
ROCKWALL CITY COUNCIL MEETING

Monday, September 15, 2025 - 6:00 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 6:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

II. Invocation and Pledge of Allegiance - Mayor Pro Tem Moeller

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

III. Proclamations / Awards / Recognitions

1. Constitution Week Proclamation

Mayor McCallum called forth representatives from the Daughters of the American Revolution (DAR). Following the reading of the proclamation, DAR representatives, including Mrs. Marilyn King, briefly spoke, thanking the mayor and city for its support and encouraging everyone to take time to read through the U.S. Constitution.

2. American Legion Day Proclamation

Mayor McCallum then called forth members of the local American Legion post. He read and presented the proclamation. A representative from the Legion said a few, brief words.

Before moving on with the remainder of the agenda, the mayor briefly spoke, reminding everyone that "freedom isn't free," sharing that it is okay to defend one's ideals, but it is not okay to revert to violence. He then called for a brief moment of silence in remembrance of Charlie Kirk, a prominent, nationwide public speaker, who was recently shot and killed while speaking at an event at Utah Valley University.

IV. 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 city's P&Z Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting

agenda. Indication was given that Commissioner Hagaman was also selected as the P&Z's Vice Chair. Council took no action following Dr. Conway's comments.

V. Open Forum

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

Patty Griffin
2140 Airport Rd
Rockwall, TX 75087

Mrs. Griffin came forth and shared that she has concern about parking along Airport Road, specifically the section of roadway that's located by the public baseball fields. She explained that the parking along this area is very dangerous, especially for pedestrians – including small children – who are crossing this roadway when games are taking place. She went on to share some examples of her own, personal experiences with driving along this roadway when children and families are utilizing the baseball fields, generally indicating some 'near misses' of almost hitting pedestrians with her vehicle while driving. She respectfully requested the city conduct a traffic and hazard analysis and explore alternative parking solutions to alleviate congestion. She went on to express several additional suggestions related to possible solutions the city may want to consider pertaining to these parking, pedestrian, and vehicular-related concerns.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker shared that his granddaughter is in the Rockwall Heath band, and he has concerns that there may not be enough handicap parking at the high school football stadium. Regarding economic development, he'd like to see a little bit more accountability as far as what properties the REDC was involved in, what investments they've made and what the returns have been over the years. Thirdly, regarding the city budget, he shared that people do not realize how much the city has saved taxpayers over the years, and now it's time for a slight tax rate increase. He expressed that the city manager and staff are doing a great job and he seemed to speak in favor of the rate increase.

Ryan Joyce
2201 Sanderson Lane
Rockwall, TX 75087

Mr. Joyce came forth, expressing he is addressing the Council this evening as a citizen. As a developer, he has repeatedly heard how Rockwall desires to be a really great community. He indicated that, in order to do so, certain things need to transpire. He went on to point out some tax rates he's researched that other, nearby cities have in place, and they are higher. He shared that what's being considered is about a penny, which is not much. He went on to provide high compliments regarding city staff, sharing that Rockwall has great staff, and he has worked with staff in thirty-four other cities around the metroplex. He believes Rockwall's staff is comprised of the best people to work with, they work harder than any other staff members in other cities, and Rockwall's staff is always willing to help. He went on to express that people move to Rockwall for 3 reasons –

(1) it's a great community; (2) it's got a high safety rate; and (3) it has a great school district. He shared he has no problem paying to have and maintain a great city, and he has no problem with the proposed tax rate.

Kevin Folsom
1115 Bayshore Drive
Rockwall, TX

Mr. Folsom thanked the Council for bringing Jesus Christ into the meeting. He thanked Travis Sales, Parks Director, expressing he has done a lot of good things throughout the City, and he appreciates him and his efforts. He also thanked Mayor McCallum and Councilmember Jeffus for recently meeting in a nearby home to hear neighbors' concerns about the upcoming SH-66 boat ramp parking lot project. He went on to share that Rockwall has challenges pertaining to development, and he has been supportive of those. He briefly mentioned the 190 spur (roadway) project that was being proposed in the N. part of Rockwall as a possible way to alleviate some of the traffic concerns.

He then spoke in more detail regarding the area of Lakeshore at Willowbend (the upcoming additional parking at / near the SH-66 boat ramp) - he knows that a parking lot along the lakeside is inevitable; however, he expressed that he and some of his neighbors have concern about this, and they would like to be heard. He acknowledged his understanding that the city has secured a very large grant to help fund this project and that he knows the parking lot will be installed no matter what he and his neighbors have to say about it. He shared that neighbors missed an opportunity to speak about this parking lot that was previously approved by the City Council. He indicated that three other, nearby public boat ramps in adjacent cities have been closed over the last ten years. He went on to share several concerns about the impending parking lot and how he believes it will negatively impact those who live adjacent to it. He understands the parking lot is coming, no matter what, but he urged the Council to hear input from those who live nearby. He wonders what will be done to address the increased traffic that will occur back there, pointing out that a person in a motorized wheelchair is currently often seen traveling up and down this area. He made some suggestions about the layout, and shared that he and others would like the open space area to remain open and to have the parking lot relocated.

Stephanie Folsom
1115 Bayshore
Rockwall, TX

Mrs. Folsom implored the Council to place this topic on a future Council meeting agenda to hear input from the neighbors who live near the parking lot that will be added near the SH-66 boat ramp. She is very concerned about the lakefront, open green space going away in favor of 40 concrete parking spaces. She explained she and her husband live directly in front of the green space. She explained that perhaps 2-3 times per year, some people do park in that open green space, but it is not enough to warrant turning it into a parking lot since she believes it will only be used 2-3 times per year. She went on to share that it's not in the best interest of the neighborhood or the community as a whole to turn this green space into a public parking lot.

Lindsay Orellana
101 Highcrest Lane

Rockwall, TX

Mrs. Orellana shared that she and her family just moved to this home, and it's located by the SH-66 boat ramp. She shared that not long ago, she met the mayor and Councilmember Jeffus at a meeting that was held at her neighbor's home, and she had a chance to review the plans at that time. Even though the parking lot plans have already been approved, she urged Council to hear the concerns of residents that have homes adjacent to the area. She shared that she has concerns about the only public open green space area along the lake being turned into a parking lot. She urged Council to limit the number of parking spots and, instead, dedicate some of the area for alternative amenities. For example, instead of four park benches with a walking trail, she suggested that Council consider some playground equipment. She urged Council to place this on an October meeting agenda, and she encouraged the Council to keep this space green and not gray.

Cameron Parker
205 W. Rusk St.
Rockwall, TX 75087

Mr. Parker came forth on behalf of the Rockwall Police Department and the Rockwall Police Association. He expressed that regardless of what's led us to this point, we cannot continue to pass the buck. For a long time the city manager and department directors have been asked to do more with less. He shared that the City of Rockwall has 6.5 city employees per 1,000 residents, as compared to 8.72 average number of employees per 1,000 residents in other, metroplex market cities, and – this time – no new staff positions are even being requested. He went on to share information about the over 40% of active City of Rockwall employs who are below 5% of the average pay when compared to other market cities in the area, and the more than 27% of employees who are between the average market pay and 5% below it. He stressed the importance of competitive pay regarding salaries. He shared details of Police Department testing and vetting processes related to the hiring, training and employment process for new, sworn police officers, sharing how the pool of police applicants has significantly diminished over the last ten years. He stressed that if you're not paying at the top of the market, you're not going to attract the top candidates. He went on to share further details regarding challenges associated with recruiting applicants and getting them to oral boards, hired, trained, etc. Due to hiring challenges, the PD's patrol numbers remain stagnant annually while call volumes have continued to increase over the last five years. He shared that priority 1 calls (more serious ones requiring lights and sirens) have increased 61%, and priority 2 calls have increased 210%. Accident-related calls for service have increased 68% in the last five years. He highly stressed the importance of ensuring competitive pay because not doing so runs the risk of creating in our community longer response times and burned out first responders. He urged Council to pass the proposed increase tonight and ensure that all city employees – not just first responders – are competitively paid.

