



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, July 20, 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, Richard Henson, and Dennis Lewis. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. The mayor then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m. Councilmember Campbell joined the meeting at 5:01 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 possible sale/purchase/lease of real property on State Highway 66 and in the vicinity of downtown and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
3. **Pulled from public agenda – Public Hearing Item # 4. Z2026-033** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary **(1st Reading)**.

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:43 p.m.

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

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

V. Invocation and Pledge of Allegiance - Pastor David Spiegel, The Lakes Assembly

Pastor Spiegel delivered the invocation and led the two pledges.

VI. Appointment Items

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

Dr. Jean Conway, Chair of the P&Z Commission, came forth and briefed the Council on recommendations of

the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following Dr. Conway's briefing. The mayor thanked Dr. Conway and the Planning & Zoning Commission for all of its efforts, hard work and assistance regarding the review of the city's Comprehensive Plan.

VII. Open Forum

The mayor explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he closed Open Forum

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller made a motion to move Dr. Catherine Casteel up to a voting board member on the city's Board of Adjustments (BOA). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays. Dr. Casteel will fill the vacant seat left by Sue Conoway for a term that will run through August of 2028.

Regarding the Main Street Advisory Board, Mayor Pro Tem Moeller moved to reappoint Grant English and Chad Fogg to serve additional two-year terms through Aug. 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 July 6, 2026 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the July 8, 2026 city council retreat meeting, and take any action necessary.
3. Consider approval of a resolution requesting financial assistance from the Texas Water Development Board, and take any action necessary.
4. Consider approval of an ordinance amending the Code of Ordinances in Chapter 16. *Environment*., Article IV. *Noise*.; Division 1. *Generally*; Section 16-186. *Construction Work Hours* to add additional holidays on which construction shall not be allowed to occur, and take any action necessary. **(2nd reading)**
5. **P2026-023** - Consider a request by Michael and Jennifer Wurster for the approval of a *Preliminary Plat* for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Mayor Pro Tem Moeller seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL ORDINANCE NO. 26-29

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN
CHAPTER 16, *ENVIRONMENT*, ARTICLE IV. *NOISE*, DIVISION 1. *GENERALLY*,
SECTION 16-186. *CONSTRUCTION WORK HOURS* FOR THE PURPOSE OF**

ADDING ADDITIONAL HOLIDAYS ON WHICH CONSTRUCTION SHALL NOT BE ALLOWED TO OCCUR; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) 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.

X. Public Hearing Items

- 1. Z2026-030 - Hold a public hearing to discuss and consider the adoption of an ordinance for the 2026 Update to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary (1st Reading).**

Planning Director, Ryan Miller provided background information on this agenda item. He generally indicated that a work session was held with the City Council on June 1 at which staff went into full detail regarding all the proposed changes to the Comp Plan. So, he shared that he will not be going into great detail this evening. He then briefed the Council solely on the major policy changes, as well as the changes requested by the Planning & Zoning Commission. The process of making 5-year plan updates was first initiated in June of 2025 followed by a joint meeting with the City Council, Planning & Zoning Commission and staff in July of 2025. The Comprehensive Plan Advisory Committee (CPAC) that was appointed in July of 2025 met ten times to review the plan, ultimately voting 5-0 in April 2026 to recommend approval of the proposed changes. He noted the Council reviewed those changes in May and June 2026 and directed staff to proceed with moving forward with ultimate adoption.

Ryan went on to brief the Council on the high points of updates made to this plan. He gave indication that the update sharpens growth management strategies, reinforces community character, and aligns the implementation strategies with current conditions. He went on to explain the impacts of the plan changing from a gross density to a net density calculation for residential density and shared details of how it will now be calculated. He also explained in detail how the density requirements / calculations impact the different residentially-zoned designated areas throughout the city. He touched briefly on areas located within the city's Extraterritorial Jurisdiction (ETJ), redevelopment, and major thoroughfare corridors, such as John King Boulevard and IH-30, future thoroughfare planning, addressing aging infrastructure, future subdivisions, and downtown historic preservation. He shared that any future residential developments will have policies associated with developers not only providing park land but also amenities. Also, residential design standards (i.e. min. lot size of 10k sq. ft. as the starting point for all residential lots; stronger anti-monotony standards; senior housing;

