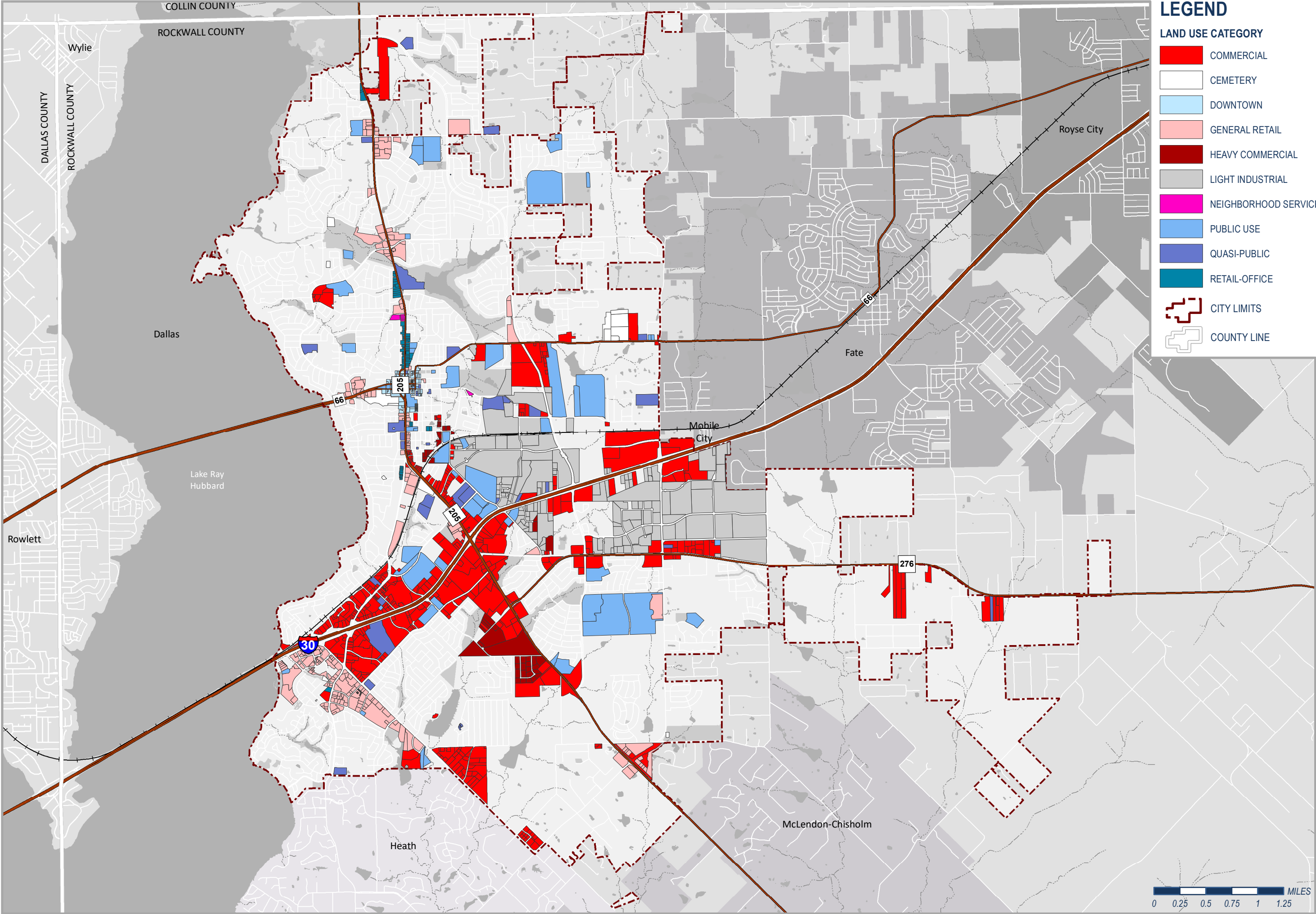
(2) MAP 5.2: CONVENIENCE AND SHOPPING TRADE AREAS

(3) MAP 5.3: WIDE TRADE AREA MAP

(4) MAP 5.4: MAP OF THE TECHNOLOGY PARK







LEGEND

LAND USE CATEGORY

- COMMERCIAL
- CEMETERY
- DOWNTOWN
- GENERAL RETAIL
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- NEIGHBORHOOD SERVICES
- PUBLIC USE
- QUASI-PUBLIC
- RETAIL-OFFICE
- CITY LIMITS
- COUNTY LINE

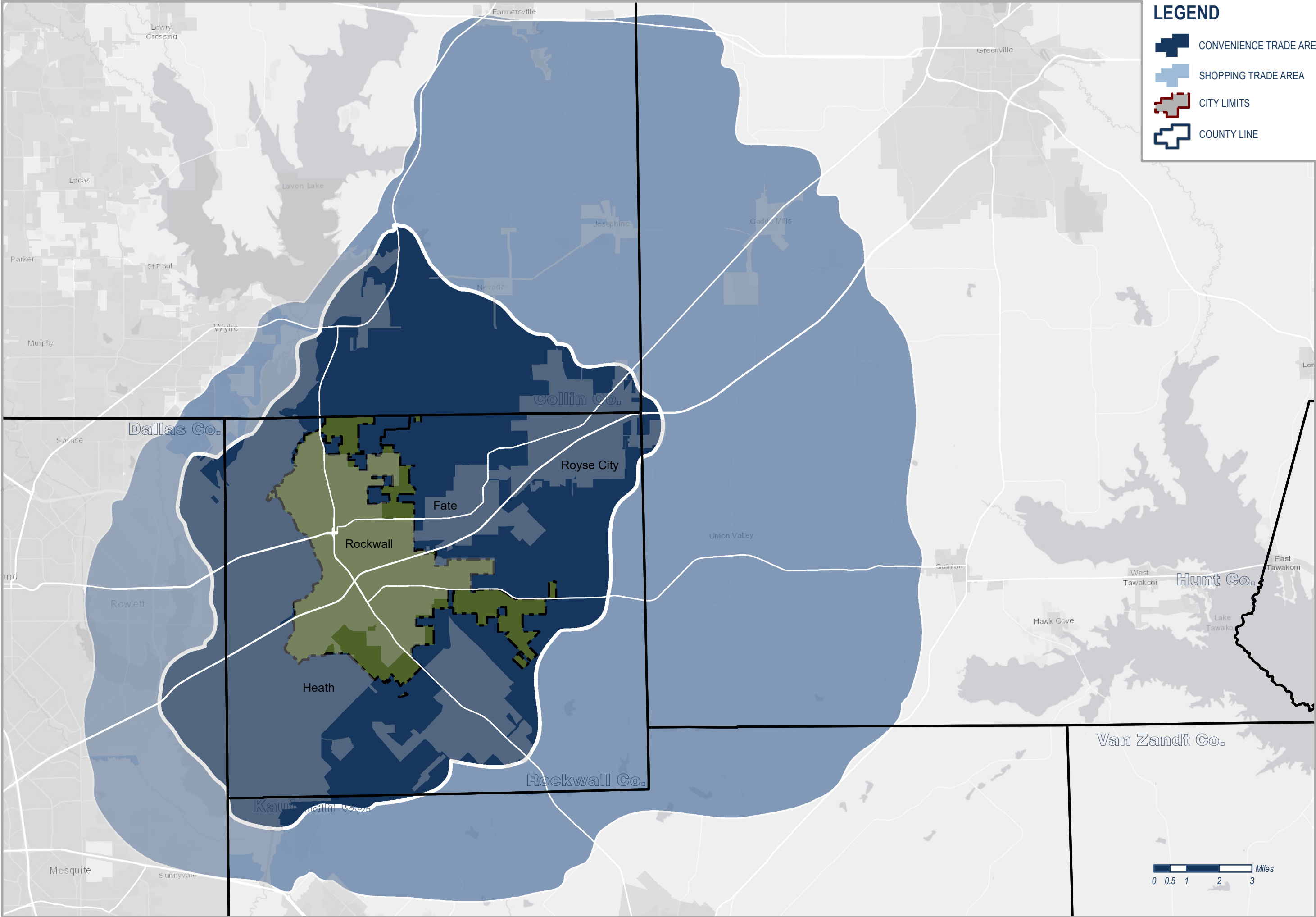
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CH 5: NON-RESIDENTIAL

