



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, June 1, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers John Hagaman, Melba Jeffus, Dennis Lewis and Anna Campbell. Councilmember Richard Henson joined the meeting at 6:03 p.m., just as Executive Session began. Also present were City Manager Mary Smith and City Attorney Frank Garza. Mayor McCallum read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 6:01 p.m.

II. Executive Session

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

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown District, Boydston Ave., and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, including possible interview(s), pursuant to Section §551.074 (Personnel Matters)

III. Adjourn Executive Session

Council adjourned Executive Session at 5:34 p.m.

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

The mayor reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Lewis

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

VI. Proclamations / Awards / Recognitions

1. Life Saving Award - Rockwall Police Officer Dylan Sarna

Mayor McCallum and Police Chief Ed Fowler honored Officer Sarna for taking quick, decisive actions that helped save the life of a gunshot victim.

2. NCT911's "Telecommunicator of the Year" Award - Rockwall TCO, Nicholas Thompson

Mayor McCallum and Police Chief Ed Fowler honored Telecommunications Operator, Nicholas Thompson for receiving this award from the North Central Texas Council of Governments. Chief Fowler explained that this was a very competitive award and Mr. Thompson was chosen among other nominees in the metroplex.

3. Certificates of Merit – Telecommunications Operator, Peyton Garrett and Telecommunications Supervisor, Rachel Zasik

These staff were honored by Mayor McCallum and Chief Fowler for outstanding performance while on a deep night shift during which they assisted responding officers with a high speed chase and a burglary in progress while also managing other emergency calls simultaneously and doing an outstanding job.

4. Rockwall School of Music 30th Anniversary Proclamation

Mr. and Mrs. Russ Porter came forth. The mayor then read and presented them with this proclamation, highlighting the 30th Anniversary of the Rockwall School of Music, a local business which they own and operate.

5. Elder Abuse Prevention & Awareness Month Proclamation

No one was present to accept this proclamation, so it was not read.

6. Boys & Girls Club Week Proclamation

Dr. Danielle Hicks, Corporate Board VP, came forth and accepted this proclamation on behalf of the Boys & Girls Club.

7. Presentation by Rockwall County Historical Foundation RE: "American 250" flags

Darlene Singleton came forth along with Patty Griffin and other members of the Rockwall County Historical Foundation to thank city staff and city council members for their support and assistance with the "America 250" flags-related efforts/

VII. Open Forum

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

Julie Klutts
728 Pleasant Breeze
Rockwall, TX 75087

Mrs. Klutts came forth to address the Council regarding tonight's Action Item #5 on the agenda. She shared that her father-in-law purchased the land upon which the Klutts Park is now located back in 1942 until 2022. He didn't want to sell the land, but he could no longer manage it anymore. So, it was a necessity for the land to be sold, and – in the negotiations – a portion was set aside and dedicated to be a public park. She indicated that he served as mayor for twelve years, and he was a Mason for fifty years and part of Rotary for fifty years, and he never missed a meeting. His great grandkids are 6th generation Rockwallians. Also, he played a pivotal role in the North TX Municipal Water District's formation. She urged the Council to keep in mind that development of this park is part of her family's legacy, so she hopes it will be utilized by residents and that it will be cherished. She pointed out that there are no trees on the property, so it gets really hot out there a good part of the year.