Mr. Miller went on to state that the city's Planning and Zoning Commission had several things they wanted to see changed and/or incorporated into the plan updates. He further stated that the P&Z Commission ultimately recommended approval of the 2026 update on July 14, 2026 by a vote of 6-0 (Commissioner Hilliard absent), and that staff is now asking the City Council to consider formally adopting the plan. He noted the required public hearing advertisements had been completed for the hearing to be held this evening, and that staff and the City Attorney were available for questions.

Following his briefing, the mayor opened the public hearing, asking if anyone would like to come forth and speak at this time.

Bob Wacker - 309 Featherstone - Rockwall, TX

Mr. Wacker came forth and indicated he served on the previous as well as this most recent Comprehensive

Advisory Review Board. He thanked Council for the ability to serve in this regard. He went on to share comments, in part, indicating that one of the most important efforts in the future will be to update the city's Master Thoroughfare Plan. He is concerned that once the city reaches a certain population, TXDOT will likely turn over the state-owned roadways and traffic lights to the city, and the city needs to be prepared for such. Especially considering some of the budget constraints we are facing, roadways will remain an important topic the city needs to focus on. He also briefly commented on manufactured homes.

There being no one else indicating a desire to speak, the mayor then closed the public hearing.

Mayor McCallum then provided compliments and expressed gratitude to Planning Director, Ryan Miller, and his staff, as well as the advisory committee for all of their hard work on this process, which has taken just over a year to complete. He went on to comment that this Comp Plan is the number one reason he ran for mayor because we were not doing enough to control density. He generally expressed that better defining the net density calculation was vital as was ensuring that the minimum lot sizes will be 10k sq. feet, which is essentially quarter acre sized lots. He stressed how critical he has viewed the matters, especially pertaining to ensure less density moving forward. He commented that the Dallas Builders' Association wrote him and expressed opposition to this Comp Plan being approved this evening; however, that is exactly why he personally will be voting in favor of this plan. He went on to provide comments on the various, specific aspects of this updated Comp Plan that will be advantageous to the city and its residents, although it will not necessarily be appealing to developers. One of the next things on the list of things to do is to revisit the city's Downtown Plan, especially related to redevelopment as well as preservation. The City will also be revisiting the city's Thoroughfare Plan, as taking care of roadways is a necessity. He again thanked staff, the Planning & Zoning Commission and the Comprehensive Plan Advisory Committee for all of the hard work and long hours invested into updating this plan. He also thanked the rest of the Council.

Councilmember Lewis stated he agrees with nearly everything the mayor said. He said that he personally lives on an 8,000 square foot lot, and 'we are not bad people.' He indicated he has grandkids, and they have room to play when visiting his house. So, the minimum square footage the updated plan calls for does cause him some concern. He believes the City is losing population related to 18 to 38 year olds, and one of the major reasons why 'cities die on the vine' is because the young population goes away. He went on to remind everyone that the State has taken away most of the city's ability to annex land. He went on to share that he is going to vote in favor of the plan, but he does still have heartburn on the minimum lot size, as that tacks on an additional \$10k to \$40k for a new home, and he does believe that, although that may not be a lot of money for some people, it is a lot of money for others. He essentially believes that this adversely impacts that critical aged population of 18 to 38 year olds.

Councilmember Jeffus thanked staff as well as the commissioners and board members who put in time and effort into updating this plan. She went on to express that she is so excited to be here this evening voting on this updated Comp Plan, and she is strongly in support of voting 'yes' on its approval this evening.

