
ROCKWALL CITY COUNCIL MEETING

Monday, June 16, 2025 - 4:00 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 4:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller and Councilmembers Sedric Thomas, Melba Jeffus, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Councilmember Anna Campbell was absent from the meeting.

Mayor McCallum read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 4:01 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 (re)appointments to city regulatory boards and commissions, including conducting interviews to fill vacant seat on the Planning & Zoning Commission, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding legislation related to purchase of property inside city limits by Public Finance Corporation from other jurisdictions, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Harbor, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding status and direction on how to proceed with City of Heath v. North Texas Municipal Water District and City of Rockwall, pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council initially adjourned from Executive Session at 6:00 p.m. but then reconvened in Executive Session again following the close of the public meeting agenda.

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

Mayor McCallum reconvened the public meeting at 6:01 p.m.

V. Invocation and Pledge of Allegiance - Pro Tem Moeller

Mayor Pro Tem Moeller delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Boys & Girls Club Week Proclamation

Mayor McCallum called forth a representative of the Boys & Girls Club of Northeast Texas. He then read and presented her with this proclamation. She provided a few, brief words, in part thanking the city for its support.

VII. 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 Planning & Zoning Commission, came forth and briefed the board on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no formal action following Dr. Conway's briefing.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being on one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

The mayor indicated Council is not quite ready yet to take action; however, action may be taken later on after the conclusion of the public meeting agenda. The Council did reenter Executive Session after the public meeting concluded. See end of the minutes for action taken as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the June 2, 2025 city council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with North Texas Baseball Association to supply umpires for RBSL Spring, Summer and Fall baseball seasons in the amount of \$85,000 to be funded by the Recreation Development Fund, and take any action necessary.
3. Consider approval of the professional engineering services contract for the KE Andrews Way Extension Project, and authorize the City Manager to execute a contract with Cardinal Strategies Engineering Services, LLC, in the amount not to exceed \$114,900.00, to be paid from the Street Assessment funds(settlement), and take any action necessary.
4. **P2025-016** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Preliminary Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.
5. **P2025-018** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Master Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned

Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

6. Consider approval of the construction contract for South SH 205 & SH 276 Utility Relocation Project and authorize the City Manager to execute a construction contract with Hayes Construction, in the amount of \$720,478.00, to be funded by the 2024 Water and Sewer Bonds, and take any action necessary.

Councilmember Henson pulled item #5 for further discussion. Mayor Pro Tem Moeller then moved to approve the Consent Agenda, minus item #5 (#s 1, 2, 3, 4, and 6). Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Councilmember Henson asked if the engineer representing the developer is present this evening. Mr. Miller indicated that, no, the engineer is not present. Councilmember Henson sought and received clarification that this development will have curbs and gutters. He also sought and received clarification from staff regarding retention versus detention ponds. Mr. Miller shared that the subdivision will have both retention and detention ponds. He went on to explain that the development meets the city's Engineering Standards of Design & Construction. Councilmember Henson wonders how wide the streets are, and Mr. Miller indicated that they are 29' back-to-back with a 50' right-of-way. He also asked how many are front entry or j-swing driveways. Mr. Miller shared that he believes all of them are j-swing driveways, but he cannot recall for certain without having the actual ordinance in front of him.

Mayor McCallum then moved to approve Consent Agenda item #5 (P2025-018). Councilmember Thomas seconded the motion, which passed by a vote of 5 ayes, 1 nay (Henson), and 1 absent (Campbell).

XI. Public Hearing Items

1. **Z2025-023** - Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of an ordinance for a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information regarding this agenda item. This home is located in the Breezy Hill subdivision. This case is a referral from the Neighborhood Improvement Services (NIS) Department. On October 10, 2024, the Building Inspections Department received a building permit [Permit No. RES2024-5435] for two (2) structures in the rear yard [see Figure 1] of the subject property. Upon review of the permit, the Building Inspections Department determined that the applicant had already completed the proposed work, and that the structures violated the setback requirements (see Figure 1). Given this, on October 15, 2024 the Building Inspections Department notified the applicant that the unpermitted improvements needed to be removed from the subject property. Following this, on October 31, 2024, the Neighborhood Improvement Services (NIS) Department notified [Case No. CE2024-5743] the property owner of the violation. On April 14, 2025, the applicant informed the NIS Department that the structures had been removed, and that he would be submitting a subsequent application for two (2) new structures. Staff noted that at a prior date

artificial turf was installed in the rear and side yards of the subject property, and the property owner will be required to submit a separate exception case to request the artificial turf. This has been added as a condition of approval for the requested Specific Use Permit (SUP). The applicant -- Kyle Peterson -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of two (2) Detached Covered Porches on the subject property.