NON-RESIDENTIAL LAND

5.1

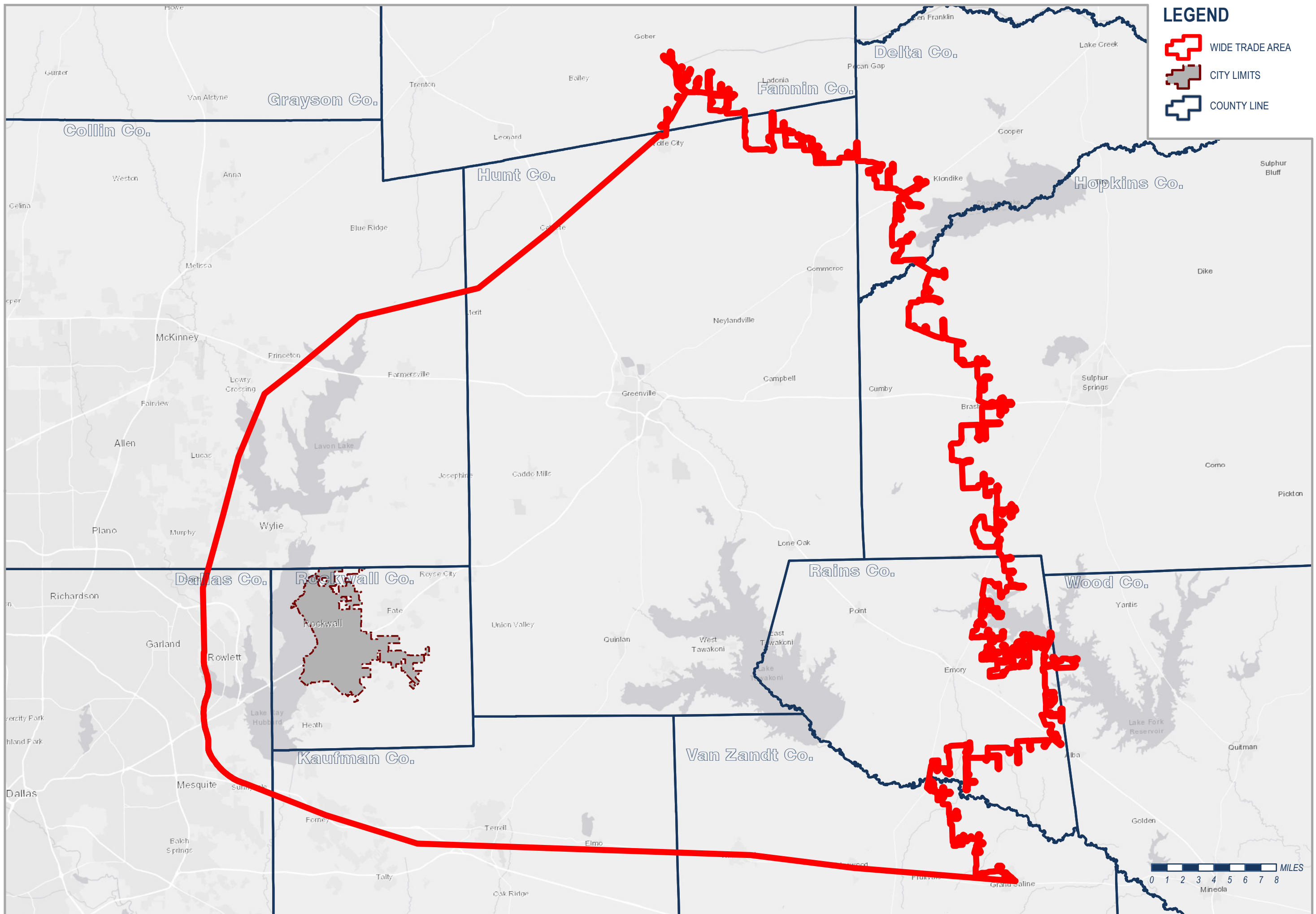


**LEGEND**

- CONVENIENCE TRADE AREA
- SHOPPING TRADE AREA
- CITY LIMITS
- COUNTY LINE











LEGEND

- CITY LIMITS
- TECHNOLOGY PARK BOUNDARY

ROCKWALL  
TECHNOLOGY PARK

CH 5: NON-RESIDENTIAL





# 6 PUBLIC FACILITIES





▲ THE ORIGINAL RENDERINGS OF THE CITY HALL BUILDING.



## CITY OF ROCKWALL CITY HALL

THE THREE (3) STORY, 19,530 SF BUILDING THAT SERVES AS CITY HALL FOR THE CITY OF ROCKWALL WAS CONSTRUCTED IN 2002. IT IS SITUATED ON A FIVE (5) ACRE PARCEL OF LAND THAT -- *PRIOR TO BEING CITY HALL* -- WAS THE ROCKWALL PUBLIC / GRADE SCHOOL, WHICH WAS ORIGINALLY CONSTRUCTED IN 1908. THE CURRENT BUILDING WAS DESIGNED BY RON HOBBS ARCHITECTS, AND CURRENTLY HOUSES MANY OF THE CITY'S DEPARTMENTS INCLUDING DEVELOPMENT SERVICES, FINANCE, IT, UTILITY BILLING, HUMAN RESOURCES, AND THE CITY'S ADMINISTRATION.



## PUBLIC FACILITIES

The following is a list of all major public facilities within the corporate boundaries of the City of Rockwall.

### CITY OF ROCKWALL: CITY SERVICES

#### 1 | ANIMAL ADOPTION CENTER

YEAR: 2007  
BUILDING: 7,122 SF  
ACREAGE: 64.514-Acres  
ADDRESS: 1825 Airport Road  
 Rockwall, TX 75087



#### 2 | CITY HALL

YEAR: 2002  
BUILDING: 19,530 SF  
ACREAGE: 5.0-Acres  
ADDRESS: 385 S. Goliad Street  
 Rockwall, TX 75087



#### 3 | CITY SERVICE CENTER

YEAR: 1984  
BUILDING: 8,400 SF  
ACREAGE: 8.43-Acres  
ADDRESS: 1600 Airport Road  
 Rockwall, TX 75087

#### 4 | COMMUNITY CENTER

YEAR: N/A  
BUILDING: 2,820 SF  
ACREAGE: 0.7-Acres  
ADDRESS: 815 E. Washington Street  
 Rockwall, TX 75087



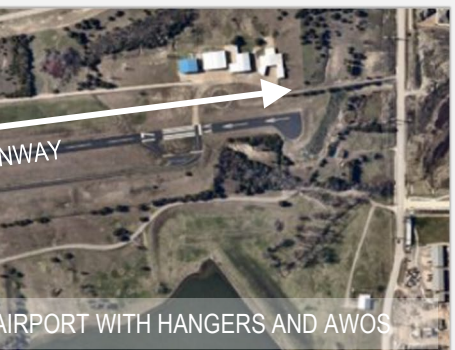
#### 5 | THE CENTER

YEAR: 2002  
BUILDING: 10,441 SF  
ACREAGE: 2.0-Acres  
ADDRESS: 108 E. Washington Street  
 Rockwall, TX 75087



#### 6 | MUNICIPAL COURTS BUILDING

YEAR: 1999  
BUILDING: 7,224 SF  
ACREAGE: 2.0-Acres  
ADDRESS: 2860 SH-66  
 Rockwall, TX 75087



#### 7 | PARKS AND RECREATION DEPARTMENT

YEAR: N/A  
BUILDING: 3,600 SF  
ACREAGE: 0.122-Acres  
ADDRESS: 108 E. Washington Street  
 Rockwall, TX 75087

#### 8 | RALPH HALL MUNICIPAL AIRPORT

YEAR: N/A  
BUILDINGS: 4,411 SF  
ACREAGE: 47.89-Acres  
ADDRESS: 1701 Airport Road  
 Rockwall, TX 75087





## CITY OF ROCKWALL: FIRE SERVICES

### 1 | FIRE STATION #1 (BENNY GRACE MEMORIAL FIRE STATION)

YEAR: 1984  
BUILDING: 8,600 SF  
ACREAGE: 0.732-Acres  
ADDRESS: 305 E. Boydston Avenue  
Rockwall, TX 75087



### 2 | FIRE STATION #2

YEAR: 2002  
BUILDING: 9,400 SF  
ACREAGE: 1.24-Acres  
ADDRESS: 920 Rockwall Parkway  
Rockwall, TX 75032



