

Interchange  
5/11/2025 8:25 AM EDT

David Billings (+17325138158)

If you change a use in a zoning district do you need a public hearing

5/11/2025 8:37 PM EDT

Yes

5/11/2025 8:38 AM EDT

David Billings (+17325138158)

Then the bill is duplicated of current law

5/11/2025 8:05 PM EDT

Some duplication, yes

5/11/2025 8:14 PM EDT

David Billings (+17325138158)

yet

5/11/2025 8:14 PM EDT

David Billings (+17325138158)

Does FA support the City of Irving

5/11/2025 8:14 AM EDT

Yes

5/11/2025 8:15 AM EDT

David Billings (+17325138158)

They testified against HB 24, can we find out why

5/12/2025 6:10 PM EDT

David Billings (+17325138158)

it is our super majority bill

5/12/2025 6:23 AM EDT

I'll check with John, their staff guy

5/12/2025 6:25 AM EDT

David Billings (+17325138158)

thank you.

5/12/2025 6:28 AM EDT

Liked "thank you."

5/6/2025 11:08:01 AM



5/6/2025 11:09:07 AM

David Billings (+17325135158)

**I am not liking this**

5/6/2025 11:09:31 AM

David Billings (+17325135158)

**please do not act on it.**

5/6/2025 11:09:49 AM

Liked "please do not act on it."

5/6/2025 11:40:11 AM

David Billings (+17325135158)

**HB 129 passed the house. Do our drones contain parts from China**

5/6/2025 11:49:36 AM

I'll ask Chief again, but if it does, we'll have to figure out if we used Federal or State drug funds for assets how they want us to sell it or just take it to the range

5/6/2025 11:50:10 AM

David Billings (+17325135158)

**I think the bill has a grace period**

5/6/2025 11:50:14 AM

David Billings (+17325135158)

**another unfunded mandate**

5/6/2025 11:51:16 AM

That they can take credit for at our expense

5/6/2025 11:51:22 AM

David Billings (+17325135158)

**yup**

14

5/12/2020 1:44:11 PM

David Bilings (17325130159)

FM 551 funding will be provided as the project proceeds?

5/12/2020 2:21:11 PM

Not sure

5/12/2020 2:24:35 PM

David Bilings (17325130159)

can you ask ITS

5/12/2020 2:24:35 PM

I talked to Polster last week. Between the Outer Loop uncertainty, the TXDOT budget cuts, and the MPO attitude of facilitating growth in the counties, our roads are going to be a major challenge to get State/Feds \$\$\$\$

5/12/2020 2:27:36 PM

David Bilings (17325130159)

you know the council will use this as a reason to reject add development

5/12/2020 2:28:11 PM

Probably so. Peak travel times are bad

5/12/2020 2:29:14 PM

David Bilings (17325130159)

Meaning no commercial development

5/12/2020 2:30:18 PM

David Bilings (17325130159)

The MPO stop liking Rockwall County

5/12/2020 2:30:21 PM

David Bilings (17325130159)

?

5/12/2020 1:29:35 PM

Sorry, pocket call

5/12/2020 1:30:02 PM

David Bilings (17325130159)

no problem

5/12/2020 1:31:45 PM

David Bilings (17325130159)

GM - Did you reach out to Hunter about HB 954

5/12/2020 1:35:43 PM

HB 950 yes, but not HB 954. Which one is that?

22

5/11/2025 11:14:10 AM

David Billings (117325138158)

Greetings

5/11/2025 11:13:35 PM

David Billings (117325138158)

Which bills do you want letters for?

5/11/2025 11:15:24 AM

These two bills heading to Calendars: HB 3572 (Guillen), allows NIMBY citizens to revert zoning - bad for economics, & HB 4348 (Capriglione) makes it an election for a city to modernize a street layout that may slow traffic

5/11/2025 11:17:17 PM

Also S.B. 2858 heading to House Intergovernmental Affairs, super preemption

5/11/2025 11:29:18 AM

David Billings (117325138158)

i will this afternoon

5/11/2025 11:30:44 AM

Thx!!

5/12/2025 12:17:13 PM

David Billings (117325138158)

how do you want to handle the two calendar bills? you want me to write a letter ti the calendar committee

5/12/2025 12:12:36 PM

If you have time, or if you're running short, to Chairman Hunter

5/12/2025 12:16:58 PM

David Billings (117325138158)

i can this and

5/12/2025 12:18:39 PM

David Billings (117325138158)

afternoon

5/12/2025 12:18:51 PM

Liked "afternoon"

5/12/2025 12:43:12 PM

David Billings (117325138158)

hey - how much is one new DPS officer?

5/12/2025 9:10:10 PM

Calculating



5/12/2025 2:11:02 PM

Salary, benefits, basic start up gear. \$120,000 is probably enough. \$150,000 with lease vehicle & start up gear, no gas, no training. We make part of car cost back in the lease program sale later, but that's a good year 1 price

5/12/2025 2:11:05 PM

Plus it takes time to hire them, so we typically have some salary savings to augment year 1 gear and car costs

5/12/2025 2:15:54 PM

That's costs for the police side. Firemen are much cheaper. \$100,000 with start up gear each all in

5/12/2025 2:16:21 PM

We are using \$400k in the preliminary budget for 3, so it may be a little more than I thought now

5/12/2025 2:21:11 PM

David Billings (17326138158)

Thank you

5/12/2025 2:21:11 PM

Hope those are close. Police are getting expensive

5/12/2025 2:21:40 PM

David Billings (17326138158)

I think they are, when do you calculate the 2026 city tax rates?

5/12/2025 2:24:48 PM

Let me check the calendar. We are already estimating, but once we get RCAD numbers, the only variable is the protests

5/12/2025 2:24:54 PM

It's probably going to be around June 23rd, for the next workshop, but the proposed budget is on 7/21 or so, and that one should have the final proposed numbers. Mid-August they'll adopt the rate

5/14/2025 5:47:29 AM

David Billings (17326138158)

good morning- a quick question. In the 2026 budget, how much additional interest is for the DPS bond ?

5/14/2025 10:03:45 AM

\$1,281,968

5/14/2025 10:04:16 AM

David Billings (17326138158)

that is incremental to the I&S budgeting

5/14/2025 10:04:26 AM

Yes



5/19/2025 11:52:11 AM

Snapper Carr.vcf

5/19/2025 2:48:28 PM

Bill Longley.vcf

5/19/2025 2:48:28 PM

Bill's info. In case you need it on your home phone

5/19/2025 2:54:58 PM

David Billings (17325130158)

thank you

5/19/2025 3:01:54 PM

Liked "thank you "

5/21/2025 7:45:25 AM

David Billings (17325130158)

good morning- can you forward me the reports for tonights meetings

5/21/2025 8:21:14 AM

<https://www.strongtowns.org/journal/2025/5/12/stpod-zactax-how-to-build-financially-healthy-cities>

5/21/2025 8:21:14 AM

Lots of Fate mentions! This is our legacy

5/21/2025 8:27:49 AM

David Billings (17325130158)

Yes! a conservative run city.