Sixty-eight notices were mailed out to property owners and residents located within 500' of the subject property, and two notices have been received back in favor of the request. In addition, the Planning & Zoning Commission has recommended approval of this request this evening.

The Mayor opened the public hearing and called forth the applicant.

Kyle Peterson - 3326 Royal Ridge Drive – came forth (on behalf of the family) and provided brief, explanatory comments to the Council concerning this request.

Mayor McCallum asked if anyone else would like to speak during this public hearing item. There being no one else wishing to do so, Mayor McCallum then closed the public hearing.

Councilmember Lewis commended the family for having proactively torn down the unpermitted structures they had initially built on the property. He then moved to approve Z2025-023. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] 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 TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 6 ayes with 1 absence (Campbell).

2. **Z2025-024** - Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC 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 an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. On June 10, 2025, the applicant -- Anthony Winkler -- submitted an application requesting a Specific Use Permit (SUP) to establish an Outdoor Commercial Amusement/Recreation land use and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for the purpose of constructing a Golf Driving Range and Family Entertainment Center. The subject property is located at the terminus of Fit Sport Life Boulevard. The applicant has submitted a concept plan for an entertainment venue that will consist of Outdoor Commercial Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range. The concept plan shows that the facility will incorporate two (2) restaurants consisting of 6,600 SF, an event space consisting of 4,000 SF, an arcade consisting of 3,700 SF, a kid's playground consisting of 1,800 SF, an Outdoor Commercial Amusement/Recreation space (i.e. Mini-Golf), and a Golf Driving Range with of open-air driving bays. The required parking for the proposed facility will be 268 parking spaces. The proposed facility will be two (2) stories in height and incorporate 345 parking spaces. In addition, the Golf Driving Range will extend 60-yards and be enclosed using nets that will be supported with poles that will stand 175-feet in height. There are no residential homes located within ½ mile of this location. The Specific Use Permit (SUP) request submitted by the applicant is the third time this request has been made. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [Ordinance No. 23-47; S-312] for a Golf Driving Range [Case No. Z2023-035] on the subject property. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request except the project is located one (1) lot to the south of the original property. That being said, there are differences between the approved SUP and the current request. Based on the provided concept plans the applicant has: [1] reduced the driving lane structure from three (3) stories to two (2) stories, [2] reduced the main building from three (3) stories to one (1) story, [3] added an arcade, [4] added two (2) driveways onto Discovery Boulevard, [5] reduced the driving range length from 200-yards to 60-yards, and [6] moved the project one (1) lot to the south.

Eleven notices were mailed to property owners and occupants located within 500' of the property, but no notices were received back by staff. The Planning & Zoning Commission did vote 5-0 to recommend approval of this request. Mr. Miller further explained that if this SUP is approved this evening, it will supersede and essentially replace the previously granted SUP.

Tony Winkler
637 Calvin Drive
Heath, TX

Mr. Winkler indicated that at first it was a 3-story structure and a little closer to the road, and it was about a \$40 million project. He went on to explain that this proposal moves the structure back more from the roadway. Also, it's not a 200-yard driving range anymore – it's a 60-yard driving road. He explained that this is a venue that is more 'for fun' golf time. He stressed that this is a food-oriented establishment, and it will be both family oriented and will also cater to more serious golfers. There will be event space at this venue (for things like awards ceremonies or Christmas parties). There will be live music opportunities at this venue. The music will cater to adults instead of teens, and there will be limited tickets. There will be good, quality food (a sports bar) in a good, upbeat entertainment venue, including affordable steaks. He stressed he wants this venue to be affordable and enjoyable for families. The pricing will be \$18-25 to play and \$25-\$35 in the driving range along with affordable means (i.e. BBQ, Italian dinner, etc.). He shared that the venue will be safe (high, locked gates) that will ensure kids are safe too.