Laurie Burks
205 W. Rusk
Rockwall, TX

Ms. Burks came forth, sharing that she is a detective with the Rockwall Police Department, and she has been employed by the Rockwall PD for twenty-two years. She indicated she is speaking tonight on behalf of the staff of the Rockwall PD. She shared details about the difficulties in recruiting, hiring

and retaining sworn officers. She shared that years ago in 2003, we had as many as forty applicants showing up for police testing; however, now testing is being offered once per month and only about seven are showing up to test. Hiring is challenging, in part because not many are wanting to become police officers anymore. She expressed that the city manager has been doing a good job over the years to try and do what's best – not only for public safety employees – but also for staff employed citywide throughout the organization, but she questions how the city manager is supposed to effectively do that when the tax rate continues to be lowered each year. She pointed out that our tax rate is notably lower than other cities, with Wylie's tax rate being at .543 cents. She shared comments about market city salary studies, pointing out that making salary comparisons against other cities in the metroplex is not something solely reserved to our city – rather, it is how cities compete for employees, provide competitive pay, and retain employees. She shared that she heard at the last council meeting some councilmembers say their voters asked them to not vote for this small tax rate increase. She expressed she is not sure Council fully understands who their voters are, indicating that about 35% of city employees live within the City of Rockwall and are voters. She thanked those councilmembers who are doing what's right for our employees, especially when they realize doing the right thing, regardless of what may have been said to get elected, is hard.

Alysia Villarreal
205 W. Rusk St
Rockwall, TX

Ms. Villarreal came forth and shared that she is one of the city's telecommunications supervisors (in Dispatch), and she and her team answer fire and police 911 and non-emergency calls for both our city and for the City of Heath. Also, she explained that our city is unique in that Dispatch handles all after hours calls for departments citywide. For example, after hours emergency water shut offs at residential homes; snakes and other animal services calls; damaged playground equipment with the Parks Department and the need for erecting a stop sign in the middle of the night through the Streets Department after a drunk driver took out the existing sign. She went on to share details about increased call volumes, lack of personnel, and ongoing challenges with employee retention. She shared that last year her department answered 41,697 emergency 9-1-1 calls, and the national standard is to have 97% of those calls answered within 15 seconds. Her department did so with 98% of the calls last year. She shared details about the terrible winter storm in 2021 when her department answered 2,100 administrative calls, 831 emergency 9-1-1 calls, with 99% of the calls being answered within four seconds. She pointed out that her department personnel wear many hats, and losing dispatchers to other cities such as Garland or Richardson could very easily happen since – in those other dispatch centers – dispatchers focus on one job instead of filling multiple roles. She went on to share that she personally has lived in Rockwall since 2012, and serving her own community has given her a great sense of purpose. She loves what she does and she shares the goal of being able to provide a safe place for everyone with high quality services for our citizens.

Michael Caffey
311 S. Fannin
305 E. Boydston (fire station address)
Rockwall, TX 75087

Mr. Caffey, Rockwall Firefighters Association, came forth and thanked Council for what they do, acknowledging it's a tough job. He remains confused as to how three Councilmembers remain

opposed to a one cent tax rate increase, pointing out that even this potential tax increase will not fully address employee pay. Even if salaries are adjusted 5% it will not get most employees even up to market, and it will not fortify our city services, which are just as important. He shared that to not approve this budget would essentially serve to indirectly defund public safety. If Council continues to lower or flatten the tax rate, the city will not be able to operate on a high level, which is what our citizens expect. He shared that our tax rate is the lowest, or for sure one of the lowest, and we continue to have less employees per capita when compared to other market cities. And, although we have not yet lost firefighters to other cities – he just found out new news that two existing firefighters are in a hiring process elsewhere, and two more are beginning a hiring process elsewhere. He pointed out additional needs of the Fire Department, including stations that were never meant to house firefighters overnight because they were built at a time when our department was heavily volunteer-based. Now, those stations need improvements, and a fire training facility is also a need, as the Lakepointe parking lot is not sufficient. He went on to share that he personally is a taxpayer here, and he understands the importance of conservative, fiscal responsibility. However, he believes that citizens want and deserve top notch public safety services, which are not accomplished through mediocre pay that, in many cases, is ‘under market.’ He expressed that Councilmember Campbell stated it best at the last council meeting when she said, “we do not want to be viewed as mediocre, and we do not want to weaken our public safety. Mr. Caffey went on to withdraw his previous comments that the fountain at The Harbor should not be repaired. He retracted that prior comment, acknowledging he did not realize how important that fountain is to many people. As such, he believes that retracting his prior comments and stance on that topic, that is proof that it is possible to change your mind and change your vote.

VI. Consent Agenda

1. Consider approval of the minutes from the Sept. 2, 2025 city council meeting, and take any action necessary.
2. **Z2025-049** - Consider the approval of an ordinance for a *Text Amendment* to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary (**2nd Reading**).
3. **P2025-028** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Final Plat* for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.
4. **P2025-029** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Replat* for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

5. **P2025-030** - Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.
6. Consider authorizing the City Manager to execute an Interlocal Agreement with Rockwall Independent School District for School Resource Officer services for school calendar year 2025-2026, and take any action necessary.
7. Consider the approval of a resolution affirming the city's investment policy, and take an action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-55**

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 VARIOUS ARTICLES AS DEPICTED IN *EXHIBITS 'A' THROUGH 'B'* 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 the Consent Agenda passed by a vote of 7 ayes to 0 nays.

Mayor McCallum then reordered the agenda to address Action Item #1 next (appointments to the city's Youth Advisory Council (YAC)).

VII. Public Hearing Items

1. **Z2025-050** - Hold a public hearing to discuss and consider the approval of an ordinance for a Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item, explaining this is a city-initiated request proposing a text amendment to Article 11 of the Unified Development Code, specifically addressing the failure of an applicant to appear at a scheduled public meeting. Over the past year, staff has observed several instances where applicants have failed to attend their scheduled public hearings before various boards such as Planning and Zoning, Historic Preservation Advisory Board, or the City Council. He explained that the absence of an applicant can

limit the ability of the decision-making body to ask questions, receive clarifications, and ultimately render deliberation and decisions regarding a case. So to address this issue, the city attorney has recommended the addition of some language regarding failure of an applicant to appear before the city council or other city boards and commissions. Mr. Miller shared that staff posted notice of this public hearing in the Herald Banner Newspaper, as required by state law, and the Planning & Zoning Commission has recommended approval of this item by a vote of 7 to 0.

Mayor McCallum opened the public hearing, but no one indicated a desire to speak. So, he closed the public hearing.

Mayor McCallum shared that he is the one who brought forth this topic, as he believes it is inconsiderate for applicants to not show up at public meetings, such as the Planning & Zoning Commission or Council meetings, when their item(s) is being discussed and considered.

Following brief, clarifying comments, Councilmember Henson moved to approve Z2025-050. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

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

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 11, DEVELOPMENT REVIEW PROCEDURES, 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.