5/21/2025 8:27:21 AM

Liked "Yes! a conservative run city. "

5/21/2025 1:52:05 PM

In Teams meeting with Snapper & crew

5/21/2025 1:54:12 PM

David Billings (17325130158)

ask about SB 2215

5/21/2025 1:54:12 PM

David Billings (17325130158)

Messier and Fort thinks the bill is license for a developer or citizen to sue the city for any violation of Sec 211

5/21/2025 1:57:19 PM

Liked "ask about SB 2215 "

30

5/21/2025 7:44:36 PM

Referred to State Affairs and still alive

5/21/2025 7:45:54 PM

David Bilings (+17325138155)

i know that. It is in LRM committee. what are the odds it gets out?

5/21/2025 8:03:43 PM

The fear is that a lot of the land use items are going to be moving at the end, but every hour counts against them now

5/21/2025 8:09:32 PM

David Bilings (+17325138155)

Yes, I noticed

5/21/2025 8:14:03 PM

David Bilings (+17325138155)

is this true ?

For nearly fifty years, property owners dissatisfied with city zoning decisions could appeal the decision to the city's board of adjustment, then seek expedited review of the board's decision in state court, if necessary.

5/21/2025 8:20:07 PM

I don't think so

5/21/2025 8:25:25 AM

David Bilings (+17325138155)

good morning

5/22/2025 8:12:00 AM

Howdy!

5/22/2025 8:14:17 AM

David Bilings (+17325138155)

You need to figure out who is chatting with Katrina staff now. Her staff is no longer communicating with the team

5/22/2025 8:15:25 AM

The Mayors Team?

5/22/2025 8:18:53 AM

David Bilings (+17325138155)

I do not know, as Frank has separate meetings without coordination. You will need to ask Andrew.

5/22/2025 8:19:02 AM

Liked "I do not know, as Frank has separate meetings without coordination. You will need to ask Andrew."



5/22/2025 8:17:00 AM

David Billings (+17325138158)

Has Andrew asked you about pending bills?

5/22/2025 8:06:59 AM

No, we're empowering you to help us

5/22/2025 8:18:56 AM

David Billings (+17325138158)

I will keep you both informed and copied on all I do.

5/22/2025 9:20:19 AM

Thx! I'm taking some time off with family in town for our niece's graduation, so I may be a little slower, but Steven can also help. Heading out for a walk in the neighborhood, but back soon

5/22/2025 9:21:07 AM

David Billings (+17325138158)

Loved "Thx! I'm taking some time off with family in town for our niece's graduation, so I may be a little slower, but Steven can also help. Heading out for a walk in the neighborhood, but back soon"

5/22/2025 9:24:11 AM

David Billings (+17325138158)

no worries

5/22/2025 9:21:15 AM

Liked "no worries"

5/23/2025 12:25:53 PM

David Billings (+17325138158)

do you have the link to the FM 551 input?

5/23/2025 1:00:26 PM

David Billings (+17325138158)

The majority opinion also addressed whether a city council has the discretion to deny an area's release from the city's ETJ under the new removal provisions established by S.B. 2038. The opinion provides that state law affords no discretion to a city council to deny ETJ release to an area that has submitted a valid petition:

5/23/2025 1:04:25 PM

The coalition has filed an appeal to the Court of Appeals in Austin

5/23/2025 1:05:12 PM

<https://ftp.txdot.gov/pub/txdot/get-involved/dal/fm-551/052225-notice.pdf>

5/23/2025 1:05:44 PM

David Billings (+17325138158)

How? The Court specifically said no

5/23/2025 1:08:02 PM

They are wrong. The war goes on



5/29/2025 1:05:47 PM

David Billings (1174511814)

different topic. did TXDOT change the outer loop path yet?

5/29/2025 1:16:55 PM

Lots of good discussion yesterday with the Consortium. So far, still on the last route with lots of southern alternatives. We'll see

5/29/2025 9:59:37 AM Edited: 5/26/2025 at 5:41 AM

David Billings (1174511814)

good morning - Does Fate have any ADU regulations now?

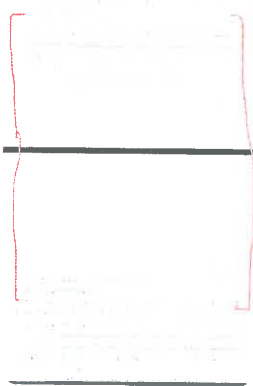
Edited

5/29/2025 11:25:43 AM

Yes, in UDO. I can search using AI

5/29/2025 11:25:43 AM

David Billings



5/29/2025 11:26:05 AM

David Billings (1174511814)

can we live with this language?

5/29/2025 11:31:17 AM

Probably so.

5/29/2025 11:37:45 AM

## Fate, TX Unified Development Ordinance: ADU Regulations

\*\*Definition and General Standards\*\*

- An Accessory Dwelling Unit (ADU) is a smaller, independent residential dwelling located on the same lot as a primary residence[4].
- ADUs may be attached or detached from the main house and must provide complete independent living facilities.

\*\*Permitted Locations\*\*

- ADUs are generally allowed in zoning districts that permit single-family dwellings, subject to specific use standards outlined in the Unified Development Ordinance (UDO)[3][8].

\*\*Size and Setbacks\*\*

- The maximum size for an ADU is typically limited to the lesser of 800 square feet or three-quarters of the living area of the main house[8].



- Detached ADUs must be set back at least 40 feet from the front property line; other setbacks match those required for the primary structure[8].

**\*\*Parking\*\***

- Parking is not required for the ADU itself. However, if constructing an ADU removes a required parking space for the main house, that space must be replaced on-site[8].

**\*\*Design and Occupancy\*\***

- ADUs must comply with the same lot coverage, occupancy, and design standards as single-family dwellings[8].  
- Municipalities may require that the property owner occupy either the main house or the ADU, but cannot specify which one or require familial relationships between occupants[8].

**\*\*Permitting and Compliance\*\***

- Construction of an ADU requires obtaining the appropriate permits and passing inspections to ensure compliance with local building codes and safety standards[5][8].  
- A unique address must be assigned to the ADU, and a Certificate of Occupancy is required before it can be inhabited[5].

For the most current and detailed requirements, refer directly to Fate's Unified Development Ordinance, particularly Article IV: Use Standards, available on the city's website[3][1].