Councilmember Hagaman thanked Council and the committees that put in time and work on updating this plan. He is proud to be an American, especially on the 250th anniversary, and he is proud to be a Rockwall resident this evening as Council moves to adopt this updated plan. He does not have concern that the Dallas Builders Association does not like this plan – this is not Dallas, and they can stay on the other side of the lake if they don't like it. He spoke about the character of the city, including downtown preservation efforts, and expressing gratitude for the historic church having been purchased by the city and the efforts being put into it being preserved. He is excited, in part, to see cul-de-sacs reincorporated into this updated Comp Plan, as he believes that those sorts of streets create better neighborhood environments, especially for kids and families. He also gave positive comments regarding tightening anti-monotony standards so that more truly

custom neighborhoods will result. This Council is definitely focused on getting things done and notably 'moving the needle.' Perhaps past Council's have put up 'bumpers' (bowling analogy), mainly relying on staff, but hitting a lot of strikes. Comparatively speaking, this Council has definitely taken charge and pushed forth efforts that have been positive towards moving the needle in a positive, tangible way. He is 100% in support of this updated Comp Plan.

Mayor McCallum pointed out that in the past, developers were using the prior Comp Plan that was in place to 'hamstring' the prior Councils. He believed developers were manipulating every part of that 'rule book' that they could. He went on to reiterate the various ways in which this plan will be far more beneficial for the city and its future.

Councilmember Campbell thanked the Comp Plan Advisory Committee for all of its hard work. She also thanked the city's Planning Department and staff members for all of their hard work. She pointed out that all of this work was done without the assistance of a consultant. Recalculation of the density is great as well as putting emphasis on infrastructure and traffic. She would like to see the city put a lot more focus on things such as downtown preservation. She has a little bit of concern about raising density to SF-10, which will be about a 2,200 square foot home (which is currently about the average size of homes we currently have here in Rockwall). She is concerned about the pricing that will be associated with homes on lots of this size, as it will likely negatively impact younger families with kids, and it's those types of families that help support our schools and our local economy. She emphasized the need to ensure we do not totally lock out that type of age group. Also, we need to ensure that seniors have housing options that will allow them to downsize homes when the time comes. She cautioned there may be some real world consequences that may result from these changes.

Councilmember Henson thanked everyone for their efforts on updating this plan. He then spoke regarding density, pointing out that is one of the reasons why he ran for Council. He knows that some neighborhoods, such as Chandlers Landing, do have higher density. That neighborhood, as well as certain portions of The Shores, have a lot of amenities on site (i.e. marinas, sandy beaches, the Rockwall Golf and Athletic Club). However, for the last 15 years or so, developers have utilized the city's Comp Plan to have higher density neighborhood developments while not really providing amenities. He believes the City needs lower density as a starting point. Then, certainly if a developer wants to propose something with higher density while also proposing a lot of good amenities, those sorts of proposals can be considered.

Mayor Pro Tem Moeller indicated that he does not want to regurgitate all that the other Councilmembers have articulated this evening. However, he does want to thank the city staff and the volunteers who were involved in this update, as a lot of time and effort was put in by a lot of people.

Mayor McCallum briefly spoke about a conversation he recently had with his 30-year old daughter who is married and has his grandson as part of their family. He indicated that, although her family cannot yet afford the house that they would want in Rockwall, they essentially view it as an aspirational goal for the future someday. Also, his son, who is 29 years old is a homeowner in Rockwall – a condo with a view along the lake. He expressed that, although it's not always easy, living in Rockwall is possible, and protecting our city and our neighborhoods is really important.

Mayor McCallum then moved to approve Z2026-030. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN
ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.**