2. **Z2025-051** - Hold a public hearing to discuss and consider the approval of an ordinance for a *Text Amendment* to Article 12, *Enforcement*, of the Unified Development Code (UDC) for the purpose of establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained that, under the requirements of the International Building Code (IBC) a building permit is valid for a period of six (6) months or 180 days. He shared brief details regarding sections of the International Building Code that outline the expiration period, the validity of a building permit, and when a permit can be suspended or revoked. He went on to explain that this ordinance will provide a tool to allow staff to administratively address building projects that have become stagnated. He explained that there have been some certain situations where projects have remained incomplete for an extended period of time, sometimes well over a year, while the adjacent property owners have basically been left living next to an ongoing or stagnant construction site. With this new ordinance, any building permit issued after October 6, 2025 will expire six months from the issuance, if no progress has been made as determined by the Chief Building Official. Also, building permits

issued before October 6, 2025 will expire two years from the date they were issued. He explained that there will be an appeal process in place. He further shared that staff posted notice of this public hearing in the Herald Banner as prescribed by law. In addition, the P&Z Commission has recommended approval of this item by a vote of 5 ayes to 2 nays.

Mayor McCallum then 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 wonders if these new regulations will impact the upcoming apartments near the downtown square. Mr. Miller indicated that a building permit was just recently pulled for that project. It had been delayed, in part, due to having to work out some issues with Oncor.

There being no one else wishing to come forth and speak, Mayor McCallum closed the public hearing.

Mayor Pro Tem Moeller asked if the Building Official could potentially grant multiple extensions on building permits issued, beyond just one extension. Mr. Miller shared that, yes, it does allow for multiple extensions at the discretion of the Building Official. Mayor Pro Tem Moeller expressed a little concern about the potential for unlimited extensions potentially being granted.

Councilmember Lewis shared that a home in his own neighborhood once took three years to complete, so he is in support of these new regulations. He then moved to approve Z2025-051. Councilmember Campbell seconded the motion.

After brief comments of support by Mayor McCallum, the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-_____

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 12, ENFORCEMENT, 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 passed by a vote of 7 ayes to 0 nays.

3. **Z2025-052** - Hold a public hearing to discuss and consider the approval of an ordinance for a *Text Amendment* to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements

of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information regarding this agenda item. On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows: (1) Recommendation 1. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties; (2) Recommendation 2. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties; and (3) Recommendation 3. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district. After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Councilmember Campbell dissenting and Councilmember Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers Recommendations 1 & 2 (i.e. this case -- Case No. Z2025-052) and one (1) that covers Recommendation 3 (i.e. Z2025-061). The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

Mr. Miller explained that this district was originally established in 1996, and it covers approximately 44 acres, encompassing 145 parcels of land. About 75% of this area is zoned for single family 7. There are smaller portions that are zoned for non-residential uses, like Planned Development District 52, Commercial District, and then there's a small block of only 14. Many of the lots in this neighborhood are smaller, legally non-reforming parcels, and the overlay district's reduced standards were originally designed to accommodate these lots. However, after review, staff determined that the single family 7 standards provide sufficient regulation. He went on to explain that the overlay district should ultimately defer to the underlying zoning. The overlay would still retain the ability for property owners who can't meet these requirements for whatever reason to come before the Planning and Zoning Commission and the City Council to make a special request. Under those provisions, Council will have the authority to grant relief as opposed to the typical way that it's done in other districts where the Board of Adjustments, a quasi-judicial board, would be the one that would hear and consider granting the variances. He explained that the only way to repeal a BOA decision is to challenge it in court.

Mr. Miller went on to explain that on September 9, 2025, the city's Planning and Zoning Commission approved a motion to recommend approval of this item to the Council by a vote of 7 to 0. In addition, staff sent out a 15-day notice to the newspaper (Rockwall Herald Banner) in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), a notice of public hearing to all property owners and occupants within the Southside Residential Neighborhood Overlay (SRO) District, and to all property owners and occupants within 500-feet of the district. At this time, staff has received one notice in support of the proposed zoning changes. Again, the purpose of the

amendment is to better align with the original intent of the establishment of the PD to protect and preserve the residential character of the Southside neighborhood.

Mayor McCallum opened the public hearing, asking if anyone would like to speak. There being no one wishing to come forth to speak at this time, so the mayor then closed the public hearing.

Councilmember Campbell commented, sharing that she previously was the one dissenting Council vote on this issue, as she has concerns about Recommendation No. 2 possibly having an adverse impact on existing residents in the Southside neighborhood. She requested that Council consider the recommendations as separate motions.

Councilmember Campbell moved to approve Recommendation #1 to adjust the boundaries of the Southside Residential Overlay District to remove the Commercial zoned properties. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-_____

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 SUBSECTION 06.05, SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT, OF ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, EXHIBITS 'A' THROUGH 'E' 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 passed by a vote of 7 ayes to 0 nays.

Councilmember Campbell moved to deny Recommendation No. 2 - which is related to removal of the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties - due to possible additional hardships it may pose on current residents within the neighborhood. Councilmember Lewis seconded the motion so that it could be discussed further. He then asked Mr. Miller to further explain this particular recommendation. Mr. Miller went on to clarify that this recommendation would effectively do the following: It would require an increased lot area of 2,000 square feet, an increased lot width of 10 feet, an increased dwelling unit size of 200 feet (so moving to a minimum 1,100 square feet), and the abutting street setback would increase by five feet; the lot coverage would increase by five percent, so they'd be allowed to cover 45' of the lot as opposed to 40'. So, Mr. Miller explained, there is some benefit on both sides.

Councilmember Campbell went on to clarify her concerns further. For example, if – God forbid – a current resident experienced a hardship such as a fire, in order to rebuild, the resident would have to meet this new requirement; or, they would have to request special permission to rebuild if they wanted to rebuild a home that – for example – is less than 1,100 square feet.

Mayor McCallum went on to share that, although he respects Councilmember Campbell's sentiments expressed, one resident did indicate to be "in favor" of the proposal. Following additional discussion, the motion to deny Recommendation #2 failed by a vote of 2 ayes (Campbell and Lewis) and 5 nays (Thomas, Moeller, Jeffus, McCallum, and Henson).

Mayor McCallum then moved to approve Z2025-052, Recommendation #2. Councilmember Thomas seconded the motion, and the ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-

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 SUBSECTION 06.05, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS, EXHIBITS 'A' THROUGH 'E'* 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 Recommendation #2 passed by a vote of 5 aye to 2 nays (Campbell and Lewis).

The mayor then gave indication that "Recommendation #3" will be handled later on during tonight's meeting agenda.

4. **Z2025-053** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item, which is concerning the property addressed as 2215 Ridge Road. He shared that on November 7, 1960, the City Council approved the annexation of the subject property by adopting Ordinance No. 60-04. [Case No. A1960-004]. According to the January 3, 1972 zoning map the subject property was zoned Multi-Family 1 (MF-1) District and Commercial (C) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Multi-Family 15 (MF-15) District and Commercial (C) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned to Commercial (C) District. This remains the current zoning designation of the subject property. On July 28, 2003, the City Council approved a plat for the subject property establishing it as Lot 1, Block A, The Woods at Rockwall addition. On February 6, 2017, City Council approved a Specific Use Permit (SUP) [Case No. Z2016-044] for a Full-Service Carwash by Ordinance No. 17-09, S-162. On December 18, 2017, the City Council approved a Site Plan [Case No. SP2017-039] for a Full-Service Carwash. On January 7, 2019, the City Council approved a Final Plat [Case No.

P2018-044] for the subject property for the purpose of establishing the necessary easements for the development of a Full-Service Carwash; however, this plat was never filed with Rockwall County. On May 28, 2021, the applicant was sent a letter notifying them of the expiration of their Specific Use Permit (SUP) [Ordinance No. 17-09, S-162], Site Plan, and Final Plat due to inactivity. Staff included the letter for reference within the informational meeting packet for Council's review.