**Sources**

- [1] Unified Development Ordinance (UDO) - City of Fate <https://www.fatetx.gov/289/Unified-Development-Ordinance>
- [2] Code of Ordinances | Fate, TX - Municode Library <https://library.municode.com/tx/fate>
- [3] [PDF] ARTICLE IV. USE STANDARDS - City of Fate <https://www.fatetx.gov/DocumentCenter/View/3366/ARTICLE-IV---USE-STANDARDS-PDF>
- [4] [PDF] POLICY MANUAL - Comprehensive Plan <https://forwardfate.com/wp-content/uploads/2021/10/Forward-Fate-Policy-Manual-compressed.pdf>
- [5] ADU Laws and Regulations in Texas - Steadily <https://www.steadily.com/blog/adu-laws-and-regulations-in-texas>
- [6] Accessory Dwelling Units Act <https://alec.org/model-policy/accessory-dwelling-units-act/>
- [7] Code of Ordinances | Fate, TX | Municode Library [https://library.municode.com/tx/fate/ordinances/code\\_of\\_ordinances?nodeId=2020](https://library.municode.com/tx/fate/ordinances/code_of_ordinances?nodeId=2020)
- [8] [PDF] Ordinances and Built Examples of ADUs <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/housing-affordability/ordinances-and-built-examples-of-adus.pdf>
- [9] [PDF] Accessory Dwelling Units: Case Study - HUD User <https://www.huduser.gov/portal/publications/adu.pdf>

5/26/2025 11:38:06 AM

This is from search on Perlexity AI, which is great for web searches. Probably 85% accurate

5/26/2025 11:40:17 AM

Also, our email is all screwed up from a Microsoft Outlook security upgrade, but we should be back up tomorrow

5/26/2025 11:44:52 AM

David B Rings (+176,519,159)

can u chat



5/26/2025 12:45:42 PM

Yes, will call

5/26/2025 12:44:38 PM

The City of Rockwall currently regulates accessory structures, but does not appear to have a specific, streamlined ordinance for Accessory Dwelling Units (ADUs) as of early 2025. Instead, Rockwall's code addresses "accessory buildings," which are secondary structures on a residential lot. These require compliance with zoning district standards, building permits, and may not be used as separate residences without special approval[8].

Key points:

- Accessory buildings must meet zoning and construction standards, including setbacks and lot coverage limits[8].
- Permanent foundations are required unless the structure is classified as a portable accessory building[8].
- Using an accessory building as a separate dwelling (ADU) likely requires a Specific Use Permit (SUP) and additional city approval, as seen in recent planning cases[1][6].
- There is no explicit mention of owner-occupancy, minimum lot size, or rental restrictions for ADUs in Rockwall's current public documents, but any proposal to use an accessory structure as a dwelling is subject to case-by-case review and permitting[1][8].

For the most accurate and up-to-date requirements, consult the Rockwall Code of Ordinances or contact the city's Planning and Zoning Department directly[4].

Sources

[1] [PDF] Development Standards - City of Rockwall <https://www.rockwall.com/Meetings/PlanningAgendas/2024/PLANNINGPACKET%20-%2001302024.pdf>

[2] Building Inspections - City of Rockwall <https://rockwall.com/buildinginspections.asp>

[3] [PDF] Z2024-053.pdf - City of Rockwall <https://www.rockwall.com/pz/Planning/Development%20Case%20Log/2024/Z2024-053.pdf>

[4] Code of Ordinances | Rockwall, TX - Municode Library <https://library.municode.com/tx/rockwall>

[5] ADU Laws and Regulations in Dallas - 2025 - Steadily <https://www.steadily.com/blog/adu-laws-regulations-dallas>

[6] [PDF] agenda - City of Rockwall <https://www.rockwall.com/Meetings/PlanningAgendas/2025/PLANNINGPACKET%20-%2001142025.pdf>

[7] [PDF] CASE COVER SHEET City of Rockwall Planning and Zoning ... <https://www.rockwall.com/pz/Planning/Development%20Case%20Log/2024/Z2024-055.pdf>

[8] [PDF] ACCESSORY STRUCTURE STANDARDS - City of Rockwall <https://www.rockwall.com/documents/BI/I-House/Accessory%20Bldg%20Permit%20Requirements.pdf>

5/26/2025 12:08:00 PM

From Mary: "We have rules - let's hope we get to keep them."

5/26/2025 12:05:32 PM

David Bivings (1/7325138156)

text her the bill and ask whether they can live with the language?

5/26/2025 12:05:15 PM

David Bivings (1/7325138156)

it should be able to keep them

5/26/2025 12:01:15 PM

Waiting for reply.

46

5/26/2025 12:37:42 PM

They have some rules, but it sounds like they aren't robust enough to meet the requirements of the Com. Sub. She has not asked for help

5/26/2025 12:38:41 PM

David Billings (+17325138156)

i will tell Sam Rockwall may or may not be good

5/26/2025 12:38:53 PM

David Billings (+17325138156)

they can update the rules prior to 9/1

5/26/2025 12:39:03 PM

I would not work too hard on this one. In theory, the ADUs will add to the tax base without a lot of extra costs

5/26/2025 12:39:33 PM

David Billings (+17325138156)

I am not, just getting Sam a answer

5/26/2025 12:40:11 PM



5/26/2025 3:05:51 PM



5/26/2025 3:06:05 PM

David Billings (+17325138156)

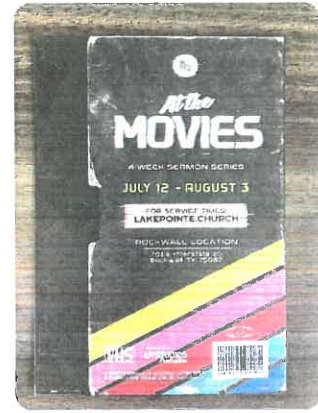
signed

5/26/2025 3:06:51 PM

Liked "signed"



6/16/2025 8:31:52 AM



6/16/2025 8:41:57 AM

You're invited!

6/16/2025 8:48:12 AM

David Billings (+17325138156)

Thank you!

6/16/2025 8:50:57 AM

Liked "Thank you!"

6/16/2025 8:51:51 AM

David Billings (+17325138156)

GM - Did the FA contract die last night?

6/17/2025 11:04:11 AM

No, still got it!

6/17/2025 11:05:01 AM

David Billings (+17325138156)

Wow, great. what was the vote?

6/17/2025 11:06:32 AM

No vote needed. Snapper did a great update and they agreed to discuss it again later. Might come up again during budget talks, but not likely. We'll see. Lots of compliments to you for your work

6/17/2025 11:07:14 AM

David Billings (+17325138156)

you say my email yesterday. I hope that helped

6/17/2025 11:08:16 AM

Yes, made them think I believe

6/17/2025 5:46:13 PM

David Billings (+17325138156)



FILE\_5686.pdf

71

7/8/2025 5:49:25 PM

David Bilings (+17325138105)

The Gov Special Session call

7/8/2025 5:49:55 PM

They are coming for our legislative affairs helpers ... and to kill property tax increases

7/8/2025 5:50:06 PM

David Bilings (+17325138105)

yes

7/8/2025 5:51:11 PM

David Bilings (+17325138105)

and impact fees

7/8/2025 5:50:40 PM

No way to fix roads without crazy high votes.