### 3 | FIRE STATION #3

YEAR: 2009  
BUILDING: 10,949 SF  
ACREAGE: 1.512-Acres  
ADDRESS: 191 E. Quail Run Road  
Rockwall, TX 75087

### 4 | FIRE STATION #4

YEAR: 2009  
BUILDING: 12,081 SF  
ACREAGE: 2.462-Acres  
ADDRESS: 2915 S. Goliad Street  
Rockwall, TX 75032

## CITY OF ROCKWALL: POLICE SERVICES

### 1 | POLICE STATION

YEAR: 1984  
BUILDING: 15,904 SF  
ACREAGE: 1.048-Acres  
ADDRESS: 205 W. Rusk Street  
Rockwall, TX 75087



### 2 | PUBLIC SAFETY CENTER SOUTH

YEAR: 2024  
BUILDING: 22,698 SF  
ACREAGE: 4.86-Acres  
ADDRESS: 2610 Observation Trail  
Rockwall, TX 75032



### 3 | REGIONAL FIREARMS TRAINING CENTER

YEAR: 2007  
BUILDING: 16,837 SF  
ACREAGE: 10.0-Acres  
ADDRESS: 1815 Airport Road  
Rockwall, TX 75087



## QUASI-PUBLIC FACILITIES

### 1 | ROCKWALL CENTRAL APPRAISAL DISTRICT

YEAR: 1998, 2024 Expansion  
BUILDING: 14,881 SF  
ACREAGE: 1.707-Acres  
ADDRESS: 841 Justin Road  
Rockwall, TX 75087

# 28 YEARS

AVERAGE AGE OF CITY  
BUILDINGS

# 19 YEARS

AVERAGE AGE OF POLICE  
BUILDINGS

# 24 YEARS

AVERAGE AGE OF FIRE  
STATIONS



## 2 | ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

YEAR: 2005  
BUILDING: 2,262 SF  
ACREAGE: 4.895-Acres  
ADDRESS: 2610 Observation Trail  
 Rockwall, TX 75032

## 3 | ROCKWALL CHAMBER OF COMMERCE

YEAR: 1986  
BUILDING: 3,606 SF  
ACREAGE: 0.765-Acres  
ADDRESS: 697 E. IH-30  
 Rockwall, TX 75087

## ROCKWALL COUNTY: GOVERNMENT BUILDINGS

### 1 | ROCKWALL COUNTY COURTHOUSE

YEAR: 2011  
BUILDING: 121,208 SF  
ACREAGE: 12.79-Acres  
ADDRESS: 1111 E. Yellow Jacket Road  
 Rockwall, TX 75087

\*22,025 SF Annex Expansion starting 2025

### 2 | HISTORIC COURTHOUSE

YEAR: 1941  
BUILDING: 12,000  
ACREAGE: 0.918-Acres  
ADDRESS: 101 E. Rusk Street  
 Rockwall, TX 75087

### 3 | ROCKWALL COUNTY LIBRARY

YEAR: 2007  
BUILDING: 52,621 SF  
ACREAGE: 5.909-Acres  
ADDRESS: 1215 Yellow Jacket Lane  
 Rockwall, TX 75087

### 4 | ROCKWALL COUNTY DETENTION CENTER, JUSTICE CENTER, & SHERIFF'S OFFICE

YEAR: 1999, 2024 Expansion  
BUILDING: 134,398 SF  
ACREAGE: 10.193-Acres  
ADDRESS: 950 & 964 T. L. Townsend Drive  
 Rockwall, TX 75087

### 5 | ROCKWALL COUNTY MAINTENANCE

YEAR: 2005  
BUILDING: 30,308 SF  
ACREAGE: 3.35-Acres  
ADDRESS: 915 Whitmore Drive  
 Rockwall, TX 75087

### 6 | ROCKWALL COUNTY ADULT PROBATIONS

YEAR: 1990  
BUILDING: 8,240 SF  
ACREAGE: 0.918-Acres  
ADDRESS: 365 W. Rusk Street  
 Rockwall, TX 75087



131.656	◀ ACRES OF CITY SERVICES	
	ACRES OF FIRE STATIONS ▶	5.946
15.908	◀ ACRES OF POLICE BUILDINGS	
	QUASI-PUBLIC FACILITIES ▶	7.367
34.087	◀ ACRES OF COUNTY SERVICES	
	ACRES OF RISD FACILITIES ▶	490.123
5.00	◀ ACRES OF STATE FACILITIES	



## ROCKWALL INDEPENDENT SCHOOL DISTRICT: SCHOOLS & OFFICES

### 1 | AMANDA ROCHELL ELEMENTARY SCHOOL

YEAR: 2023  
BUILDING: ~76,900 SF  
ACREAGE: 11.605-Acres  
ADDRESS: 401 East Ralph Hall Pkwy  
Rockwall, TX 75032

### 2 | CELIA HAYES ELEMENTARY SCHOOL

YEAR: 2007  
BUILDING: 93,932 SF  
ACREAGE: 11.036-Acres  
ADDRESS: 1880 Tannerson Drive  
Rockwall, TX 75087

### 3 | DORRIS A. JONES ELEMENTARY SCHOOL

YEAR: 2003  
BUILDING: ~97,276 SF  
ACREAGE: 15.428-Acres  
ADDRESS: 2051 Trail Glen  
Rockwall, TX 75032

### 4 | GRACE HARTMAN ELEMENTARY SCHOOL

YEAR: 1980  
BUILDING: ~78,150 SF  
ACREAGE: 15.092-Acres  
ADDRESS: 1325 Petaluma Drive  
Rockwall, TX 75087

### 5 | HERMAN E. UTLEY MIDDLE SCHOOL

YEAR: 2009  
BUILDING: 266,277 SF  
ACREAGE: 41.649-Acres  
ADDRESS: 1201 T. L. Townsend Drive  
Rockwall, TX 75087

### 6 | HOWARD DOBBS ELEMENTARY SCHOOL

YEAR: 2017  
BUILDING: ~93,281 SF  
ACREAGE: 18.407-Acres  
ADDRESS: 901 E. Interurban Street  
Rockwall, TX 75087

### 7 | J. W. WILLIAMS MIDDLE SCHOOL

YEAR: 2002, 2025 Expansion  
BUILDING: 148,448 SF  
ACREAGE: 25.569-Acres  
ADDRESS: 625 FM-552  
Rockwall, TX 75087

### 8 | NEBBIE WILLIAMS ELEMENTARY SCHOOL

YEAR: 1995  
BUILDING: 65,504 SF  
ACREAGE: 11.599-Acres  
ADDRESS: 350 Dalton Road  
Rockwall, TX 75087

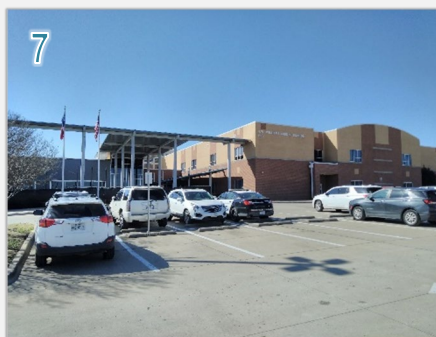
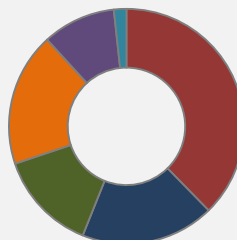


FIGURE 6.1: SCHOOL BUILDING SF

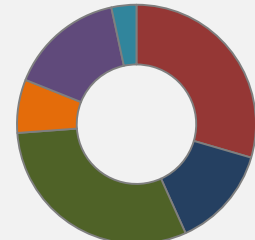
KEY: **RED:** ELEMENTARY SCHOOLS [849,806 SF]; **BLUE:** MIDDLE SCHOOLS [414,725 SF]; **GREEN:** 9TH GRADE CENTERS [310,869 SF]; **ORANGE:** HIGH SCHOOLS [413,908 SF]; **PURPLE:** SPECIALTY SCHOOLS [227,041 SF]; **TEAL:** SUPPORT FACILITIES [38,795 SF].