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

Councilmember Lewis moved to approve Z2025-024. Mayor Pro Tem Moeller seconded the motion. Both Lewis and Moeller mentioned the parking and thanked the applicant for providing his own parking. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 23-47* 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 7.847-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK B, FIT SPORT LIFE ADDITION, 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 passed by a vote of 6 ayes with 1 absence (Campbell).

3. **Z2025-025** - Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Moorman, Inc. for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. Mr. Miller explained the applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a Wholesale Showroom Facility on the subject property. Existing on the subject property is a 2,797 SF Office Building that was converted from a single-family home in 2018, and a 4,950 SF Office Building that was constructed in 2022. Based on the floor plan provided by the applicant, the 4,950 SF Office Building will be split into Office and Warehousing in order to accommodate the requested Wholesale Showroom Facility. On May 20, 2025, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. 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). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time the report was drafted, staff had not received any notices returned concerning the applicant's request. On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and one vacant seat.

Mayor McCallum opened the public hearing, asking the applicant to come forth at this time.

Justin Holland

3125 Ridge Road
Rockwall, TX

Mr. Holland came forth, indicating he represents the applicant. He shared that one comment was made by P&Z, and the applicant fixed the issue. He believes this facility will be a good addition to Ranch Trail. It will be an upscale showroom facility with tile and stone.

There being no one else indicating a desire to speak, Mayor McCallum closed the public hearing. Councilmember Thomas then moved to approve Z2025-025. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

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

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, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A WHOLESALE SHOWROOM FACILITY ON A 1.2220-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 26 OF THE RAINBOW ACRES 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 6 ayes with 1 absence (Campbell).

4. Z2025-026 - Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a Detached Garage. The site plan indicates that the Detached Garage will have a building footprint of 35' x 24' or 840 SF. The site plan also indicates that the Detached Garage will be located 20-feet, 2-inches behind the primary structure, meet all the applicable building setbacks, and be accessed at the front of the property via a 131-foot concrete driveway. The building elevations indicate that the structure will stand 15-feet in height (i.e. 12-feet as measured to the midpoint of the roof), and be clad in metal. The proposed structure will have a single car garage door that will face onto Stoney Hollow Lane.

Mayor McCallum opened the public hearing and called forth the applicant. Elijah Tekurio then came forth and shared that he has a big family, and he works on classic cars. So he just needs more space.

Mayor McCallum asked if anyone else would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Thomas moved to approve Z2025-026. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 A *DETACHED GARAGE* ON A 0.7702-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 23, BLOCK A, STONEY HOLLOW 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 6 ayes with 1 absence (Campbell).

5. **Z2025-027** - Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of an ordinance for a Specific Use Permit (SUP) for a *Church/House of Worship* (i.e. *Ridgeview Church*) for the expansion of an existing *Church* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information on this agenda item. This is pertaining to the existing Ridgeview Church. The applicant has submitted an application, building elevations, site plan, and a floor plan requesting a Specific Use Permit (SUP) for the expansion of an existing Church/House of Worship that will exceed the maximum permissible building size for a building in a General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 21,658 SF church, a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms situated on the subject property. The site plan submitted by the applicant depicts the proposed expansion of the existing Church/House of Worship, which will be approximately 35,653 SF and consist of an auditorium, a multi-purpose room, class rooms and offices. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property. Additionally, it indicates that a total of 286 parking spaces will be provided for the 1,013 seats in the sanctuary. This exceeds the required number of parking spaces by 32 spaces (i.e. 254 spaces are required). Also included with this request is the removal of the two (2), 1,560 SF portable classrooms from the subject property.

Thirty-three notices were sent out to property owners and occupants located within 500', but staff has received no replies so far. The Planning & Zoning Commission has recommended approval of this request by a vote of 5-0.

Mayor McCallum opened the public hearing and called forth the applicant to speak.