7/8/2025 5:51:05 PM

Impact fees item looks not too bad. As long as it makes sense for the credits

7/8/2025 5:51:27 PM

David Bilings (+17325138105)

lol

7/8/2025 5:51:21 PM

Unless .... They change it

7/8/2025 5:51:53 PM

David Bilings (+17325138105)

Let's get proactive

7/8/2025 5:51:17 PM

Let's visit next week sometime.

7/8/2025 5:52:28 PM

David Bilings (+17325138105)

yes

7/8/2025 5:54:21 PM

Open Monday and Tuesday if you wanna do lunch one of those days?

7/8/2025 5:58:24 PM

David Bilings (+17325138105)

of course

7/8/2025 5:58:25 PM

Cool. Monday, 1130, Mona Lisa Pizza? Red Dirt Social is closed Monday & Tuesday. Or we could do Fate Village Tavern or Starwood?

7/8

David Billings (+17325138158)  
Starwood.

7/10/2025 9:00:41 PM

7/10/2025 9:00:53 PM

Liked "Starwood."

7/10/2025 9:11:36 PM

Monday, 1130, Starwood. See you then!

7/10/2025 9:12:01 PM

David Billings (+17325138158)  
can you sent a invite. lol

7/10/2025 9:19:36 PM

On the way. 😊

7/10/2025 12:06:32 PM

David Billings (+17325138158)  
hey. The Sirens debate is back

7/10/2025 12:13:01 PM

Lovely 😊

7/10/2025 1:13:16 PM

Horton settlement offer was \$868,291.

7/10/2025 3:49:32 PM

David Billings (+17325138158)  
better

7/10/2025 5:59:36 PM

Laughed at "better"

7/10/2025 5:11:02 PM

David Billings (+17325138158)  
still a good offer

7/10/2025 5:41:57 PM

Not sure. Would have to do the math on annual net-loss for services

7/16/2025 8:15:27 AM

David Billings (+17325138158)  
good morning- The CAC has a elected officials reception on Sat. Did the city post a possible quorum?

7/16/2025 8:16:37 AM

Don't think so. Was that in their newsletter? I don't think I read it while I was on vacation

61

7/10/2025 10:24 AM

David Billings (+17325138458)

They should have been invited by CAC

7/18/2025 10:00:50 AM

Lakepointe Church: 🎬 The blockbuster fun continues this weekend! At the Movies is back tomorrow with more movie moments and powerful biblical truths. Bring your friends and family to experience it all! Service times:

7/18/2025 10:00:00 AM

<https://lakepointe.church/atm>

7/18/2025 10:00:07 AM

Saturday, 5:30 pm service is best. I work that one

7/18/2025 10:00:23 AM

David Billings (+17325138458)

thank you. and lol

7/18/2025 10:00:29 AM

Laughed at "thank you. and lol "

7/18/2025 10:00:36 AM

If you and Lisa want to go, we can carpool if you don't mind me going early and being a little later leaving. Parking is Hunger Games

7/18/2025 10:01:49 AM

David Billings (+17325138458)

i will let you know

7/18/2025 11:07:32 AM

David Billings (+17325138458)

i sent you my critical bills list for 89 (1)

7/18/2025 11:14:41 AM

Liked "i sent you my critical bills list for 89 (1)"

7/18/2025 11:12:48 AM

Liked "i will let you know "

7/18/2025 11:14:23 AM

David Billings (+17325138458)

let me know how you want to proceed

7/18/2025 11:14:36 AM

Liked "let me know how you want to proceed "

7/18/2025 11:02:37 PM

David Billings (+17325138458)

great job on the child safety fee

40

7/18/2016 1:06:30 PM

David Billings (+17325138158)

I saw Omar email

7/18/2016 1:05:03 PM

Thx! 😊

7/18/2016 1:06:40 PM

David Billings (+17325138158)

and you keep consistently with prior city councils.

7/18/2016 1:11:37 PM

Liked "and you keep consistently with prior city councils."

7/19/2016 2:13:59 PM

David Billings (+17325138158)

Good afternoon- Is Fate still around 13% of a person property taxes?

7/19/2016 2:14:42 PM

David Billings (+17325138158)

I called you back.

7/19/2016 2:40:12 PM

David Billings (+17325138158)

do you want me to call you? Lisa is trying to save you

7/19/2016 5:48:03 PM

David Billings (+17325138158)

I provided you a courtesy copy of my summary and recommendations to Katrina.

I think that is the right thing to do. I am sending in my comments and recommendations to Katrina tomorrow as a citizen with extensive knowledge and background in local government.

7/19/2016 5:48:32 PM

Laughed at "do you want me to call you? Lisa is trying to save you"

7/19/2016 5:46:36 PM

Liked "I provided you a courtesy copy of my summary and recommendations to Katrina.  
I think that is the right thing to do. I am sending in my comments and recommendations to Katrina tomorrow as a citizen with extensive knowledge and background in local government."

7/19/2016 5:47:10 PM

Sorry, at church and it's a bit chaotic. We can catch up next week

as

8/17/2025 8:45:52 AM

David Billings (17326138158)



8/20/2025 8:38:12 PM

David Billings (17326138158)

The new middle school and Rochelle

8/20/2025 8:44:54 AM

David Billings (17326138158)

and the school buses are using the wrong lane

8/20/2025 9:48:53 AM

Yes, big traffic with parents... probably going to be bad another couple weeks. I'll FW to our DPS/SRO

8/20/2025 9:48:45 PM

David Billings (17326138158)

It is the traffic on Rochelle turning onto Gettysburg from both directions

8/20/2025 3:39:07 PM

Liked "It is the traffic on Rochelle turning onto Gettysburg from both directions"

8/20/2025 3:40:08 PM

David Billings (17326138158)

and thank you

8/20/2025 3:39:12 PM

Liked "and thank you"

8/21/2025 10:12:21 AM

David Billings (17326138158)

good morning- a quick question. What is the average lane mile gist now? Is it \$4.2M?

8/21/2025 10:13:21 AM

For new roads, we are around 3.5 million per Lane mile. For reconstruction, Misty's estimate is 4.2 million per lane mile.

102

8/21/2025 10:17:34 AM

David Billings (+17325138158)

it used to be \$1.4M?

8/21/2025 10:26:50 AM

Yes! Can you believe it!

8/21/2025 10:34:30 AM

David Billings (+17325138158)

Yes and no. lol

8/21/2025 10:41:50 AM

Laughed at "Yes and no. lol"

8/22/2025 2:10:45 PM

David Billings (+17325138158)

do we have enterprise funds?

8/22/2025 2:19:42 PM

Yes. Utilities would count

8/22/2025 2:20:00 PM

David Billings (+17325138158)

HB 46 is under debate

8/22/2025 2:23:59 PM

We sent in some comments and Snapper & Brandon are working it. Just nutty policy proposals

8/22/2025 2:24:09 PM

David Billings (+17325138158)

It is.