Kevin Folsom
1115 Bayshore Drive
Rockwall, TX 75087

Mr. Folsom came forth regarding the SH-66 boat ramp and the associated item on tonight's meeting agenda. He summarized the current conditions and challenges with the parking lot area of the boat ramp. He believes putting a parking lot expansion away from the boat ramp area will not really solve the problem. He pointed out that parking of cars only vs. parking of boat trailers may need to be something that's managed. He believes giving up this prime lake shore, 5-acre piece of property to build a parking lot is just not ideal. This is the last property that Rockwall has, and he believes it should be utilized as a natural space to be enjoyed rather than a parking lot. He thanked the council and staff, including Mr. Sales', the City's Parks & Rec Director, for all of the efforts they've put into this matter.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to appoint Caren Williams to the city's Planning & Zoning Commission to fill a vacant seat, replacing former member, John Hagaman, for a term to ultimately run through August of 2028. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the May 18, 2026 city council meeting, and take any action necessary.
2. **Z2026-015** — Consider a request by Akhil D. Vats for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary (**2nd Reading**).
3. **Z2026-021** - Consider a request by Ron Hawkins for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary (**2nd Reading**).
4. **Z2026-022** - Consider a request by Ankit Parmar for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary (**2nd Reading**).
5. **Z2026-024** — Consider a request by Stephen Geiger for the approval of an **ordinance** for a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary (**2nd Reading**).
6. **Z2026-025** - Consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of an **ordinance** for a Specific

Use Permit (SUP) for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary **(2nd Reading)**.

7. **P2026-019** - Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a *Final Plat* for Lot 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Councilmember Campbell seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-17
SPECIFIC USE PERMIT NO. S-396

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 26-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 26-20
SPECIFIC USE PERMIT NO. S-398

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*]

OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 26-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 26-22
SPECIFIC USE PERMIT NO. S-399

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [ORDINANCE NO. 16-08] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A COMMERCIAL FREESTANDING ANTENNA ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

X. Public Hearing Items

1. **Z2026-018** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information. He explained the applicant is wanting to construct a 3,962 square foot, two-story single-family home. Council is being asked to consider the size, location and architecture as compared to nearby, existing homes. Staff has provided a housing analysis for Council to review and consider. Also, the proposed garage orientation does not meet the city's standard, so part of what the applicant is requesting along with this SUP is a waiver such that an exception is granted regarding the garage. Ninety-five notices were mailed out to adjacent land owner and occupants located within 500' of the subject property. Also, the Caruth Lakes HOA was notified. Staff received two notice back in opposition of the request. In addition, the Planning & Zoning Commission reviewed this case and voted 5-0 to recommend its approval to Council. Due to the applicant having been absent from the May 18 city council meeting, Council at the time voted to table this item until tonight's meeting. Potential approval of this request this evening is a discretionary decision on the part of Council.

The mayor opened the public hearing, asking if anyone would like to speak at this time and also asking the applicant to come forth. No one indicated a desire to speak. Mr. Silva, the applicant (58 Windsor Drive – Rockwall, TX 75032), briefly spoke, apologizing to the city council for having been absent at the last city council meeting. Following brief comments by Mr. Silva and the mayor, Councilmember Hagaman moved to approve Z2026-018. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. ~~26-XX~~
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [~~ORDINANCE NO. 20-02~~] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2026-019** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information. He explained the applicant is wanting to construct a 3,942 square foot, two-story single-family home. Council is being asked to consider the size, location and architecture as compared to nearby, existing homes. Staff has provided a housing analysis for Council to review and consider. Also, the proposed garage orientation does not meet the city's standard, so part of what the applicant is requesting along with this SUP is a waiver such that an exception is granted regarding the garage. Ninety-two notices were mailed out to adjacent land owner and occupants located within 500' of the subject property. Also, the Caruth Lakes HOA was notified. Staff received three notice back in opposition of the request and one notice back in favor. In addition, the Planning & Zoning Commission

reviewed this case and voted 5-0 to recommend its approval to Council. Due to the applicant having been absent from the May 18 city council meeting, Council at the time voted to table this item until tonight's meeting. Potential approval of this request this evening is a discretionary decision on the part of Council.

The mayor opened the public hearing, asking if anyone would like to speak at this time and also confirming with the applicant that, even though these homes are close together, they are still all unique.