Grayson Hughes with Sutherland King Consulting - 6430 Meadowcreek Drive Dallas, TX – came forth to address the Council, but no dialogue took place. There being no one else wishing to speak, Mayor McCallum closed the public hearing.

Councilmember Thomas moved to approve Z2025-027. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

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

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 ADDITION, 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 passed by a vote of 6 ayes with 1 absence (Campbell).

6. **Z2025-028** - Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of an ordinance for a Zoning Change to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [*Ordinance No.'s 92-44 & 99-44*] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [*SH-205*], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information for this agenda item. The applicant is requesting this amendment to allow the Medical Office land use -- with conditions -- to facilitate the continued operation of her business (i.e. Enchanting Aesthetics) on the subject property. Planned Development District 37 (PD-37) is a unique district that has an underlying zoning of Single Family 16 (SF-16) District, but allows professional offices (i.e. attorney, insurance, financial planning, and accounting services) as Home Occupations to be located within the two (2) existing single-family homes. The original Planned Development District 37 (PD-37) facilitated these land uses through an expansion of the Home Occupation requirements. Specifically, this ordinance allows professional offices that are "...an accessory [land use] to the primary residential use..." to be operated by the resident of the home, and stipulates that they [1] have no more than three (3) employees in addition to the homeowner, [2] do not allow the expansion of the professional office from the existing single-family homes, and [3] require a Certificate of Occupancy (CO). This varies from the Home Occupation requirements within the Unified Development Code (UDC). These requirements stipulate that businesses in a single-family home are not permitted to have employees or customers on-site and do not require Certificates of Occupancy (CO). In this case, the applicant has been operating a Medical

Office -- which is not currently a permitted land use in Planned Development District 37 (PD-37) -- out of 3077 N. Goliad Street without a valid Certificate of Occupancy (CO). Staff should also note the other property located within Planned Development District 37 (PD-37) (i.e. 3079 N. Goliad Street) is currently being used as a single-family home and does not have an active Home Occupation. This case comes as a referral from the Neighborhood Improvement Services (NIS) Division [Case No. CE2025-2591], where staff found that the applicant is currently operating a Medical Office (i.e. Enchanting Aesthetics) out of 3077 N. Goliad Street. In April of this year, the Building Inspection (BI) Division contacted the applicant to inform her that a Medical Office is not a permitted land use on the subject property, and that she would be required to rezone the subject property; however, no application was submitted initiating this request and the applicant continued to operate the business without resolving the issues. Based on this, staff engaged the Neighborhood Improvement Services (NIS) Division, and on May 13, 2025 the NIS Division sent a letter to the property owner informing her that she was in violation of the City's requirements and would need to request rezoning or cease to operate. This prompted the applicant to submit an application on May 16, 2025, to request approval of an amendment to Planned Development District 37 (PD-37) to incorporate the Medical Office land use. Based on the applicant's letter, staff determined that the existing business offers personal services (i.e. facials, scar revision, hair loss treatments, lymphatic massages, HydraFacial's, chemical peels, dermaplaning, Botox, and filler) that cross into multiple land uses as defined by the Unified Development Code (UDC). In addition, the applicant indicated that they operate as an appointment only business. According to the Unified Development Code (UDC) the services offered are defined as a Medical Office, General Personal Services, and Massage Therapist. Ultimately, in order to facilitate the applicant's request -- while being cognizant of the existing residential adjacencies --, staff prepared a Draft Ordinance that amends the permitted Home Occupation land uses in Planned Development District 37 (PD-37) to include Medical Office with General Personal Services and Massage Therapist as ancillary or accessory land uses.

On May 20, 2025, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified Harlan Park, Stone Creek, and The Shores on Lake Ray Hubbard Homeowner's Association (HOA), which are the only HOAs 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 this time, staff has not received any notices in regard to the applicant's request. In addition, on June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0.

Mayor McCallum opened the public hearing, and called forth the applicant to speak. Councilmember Henson sought and obtained clarification that they would be allowed to have three employees on site at one time, but there is no limit on the number of clients at one time.