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a Full-Service Car Wash and Auto Detail. The carwash is proposed to consist of a single entrance tunnel that has three (3) lanes of queuing. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be parallel to Ridge Road [FM-740]. He also noted that the concept plan provided by the applicant is the same concept plan that was approved on February 6, 2017 by Ordinance No. 17-09, S-162. It's also the same site plan, but the previous approval of the site plan expired back in 2021 due to inactivity. Although a full service car wash / auto detailing business is permitted by right in a Commercial District, because this site is located within the Scenic Overlay District, its approval requires Council to consider approval of an Specific Use Permit (SUP). He pointed out that the building elevations, which are the same as previously submitted years back, may not meet current standards in the overlay district. So, the applicant is having to go through the site plan process through the Planning & Zoning Commission. He pointed out that the applicant is proposing a three-tiered screening along the southern property line adjacent to the existing office park in order to reduce any noise and visibility.

Mr. Miller went on to share that sixty-two notices were sent out to adjacent property owners and occupants located within 500' of the subject property and nearby HOAs were also notified. Staff has received one notice in opposition of the request. In addition, the city's Planning & Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Conway dissenting.

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

Dub Douphrate, the applicant came forth and provided his address as 2235 Ridge Road. He shared that several delays have arisen during this project, including about a three year delay caused by working through a lot of easement-related issues, drainage issues and cross access issues.

Councilmember Henson asked the applicant for clarification about future development of the land located above this site. Mr. Douphrate indicated that the land above this site cannot be developed due to its topography, so it will just remain 'as is.' However, he shared that they will have to put in detention for that whole area to meet the city's standards. They are in favor of that area above remaining in a vegetation state, perhaps as a designated conservation area.

Councilmember Henson shared that this is located really close to the existing Walmart, and it is located within the city's Scenic Overlay District. He wonders if there is anything - building-material wise - that could match or enhance the city's Scenic Overlay District. Mr. Douphrate shared that they will come back with a new set of elevation plans during the site plan process, and he believes those plans will be an enhancement over what was previously presented. Mr. Miller pointed out that, due to the initial timing of this proposed project, the city actually will be allowed to regulate building materials. Mr. Miller shared that a condition could be added to any approval this evening to stipulate that the applicant will be required to comply with all requirements of the city's Scenic Overlay

District.

Clarifying comments and brief discussion ensued related to the detention that will be required and how that relates to the existing detention pond area next to Walmart.

Mayor McCallum asked the City Engineer to speak on if a lot of the existing trees and vegetation will end up being lost. Ms. Williams, City Engineer, indicated that it's not yet known the number of trees and vegetation that will ultimately end up being lost. She shared that there is a way to save a lot of the trees, but the applicant and staff have essentially not yet had ample opportunity to fully evaluate this.

Councilmember Jeffus shared that this is in the Scenic Overlay District, and she really wishes that instead of a carwash on this site, she would much prefer to have a restaurant with patio seating so that patrons could enjoy the treed area.

Mayor McCallum asked if anyone would like to speak during this Public Hearing.

Mr. Bob Wacker – 309 Featherstone – came forth and shared that there seems to be a lot of 'unknowns,' so perhaps action on this item should be tabled to a later date after more information is known. He provided brief comments on the city's Comp Plan. He shared that he believes Planning Chair, Dr. Conway, was really trying to ensure that the Scenic Overlay District is preserved.

Mayor McCallum then closed the Public Hearing, as no one else indicated a desire to speak on this item at this time. He went on to share that resident Nell Welborn previously came forth a couple of months ago and spoke about her desire to try to preserve the trees and to remember that this lot is located within the city's Scenic Overlay District.

Mayor McCallum ultimately ended up making a motion to table this item and remand it back to the City's Planning & Zoning Commission to allow additional opportunity for topics such as Scenic Overlay District requirements, detention, building materials and the trees to be further discussed and considered. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

5. **Z2025-054** - Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Carport and Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information on this item, indicating that the applicant is seeking approval of an SUP in order to construct a carport and detached garage that will exceed the maximum size permitted by the city's Unified Development Code (UDC). The neighborhood was originally platted in 1985 and was annexed into our city in 1999. In 2001 it was zoned SF-16. In 2002, a 3,663 square foot single-family home and a 192 square foot accessory structure were constructed on the property. The applicant is now requesting a detached garage and carport that will be 1,898 square feet in size and will be located at the end of the existing driveway. It will replace the existing 192 square foot accessory building currently located on the property. The

height of the new structure is proposed to be 16' 6" tall and will have cedar elements in the rafters.

Staff mailed out 28 notices to property owners and occupants located within 500' of this property, and six notices were received back in favor of the request. Also, the Planning & Zoning Commission has recommended to the Council approval of this request by a vote of 7 to 0.

Mayor McCallum opened the public hearing and called forth the applicant. The applicant came forth, thanking Mr. Miller for all of his assistance and guidance throughout this process. There being no one else wishing to speak, the mayor then closed the public hearing.

Councilmember Lewis moved to approve Z2025-054. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

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

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 CARPORT AND ACCESSORY BUILDING ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK B, OF THE SADDLEBROOK 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 to approve passed by a vote of 7 ayes to 0 nays.

6. **Z2025-055** - Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of an ordinance for a PD Development Plan for a *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], 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 PD Development Plan to allow the development of Medical Office Building on the subject property. The applicant has submitted a concept plan and conceptual building elevations depicting the establishment of a Medical Office Building on the subject property. Based on the provided concept plan, the proposed development will not take direct access off of S. Goliad Street [SH-205], rather access will be taken off Community Lane and a provided access easement along the south property line. In addition, the proposed Medical Office Building will be one (1) story, approximately 10,377 SF in size, and have 52 parking spaces. The applicant is also proposing a Private Sports Court with Dedicated Lighting. This sports court will be private and only for the use of the clients of the Medical Office. The applicant is proposing to place an 8' vinyl fence

around the sports court for screening purposes. While the UDC requires Commercial Districts to utilize wrought iron fencing, in similar type facilities such as daycares, vinyl fencing has been approved and used. So that is not atypical.

On August 22, 2025, staff mailed 42 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which was the only HOA 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 has not received any notices in regard to the applicant's request. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 7-0.

The mayor opened the public hearing, calling forth the applicant to address Council at this time.

Lisa Deaton
23134 Hwy 22
Yuma, Tennessee

Ms. Deaton, the applicant indicated that this medical facility is a mental health counseling facility, and the court out back will be utilized for sports-related therapy. She shared that the facility will not have any overnight patients, only regular session type mental health therapy.

Mayor Pro Tem Moeller asked for clarification on any lighting that would potentially be present on the court portion of this property. Indication was given that a plan for the lighting has been submitted, and any and all lighting will have to first be reviewed and meet the city's standards before it's installed. Mr. Miller clarified that since this property is adjacent to residentially-zoned properties, the light that is emitted will have to have zero impact on the adjacent residential homes, and likely there will be cluster landscaping around the backside so that there isn't visibility from the residential area. Also, there will be underground detention.

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

Councilmember Thomas moved to approve Z2025-055. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [ORDINANCE NO. 17-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; 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.