SOURCE: CITY OF ROCKWALL GIS DIVISION

FIGURE 6.2: SCHOOL BUILDING SITE ACREAGE

KEY: **RED:** ELEMENTARY SCHOOLS [849,806 SF]; **BLUE:** MIDDLE SCHOOLS [414,725 SF]; **GREEN:** 9TH GRADE CENTERS [310,869 SF]; **ORANGE:** HIGH SCHOOLS [413,908 SF]; **PURPLE:** SPECIALTY SCHOOLS [227,041 SF]; **TEAL:** SUPPORT FACILITIES [38,795 SF].



SOURCE: CITY OF ROCKWALL GIS DIVISION

9 | OUIDA SPRINGER ELEMENTARY SCHOOL

YEAR: 2005  
BUILDING: 78,596 SF  
ACREAGE: 12.556-Acres  
ADDRESS: 3025 Limestone Hill Lane  
Rockwall, TX 75032

10 | ROCKWALL HIGH SCHOOL

YEAR: 1992  
BUILDING: 413,908 SF  
ACREAGE: 35.295-Acres  
ADDRESS: 901 Yellow Jacket Lane  
Rockwall, TX 75087

11 | ROCKWALL QUEST ACADEMY & RISD ADMINISTRATIVE OFFICES

YEAR: 2003  
BUILDING: ~100,901 SF  
ACREAGE: 21.326-Acres  
ADDRESS: 1050 Williams Street  
Rockwall, TX 75087

12 | SHARON SHANNON ELEMENTARY SCHOOL

YEAR: 2007  
BUILDING: 93,932 SF  
ACREAGE: 10.001-Acres  
ADDRESS: 3130 Fontanna Boulevard  
Rockwall, TX 75032

13 | VIRGINIA REINHARDT ELEMENTARY SCHOOL

YEAR: 1984, 2018 Expansion  
BUILDING: 66,715 SF  
ACREAGE: 6.98-Acres  
ADDRESS: 615 Highland Drive  
Rockwall, TX 75087

14 | ROCKWALL ISD BUS MAINTENANCE, STORAGE FACILITY AND BUS BARN (NORTH)

YEAR: N/A  
BUILDING 1: 27,000 SF  
ACREAGE: 3.810-Acres

YEAR: N/A  
BUILDING 2: 4,800 SF  
ACREAGE: 5.5-Acres  
ADDRESS: 801 E. Washington Street  
Rockwall, TX 75087

15 | ROCKWALL ISD BUS MAINTENANCE, STORAGE FACILITY AND BUS BARN (SOUTH)

YEAR: N/A  
BUILDING: 6,995 SF  
ACREAGE: 7.2-Acres  
ADDRESS: 981 Sids Road  
Rockwall, TX 75032

16 | SHERRY AND PAUL HAMM ELEMENTARY SCHOOL

YEAR: 2020  
BUILDING: 105,520 SF  
ACREAGE: 32.66-Acres  
ADDRESS: 2911 Greenway Drive  
Rockwall, TX 75087



2

CITY OWNED AND MAINTAINED  
CEMETERIES

14

OUTDOOR WARNING SIRENS IN THE  
CITY



3

AMPHITHEATER AND OUTDOOR  
STAGES IN THE CITY

3

CITY OWNED BOAT RAMPS



## 17 | ROCKWALL HIGH SCHOOL FRESHMAN CENTER (NORTH)

YEAR: 2025  
BUILDING: 155,405 SF  
ACREAGE: 69.53-Acres  
ADDRESS: 2850 FM 1141  
Rockwall, TX 75087

## 18 | ROCKWALL-HEATH SCHOOL FRESHMAN CENTER (SOUTH)

YEAR: 2025  
BUILDING: 155,405 SF  
ACREAGE: 80.0-Acres  
ADDRESS: 2727 S. John King Blvd.  
Rockwall, TX 75032

## 19 | DR. GENE BURTON COLLEGE AND CAREER ACEDEMY

YEAR: 2017  
BUILDING: 113,994 SF  
ACREAGE: 54.88-Acres  
ADDRESS: 2301 S. John King Blvd.  
Rockwall, TX 75032

### STATE OF TEXAS: STATE FACILITIES

#### 1 | TEXAS DEPARTMENT OF TRANSPORTATION: ROCKWALL MAINTENANCE FACILITY

YEAR: N/A  
BUILDING: ~17,163  
ACREAGE: 5.0-Acres  
ADDRESS: 981 Sids Road  
Rockwall, TX 75087

### PUBLIC FACILITIES

The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 131.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and, three (3) police facilities, totaling 55,439 SF of building area on ~15.91-acres of land. This equates to a total of 15 buildings, 160,017 SF of building area, on 152.51-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities; however, the City of Rockwall is in the process of finishing a facilities study that will help create a long-term plan for City facilities.

Rockwall County currently has seven (7) facilities inside the city limits, including the Rockwall County Courthouse, which was constructed in 2011. These facilities have a total square footage of 380,840 SF on 34.078-acres. In addition, the City has three (3) quasi-public facilities, totaling 20,749 SF of building area, on 7.367-acres, and one (1) State facility operated

by the Texas Department of Transportation (TXDOT) that has an estimated 17,163 SF of building area on five (5) acres of land.

The Rockwall Independent School District (RISD) currently has 15 schools and three (3) supporting facilities inside the city limits of the City of Rockwall. Of the 15 schools, there are ten (10) elementary schools, two (2) middle schools, two (2) freshman/9<sup>th</sup> grade centers, and one (1) high school. The ten (10) elementary schools have a total building area of ~849,806 SF and are situated on 144.384-acres of land; the two (2) middle schools have a total building area of ~415,846 SF and are situated on 67.22-acres of land; the two (2) freshman centers have a total building area of ~310,869 SF and are situated on 149.53-acres of land; and the high school has a total building square footage of 413,908 SF and is situated on 35.295-acres. There are two (2) special education facilities (*i.e. the Administration/Quest Academy and the Gene Burton College and Career Academy*) that have a total building area of ~227,041 SF and are situated on ~489.143-acres of land. The supporting facilities for the RISD have a total building square footage of 38,795 SF and are situated on 16.51-acres of land. This all equates to a total building area of ~2,255,143 SF on a total land area owned and operated by the RISD of 489.143-acres that is situated within the City's corporate limits.

In total, there are 688.098-acres of public facility land (*i.e. school, City, County, and State land*) with a total of 2,833,912 SF of building improvement. *Figure 6.3* shows a breakdown of all public facilities in the City of Rockwall. A map showing the location of all public facilities is depicted in *Map 6.3*. As a note, this map *only* shows land with public facilities and does *not* show all publicly owned land (*i.e. vacant lots, open space and parks are not included*).

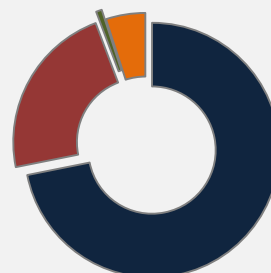
#### MAP INDEX

(1) MAP 6.1: MAP OF PUBLIC FACILITIES



FIGURE 6.3: PUBLIC FACILITY LAND WITHIN THE CITY OF ROCKWALL

KEY: RED: ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD) [489.14-ACRES]; BLUE: CITY OF ROCKWALL [152.51-ACRES]; GREEN: STATE OF TEXAS [5.0-ACRES]; ORANGE: ROCKWALL COUNTY [34.078-ACRES]



SOURCE: CITY OF ROCKWALL GIS DIVISION







# 7 PARKS, TRAILS, OPEN SPACE, AND EVENTS







## HERO'S MEMORIAL PARK

THE CITY OF ROCKWALL -- IN PARTNERSHIP WITH FIRST HELP -- DEDICATED THE HERO'S MEMORIAL PARK ON SEPTEMBER 21, 2024. THE MEMORIAL IS DEDICATED TO THE MEMORY OF THE VETERANS AND FIRST RESPONDERS WHO DIED AS A RESULT OF SUICIDE, AND IS THE FIRST MONUMENT RECOGNIZING THESE HEROES IN THE NATION. THE MEMORIAL IS LOCATED ADJACENT TO THE PUBLIC BOAT LAUNCH ALONG W. RUSK STREET (SH-66).