8/22/2025 2:24:38 PM

David Billings (+17325138158)

this bill is passing

8/22/2025 2:25:21 PM

David Billings (+17325138158)

SB 10 passed out if committee

8/22/2025 2:26:40 PM

David Billings (+17325138158)

The plan is for a CS for HB 46 to accommodate enterprise funds and infrastructure spending

8/22/2025 2:27:04 PM

David Billings (+17325138158)

let's see what happens

14

8/22/2025 2:26:11 PM

Laughed at "let's see what happens "

8/22/2025 2:27:56 PM

They have no idea what they are doing or how cities work

8/22/2025 2:28:13 PM

I guess we won't have anything more water and sewer plant expansions... 😞

8/22/2025 2:28:26 PM

David Billings (+17325135155)

or road maintenance

8/23/2025 2:28:04 PM

David Billings (+17325135155)

or pay raises

8/22/2025 2:28:45 PM

Right!

8/22/2025 2:29:04 PM

Disconnected elite ... not good

8/22/2025 2:29:04 PM

David Billings (+17325135155)

Being a taxpayer now,

8/22/2025 2:29:11 PM

David Billings (+17325135155)

lol

8/22/2025 2:29:51 PM (edited 8/22/2025 2:31:08 PM)

David Billings (+17325135155)

when do you lose Snapper and Brandon support?

Edited

8/22/2025 2:31:27 PM

Oct. 1

8/22/2025 2:33:00 PM

David Billings (+17325135155)

did you submit comments?

8/22/2025 2:33:10 PM

Yes

8/22/2025 2:33:55 PM

David Billings (+17325135155)

are permits a enterprise fund

118

8/25/2025 11:49 PM

No

8/25/2025 12:00 PM

David Billings (+17325136158)

good afternoon- is the total DPS bond \$161 on a average home

8/25/2025 12:07:51 PM

I will need to look it up, but that sounds pretty close

8/25/2025 12:59:41 PM

David Billings (+17325136158)

that will work

8/25/2025 1:04:28 PM

Yes, \$161

8/25/2025 1:04:32 PM

David Billings (+17325136158)

My brain does still work! lol

8/25/2025 1:05:07 PM

Laughed at: "My brain does still work! lol"

8/25/2025 8:01:43 AM

David Billings (+17325136158)

Good morning

8/25/2025 8:04:37 AM

Good morning

8/25/2025 8:20:35 AM

David Billings (+17325136158)

Thank you to DPS for being part of the 9/11 ceremony. Just as feedback, I think the Chief could work on improving his PR skills. It felt like he wasn't very engaged with the public or the veterans who helped, and I believe more connection there would reflect really well on Fate.

9/15/2025 9:10:41 AM

David Billings (+17325136158)

good morning- can you briefly explain the two budget amendment agenda items? they look the same

9/17/2025 8:17:43 AM

Yes, good morning. The budget amendments are for separate fiscal years the one for FY 25 allows for much of the capital transfers, the one for FY 26 immediately amend the budget that is adopted also tonight. a bit weird but we didn't want the budget book to confuse people as it is prepared for the action previous to last week. The council wanted some increased operational spending in special funds using surplus money, which made it complicated but doable.

124

9/17/2019 6:21:15 AM

David Bilings (17329136108)

The plan is to pay off the inter fund transfer?

9/18/2019 8:21:54 AM

David Bilings (17329136108)

is the 1.9M a real surplus

9/18/2019 8:24:59 AM

Yes, paying off the old utility fund loan to the general fund. Raju is fairly confident on the \$1.9M

9/18/2019 11:28:03 AM

David Bilings (17329136108)

good afternoon- did the tax rate, budget, and road plan pass without changes

9/18/2019 12:11:04 PM

Yes! 👍

9/18/2019 12:15:05 PM

David Bilings (17329136108)

is the online budget the final one

9/18/2019 2:09:41 PM

No, not yet

9/18/2019 2:46:00 PM

David Bilings (17329136108)

hello- Is the approved budget online yet?

9/18/2019 4:08:10 PM

Probably not

9/18/2019 4:46:25 PM

Let me check

9/18/2019 4:52:03 PM

Yes, the adopted budget is up

9/18/2019 4:54:41 PM

There was an immediate amendment for some extra operational, spending in economic development, but not too much

9/18/2019 4:54:51 PM

The amendment figures are not reflected in the budget online yet

9/18/2019 4:58:51 PM

David Bilings (17329136108)

Thank you.

130

9/16/2025 4:45:08 PM

David Billings (+17325135158)

it should not change the overall % growth of the budget

9/18/2025 4:59:10 PM

Liked "Thank you."

9/18/2025 4:59:32 PM

It will push it up only slightly

9/18/2025 5:00:08 PM

David Billings (+17325135158)

let take a shot at the op ed tomorrow am. thank you fir all you do

9/18/2025 5:09:19 PM

Liked "let take a shot at the op ed tomorrow am. thank you fir all you do"

9/19/2025 12:58:26 PM

David Billings (+17325135158)

i sm sure you guys ill do great tonight. have fun!

9/22/2025 10:00:05 AM

Liked "i sm sure you guys ill do great tonight. have fun!"

9/22/2025 10:00:06 AM

David Billings (+17325135158)

good morning

9/22/2025 10:01:16 AM

David Billings (+17325135158)

Did you read the community survey

9/22/2025 10:08:16 AM

No, I haven't seen it this year

9/22/2025 10:08:45 AM

David Billings (+17325135158)

get a copy and look at the gender affirming questions

9/22/2025 10:07:21 AM

Oh yes, I remember that from last year. I'll take a look

9/24/2025 9:35:01 AM

David Billings (+17325135158)

hello - want happened to Fate Tavern?

9/24/2025 9:39:05 AM

Not sure. They got behind on their rent. Mark Harper has a lot of theories if you wanna contact him.



10/21/2025 10:24:21 PM

David Billings (+17325136158)

Good ones or conspiracy ones?

10/21/2025 10:44:42 PM

Good

10/21/2025 9:56:11 AM

David Billings (+17325136158)

good morning

10/20/2025 9:05:14 AM

David Billings (+17325136158)

can you sent out code enforcement to 119 Wilmington Dr for lawn issues

10/20/2025 10:24:31 AM

Liked "can you sent out code enforcement to 119 Wilmington Dr for lawn issues"

10/20/2025 10:49:53 PM

David Billings (+17325136158)

Good afternoon- a couple of things.

- 1. The garage behind the business was still out on Sunday, maybe it got fixed.
- 2. The developers property my on the south side is not getting mowed, maybe you solved that.
- 3. Downtown needs landscaping

10/20/2025 1:09:19 PM

Howdy! Can you clarify your first point? I'll pass on the mowing item. We've gone to lower maintenance landscaping in downtown. I'll take a look again next time I'm down there

10/20/2025 9:12:55 PM

David Billings (+17325136158)



10/20/2025 5:19:03 PM

David Billings (+17325136158)

this was sunday around noonish

143

10/1/2025 1:10:44 PM

I'll check when their pickup day is

10/1/2025 2:42:50 PM

David Billings (+17326103103)

just to ensure I understand. We are spending over \$7M in downtown, but we went lower maintenance landscaping?