- 7. Z2025-056 - Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary (1st Reading).**

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant is seeking approval of this SUP so as to construct a two-story, 3,995 square foot, two-story, single-family home on the subject property, which is currently a vacant tract. The Council is being asked to review the size, location and proposed architecture of the home when compared to adjacent, existing housing. A housing analysis has been provided by staff for Council to review. The proposed home meets all the applicable zoning requirements with the exception of the garage orientation and roof. Specifically the garage orientation, they're proposing a forward-facing garage, which - according to the Unified Velma Code is supposed to be recessed behind the front facade of the home by 20 feet - but in this case the proposed garage actually is one and one-half foot in front of the front facade of the home. And then the roof pitch is at a 212, while the residential district standards require a 312 roof pitch.

Mr. Miller shared that staff sent out notices to adjacent property owners and occupants located within 500' of the subject property, but no notices were received back (neither in favor or against). Also, the city's Planning & Zoning Commission voted 7 to 0 to recommend approval of this request to Council.

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

**Nahomi Anaya
5225 Maple Avenue
Dallas, TX**

Ms. Anaya shared that they would like to construct this residential home, and they are very near the point of successfully obtaining approval from the neighborhood HOA.

Mayor McCallum then closed the public hearing, as no one else indicated a desire to speak at this time.

Councilmember Lewis briefly commented that this proposed home does look very similar to other, existing homes. He then moved to approve Z2025-056. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-
SPECIFIC USE PERMIT NO. S-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] 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 ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR LANDING, PHASE 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. **Z2025-057** - Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC 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 a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. The subject property has remained vacant since its annexation into the City of Rockwall in 1997. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a Residence Hotel [Case No. Z2024-023] without prejudice to allow the applicant to change the plan and resubmit the request. On December 2, 2024, the City Council approved a Specific Use Permit (SUP) for a Residence Hotel, which will expire on December 2, 2025. The applicant has not submitted a Site Plan for the Residence Hotel that was approved; However, recently, a new applicant approached staff about a different configuration for the Residence Hotel on the subject property. Since the proposed configuration would differ from the concept plan approved in the Specific Use Permit (SUP) ordinance, staff instructed the applicant to amend the approved Specific Use Permit (SUP). The applicant is now requesting a Specific Use Permit (SUP) for a Residence Hotel for the purpose of constructing a 14,204 SF LaQuinta Hampton Extended Stay Hotel on the subject property as well as a restaurant. The applicant has submitted a proposed parking plan that shows 147 spaces for both the hotel and restaurant, and what's been submitted in that regard does meet the city's UDC requirements. However, the submitted building elevations do not comply with the city's requirements. However, the applicant submitted revised building elevations just yesterday, and those have been put before Council this evening. In the revised elevations, the applicant has indicated staying to no more than 60' in height.

Mr. Miller went on to indicate that notices were sent out to adjacent owners and occupants within

500' of the subject property. However, no notices have been received back – neither 'for' or 'against' the request. Also, the Planning & Zoning Commission has recommended approval of this request to Council by a vote of 7 to 0.

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

Kiew Kam of Triangle Engineering
1782 West McDermott Drive
Allen, TX

The applicant came forth and shared that he would like to have a 96 room hotel and a free-standing restaurant (ultimately) at this location. He pointed out that he has now met all of the city's requirements and is not requesting any exceptions or variances at this time.

Councilmember Henson asked if this will, with certainty, end up being a LaQuinta. Mr. Kam shared that – yes – this is the brand hotel it will be. Henson also wonders what the restaurant will end up being. Mr. Kam indicated he is currently not sure about what the restaurant will end up being.

Councilmember Lewis asked if it will for sure be a LaQuinta, or if there's a chance it could end up being a Motel 6. The applicant shared that he cannot absolutely confirm that the deal has actually been signed.

Councilmember Jeffus shared that another hotel location within the city switched to an unsavory hotel brand, so she wants to know with certainty that this will be a LaQuinta. The applicant shared that the owner does own other LaQuinta properties, so he is confident it will be a LaQuinta.

Mayor McCallum shared that with some of the current "unknowns," he does have some heartburn.

Mayor McCallum asked if anyone in the audience would like to speak. He then closed the public hearing, as no one else indicated a desire to do so.

The applicant asked if Council could incorporate into its motion and vote the requirement that it will be a LaQuinta. City Attorney, Frank Garza, shared that the Council can include this in their motion at the request of the applicant, since the applicant has pro-actively indicated a willingness to commit to this aspect. Mayor McCallum wonders if the extended stay portion could be excluded. Mr. Miller shared that the 'extended stay' portion was already approved previously by Council in a prior granted SUP.

Councilmember Henson shared that he tends to not be in favor of potentially approving this because we do not know what the restaurant will ultimately be. Mr. Garza interjected, sharing that Council cannot require that the applicant specify the restaurant name at this time; however, Council can include in its motion that it should be required to be a LaQuinta since the applicant has specifically requested and agreed to this particular stipulation.

Following additional discussion, including comments from the city attorney, Mr. Miller shared that it would be a reasonable request to remand this back to the Planning & Zoning Commission to see and evaluate the plans for the extended stay units, including the proposed layout, which the applicant indicated that the units would have a refrigerator, microwave, etc. but no actual cooktops of cooking

appliances.

Mayor McCallum then made a motion to remand this back to the Planning & Zoning Commission. He encouraged the applicant to consider dropping the portion of the request that makes it an 'extended stay' hotel. Councilmember Henson then seconded the motion, which passed by a vote of 7 ayes to 0 nays.

9. **Z2025-058** - Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of an ordinance for a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item, indicating that the applicant is seeking approval to construct a 23' x 30' (690 sq. foot) detached, covered porch in the rear yard of this home. He explained that all residential properties are permitted one detached covered porch that is a maximum of 500 square feet in size and set back a minimum of three feet from the rear property line and six feet from the site yard property and a minimum of six feet from any other buildings or structures. The proposed detached covered porch will be fully constructed out of cedar and have concrete piers with an asphalt shingle roof. All of the materials will match or be complementary to the primary structure. In this case, the applicant's request complies with all the requirements for a detached covered porch with the exception of the size, which is 190 square feet larger than the maximum permissible size. The subject property is surrounded on two sides by properties that are situated within the city's extraterritorial jurisdiction. In addition, the proposed structure is situated in the rear yard behind the primary structure, and has little to no visibility from public right. Based on this, the size and location of the proposed structure, this request does not appear that if approved it will have a negative effect on any of the adjacent properties or the essential character of the neighborhood. He went on to share that the City's Planning & Zoning Commission heard this case and approved a motion by a vote of 7 to 0 to recommend approval of this request to Council. Also, staff mailed out notices to owners and occupants located within 500' of the subject property, and two notices were received back in favor of the request.

The mayor opened the public hearing and called forth the applicant to address Council at this time. As the applicant was coming forth, he asked if anyone else has a desire to speak. No one indicated such.

The applicant then addressed Council, explaining the purpose of the accessory structure, explaining he has a very large family and more space is needed. He went on to respectfully request Council's approval, indicating he's already received approval from the HOA and from the Planning & Zoning Commission.

Mayor Pro Tem Moeller asked if the paved area will be a court. The applicant shared that – no – that will strictly be a paved area.

Following brief comments, Councilmember Thomas moved to approve Z2025-058. Councilmember

Campbell 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 79 (PD-79) [ORDINANCE NO. 20-35] 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 AN ACCESSORY STRUCTURE ON A 0.445-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17, BLOCK F, OF THE SADDLE STAR ESTATES SOUTH, PHASE 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 to approve passed by a vote of 7 ayes to 0 nays.