## PARKS

The City of Rockwall has over ~708.13-acres of public parks, 310.38-acres of future parks, and 74.39-acres of private parks. The City's public parks consist of 332.54-acres of *Community Parks*, 87.95-acres of *Greenbelts and Greenways*, 14.24-acres of *Mini-Parks*, 149.14-acres of *Neighborhood Parks*, 17.24-acres of *School Parks*, 26.28-acres of *Sports Complexes*, 73.40-acres of *Special Use Open Space*, and 7.34-acres of *Specialty Parks*. These are broken down as follows:

### COMMUNITY PARKS

#### 1 | ALMA WILLIAMS PARK

ADDRESS: North Country Lane/FM-1141  
HOURS: TBD  
ACREAGE: 44.96-Acres

#### 2 | HARRY MYERS PARK

ADDRESS: 815 E. Washington Street  
HOURS: 5:00 AM – 11:00 PM  
ACREAGE: 66.99-Acres  
FEATURES:

Sports Fields, Barbecue Grills, Disc Golf Course, Dog Park, Drinking Fountains, Fishing Pier, Natural Open Space, Pavilions, Picnic Stations, Playground Structure, Swings, Pond, Restrooms, Spray Grounds, Trails, Pool, and Pickleball Courts.

#### 3 | THE PARK AT PHELPS LAKE

ADDRESS: 1325 Memorial Drive  
HOURS: 5:00 AM – 11:00 PM  
ACREAGE: 168.21-Acres  
FEATURES:

Drinking Fountains, Fishing Pier, Kayak Launch, Natural Open Space, Pond, and Trails.

#### 4 | BEN A. KLUTTS, SR. PARK

ADDRESS: FM-549/FM-1139  
HOURS: TBD  
ACREAGE: 52.38-Acres

### GREENBELTS AND GREENWAYS

#### 1 | HIGHLAND MEADOWS

ADDRESS: Mims Road/Sids Road  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 5.90-Acres

#### 2 | LAGO VISTA

ADDRESS: Summer Lee Drive/Lakefront Trail  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 3.02-Acres

#### 3 | LAKEVIEW SUMMIT

ADDRESS: N. Lakeshore Drive/Sutter Drive  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 11.82-Acres

#### 4 | LYNDEN PARK

ADDRESS: Tubbs Road/Glenhurst Drive  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 12.06-Acres

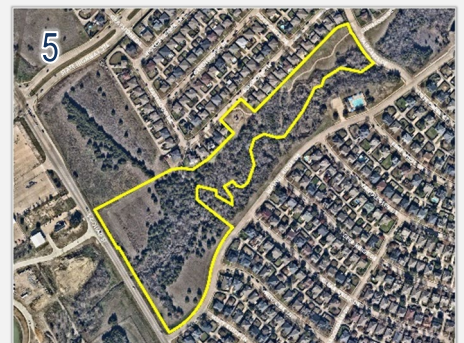
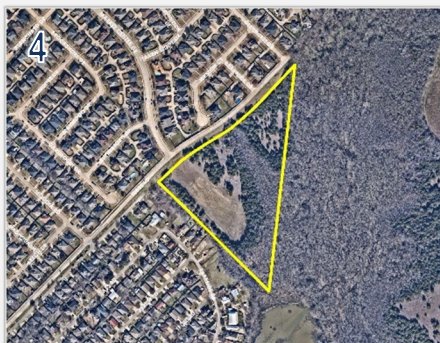
#### 5 | MEADOW CREEK-FOX WOOD

ADDRESS: 1441 Foxwood Lane  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 16.78-Acres



**COMMUNITY PARKS:** A park that is larger than a neighborhood park, that provides service to several neighborhoods or specific sections of the community, and generally provides recreational opportunities not feasible in a neighborhood park.

**GREENBELTS AND GREENWAYS:** These areas are generally natural corridors along creeks/flood prone areas, which are typically undevelopable. These areas are used as a component to linking trails or other park facilities.





## 6 | MEADOW CREEK-MADISON

ADDRESS: 1430 Madison Drive  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 17.27-Acres  
FEATURES:

Playground and Trails

## 7 | TIMBERCREEK

ADDRESS: Timber Creek Subdivision  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 8.27-Acres

## 8 | WATERSTONE

ADDRESS: Murphy Drive/Damascus Road  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 12.83-Acres

### MINI-PARKS

### 1 | CLARK STREET PARK

ADDRESS: 308 S. Clark Street  
HOURS: 5:00 AM to 10:00 PM  
ACREAGE: 1.32-Acres

### 2 | GREENES LAKE PARK

ADDRESS: 219 Cornelius Road  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 3.49-Acres  
FEATURES:

Playgrounds and Trails

### 3 | TED CAIN'S CORNER PARK

ADDRESS: 203 N. San Jacinto Street  
HOURS: 5:00 AM to 10:00 PM  
ACREAGE: 0.05-Acres

### 4 | GLORIA WILLIAMS PARK

ADDRESS: 807 Davy Crockett  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 0.48-Acres  
FEATURES:

Basketball Court, Picnic Stations, Playground Structure, Swings, and Swimming Pool.

### 5 | LOFLAND PARK

ADDRESS: 407 Kernodle Street  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 1.21-Acres  
FEATURES:

Barbeque Grills, Pavilion, Picnic Stations, Playgrounds, Swings, and Trails.

### 6 | HENRY M. CHANDLER PARK

ADDRESS: FM-740/Henry M. Chandler Drive  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 4.20-Acres  
FEATURES:

Soccer Fields.

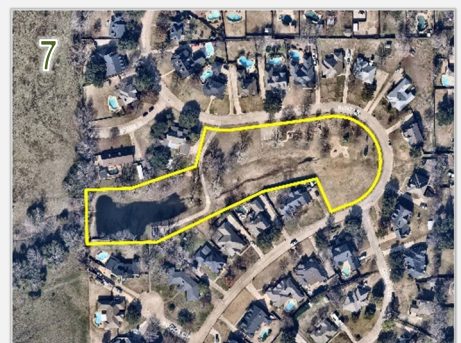
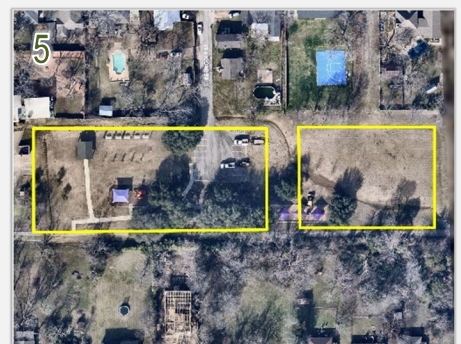
### 7 | JEWEL PARK

ADDRESS: 7123 Hunt Lane  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 3.49-Acres  
FEATURES:

Picnic Stations, Playgrounds, and Swings.



**MINI-PARKS:** A *Mini-Park* is typically smaller than a *Neighborhood Park* and only serves a population of 500-2,500 residents. These types of parks typically have limited amenities (e.g. *fountains, playgrounds, benches, etc.*).





## NEIGHBORHOOD PARKS

### 1 | THE PARK AT BREEZY HILL

**ADDRESS:** Breezy Hill Subdivision  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 61.97-Acres  
**FEATURES:**

Barbeque Grills, Drinking Fountains, Fishing Pier, Natural Open Space, Playgrounds, Swings, Pond, and Trails.

### 2 | EMERALD BAY PARK

**ADDRESS:** 1816 Emerald Bay  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 11.85-Acres  
**FEATURES:**

Barbeque Grills, Drinking Fountain, Fishing Pier, Picnic Stations, Playgrounds, Swings, Pond, and Trails.

### 3 | THE PARK AT FOX CHASE

**ADDRESS:** 4475 Tubbs Drive  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 9.77-Acres  
**FEATURES:**

Basketball Court, Barbeque Grills, Drinking Fountains, Fishing Pier, Pavilion, Picnic Stations, Playgrounds, Swings, Pond, Spray Grounds, and Trails.

### 4 | THE PARK AT HICKORY RIDGE

**ADDRESS:** FM-740/Henry M. Chandler  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 25.45-Acres  
**FEATURES:**

Basketball Court, Drinking Fountains, Natural Open Space, Pavilion, Picnic Stations, Playgrounds, Pond, Spray Grounds, and Trails.

### 5 | WINDMILL RIDGE PARK

**ADDRESS:** 139 Westwood Drive  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 8.48-Acres  
**FEATURES:**

Barbeque Grills, Drinking Fountain, Picnic Stations, and Playgrounds.

### 6 | THE PARK AT TERRACINA

**ADDRESS:** 2715 Guadalupe Drive  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 8.22-Acres  
**FEATURES:**

Drinking Fountains, Pavilion, Playgrounds, and Trails.