Mayor Pro Tem Moeller moved to approve Z2026-019. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2026-020** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information. He explained the applicant is wanting to construct a two-story, single-family home that will be 3,502 square feet in size. Council is being asked to consider the size, location and architecture as compared to nearby, existing homes. Staff has provided a housing analysis for Council to review and consider. Also, the proposed garage orientation does not meet the city's standard, so part of what the applicant is requesting along with this SUP is a waiver such that an exception is granted regarding the garage. He clarified that the lot is a legally non-conforming lot. Staff mailed out 101 public notices to adjacent land owner and occupants located within 500' of the subject property. Also, the Park Place HOA was notified. Staff received one notice back in favor of this request. In addition, the Planning & Zoning Commission reviewed this case and voted 5-0 to recommend its approval to Council. Due to the applicant having been absent from the May 18 city council meeting, Council at the time voted to table this item until tonight's meeting. Potential approval of this request this evening is a discretionary decision on the part of Council.

The mayor opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Hagaman moved to approve Z2026-020. Mayor McCallum seconded the motion. The ordinance

caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.138-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 52C OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. Action Items

1. **Z2026-011** - Discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an ordinance for a *Specific Use Permit (SUP)* amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (**2nd Reading**).

Indication was given that this item did not receive unanimous approval at the previous council meeting. Councilmember Henson moved to approve Z2026-011. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-16
SPECIFIC USE PERMIT NO. S-395

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2026-017** - Discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of an ordinance for a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary **(2nd Reading)**.

Indication was given that this item did not receive unanimous approval at the previous council meeting. Mr. Miller shared that the ordinance before Council this evening has been updated in accordance with what Council requested at the last meeting. Councilmember Henson moved to approve Z2026-011. Councilmember Hagaman seconded the motion.

Councilmember Lewis shared that he is not opposed to this development; however, he voted against this last time because the residents do not know how tall the light poles will be. Also there has been no sound study, so it's not yet known what sort of sound may (or may not) be heard by nearby residents. Councilmember Campbell shared that she also voted against this at the last council meeting because she needed to listen to the residents' concerns. She knows many nearby residents have expressed concerns, and she urged the applicant to listen to the concerns that have been expressed by citizens and to do their best to address those concerns. If there is anything that can be done to limit or eliminate the glare from the lights that might adversely impact residents' back yards, she hopes the developer will do so. She indicated she has been inundated with phone calls from people expressing a lot of excitement about this development coming to town.

The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-18
SPECIFIC USE PERMIT NO. S-397**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION AND A STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT FOR A GOLF DRIVING RANGE ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.*

The motion to approve passed by a vote of 6 ayes to 1 nays (Lewis).

3. Discuss and consider approval of a resolution regarding a recommendation from the City Council's Naming Subcommittee to rename Sids Road to Rayburn Way, and take any action necessary.

Director of Administrative Services, David Sweet, provided brief introductory comments related to this agenda

item. Mr. David Naylor of Rayburn Electric approached the City, requesting this name change of the roadway. The Council is being asked to consider renaming this roadway from Sids to Rayburn Way, effective 45 days from any passage of the resolution to allow staff to notify franchise and / or utility companies. Following Mr. Sweet's introductory comments, Mayor McCallum moved to approve the resolution to rename the roadway. Councilmember Henson seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

4. Discuss and consider authorizing the City Manager to renew a concession agreement with "Sail with Scott" (DBA "Sail the Seawolf"), and take any action necessary.

Parks Director, Travis Sales, briefly explained that it is now time for the Council to consider possibly renewing this concession agreement. He also mentioned that Billy Self, owner/operator, has requested to address Council.

Mr. Billy Self – 321 Harbor View – Rockwall, TX - came forth and addressed Council, sharing that the company is going to change and begin operating as "Sail the Seawolf" moving forward. He went on to share that 92% of bookings are from individuals who live outside of Rockwall, all over the United States, in fact. He showed a map of zip codes of patrons of the Sea Wolf from the year 2023, sharing that guests typically come to the area looking for something fun to do and end up booking a ride on the sailboat. He kindly thanked the Council and city for their support over all the years.