10/1/2025 3:19:34 PM

\$4.3 M for the park finishing potentially, plus a new parking lot at \$500k+. And yes. 😊

10/2/2025 3:19:52 PM

David Billings (+17326103103)

thank you

10/2/2025 3:20:05 PM

Liked "thank you"

10/2/2025 3:20:19 PM

Steve says the Hunts' property mowers are out there now going east to west

10/2/2025 3:21:00 PM

David Billings (+17326103103)

appreciate that. it was getting super bad. Tell steve thank you

10/2/2025 3:21:38 PM

Cans in downtown are serviced Monday, so they are putting the carts out early. I'll have Matt suggest they don't block parking

10/2/2025 3:21:42 PM

Liked "appreciate that. it was getting super bad. Tell steve thank you"

10/2/2025 3:22:04 PM

David Billings (+17326103103)

Thank you, again. and it just looks bad.

10/2/2025 3:23:59 PM

Liked "Thank you, again. and it just looks bad."

10/7/2025 4:09:42 PM

David Billings (+17326103103)

hey - what happen to consent agenda items fir LC!

10/7/2025 4:09:44 PM

David Billings (+17326103103)

?

10/7/2025 4:11:18 PM

Passed

149

10/7/2025 4:12 PM

David Billings (+17326138158)  
on the regular agenda?

10/7/2025 4:39:12 PM

No, was on consent. 😊

10/11/2025 10:58:12 AM

David Billings (+17326138158)

Good morning- Did the city council just nominate a person and vote?

10/11/2025 12:02:08 PM

Just a nomination for you to RCAD. Took a vote. The action on the contest for the seat should be coming up in November or so

10/11/2025 5:33:05 PM

David Billings (+17326138158)

Is one seat opened?

10/11/2025 12:18:44 PM

Not sure. You might call Kevin Passons next week and set up a visit or coffee if he's up for it. He'll know all the ins and outs

10/11/2025 12:28:17 PM

David Billings (+17326138158)

- Natalia Bennett
- Michael Harmon
- Kevin Fowler
- Richard Koepk
- Sedric Thomas
- Kohn Hohensheit
- Tim Hartley
- Trace Johannesen

10/11/2025 12:33:18 PM

Good group!

10/11/2025 12:35:31 PM

David Billings (+17326138158)

All Rockwall, but they did not serve our interests

10/11/2025 12:39:43 PM

The biggest challenge is to hold the corporations accountable to have the appropriate values. If they don't, the tax burden goes to the houses.

10/11/2025 12:25:34 PM

David Billings (+17326138158)

we agree. Do you know which seats are up for elections

10/11/2025 12:28:49 PM

No

155

10/14/2025 4:27:36 PM

David Billings (+17325138159)

Did Fate nominate one or two people for the RCAD board?

10/14/2025 4:38:06 PM

Just you

10/14/2025 4:51:27 PM

David Billings (+17325138159)

I will know more tonight

10/14/2025 4:53:40 PM

David Billings (+17325138159)

it seems people are nominating the Rockwall Reps, so some deals have been made

10/15/2025 9:41:18 AM

David Billings (+17325138159)

good morning -Do you happen to have the cell number for the RCISD board President

10/15/2025 9:44:01 AM

Let me check

10/15/2025 9:51:29 AM

No, don't have

10/17/2025 1:38:04 PM

David Billings (+17325138159)

Happy Friday. I saw a FB post about sexual predators living in Fate again.

10/17/2025 1:38:23 PM

Can you screenshot for me?

10/17/2025 1:39:38 PM

David Billings (+17325138159)

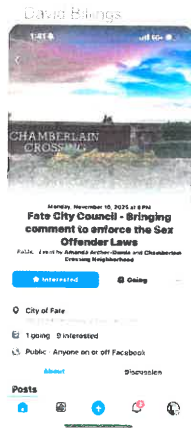
of course.

10/17/2025 1:40:49 PM

Thx!

161

10/17/2025 1:42:18 PM



10/17/2025 1:42:55 PM

David Billings (+17325138108)  
can you check to see if we have issues?

10/17/2025 1:45:53 PM

I know what this is about. Had a sex offender who failed to register discovered by kids at PTAA (funny story), then we think the parents mailed info to DPS, but also the neighbors. The guy bolted. The neighbors think he's still around

10/17/2025 1:47:38 PM

They keep putting info on FB thinking we're not doing anything

10/17/2025 1:48:04 PM

David Billings (+17325138158)  
Can DPS make a post or this can get out of control. As we both know

10/17/2025 1:48:59 PM

Might make things worse. Right now it's just Chamberlain

10/17/2025 1:49:35 PM

David Billings (+17325138158)  
the last issue started in Chamberlain

10/17/2025 1:50:49 PM

Some folks who live there saying "what the heck is with our neighbors!"

10/17/2025 1:51:49 PM

David Billings (+17325138158)  
I hope so.

10/17/2025 1:53:50 PM

I've sent the screenshot to DPS and our PR crew. Thx!!! Karen is on the warpath about this, but DPS has done what they can.

10/17/2025 1:54:24 PM

David Billings (+17325138158)  
I figure it was Karen. thank you, just wanted you to know

167

10/17/2025 1:55:20 PM

Thx for helping! There's talk about putting her back on P&Z for Ashleigh's unexpired term

10/17/2025 2:04:24 PM

David Billings (+17325135156)

I was not fan, but I understand

10/17/2025 2:05:50 PM

If you have any suggestions for P&Z people, I can relay to Andrew or feel free to contact him directly

10/17/2025 2:08:50 PM

David Billings (+17325135156)

Emily for P&Z as I like the younger generation involved more

10/17/2025 2:17:00 PM

I'll pass it on

10/17/2025 2:18:14 PM

David Billings (+17325135156)

David Overstreet would do it too. He missed the deadline last time

10/17/2025 2:18:53 PM

Sent him both names

10/20/2025 5:20:26 PM

Howdy! Mary caught me Saturday about a boat ramp issue. Give me a call?

10/20/2025 5:28:46 PM

David Billings (+17325135156)

Howdy - I am aware the boat ramp issue. They are doing the what they want

10/20/2025 5:54:46 PM

Mary was concerned you might come to the Rockwall Council meeting. I wanted to pass on that lots of Fate folks use the ramps 😊🙌

10/20/2025 6:19:24 PM

David Billings (+17325135156)

No way, why could I show up ?

10/20/2025 6:20:17 PM

LOL- Somebody started a rumor

10/20/2025 6:24:50 PM

On the plus side, you still scare the Rockwall folks. 😊

10/22/2025 8:11:16 AM

David Billings (+17325135156)

Good morning- do you know about this ?





10/22/2025 10:52 AM

10/22/2025 10:58 AM



10/22/2025 11:21 AM

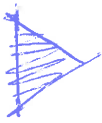
David Briggs (+17329184155)

I see one maybe in Fare

10/22/2025 8:40:01 AM

I know about the first guy. He's on the run after failing to register

10/22/2025 8:50:10 AM



David Briggs (+17329138158)

You should get Codi educated and onboard.