### 7 | THE PARK AT STONE CREEK

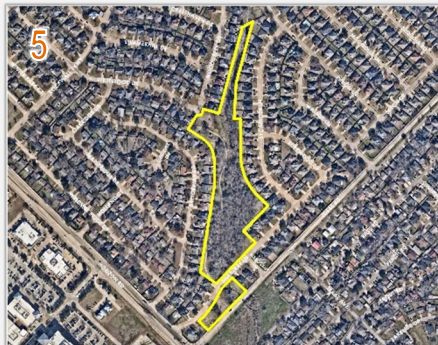
**ADDRESS:** Featherstone Drive & Hays Road  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 11.50-Acres  
**FEATURES:**

Barbeque Grills, Drinking Fountains, Fishing Pier, Natural Open Space, Pavilion, Picnic Stations, Playgrounds, Swings, Pond, and Trails.

### 8 | SHORES PARK

**ADDRESS:** 2302 Shores Boulevard  
**HOURS:** 5:00 AM – 10:00 PM  
**ACREAGE:** 11.90-Acres  
**FEATURES:**

Multipurpose Open Space, Basketball Court, Natural Open Space, Drinking Fountains,



**NEIGHBORHOOD PARKS:** A highly amenitized park that generally consists of a minimum of ten (10) acres and is situated in an existing subdivision. These are typically parks meant to service properties within a ½-mile distance or a population up to 10,000 residents.

332.54	◀ ACRES OF COMMUNITY PARKS	
	ACRES OF PARK/SCHOOL ▶	17.24
87.95	◀ ACRES OF GREENBELTS/GREEN WAYS	
	ACRES OF SPORTS COMPLEX ▶	26.28
14.24	◀ ACRES OF MINI-PARKS	
	ACRES OF SPECIALTY PARKS ▶	73.40
149.14	◀ ACRES OF NEIGHBORHOOD PARKS	
	ACRES OF SPECIAL USE OPEN SPACE ▶	7.34



Picnic Stations, BBQ Grill, Benches, Playground Structure, Trails, Swings and Pavilion

## PARK/SCHOOL

### 1 | FONTANNA PARK

ADDRESS: 300 Fontanna Boulevard  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 5.23-Acres

### 2 | DALTON RANCH PARK

ADDRESS: FM-552/Tannerson Drive  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 2.01-Acres

### 3 | NORTSHORE PARK

ADDRESS: 609 Highland Drive  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 10.00-Acres  
FEATURES:

Basketball Court, Natural Open Space, Benches, Picnic Stations, Playground Structure, and Swings

## SPORTS COMPLEXES

### 1 | LEON TUTTLE ATHLETIC COMPLEX

ADDRESS: 1600 Airport Road  
HOURS: 5:00 AM – 11:00 PM  
ACREAGE: 18.65-Acres  
FEATURES: Eight (8) Baseball Fields

### 2 | YELLOW JACKET PARK

ADDRESS: Yellow Jacket Lane  
HOURS: 5:00 AM – 10:00 PM  
ACREAGE: 7.63-Acres  
FEATURES:

Three (3) Baseball Fields, Playground with Shade Canopies, Music Play, Interactive Panels and Classic Playground Elements

## SPECIALTY PARKS

### 1 | SH-66 BOAT RAMP/HERO'S MEMORIAL PARK

ADDRESS: 1120 W. Rusk Street  
HOURS: 5:00 AM to 10:00 PM  
ACREAGE: 0.52-Acres  
FEATURES:

Benches, Natural Open Space, Drinking Fountains, Trails, a Pavilion, and three (3) Boat Ramps

### 2 | SQUABBLE CREEK MOUNTAIN BIKE TRAIL

ADDRESS: 1401 Dickson Lane  
HOURS: 5:00 AM to 10:00 PM  
ACREAGE: 48.16-Acres  
FEATURES:

Trails, Picnic Table, Restrooms and Drinking Fountains

### 3 | PETTINGER NATURE PRESERVE

ADDRESS: 450 W. Quail Run Road  
HOURS: 5:00 AM to 10:00 PM  
ACREAGE: 24.72-Acres  
FEATURES:

Nature Trails and Learning Stations



**PARK/SCHOOL:** The *Park/School* classification is typically used to describe a park that is directly adjacent to a public school. These parks provide equipment that is appropriate for school-aged children and include a large amount of open space.

**SPORTS COMPLEXES:** A *Sports Complex* typically provides both park facilities and ball fields/sports fields with bleachers. They are intended to be 40-acres to 150-acres and serve the entire City.



**SPECIALTY PARKS:** These parks are generally identified by a single use that falls into one of three categories: (1) Historical/Cultural/Social, (2) Recreational Facilities, and (3) Outdoor Recreation Facilities. These single uses include things like Marinas, Community Centers, Golf Courses, Stadiums, historical sites, etc.

**SPECIAL USE OPEN SPACE:** Open space that involves special amenities not found in other parks or open space. These are usually associated with adjacent developments and are used to host special City events.



## SPECIAL USE OPEN SPACE

### 1 | THE HARBOR

ADDRESS: 2059 Summer Lee Drive

HOURS: 8:00 AM to 10:00 PM

ACREAGE: 7.34-Acres

FEATURES:

Shopping, Dining, Scenic Views, and Rental Facilities

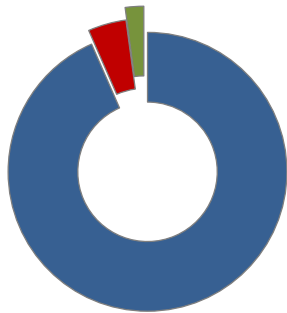


## TRAILS

As was stated in *Chapter 2: Transportation and Infrastructure* of this document, the City currently has 259.06 linear miles (i.e. 1,367,836.80 linear feet) of on-street sidewalks, 12.28 linear miles (i.e. 64,838.40 linear feet) of park trails, and 5.95 linear miles (i.e. 31,416.00 linear feet) of mountain bike trails (see Map 7.1 and Figure 7.1).

FIGURE 7.1: SIDEWALKS AND TRAILS

KEY: BLUE = SIDEWALKS (259.06 LM); RED = PARK TRAILS (12.28 LM); GREEN = MOUNTAIN BIKE TRAILS (5.95 LM)



SOURCE: CITY OF ROCKWALL GIS DIVISION

### JOHN KING BOULEVARD CONCEPT PLAN

A major component of the City's trail system is the proposed hike/bike trails that will run on either side of John King Boulevard. This includes 13.87 linear miles (i.e. 6.93 linear miles on each side of the road) or 73,223.00 linear feet of trails. Currently, the trail is 38.08% constructed with 3.94 linear miles of ten (10) foot concrete trail and 1.34 linear miles of eight (8) foot concrete trail. There are about 8.13 linear miles (i.e. 42,943.00 linear feet) left to be developed and 0.45 linear miles (i.e. 2,396.00 linear feet) of four (4) foot concrete sidewalk that needs to be

redeveloped. Also, incorporated in this plan are various trail rest stops, trailheads (which incorporate on-site parking and access to the trail), and city enhancement features intended to create a unique corridor that is central to the community (see Map 7.4). Figure 7.2 through Figure 7.9 show some of the already constructed trailheads and trail rest stops along John King Boulevard.