Councilmember Campbell moved to approve the concession agreement, as presented. Councilmember Lewis seconded the motion, thanking Mr. Self for everything he does, including being a solid, positive ambassador for the City of Rockwall and providing such a good service. The motion then passed by a vote of 7 ayes to 0 nays.

5. Discuss and consider the 2026 Park Master Plan for two future parks, including authorizing the City Manager to work on final plans for each park, and take any action necessary.

Parks Director, Travis Sales, provided brief, introductory comments related to this agenda item. David Buchanan with Freese & Nichols (consulting firm) then came forth and briefed the Council on the studies and recommendations associated with each of these parks, which include the Alma Williams Howard Community Park (in between Quail Run and N. Country Lane near FM-1141). and the Ben A. Klutts Sr. Park (near FM-549 and FM-1139).

Mr. Sales indicated that the city makes between \$5,000 - \$10,000 per weekend if and when the city hosts a baseball tournament. He indicated that internally, "Concept B" has been the preferred concept plan for the Alma Williams Howard Community Park, as it has one baseball field with at least four other fields that could be used for different sports, such as soccer and lacrosse. "B" is a multi-sports facility and "A" is strictly a baseball facility.

Council, staff, and the consultant then engaged in very lengthy discussion regarding the draft options pertaining to each of the parks, with some of the highlights of the discussion being briefly noted below.

Councilmember Hagaman shared that he prefers to have the Fire Station located on the corner so that the trucks have two ways to pull out and come in and they're not having to traverse N. Country Lane, which is a narrow roadway. Also, he went on to share that he prefers Concept B but that he'd like to see more restrooms added.

Councilmember Campbell expressed that both baseball and soccer are big deals in the City of Rockwall. She went on to seek and receive clarification from Mr. Buchanan related to each of the two concept plan options. She too went on to suggest incorporating additional restrooms. She observed there was a small turn out (24

residents) who gave input on amenities the community would like to see incorporated into these two parks.

Councilmember Henson commented that our Parks Department is pretty elite. An example of such was the city's recent Founders Day Festival, which was excellent and drew visitors in from all over to attend the festival and concert that took place last month. He went on to share that he trusts the process; however, input from only 24 residents is disappointing and potentially not representative of what citizens – as a whole – living in Rockwall really want to see in each of these parks. He also briefly questioned the number of parking spaces being proposed and how those numbers compare to the existing Tuttle Ball Fields. He also commented that he hasn't been too involved in these conversations, and he just received this information this past Thursday, so he would like to move a little slower and be 100% sure the city gets this right, as these decisions are very important ones for our community. He also would like some additional citizen input beyond just 24 individuals.

Councilmember Jeffus commented she prefers Concept B; however, she strongly believes that additional restrooms are needed. Not only does the city need additional sports fields, but – also – additional play areas and shade areas for families and their children are needed as well.

Councilmember Hagaman commented that the City is building a Christmas list but it has no money to go to the store to actually buy anything. He asked the city manager if there is any money available to bring anything to fruition. Mrs. Smith shared that there is no money and that a bond election of some sort would be needed in order for citizens to vote on funding these parks. She suggested that the city council is being asked to consider these options as a 'first step' so that then enthusiasm could grow and the parks could be marketed (essentially) associated with a bond election.

Councilmember Lewis shared that he had a resident not long ago who approached him with a little one who really wants a local skate park, explaining that the family is currently having to travel to Garland to enjoy a skate park.

Councilmember Campbell shared that finding shade is challenging. She believes pavilions are great; however, trees are also very important. She sought and received answers from Mr. Buchanan on if shade trees can be incorporated in whatever plans are selected. Mr. Buchanan shared that – yes – these considerations will be made as the process moves along. She expressed a desire to keep the sites as raw and natural and tree-filled as possible.

Mayor Pro Tem Moeller shared that he prefers Concept A more so than "B," but – with "A" – he'd like to see some sort of additional type of field incorporated (i.e. a soccer field or a mini one). He'd also like to see the skate park and pump park incorporated into whatever is moved forward with, plan-wise.