10. **Z2025-059** - Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant would like to construct a 54 lot residential subdivision that will consist of two (2) lot sizes (i.e. [A] forty-four 100' x 200' lots; and [B] ten 150' x 250' lots). The concept plan shows that the 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The development will have a gross residential density of 0.513 dwelling units per gross acre for the total development (i.e. 0.60 dwelling units on the net acre -- 105.85-acres -- 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre). The minimum dwelling unit size (i.e. air-condition space only) will range from 3,000 SF to 3,250 SF with three car garages. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more Traditional Neighborhood Design product (also referred to as Gingerbread or Modern Farmhouse -- similar to what is allowed in the Somerset Park

Subdivision). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89- acres are floodplain -- representing 20.00% (i.e. $[15.89\text{-acres of floodplain}/2] + 13.36 = 21.057\text{-acres}/105.285\text{-acres gross} = 20.00\%$) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, Planned Development District Standards, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision. The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. *Planned Development District 76 [PD-76]*, *Planned Development District 78 [PD-78]*, and *Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. *licensed engineer, sanitarian, etc.*), [2] stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the

applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property, but no notices were received back by staff. Staff did not notify any Homeowner's Associations (HOAs), as there are not any 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. The Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft ordinance.

William Andrew Solomon, President of SMK Capital
4512 Legacy Drive
Plano, TX

Mr. Solomon shared that the goal is to build quality, single-family homes that families that desire the Rockwall ISD school district would like to live in and continue to grow and prosper in. His company develops real estate in 20 different states. They have roughly six active entitlement projects right now across the Metroplex and also do work in Florida, Colorado, and half of America - minus the west coast and New York.

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

Mayor McCallum generally indicated he is a proponent of this proposal and he is very supportive of estate lots and low density, and this meets the definition of low density. The mayor and applicant discussed things such as timing of the project and anti-monotony. He expressed he'd like to see even more diversity in the homes to promote more of true, custom home building. The mayor indicated that the city's Planning & Zoning Commission seemed to talk the applicant out of providing amenities, including a community pool. While perhaps a community pool is not needed, he wonders if additional amenities could be included, such as perhaps public gazebos. General discussion ensued pertaining to amenities and how those relate to density and acreage as well as the long-term impact that can have on homeowners, especially within communities this small (a little over fifty homeowners).

Mayor McCallum expressed he would like to see the applicant return to the Planning & Zoning

Commission to further consider some aspects of the proposal, including amenities. Mr. Miller shared that this case would come back to Council at its first meeting in October if Council does remand it back to the P&Z Commission for further discussion and additional consideration.

Councilmember Henson asked if the applicant would consider an additional buffer along the SH-276 side. Mr. Miller shared that the buffer is already 70'. Councilmember Henson shared that 29' wide streets at the entryway of a neighborhood is something he does not personally like. He'd like to see a wider roadway at the entry point. He thanked the applicant for including cul-de-sacs, but he wants to ensure that fire trucks can adequately turn around in those areas. He also wonders if the applicant would consider half of the homes having side entry garages instead of all being j-swung garages. Mr. Miller shared that these homes will have longer than normal driveways. He prefers side entry garages because they get cars out from in front of homes. The applicant seemed to indicate he believes this is plausible.

Councilmember Jeffus sought and received clarification regarding open space. The applicant shared that about 18.5% falls into a floodplain. So, with this particular area, they tried to maximize as much green space as possible.

Following additional discussion, Mayor McCallum then moved to remand this case back to the Planning & Zoning Commission for further consideration, including recommendations expressed by Council. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

At 9:22 p.m., Mayor McCallum recessed the public meeting, calling for a brief break. The mayor then reconvened the meeting at 9:27 p.m.

11. **Z2025-060** - Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of an ordinance for a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. This home is located within the Old Towne Historic District. The applicant is requesting a detached garage accessory structure that exceeds the overall maximum allowable square footage permitted within a Single-Family 7 (SF-7) District. The applicant will be removing the three, existing accessory structures when seeking a building permit. Currently situated on the subject property is a 1,548 SF single-family home that was constructed in 1949, a 270 SF detached carport constructed in 2021, and a 96 SF storage shed constructed in 2005. On August 21, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the proposed Detached Garage by a vote of 4-0, with Board Members Lewis, McNeely, and Gaskin absent. As a condition of this case, the Historic Preservation Advisory Board (HPAB) also approved a condition that the Detached Garage generally match the color of the primary structure because it does have some visibility from the front when you're driving past. This condition has been added to the draft ordinance prepared for this case. Mr. Miller shared that notices were sent out to adjacent property owners and occupants located within 500' of the subject property, and one notice was received back in favor of the

request. In addition, the Planning & Zoning Commission has recommended approval of this request to Council by a vote of 7 to 0.

The mayor called forth the applicant and also 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 and invited the applicant to address Council.

Mr. Rendon came forth and stated his address as 719 Fairfax Lane in Rockwall, TX. He then shared that the three existing sheds will be removed, and the one structure will be built. The purpose will be to add storage and also hopefully park vehicles inside of it. It will hopefully eliminate clutter and get the vehicles parked under cover.

Councilmember Lewis wants to ensure that there will be no asphalt poured and that, instead, it will be concrete. Mr. Miller assured that – yes, it will be concrete and that the city would not permit asphalt.

Councilmember Lewis then moved to approve Z2025-060. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

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

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 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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.

12. **Z2025-061** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance for a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Councilmember Campbell absent. Based on this direction staff performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2 (i.e. Case No. Z2025-052)* and one (1) that covers *Recommendation 3 (i.e. this case -- Z2025-061)*. The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC). In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [1] two (2) vacant tracts of land, [2] four (4) single-family homes, [3] two (2) duplexes, [4] one (1) triplex, and [5] Gloria Williams Park/Pool. Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [*i.e. the SRO District*] shall comply with the Single-Family 7 (SF-7) District requirements." If approved, this zoning change -- *coupled with the changes to the district boundaries being proposed in Case No. Z2025-052* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this zoning change would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use. As with any zoning case, staff has sent out the requisite notices to property owners and residents within 500-feet of the subject property. This included 164 notices to property owners and occupants. In addition, staff also sent a letter explaining the zoning change to the ten (10) affected property owners within the subject area. A copy of staff's letter has been provided in the informational meeting packet. Staff has received one (1) emailed response from a property owner within the 500-foot notification area in favor of the proposed zoning change. In addition to the property owner notifications, staff also notified all Homeowner's Associations (HOA's) or Neighborhood Organizations -- participating in the Neighborhood Notification Program -- within 1,500-feet about the proposed zoning change. This included the Highridge Estates Subdivision. On September 9, 2025 the Planning and Zoning Commission approved a motion by a vote of 7-0 to recommend Two-Family (2F) District zoning in lieu of the proposed Single-Family 7 (SF-7) District zoning. Staff should note that should the City Council choose to approve the Planning and Zoning Commission's recommendation of Two-Family (2F) District zoning, staff will make the requisite changes to the draft ordinance between the first and second reading of the ordinance.

Mayor McCallum opened the public hearing, asking if anyone would like to come forth and speak at this time.

David Honzell
414 E. Coachlight Trail
Rockwall, TX 75087

Mr. Honzell came forth and pointed out his wife, Patricia, who is also present this evening. He explained that he and his wife purchased a property in this area seven years ago, strategically selecting it with a desire to construct a duplex. He shared that the property, when purchased, had a lot of junk on it, and he and his wife personally worked very hard on clearing it out and cleaning it up. They do desire to follow through with their original intent of constructing a duplex, and he and his wife are very passionate about individual property rights. He encouraged the Council to consider and respect those rights, which are outlined in and protected by the U.S. Constitution.

There being no one else wishing to speak, the mayor closed the public hearing.