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

2. **Z2026-031** - Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller gave indication the applicant has requested to table this item (to the Aug. 3, 2026 meeting). Mayor McCallum then moved to table this item. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **Z2026-032** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of an ordinance for a Specific Use Permit (SUP) for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on 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 Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. Following Mr. Miller's briefing, it was discovered that the applicant was not present. Therefore, Mayor McCallum moved to table this item to the August 3, 2026 city council meeting. Councilmember Hagaman seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2026-033** - Hold a public hearing to discuss and consider the approval of an ordinance for a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. On September 1, 2026, SB785 -- which was adopted by the State Legislature during the 89th Legislative Session -- is set to take effect. In short, this bill prohibits cities from completely banning Manufactured Homes. More specifically, the bill requires cities to allow new HUD Code Manufactured Homes 'by right' in a zoning district -- either within an existing zoning district or a newly created zoning district -- that is currently depicted on the City's official zoning map. A full copy of SB785 was provided to Council in the informational meeting packet. Staff proposed to address the requirements of SB785 by allowing new HUD Code *Manufactured Homes by-right* in the city's Single-Family Estate 4.0 (SFE-4.0) District. According to Subsection 03.04, *Single-Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. He went on to further explain additional aspects of the new legislation, indicating that the City is able to still require a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in cases where a property, that is zoned Single-

Family Estate 4.0 (SFE-4.0) District, is located within 500-feet of an established subdivision.”

To maintain compliance with the intent of this bill, staff also proposed the following *Conditional Land Use Standards* and definitions for new HUD Code *Manufactured Housing*:

PROPOSED CHANGES TO SUBSECTION 02.03, *CONDITIONAL LAND USE STANDARDS*, OF ARTICLE 04, *PERMISSIBLE USES*, OF THE UDC are as follows:

(18) *Manufactured Home*

(a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.

(b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-4.0) District as outline in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.

(d) Only a new HUD Code *Manufactured Home* shall be permitted. A *Manufactured Home* shall bear all required certification labels and comply with Chapter 1201 of the *Texas Occupations Code (as amended)*. *Mobile Homes* and *Manufactured Homes* constructed prior to June 15, 1976 shall *not* be permitted.

(e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer’s installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.

(f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home (if any)* shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.

(g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*.

Mr. Miller also pointed out the following PROPOSED CHANGES TO SECTION 02.01, *GENERAL DEFINITIONS*, OF ARTICLE 13, *DEFINITIONS*, OF THE UDC (*CHANGES TO EXISTING SECTION*) as follows:

(76) *Manufactured Home* or HUD Code *Manufactured Home*. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, *Manufactured Housing*, of the Texas Occupational Code.~~ A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development pursuant to the *National Manufactured Housing Construction and Safety Standards Act* of 1974, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. The term shall have the same meaning provided by Chapter 1201, *Manufactured Housing*, of the Texas Occupations Code. The term does *not* include a mobile home, recreational vehicle, travel trailer, park model, modular home,

industrialized housing unit, temporary housing unit, or any structure otherwise excluded from the definition of a *Manufactured Home* under Chapter 1201 of the Texas Occupations Code.

78) Mobile Home. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code.~~ A structure that was constructed before June 15, 1976, that was transportable in one (1) or more sections and designed to be used as a dwelling. The term does not include a Manufactured Home as defined above.

Following Mr. Miller's briefing on this item, Mayor McCallum asked Mr. Miller if both of our State legislators voted in favor of this. Mr. Miller shared that, yes, they did.

Mayor McCallum then opened the public hearing, but no one indicated a desire to come forth and speak. So, the mayor closed the public hearing.

Mayor Pro Tem Moeller then moved to approve Z2026-033. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

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, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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.

5. **Z2026-034** - Hold a public hearing to discuss and consider a request by Bratley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary (**1st Reading**).

Mayor McCallum moved to remand this item back to the Planning & Zoning Commission. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

6. **Z2026-035** - Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained that according to the Rockwall Central Appraisal District (RCAD), the subject property was previously developed with a 3,150 SF single-family home that was constructed in 1983. However, that residence was

recently destroyed by fire, prompting the applicant to begin the process of reconstructing a single-family home on the property, with the lot currently being vacant. Mr. Miller shared that the proposed home is to be constructed the same as the last home was and on the same, existing foundation. Council is being asked to consider the size, location, and architecture of the proposed home as compared to existing, nearby residential homes. Since the new home is proposed to be the same as the last one, it does appear to meet these standards. He went on to explain that staff mailed out 61 notices to adjacent owners and occupants located within 500' of the subject property. The nearby HOA was also notified, and – to date – staff has received two notices in favor of the applicant's request. Also, the city's Planning & Zoning Commission has voted 6 to 0 to recommend approval of this request to Council this evening.