Mr. Buchanan then shared with the Council concept plan options associated with the Ben A. Klutts Sr. Park – Concept A ("the plateau") and Concept B ("the soft loop"). After presenting these options, the mayor shared that this park is located close to both his home and to Councilmember Henson's home. He went on to share that neither of the plans really hit the mark for the vision he has personally held for this park. He went on to explain in greater detail some of the hopes and expectations he's personally held for this park.

Councilmember Hagaman thanked the Klutts Family for attending this evening. He grew up about one mile away from this park, and he has fond memories of the property over the years. He suggested that the old chain link fence around the cemetery be replaced with a nice, new fence. He'd like to have some sort of educational information publicly on display to explain the namesake of each of these parks. He'd like to see more entrances off of FM-1139 and more parking. He believes that a 'nature park' is the most viable option for this park due to its topography, so he understands having it be a 'ball fields' related park is not doable. He has some concerns

about some of the trails and trail users maybe not having a good understanding of how far they've walked or jogged or from where they came and how to find their way back to where they started. He'd also like to see bathrooms on both ends of the park.

Councilmember Campbell shared that she would like to see some sort of educational component – not only to educate visitors on the family after which the park is named – but, also, incorporating education regarding the wildlife and plants.

Councilmember Jeffus shared that when she first moved to Rockwall in 2004, she and her husband purchased 5 acres, and one of the first things she saw was the Klutts Farm. It was one of the most beautiful properties she saw when she began getting familiar with Rockwall. She loves this property, and she is excited about this park and its natural aspects. She suggested educational signage by the cemetery and in other areas of the park. She wants Klutts Farm represented and highlighted more, and she'd like to see more parking and also restrooms are important.

Mayor Pro Tem Moeller shared that the soft loop, Concept B, is his favorite choice of the two with some modifications and additions. He thinks it represents a great start but it needs some things added.

Councilmember Hagaman shared that he wants to see more natural shade structures (i.e. no red poles with fabric awnings but – rather – cedar posts with wooden pergola-like awnings instead).

The mayor shared that these parks and their development is one of the most important initiatives on his personal agenda to get done. He stressed that this is the only chance the city has for a 50 acre south park, so it's important to get it right. He went on to encourage Mr. Buchanan to take all of the feedback expressed by Council this evening, work to modify what's being proposed, and then return to the Council at a later date to further discuss the development of these two parks.

Councilmember Lewis agrees that these concept plans represent good starting points. He does not believe there is enough parking for the Klutts Park, as he believes it will be heavily visited and utilized.

Councilmember Henson does not believe that the engagement of a small handful of residents really affords a good idea of what residents, overall, within the city would like to see regarding development of this park. He does not see anything that has been presented that seems really exciting – certainly not exciting enough to get citizen buy-in to make them want to vote 'yes' in a bond election in order to fund the development of these parks. He stressed the importance of getting more public input and having time and efforts for further analysis. He wonders if the city could maybe partner with the County for funding, for example.

Councilmember Campbell stressed that this is a starting point, and it is a process, and it will require a starting point, solicitation of input, modifications to the proposals, etc.

Following the extensive discussions, Council took no formal action concerning this agenda item.

The mayor then called for a brief break, recessing the meeting at 8:24 p.m. He called the meeting back to order, reconvening it at 8:32 p.m.

6. Discuss and consider options regarding the SH-66 Boat Ramp Grant Project, including authorizing the City Manager to notify Texas Parks & Wildlife Dept. of the City's decision and plans moving forward, and take any action necessary.

Parks Director, Travis Sales, provided introductory comments pertaining to this agenda item. He shared that the TX Parks & Wildlife Department has gotten back to the City and has denied the city's desire to change the

plan that's been proposed. So the two options the city has at this point are (1) cancel the grant that's been awarded, or (2) revert back and go with the original plan that was submitted and approved by the TP&W with absolutely no modifications being made to it and to move forward with construction plans that were already previously approved. He further clarified that the "Option #3" plan that Council voted on back in April was given to TP&W and their committee re-scored it and voted on the (modified) proposal, but the vote failed.