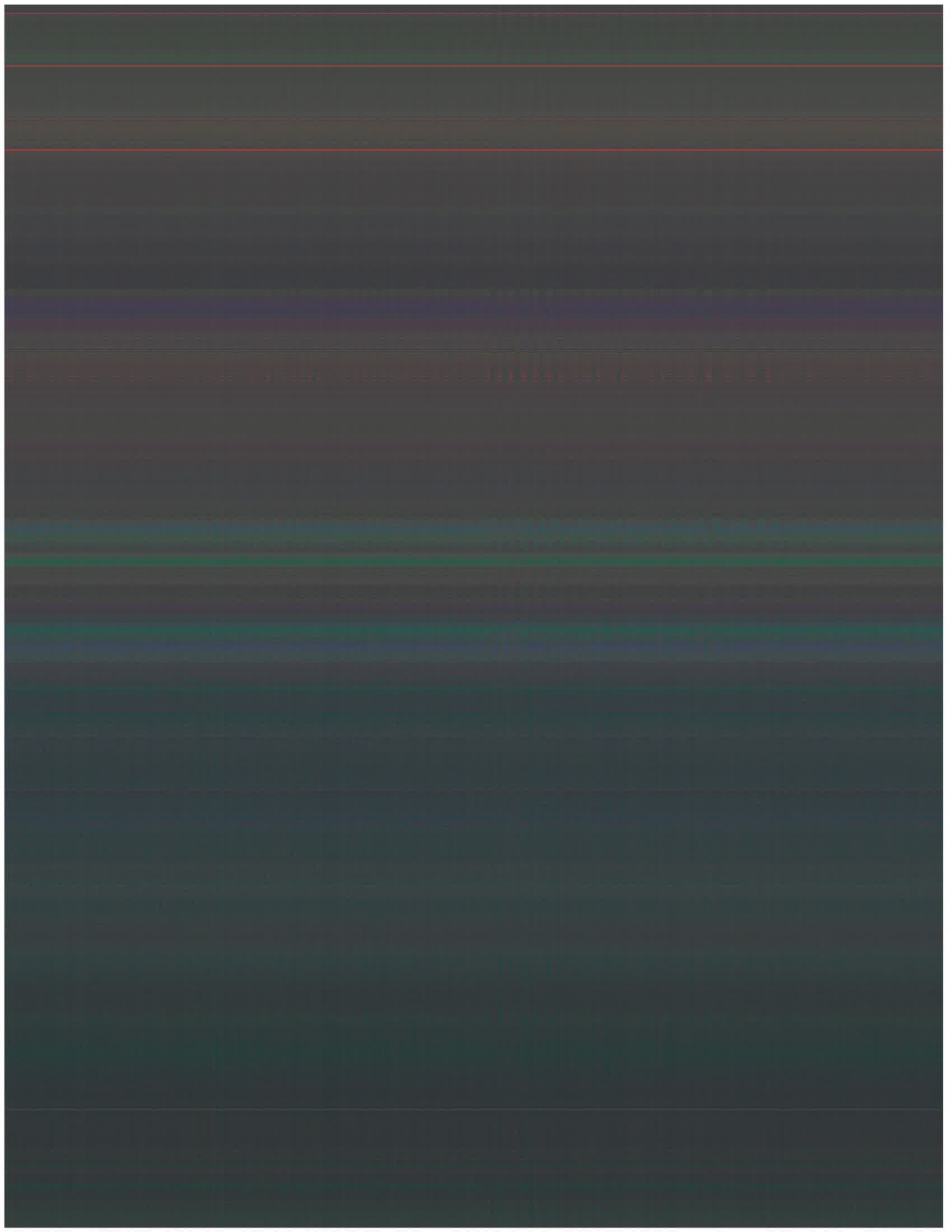
Are you sure we have no one in violation of the Fate sexual offenders laws.

10/22/2025 1:04:14 PM

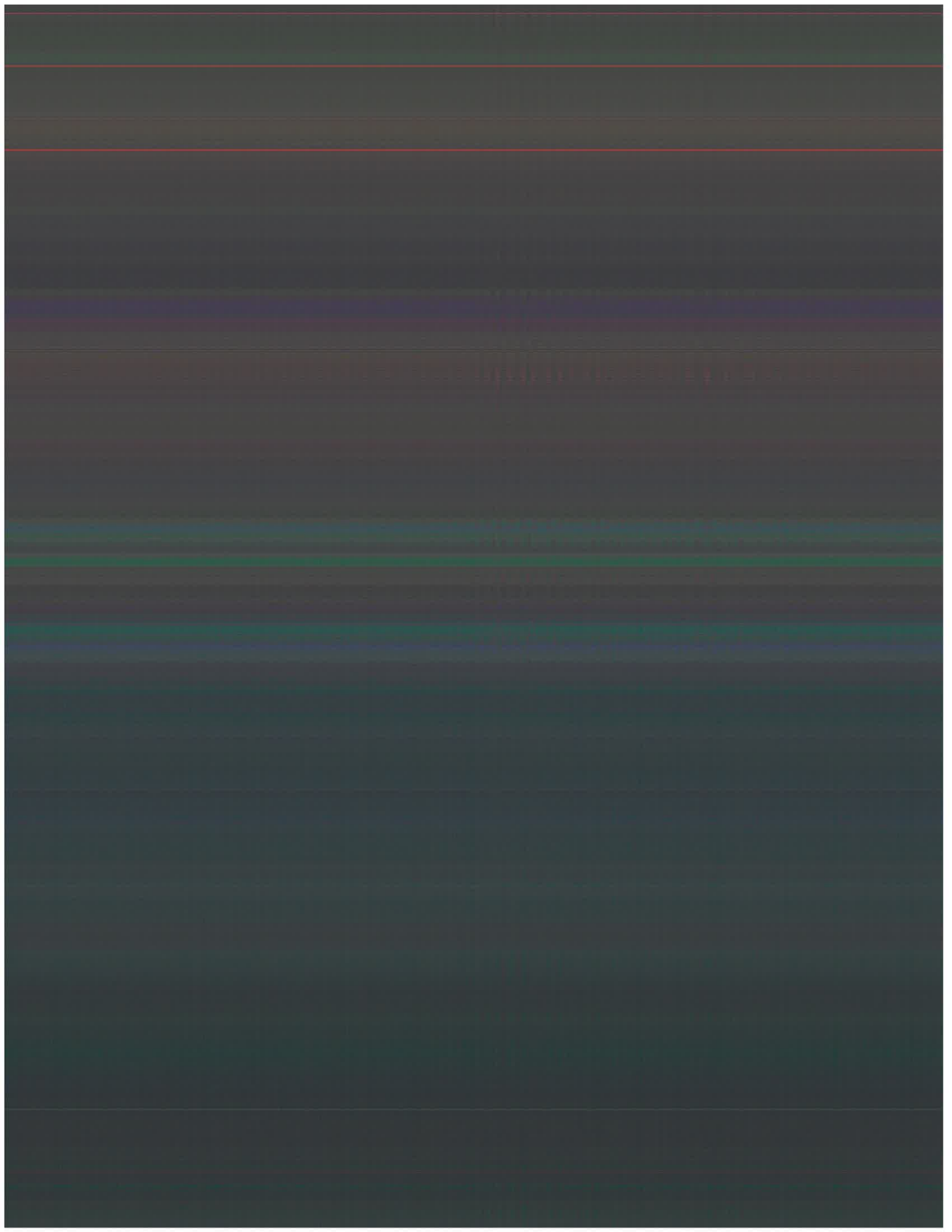
We have one guy on the run, one who's in his move-out grace period (90 days) and has his house on the market, and that one guy in the picture should not be in the registry. His victim was over 16 and he was only required to be registered by the court for 10 years.