The mayor called forth the applicant and opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating a desire to speak, he then closed the public hearing.

Ernesto Mario Castro, the applicant, briefly came forth.

Councilmember Lewis moved to approve Z2026-035. Councilmember Campbell seconded the motion and extended heartfelt sympathy to the homeowner regarding the loss of her entire home, which was a major loss. Following Councilmember Campbell's comments, the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-4XX

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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1430-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK G, NORTHSORE #1 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.

7. **Z2026-036** - Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information on this agenda item. The applicant is proposing to construct a one-story, 2,486 square foot, single-family residential home within the Lake Rockwall Estates Subdivision. Council is being asked to consider the size, location and architecture of the proposed home. Staff has provided a housing analysis, and the proposed home does appear to be similar to

the existing homes, and it does appear to meet most all the requirements with the exception of the proposed garage orientation. It does not meet minimum setback requirements, and it is proposed to be front-entry. However, this is not a-typical for some of the newer homes in this particular subdivision. One hundred-seventy notices were mailed to owners and occupants located with 500' of the subject property, and one notice was received back in favor of the request. In addition, the city's Planning & Zoning Commission has recommended approval of this request by a vote of 6 to 0.

Mayor McCallum opened the public hearing, asking if anyone would like to speak. However, no one indicated such. So he closed the public hearing.

The applicant came forth and stated his name and address as follows: Antonio Tello - 821 Riverwood Road Dallas, TX.

Mayor McCallum then moved to approve Z2026-036. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-4XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 884-A OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

8. **Z2026-037** - Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of an ordinance for a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at

the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District but were also granted the ability to continue the current land use on each of the properties (i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties). On August 18, 2014, the City Council approved a site plan [Case No. SP2014-017] to allow the construction of a 5,000 SF building on the subject property. On January 17, 2017, the City Council approved a site plan [Case No. SP2017-002] to allow the construction of a 4,996 SF building on the subject property. The applicant -- Eric Little of CPIV-354 Ranch Trail, LLC -- is requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow additional land uses on the subject property at 3275 & 3285 Springer Road. The requested land uses include *Custom and Craft Work, Research and Technology or Light Assembly, Carpet and Rug Cleaning, Light Assembly and Fabrication, Light Manufacturing, Printing and Publishing, and Warehouse/Distribution Center*. The provided letter specifies that the requested land uses be permitted *by-right* on the subject property.

Staff mailed 78 notices to property owners and occupants in or within 500-feet of the subject property the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices with regard to the applicant's request. On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 6-0, with the condition that only the requested by-right land uses be permitted, and with Commissioner Hilliard absent.

The Mayor opened the public hearing, calling forth the applicant, who stated his name and address as follows:

Alex Montono - 2709 Albatros Lane - Fort Worth, Texas.

The mayor asked if anyone would like to speak during the public hearing. There being no one indicating such, he then closed the public hearing.

Following brief questions and answers between Council and staff, Councilmember Lewis moved to approve Z2026-037. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 25-12] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A

**SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;
PROVIDING FOR AN EFFECTIVE DATE.**

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

XI. Action Items

1. Discuss and consider a request from Elias Pope on behalf of HG Sply Co. seeking approval of a variance to the city's sign ordinance for a projection sign for the property located at 2651 Sunset Ridge Dr., and take any action necessary.

Building Official Jeffrey Widmer indicated that the representative associated with this agenda item got his dates mixed up and is not able to be present this evening due to this misunderstanding. So Mayor McCallum moved to table this item. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Adjournment

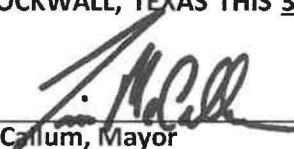
Mayor McCallum adjourned the meeting at 7:35 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 3rd DAY OF AUGUST, 2026.

ATTEST:


Kristy Teague, City Secretary




Tim McCallum, Mayor