Mayor Pro Tem Moeller provided comments, ultimately indicating his personal preference is to cancel the grant altogether and try to move forward on our own – at some point – with some sort of alternative. The mayor went on to share that he does not want to give up grant money. Following some clarifying comments between Council and staff, the mayor pointed out that the city council did listen to residents' concerns, and the city did attempt to try and get an alternative approved, but – in the end – that has not proven to be possible. He indicated he personally has a hard time giving up over \$1 million in grant money that has been awarded.

Councilmember Campbell wonders if a Parks & Rec grant (instead of a boat ramp grant) could perhaps be applied for instead in order to focus on beautifying the back area. Mr. Sales shared that cutting down the tree area is likely going to result in an inability to get approved for any grant funding. He believes cutting down a treed area will disqualify the city, as too many points will be lost. Mr. Sales shared that he is not sure if any of this sort of grant funding is currently available; however, he cautioned that Parks & Rec grants are not nearly as large as this type of grant is (the city's match is also higher with a Parks & Rec grant). The city has spent around \$200,000 – 250,000 so far in the design phase of the grant that's already been awarded. Also, since the design phase was already paid for, they will never again pay for a design associated with this area. The city has been told it does not have to repay this money if it ends up cancelling the grant and walking away.

Councilmember Henson asked what the timeline is for the project, if the city moves forward. Mr. Sales shared that if the city does opt to keep the awarded grant, then he believes the work needs to be completed by June of 2027. Councilmember Henson said he sees both sides of this topic, and it's hard to turn down that kind of grant money that is in hand and that the city won't get back.

Councilmember Campbell stressed the need to do things right, to do what's in the best interest of the nearby residents and to also be mindful of what's in the best interest of the community as a whole. She believes the city could probably do better as far as what ends up being put in place for this area. We want the 'best of the best,' she indicated, and there is likely a better product for what's wanted in that neighborhood.

The mayor shared that the city council in 2023 voted unanimously to move forward with this grant. Thereafter, council members sat with many concerned residents and listened to all of their concerns. He pointed out that the city did its best to try and accommodate the concerns and to get an alternative approved; however, the efforts did not succeed.

The mayor then shared various reasons why he then moved to approve the SH-66 grant Option 1, which was already previously approved by Council. Councilmember Hagaman seconded the motion, which passed by a vote of 4 ayes to 3 nays (Moeller, Lewis and Campbell).

7. Discuss and consider the Comprehensive Plan Advisory Committee's (CPAC's) proposed changes to the OURHometown Vision 2040 Comprehensive Plan and provide direction to staff concerning the proposed updates, and take any action necessary.

Mr. Miller, Planning Director, went through the whole thing at the last meeting, so the mayor does not believe staff needs to go back over this topic in detail this evening. Mr. Miller shared that staff did make some modifications based on feedback at the last meeting. The mayor went on to share that he wants 'next

generation housing' verbiage to be clarified that this is not contemplated to mean 'multi-family housing.' Also, on the SH-276 corridor, which is an important part of the Comp Plan, the mayor believes the Council should probably review the Overlay District standards for this location to ensure it reflects the Council's desires moving forward. He then sought and received clarification from Mr. Miller regarding retention and detention ponds, their intent, and the associated requirements. He also sought and received clarification on the future 'live / work' designated areas within the plan. On the SW Residential District off Mims Rd., the mayor sought and received clarification regarding this 'transitional' area (which Mr. Miller shared currently has a lot of 'legally non-conforming' properties). The mayor thanked Mr. Miller, his staff and the committee, indicating they accomplished a lot. He is especially appreciative of the clean up regarding the density calculation.