FIGURES 7.2 & 7.3: TRAILHEAD AT THE BREEZY HILL SUBDIVISION



FIGURE 7.4: TRAIL REST STOP AT THE QUAIL HOLLOW SUBDIVISION



FIGURE 7.5: TRAIL REST STOP AT THE SADDLE STAR SUBDIVISION



FIGURE 7.6 & 7.7: TRAIL REST STOP/PLAYGROUND AT THE GIDEON GROVE SUBDIVISION



FIGURE 7.8 & 7.9: TRAILHEAD/REST STOP AT THE ROCKWALL DOWNES SUBDIVISION



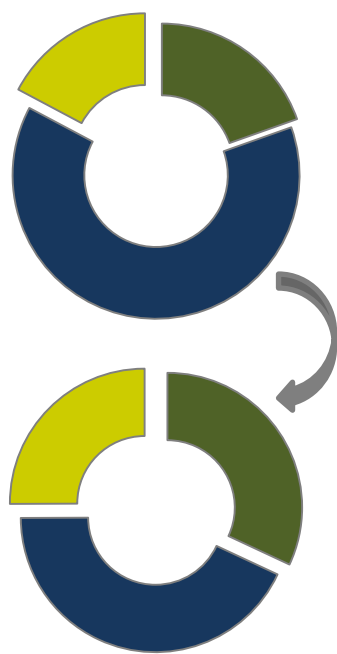
## OPEN SPACE

There are currently 3,445.46-acres of open space and floodplain within the City (see Map 7.3). This represents an increase of 214.63-acres or an increase of 6.64% in open space and floodplain between 2017-2025. Of the 3,445.46-acres, 1,964.51-acres are considered to be dedicated open space (this includes 863.57-acres of floodplain that has also been dedicated as open space). This



represents an increase of 74.08% or 468.52-acres in the amount of open space dedicated between 2017-2025. In addition, the City has a total of 2,344.52-acres of floodplain, which has decreased -22.47% or a reduction of 560.80-acres from 2017-2025. This reduction or changes in the floodplain can be explained by [1] more accurate topography from the City's previous use of LIDAR, [2] Letters of Map Revision (LOMR) due to development, and [3] studies of existing unstudied floodplains. See Figure 7.2 to see a breakdown of the City's open space and floodplain from 2017-2025.

FIGURE 7.10: OPEN SPACE AND FLOODPLAIN KEY (2017 BELOW): BLUE = FLOODPLAIN (2,041.75-ACRES); GREEN = OPEN SPACE (632.42-ACRES); YELLOW = OPEN SPACE AND FLOODPLAIN (556.66-ACRES).



KEY (2025 ABOVE): BLUE = FLOODPLAIN (2,344.52-ACRES); GREEN = OPEN SPACE (1,100.94-ACRES); YELLOW = OPEN SPACE AND FLOODPLAIN (863.57-ACRES).

SOURCE: CITY OF ROCKWALL GIS DIVISION

COMMUNITY EVENTS

The City of Rockwall was designated the *Free Live Music Capital of North Texas* and hosts a minimum of 100 free live music concerts per year. These include several prominent series and festivals, contributing to a vibrant local music scene. These series and festivals are:

CONCERT BY THE LAKE SERIES.

This series features weekly performances every Thursday from May through July at the Harbor. In 2025, the lineup includes 13 concerts, starting with the Rockwall

Philharmonic Orchestra on May 1<sup>st</sup> and concluding with the David Whiteman Band on July 31<sup>st</sup>.

SAN JACINTO PLAZA MUSIC SERIES.

Held in Downtown Rockwall, this series offers live music on Friday and Saturday evenings from May through October, totaling approximately 43 concerts. The 2025 season marks its 11<sup>th</sup> year, featuring both new artists and returning favorites.

FOUNDERS DAY FESTIVAL.

Celebrating Rockwall's 171<sup>st</sup> birthday on May 17, 2025, this festival includes multiple live music performances. The event features artists such as Will Jones, William Beckmann, and headliner Josh Turner.

HARMONY AT THE HARBOR.

An annual live music series that is held at the Harbor's amphitheater, a popular venue overlooking Lake Ray Hubbard. This event features bands from the Dallas/Fort Worth area performing on Thursday evenings in October.

In addition to the City's live music offerings, the City hosts a number of community events that include a Daddy Daughter Dance, Family Fun Fridays, an Easter Egg Hunt, an Independence Day Celebration, the Mother/Son Dance, the Rib Rub, Run and Roll, Scare on the Square, a Fishing Derby, Breakfast with Santa, and the Hometown Christmas Celebration. A calendar of the City's 2025 Events is as follows:

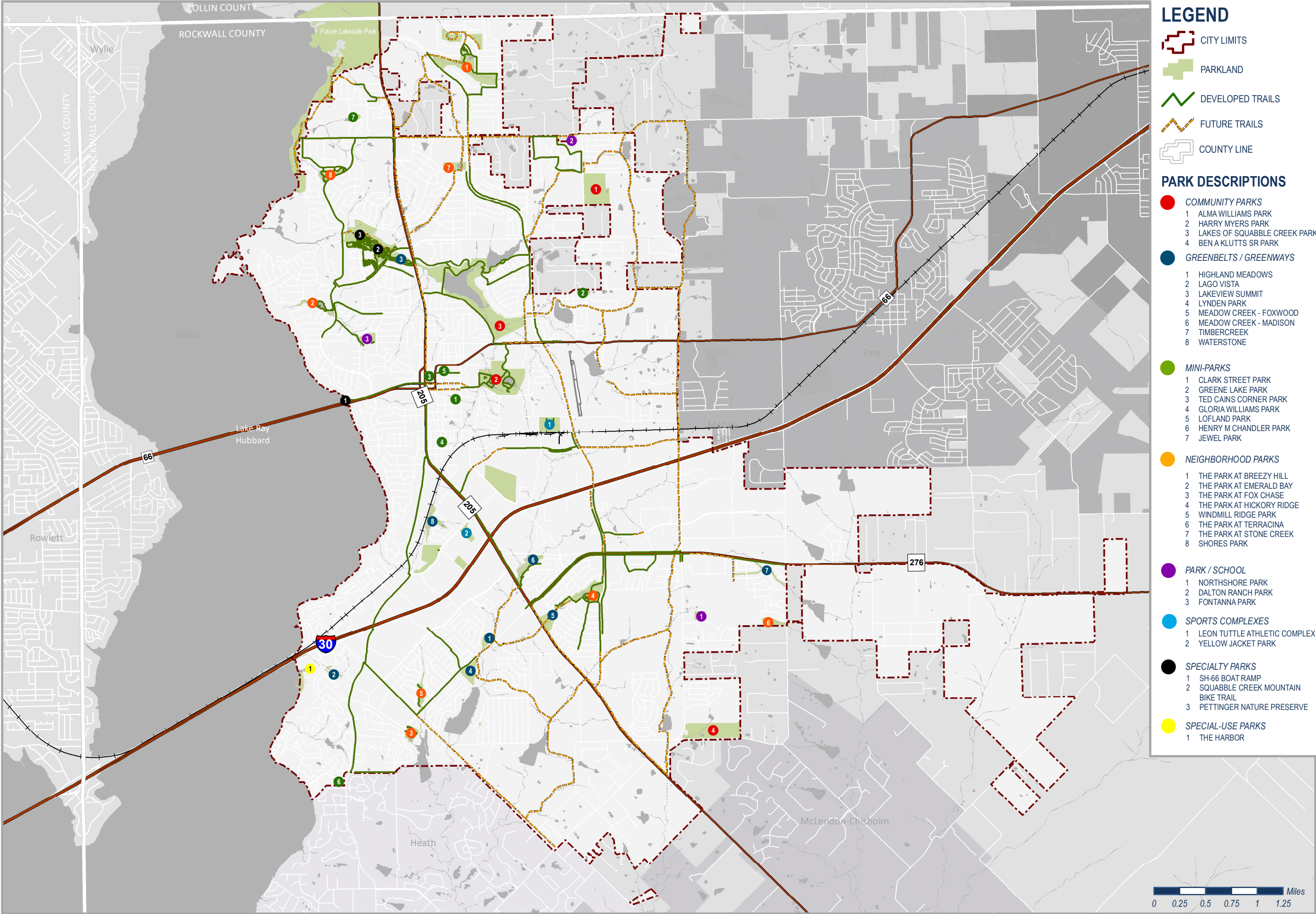
DATE	EVENT
JANUARY 25 <sup>TH</sup>	DADDY DAUGHTER DANCE
MARCH 7 <sup>TH</sup>	FAMILY FUN FRIDAY
APRIL 5 <sup>TH</sup>	SNAP EASTER EGG HUNT
APRIL 12 <sup>TH</sup>	EGGSTRAVAGANZA
MAY 1 <sup>ST</sup>	CONCERT BY THE LAKE
MAY 8 <sup>TH</sup>	CONCERT BY THE LAKE
MAY 15 <sup>TH</sup>	CONCERT BY THE LAKE
MAY 17 <sup>TH</sup>	FOUNDER'S DAY
MAY 22 <sup>ND</sup>	CONCERT BY THE LAKE
MAY 29 <sup>TH</sup>	CONCERT BY THE LAKE
JUNE 5 <sup>TH</sup>	CONCERT BY THE LAKE
JUNE 12 <sup>TH</sup>	CONCERT BY THE LAKE
JUNE 19 <sup>TH</sup>	CONCERT BY THE LAKE
JUNE 26 <sup>TH</sup>	CONCERT BY THE LAKE
JULY 4 <sup>TH</sup>	INDEPENDENCE DAY CELEBRATION
JULY 17 <sup>TH</sup>	CONCERT BY THE LAKE
JULY 24 <sup>TH</sup>	CONCERT BY THE LAKE
JULY 25 <sup>TH</sup>	FAMILY FUN FRIDAY
JULY 31 <sup>ST</sup>	CONCERT BY THE LAKE
SEPTEMBER 6 <sup>TH</sup>	MOTHER/SON DANCE
OCTOBER 4 <sup>TH</sup>	RIB RUB, RUN, & ROLL
OCTOBER 9 <sup>TH</sup>	HARMONY AT THE HARBOR
OCTOBER 16 <sup>TH</sup>	HARMONY AT THE HARBOR
OCTOBER 23 <sup>RD</sup>	HARMONY AT THE HARBOR
OCTOBER 25 <sup>TH</sup>	SCARE ON THE SQUARE
NOVEMBER 8 <sup>TH</sup>	FISHING DERBY
NOVEMBER 14 <sup>TH</sup>	FAMILY FUN FRIDAY
DECEMBER 6 <sup>TH</sup>	HOMETOWN CHRISTMAS
DECEMBER 13 <sup>TH</sup>	BREAKFAST WITH SANTA