10/22/2025 1:04:45 PM

We're looking at the maps to make sure. There could always be some hiding







## 1. Introduction

The first part of the document discusses the importance of maintaining accurate records and the role of the auditor in ensuring the integrity of the financial statements. It highlights the need for transparency and accountability in the reporting process.

The second part of the document focuses on the specific requirements for the audit report, including the format and content. It provides detailed guidance on how to structure the report and what information should be included.

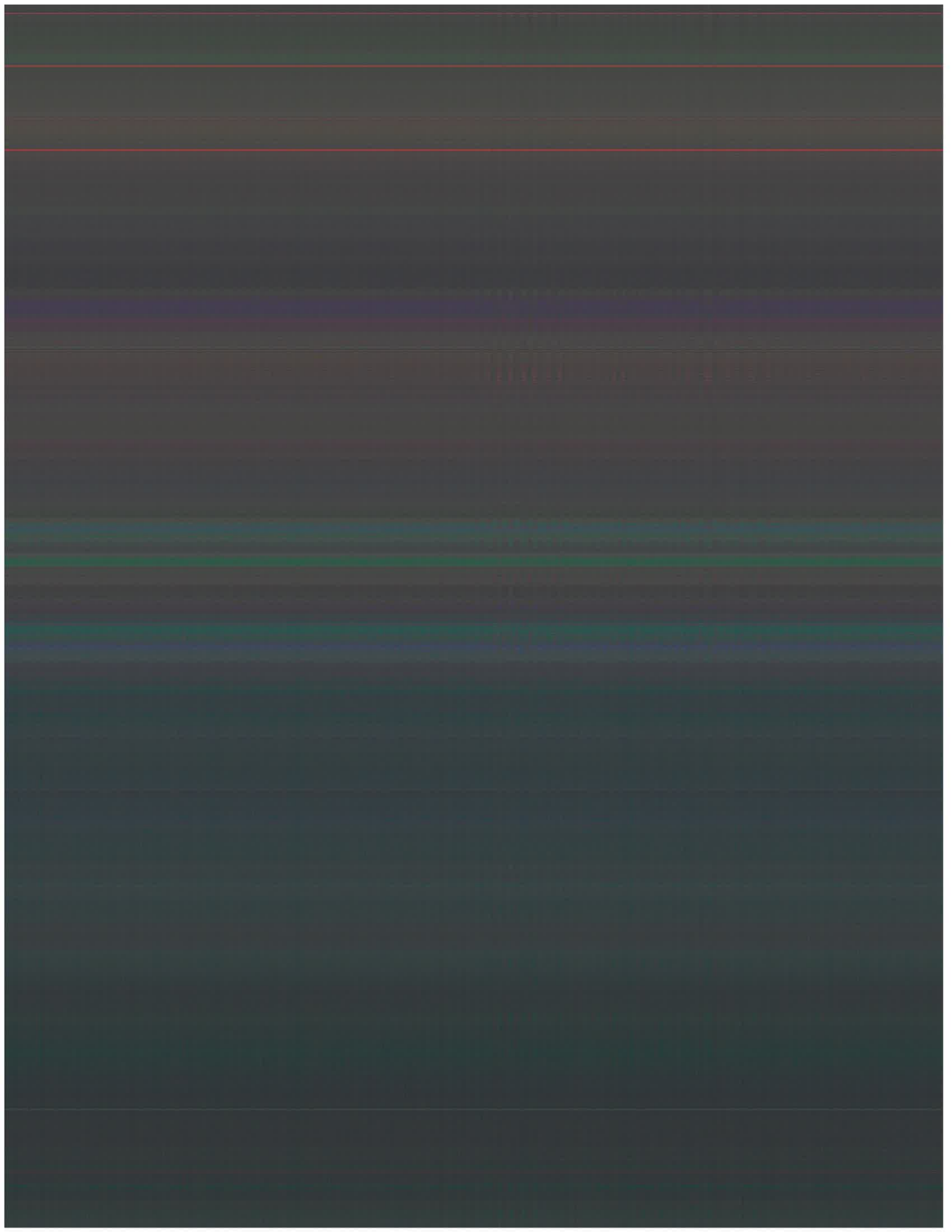
The third part of the document addresses the challenges faced by auditors in the current business environment. It discusses the impact of technological advancements and the need for continuous professional development.

The fourth part of the document provides a summary of the key findings and recommendations. It emphasizes the importance of collaboration between auditors and management to improve the quality of the financial reporting process.

In conclusion, the document underscores the critical role of auditors in maintaining the trust and confidence of stakeholders. It calls for a commitment to high standards of professional conduct and a focus on providing high-quality audit services.







The first part of the paper discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The second part of the paper focuses on the various methods used to calculate the cost of goods sold, including the first-in, first-out (FIFO) method, the last-in, first-out (LIFO) method, and the weighted average cost method. Each method has its own advantages and disadvantages, and the choice of method can have a significant impact on the reported profit.

## 2. Methods of Inventory Valuation

There are three primary methods for valuing inventory: FIFO, LIFO, and the weighted average method. FIFO assumes that the oldest inventory items are sold first, while LIFO assumes that the most recent items are sold first. The weighted average method calculates the average cost of all items available for sale during the period. Each method affects the cost of goods sold and, consequently, the gross profit and net income.

## 3. Impact of Inventory Valuation on Financial Statements

The choice of inventory valuation method can significantly affect the financial statements. For example, using LIFO in a period of rising prices will result in a higher cost of goods sold and a lower gross profit compared to FIFO. Conversely, in a period of falling prices, LIFO will result in a lower cost of goods sold and a higher gross profit. These differences can be used to manipulate earnings, so it is important to understand the implications of each method.

## 4. Conclusion

In conclusion, the method of inventory valuation is a critical accounting decision that can have a major impact on a company's reported earnings. Companies should carefully consider the implications of each method and choose the one that best reflects their business operations and financial goals. Proper inventory valuation is essential for providing accurate financial information to investors and other stakeholders.