Councilmember Hagaman agrees the density calculation is very important and needs to be well-defined. He provided complimentary comments as well, stressing he knows how important this document is. He sought and received clarification from Mr. Miller, and he stressed a desire to clarify some of the verbiage in the plan so as to ensure that no multi-family would be associated with homes that have guest quarters, for example. Mr. Miller reminded Council that the city works hard to ensure things like guest quarters don't have fully functional kitchens, for example, so that there aren't essentially two homes on one lot. He then provided some clarification regarding examples of affordable options (stick built homes) for next generation families, especially through the redevelopment of older areas of the city. Councilmember Hagaman sought and received clarification regarding developers and associated park-related development. Mr. Miller shared that parks-related fees are not impact fees, and the city cannot mandate the development of a park. He went on to explain how "Planned Development Districts" have been a tool used by the city for things such as park land, development of parks and tree mitigation.

Councilmember Henson was complimentary of the staff and committee, indicating this Comp Plan is the reason he ran for Council. He has some concerns about what will be considered 'minor collector' vs. 'major collector' streets, for example – Mercer's Colony. Mr. Miller went on to provide an explanation regarding how the city's Master Thoroughfare Plan helps make these determinations because studies are done that essentially extensively evaluate how streets should be classified and what impacts those classifications have on traffic patterns. A traffic consultant assists with these efforts, and those considerations were most recently evaluated last back about two years ago, at which time substantive changes were made and adopted by Council (to the city's Master Thoroughfare Plan). Mrs. Smith, City Manager, indicated that, although in past years, the city had some additional funding options available for addressing (re)construction of roadways, the TX State Legislature has, unfortunately, placed limitations on cities since that time.

Mayor Pro Tem Moeller sought and received clarification regarding the downtown area (Ch. 7 of the Plan RE: "Community Character"). He wonders if height restrictions could be placed such that no structures would be taller than 2-stories. Mr. Miller went on to share that this will be addressed, specifically, in a 'downtown plan' rather than in this document.

Councilmember Lewis provided compliments to staff and the committee for their work. He provided several comments (i.e. 'net to gross' acreage, open space, flood plain areas, the State Legislature limiting cities, etc.). He went on to share that he and his wife live on an 8,000 square foot lot, and he does not see anything wrong with this sized lot. He went on to indicate he wants to go on record to express a large concern regarding the sector of the population that is age 18 to 34-38 years old because he observes this demographic is rapidly declining in our city. He strongly believes this is a problem that needs to begin being addressed. He expressed that a lot of cities end up dying on the vine when this aged population is not present. He does not know what the solution is; however, he does not want anything to be an impediment to that aged population moving and living here.

Councilmember Campbell echoed Councilmember Lewis' comments that this aged population / demographic is of concern, as it is shrinking, and that age group helps support our community and our schools. She appreciated additional time to read through this draft further and have additional discussions. She thanked the staff and the committee for its work. Overall, this plan and process has been very, very good.

The mayor asked if action is needed at this time. Mr. Miller shared that the input that Council has provided is sufficient, and staff will move forward with the next steps of the process, including holding future public hearings to receive input from citizens. And, eventually, it will come back to Council at a later date. So, for now, no formal action was needed or taken by Council at this time.

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

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

City Engineer / Director of Public Works, Amy Williams, provided an update to Council concerning roadway and other public-works (i.e. storm drains) related projects that have been recently completed, ones that are upcoming soon, and ones that are in the planning and/or funding phases.

Mrs. Smith shared that at the next council meeting, she will bring forth an opportunity for the Council to take action to move forward with some bond-related funding of certain projects (i.e. Lakeshore (re)construction, improvements at The Harbor, and REDC-related projects).

XIII. Adjournment

The mayor adjourned the meeting at 9:22 p.m.

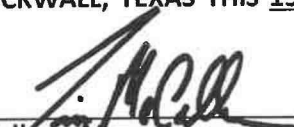
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 15th DAY OF JUNE, 2026.

ATTEST:



Kristy Teague, City Secretary





Tim McCallum, Mayor