Councilmember Campbell thanked Mr. Honzell for what he said. She expressed she is a conservative and she is also very passionate about the rights of property owners. While she is not for multifamily housing, she is for the rights of property owners. So, she went on to make a motion to recommend making this a two-family district zoning in lieu of the proposed SF-7 District Zoning. Councilmember Lewis seconded the motion so that discussion could ensue.

Mayor McCallum shared the he is absolutely pro property rights, and the rights of people who live here are important to him. He explained the various reasons why this proposal is being brought forth, and he shared that – regardless – if this motion passes, there will still be a donut. He shared that the city would not be taking away anyone’s property rights. He presumes the speaker this evening desires to construct a rental home, and he pointed out that Council recently approved a replat for someone who’s doing a great job of building single-family homes in this neighborhood and bringing new homeowners into the district. He went on to share that one person did respond to the public notices, and that one person expressed being in favor of this case. He went on to indicate he will vote against the motion on the floor this evening.

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 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 MULTI-FAMILY 14 (MF-14) DISTRICT TO TWO-FAMILY ZONING DISTRICT FOR A 2.56-ACRE TRACT OF LAND IDENTIFIED AS [1] LOT 1A, 2A, 1B, 2B & 1C AND A PORTION OF LOTS 3 & 4, BLOCK H, SANGER ADDITION, [2] LOTS 1 & 2, BLOCK A, M & M JOHNSON ADDITION, [3] LOTS 1 & 2, BLOCK A, RIOS BUFFINGTON ADDITION, AND [4] LOTS 1 & 2, BLOCK A, RHDC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED EXHIBIT ‘A’ AND DEPICTED IN 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.

The motion failed by a vote of 2 ayes (Campbell and Lewis) to 5 nays (Jeffus, McCallum, Henson, Thomas, and Moeller).

Mayor McCallum then moved to approve Z2025-061 for SF-7 district. Councilmember Jeffus 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 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 MULTI-FAMILY 14 (MF-14) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 2.56-ACRE TRACT OF LAND IDENTIFIED AS [1] LOT 1A, 2A, 1B, 2B & 1C AND A PORTION OF LOTS 3 & 4, BLOCK H, SANGER ADDITION, [2] LOTS 1 & 2, BLOCK A, M & M JOHNSON ADDITION, [3] LOTS 1 & 2, BLOCK A, RIOS BUFFINGTON ADDITION, AND [4] LOTS 1 & 2, BLOCK A, RHDC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED *EXHIBIT 'A'* AND DEPICTED IN *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.

The motion passed by a vote of 6 ayes with 1 nay (Campbell).

Action Item #2 was addressed next by Council.

VIII. Action Items

1. Discuss and consider recommended appointments to the Rockwall Youth Advisory Council (YAC) for the 2025-26 school year, and take any action necessary.

Vincent Vento, who served as Chair of the YAC for the 2024-2025 school year, came forth and briefed Council on recent interviews held with applicants for this current 2025-2026 school year. He went on to ask Council to consider the recommended appointees, as presented in the memo within the informational meeting packet that Council has been provided.

Councilmember Campbell when on to make a motion to appoint the recommended slate of students, including the four new YAC members, as follows:

Ainsley Schmidt
London Stahl

Eva King and
Sheldon Brown.

Councilmember Thomas seconded the motion. He thanked Mr. Vento for his leadership in how he helped lead the interviews and vetting process last week, letting him know he is proud of him and the other YAC members, and – as one of the YAC liaisons this school year – he looks forward to working with the students. Following brief, additional comments, the motion then passed by a vote of 7 ayes to 0 nays.

The mayor then indicated he will move to Public Hearing items. As he did so, Councilmember Lewis interjected, asking that the Mayor and Council consider reordering the agenda to address Action Items next instead (specifically the budget and tax rate related items). He would like to do so considering there are several city employees who are present, many of whom probably need to be up early in the morning and some of whom may need to leave to respond to emergency calls soon (police and fire staff in the audience). The mayor then moved to Action Item #4.

2. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2026 and amended budget for fiscal year 2025, as well as the 'Annual Work Plan' for FY2026, and take any action necessary.

City Manager, Mary Smith provided brief, introductory comments regarding this agenda item.

Mayor McCallum moved to approve the proposed budget with the following exception – he'd like to adjust the capital budget to not include the money for the pad sites and landscaping of the La Jolla and the Ridge Road projects. He clarified that money would remain for the detention pond at the Tech Park because that's necessary for that corner to be developed.

Kayne Pierce, Chair of the REDC Board, came forth and provided several comments, including giving indication that the REDC had difficulties with bidding on the detention pond and was only able to obtain one bid. Mayor McCallum provided additional comments, sharing that even some REDC board members had some concerns about having only received one bid. Councilmember Lewis asked for clarification regarding if the motion will include the detention pond portion. Mayor McCallum shared that – yes – the detention pond portion will remain as part of his motion for inclusion in the budget. Councilmember Lewis seconded the motion, which – after additional, brief comments – passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2026 and amended budget for fiscal year 2025, and take any action necessary.

City Manager, Mary Smith shared that this proposal is significantly less than the prior year because they rebid the landscaping and that was really the only adjustment to the budget. Mayor McCallum then moved to approve the amended budget and the proposed budget, as presented. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider approval of an ordinance amending the city budget for fiscal year 2025, and take any action necessary.

City Manager, Mrs. Smith, briefly commented that Council was previously provided with the

amendments in the informational budget notebooks, so this is just a quick clean-up item to approve those amendments.

Mayor McCallum then moved to approve the ordinance and associated amendments. Councilmember Lewis seconded the motion, and the ordinance caption was read as follows:

**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 25-56**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

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

5. Discuss and consider approval of an ordinance adopting the proposed city budget* for fiscal year 2026, and take any action necessary.

Mrs. Smith shared that the ordinance is in the information meeting packet. Also, the required taxpayer impact statements have been provided, including being displayed on the screen this evening. She shared that the city attorney has informed that a roll call vote is needed for this agenda item, and the City Secretary will assist with that part once the time comes.

Councilmember Thomas moved to approve the ordinance adopting the budget for fiscal year 2026. Mayor Pro Tem Moeller seconded the motion.

The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-57**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

City Secretary, Kristy Teague, then asked each council member, one-by-one, to voice his or her vote by stating "aye," "nay" or "abstain." The results of the individual, roll call vote were as follows:

- Councilmember Thomas – "aye"
- Councilmember Jeffus – "nay"
- Mayor Pro Tem Moeller- "aye"
- Mayor McCallum – "nay"
- Councilmember Campbell – "aye"
- Councilmember Lewis – "aye"
- Councilmember Henson – "nay"

So the motion passed by a vote of 4 ayes (Thomas, Moeller, Campbell, and Lewis) and 3 nays (Jeffus, McCallum and Henson).

6. Discuss and consider approval of an ordinance levying ad valorem taxes* for the tax year 2025, and take any action necessary.

Councilmember Henson shared that he is confident in Rockwall's growing economy, and he does believe we should prioritize the police and fire departments and provide them with the raises that they deserve to be paid, and he believes we can do so without raising taxes. Councilmember Henson then moved to approve a tax rate of .24745, which is the identical tax rate for this past year. The motion was seconded by Councilmember Jeffus.

Councilmember Lewis indicated that we do have the best people (staff) within our city in all of the various city departments across the city – fire, police building inspections, water, sewer, dispatch – you name it – we have the best staff. He went on to share he will be voting against this motion.

Councilmember Henson restated his motion, as follows, as prescribed by state law:

I move that the property tax rate be increased by the adoption of a tax rate of .24745 cents, being the same as last year, per \$100 dollars of assessed value, which is effectively a 5.44% increase in the tax rate.