PARKS, RECREATION AND OPEN SPACE MASTER PLAN

The Parks Department is currently in the process of preparing the five (5) year update for the Parks, Recreation and Open Space Master Plan. This update will look to add to the plan to ensure the City will strive to provide exceptional parks, trails and recreation amenities across the community for all the City's residents.

MAP INDEX

- (1) MAP 7.1: MAP ALL PARKS AND TRAILS
- (2) MAP 7.2: MAP OF PARKS DISTRICTS
- (3) MAP 7.3: MAP OF FLOODPLAINS & OPENSOURCE
- (4) MAP 7.4: JOHN KING BOULEVARD CONCEPT PLAN



**LEGEND**

CITY LIMITS

PARKLAND

DEVELOPED TRAILS

FUTURE TRAILS

COUNTY LINE

**PARK DESCRIPTIONS**

**COMMUNITY PARKS**  
1 ALMA WILLIAMS PARK  
2 HARRY MYERS PARK  
3 LAKES OF SQUABBLE CREEK PARK  
4 BEN A KLUTTS SR PARK

**GREENBELTS / GREENWAYS**  
1 HIGHLAND MEADOWS  
2 LAGO VISTA  
3 LAKEVIEW SUMMIT  
4 LYNDEN PARK  
5 MEADOW CREEK - FOXWOOD  
6 MEADOW CREEK - MADISON  
7 TIMBERCREEK  
8 WATERSTONE

**MINI-PARKS**  
1 CLARK STREET PARK  
2 GREENE LAKE PARK  
3 TED CAINS CORNER PARK  
4 GLORIA WILLIAMS PARK  
5 LOFLAND PARK  
6 HENRY M CHANDLER PARK  
7 JEWEL PARK

**NEIGHBORHOOD PARKS**  
1 THE PARK AT BREEZY HILL  
2 THE PARK AT EMERALD BAY  
3 THE PARK AT FOX CHASE  
4 THE PARK AT HICKORY RIDGE  
5 WINDMILL RIDGE PARK  
6 THE PARK AT TERRACINA  
7 THE PARK AT STONE CREEK  
8 SHORES PARK

**PARK / SCHOOL**  
1 NORTHSORE PARK  
2 DALTON RANCH PARK  
3 FONTANNA PARK

**SPORTS COMPLEXES**  
1 LEON TUTTLE ATHLETIC COMPLEX  
2 YELLOW JACKET PARK

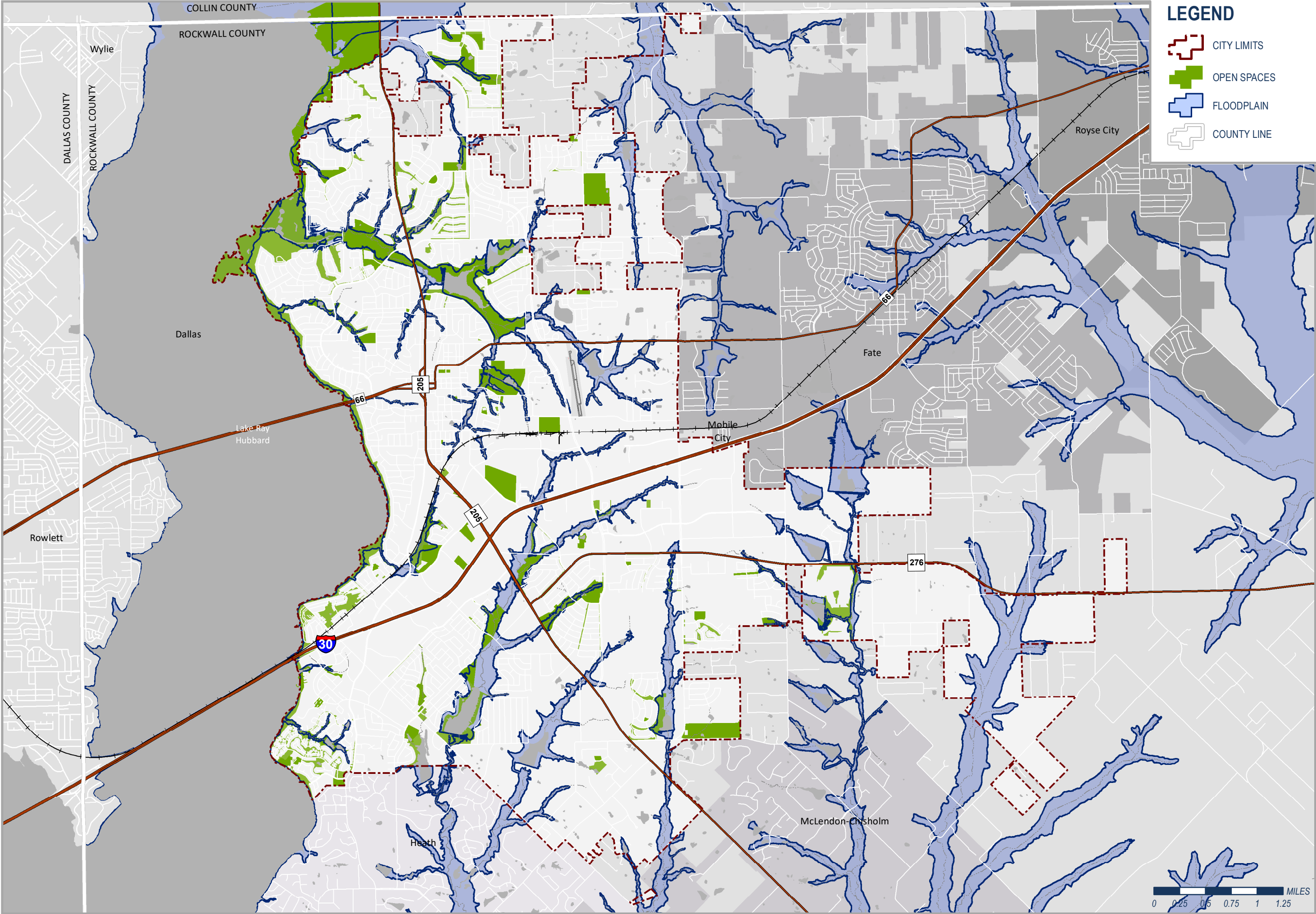
**SPECIALTY PARKS**  
1 SH-66 BOAT RAMP  
2 SQUABBLE CREEK MOUNTAIN BIKE TRAIL  
3 PETTINGER NATURE PRESERVE

**SPECIAL-USE PARKS**  
1 THE HARBOR









LEGEND

- CITY LIMITS
- OPEN SPACES
- FLOODPLAIN
- COUNTY LINE

FLOODPLAINS AND  
OPEN SPACE

CH 7: PARKS, TRAILS,  
AND OPEN SPACE





# JOHN KING BLVD. CONCEPT PLAN

## CH 7: PARKS, TRAILS, AND OPEN SPACE