Hailee Handy
3077 N. Goliad Street
Rockwall, TX 75087

Ms. Handy shared that she really likes this location, including it allowing for a quiet, peaceful environment for clients with ample parking. Her business recently became certified to provide spa care for cancer patients. She went on to share she hopes the Council will approve her request this evening.

Councilmember Lewis shared that since no notices were received back, he presumes the neighbors are okay with it. Ms. Handy shared that, yes, her neighbors do not have any issue, and she will be keeping clients by appointment only.

Mayor McCallum asked if anyone else would like to come forth and speak.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker asked if there will be any advertising for services. Mr. Miller shared that the current regulations for this zoning designation do not allow for any extra advertising. So it will maintain a single-family home type of look and feel.

Mayor McCallum then closed the public hearing.

Councilmember Lewis then moved approve Z2025-028. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 37 (PD-37) [ORDINANCE NO. 92-44 & 99-44] 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 37 (PD-37) BEING A ~7.10-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2 OF THE DIRKWOOD ESTATES ADDITION, 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 passed by a vote of 6 ayes with 1 absence (Campbell).

XII. Action Items

1. Discuss and consider directing staff to initiate a review of the following, and take any action necessary:
 - (a) the Downtown District Ordinance;
 - (b) the Southside Residential Overlay District.

Mayor McCallum began discussion of this item, sharing that he asked for this agenda discussion item. He articulated various reasons why he believes it is prudent to ask staff to review the Southside Residential Overlay District, especially since it was established more than 30 years ago. He indicated he'd like staff to do this review over the course of the coming year or so.

He went on to share reasons why the city's Downtown Plan should be revisited, especially since we are so focused on keeping our downtown area with a small Rockwall feel. He wants to be sure it meets

the city and our citizens' visions. He commented about how the Historic Preservation Advisory Board (HPAB) could have some oversight in this regard. He would like the plan to be evaluated and findings to be brought back to Council in the future for consideration. Councilmember Henson generally expressed agreement with having this area reviewed. Mayor Pro Tem Moeller agreed that this is a good time to take a look at this downtown plan, especially since the City recently purchased the historic church in this area. Councilmember Thomas expressed support for this endeavor, including asking the HPAB to have some oversight in the process.

Mayor McCallum shared that he doesn't want to wait until review of the City's Comp Plan is done because this area is so important. He went on to make a motion to direct staff to initiate review of both the Downtown District Ordinance and the Southside Residential Overlay District. Councilmember Jeffus seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

2. Discuss and consider approval of an ordinance to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. (1st reading)

Mayor McCallum moved to table this item, indicating staff is still discussing this with the school district. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

XIII. Adjournment

Once the public meeting agenda concluded, prior to adjourning the meeting, Mayor McCallum recessed the public meeting at 7:07 p.m. He indicated Council will take about a five-minute break and will then reconvene in Executive Session to continue discussing the following matter:

Discussion regarding (re)appointments to city regulatory boards and commissions, including conducting interviews to fill vacant seat on the Planning & Zoning Commission, pursuant to §551.074 (Personnel Matters)

Council then returned to the back conference room to continue Executive Session discussions.

At 7:14 p.m., members of Council returned to the Council Chambers, and Mayor McCallum called the public meeting back to order. He then indicated the Council will again recess to go into Executive Session to (also) continue discussing the following item:

Discussion regarding legislation related to purchase of property inside city limits by Public Finance Corporation from other jurisdictions, pursuant to Section §551.071 (Consultation with Attorney)

He then recessed the meeting to go back into Executive Session to have further discussions.


Council came out of Executive Session and returned to the Council Chambers. Mayor McCallum reconvened the public meeting at 8:03 p.m.

Mayor McCallum then made a motion to appoint Ellis Bentley to fill the vacant seat and finish out the unexpired term on the City's Planning & Zoning Commission (replacing Jay Odom, who resigned) (with an initial (partial) term to run through August of 2026). Councilmember Jeffus

seconded the motion, which passed by a vote of 6 ayes to 0 nays (with Councilmember Campbell being absent).

Mayor McCallum then adjourned the meeting at 8:04 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 7th DAY OF JULY, 2025.



TIM McCALLUM, MAYOR

ATTEST:



KRISTY TEAGUE, CITY SECRETARY