Councilmember Jeffus seconded Councilmember Henson's restated motion.

Councilmember Thomas thanked the members of council for all the hard work that's been put into this process. He went on to share that he will be coming out against this particular motion, explaining that we cannot responsibly fund government off of sales tax projections indicating astronomical growth. We've already factored in a 6% sales tax projected increase, which is not happening in a lot of other proposed budgets in other cities similar to our size of 50,000 population or more. He believes we should look at sales tax projections more conservatively and that a 6% projection is pretty aggressive in this current environment. He went on to indicate that, although the tax rate has been continually lowered, he is asking that we look at raising it this year to allow for us to invest in the roads and ensure employees are taken care of, including our first responders. He expressed a willingness to meet and discuss with anyone his viewpoints on this motion, this topic and his associated vote(s). He believes the City Manager has been responsible and has put forth a fiscally responsible budget, and he believes that what he is in support of represents a responsible increase so we can make necessary investments and keep us on track for the future. He pointed out that no new staff positions are being requested or added and there is no wish list of things being requested, but – rather – what's being requested is necessary. So he will vote against this currently proposed motion on the floor.

Councilmember Campbell shared we need to keep Rockwall safe, be responsive, and keep our city well maintained. She believes that, despite past tax rate decreases, it is now important that our city remain competitive. Councilmember Campbell thanked all city staff who are present this evening to show their support over this decision this evening. She stressed that city staff and the work they do are valuable. She has been involved in many text messages, phone calls, and one-on-one conversations about this topic. Overall, with few exceptions, the input she's receives has been to

support our community, support our first responders, and support our staff. She believes we cannot legitimately do that with the current tax rate in place now. So, she will be voting against the current motion.

Mayor Pro Tem Moeller shared that his whole career has been focused on public safety, so of course he supports public safety. He shared that he knows that, in order to do their jobs, staff needs resources. He indicated that former Councilmember Billy Morris shared that councilmembers have to determine if things that are proposed are 'wants' or 'needs.' He went on to share that – in this proposed budget – 'needs' are represented. No new staff positions are proposed. A good portion of the increase will be to fund roads, which are needed and important. He will not be supporting the current motion.

Mayor McCallum shared that he also formerly served with former councilmember Billy Morris, and he has heard those sentiments regarding needs versus wants previously expressed as well. He went on to share that he will not apologize for being a conservative, and he will never vote for a tax increase. He has an ambitious vision for what the city needs to accomplish in the future. He is in support of public safety, and he believes that we will positively move police and fire forwards in the next several years. He indicated this is a particularly tough budget year. He and the city manager have spent some time together talking about how tough this budget is, and the city manager has done a great job. This is a particularly tough year. It's not the staff's fault that we're giving - or going to be rebating - some of this money back to Ikea. It's not the staff's fault that we have other tough budget priorities. But he trusts our city manager to make the tough decisions with a 5% increase in revenue to prioritize employees. He indicated he is in support of Councilmember Henson's motion and does not believe the rate should be raised.

The ordinance caption was read as follows:

**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 25-58**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2025 AT A RATE OF \$.24745 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2025 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2025 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

City Secretary, Kristy Teague, then asked each council member, one-by-one, to voice his or her vote by stating "aye," "nay" or "abstain." The results of the individual, roll call vote were as follows:

- Councilmember Thomas – "nay"
- Councilmember Jeffus – "aye"
- Mayor Pro Tem Moeller- "nay"
- Mayor McCallum – "aye"
- Councilmember Campbell – "nay"

- Councilmember Lewis – “nay”
- Councilmember Henson – “aye”

So the motion failed by a vote of 3 ayes (Jeffus, McCallum and Henson) and 4 nays (Thomas, Moeller, Campbell, and Lewis).

Councilmember Lewis moved that the property tax rate be increased by the adoption of a tax rate of .25750 cents per \$100 dollars of assessed value, which is effectively a 9.7%, which is effectively a 5.44% increase in the tax rate. Mayor Pro Tem Moeller seconded the motion.

City Secretary, Ms. Teague, then recorded the vocalized roll call vote as follows:

- Councilmember Thomas – “aye”
- Councilmember Jeffus – “nay”
- Mayor Pro Tem Moeller- “aye”
- Mayor McCallum – “nay”
- Councilmember Campbell – “aye”
- Councilmember Lewis – “aye”
- Councilmember Henson – “nay”

The motion passed by a vote of 4 in favor (Thomas, Moeller, Campbell and Lewis) with 3 against (Jeffus, McCallum, and Henson).

Mayor McCallum recessed the public meeting to call for a break at 7:26 p.m. Thereafter, he reconvened the meeting at 7:38 p.m., addressing Public Hearing item #1 next.

7. Discuss and consider the Hotel Occupancy Tax ("HOT") Subcommittee recommendations for funding allocations in fiscal year 2026, including authorizing the City Manager to execute associated funding arrangements, and take any action necessary.

City Manager, Mary Smith, shared some brief comments pertaining to this agenda item. Mrs. Smith shared, in part, that these recommendations include beginning the process of working to move the CVB functions (“Convention and Visitors Bureau”) in house as a city department. Councilmember Lewis shared that while this line item for the Chamber is currently reflected at \$150,000, this amount could possibly increase at a later date. He shared that making this transition from the Chamber to the City could take longer than expected.

Councilmember Campbell thanked Darby and the Chamber as a whole, acknowledging that the chamber has played a vital role in the growth and success of the community as a whole. She is a strong supporter of the Chamber, its staff, its efforts and the Chamber Board, which all play a vital role in putting heads in beds, promoting tourism, and having our community be successful. She would like to see a hybrid type of situation related to the CVB aspect of the Chamber, specifically leaving a portion of the CVB function – like a desk front at the actual Chamber location – while also moving the CVB function over to the city. Councilmember Thomas expressed a lot of gratitude to the Chamber for all of its efforts over the years, sharing that he looks forward to a continued partnership. Mayor McCallum shared that it was important to allocate a portion of the funds to

ensure that the CVB functions continue. He went on to point out that the HOT Committee faced some tough choices, and not everything that was requested by all parties was able to be approved for funding.

Mayor McCallum went on to make a motion to accept the HOT Subcommittee recommendations for FY2026. City Manager, Mary Smith reminded Council that if any councilmember serves on a board for any of the organizations receiving funding, they will need to abstain from voting on those funding items.

Mayor McCallum then restated his motion, moving to approve the recommended funding allocations for fiscal year 2026, excluding the funds for Helping Hands and Meals on Wheels. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller went on to make a motion to approve the funding recommendation for Meals on Wheels and Helping Hands. The motion passed by a vote of 5 ayes with 2 abstentions (Lewis and Thomas).

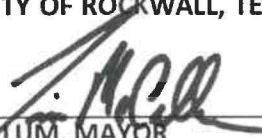
** Taxpayer Impact Statement - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per \$100 dollars of assessed value). For more information on the budget and/or tax rate, visit www.rockwall.com.*

	Current Rate	No New Revenue Rate	Proposed Rate
Tax Year	2024	2025	2025
Fiscal Year	FY2025	FY2026	FY2026
Average Homestead Value	\$430,794	\$472,950	\$472,950
Tax Rate	.247450	.234687	.257500
Estimated Taxes	\$1,066	\$1,109	\$1,217

IX. Adjournment

The mayor adjourned the meeting at 10:06 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 6th DAY OF OCTOBER, 2025.



 TIM McCALLUM, MAYOR

ATTEST:



 KRISTY TEAGUE, CITY SECRETARY

