



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, November 3, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding Rockwall Central Appraisal District (CAD) Board of Directors election and associated ballot selection/submission, pursuant to Section 551.074 (personnel matters).
2. Discussion regarding terms and possible amendments to the Lease Agreement between City and Shores Country Club (Rockwall Golf and Athletic Club), pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Pastor Gunnar Ledermann, Divine Peace Church

VI. Proclamations / Awards / Recognitions

1. Veteran's Month Proclamation

VII. Appointment Items

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

VIII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the October 20, 2025 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** amending the Code of Ordinances in Ch. 4 "Alcoholic Beverages," Article II. "Required Biennial Fee" to remove said fee(s) in accordance with Senate Bill 1008, and take any action necessary. **(2nd reading)**
3. Consider approval of an **ordinance** for the temporary reduction of the current 55 miles per hour speed limit along FM 549 to 45 miles per hour from MP 9.596 to MP 11.866 (from SH 276 approximately 2.27 miles to SH 205) during (re)construction of FM 549, and take any action necessary. **(2nd reading)**
4. **Z2025-063** - Consider a request by T. J. Mutcherson for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary **(2nd Reading)**.
5. **Z2025-064** - Consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of an **ordinance** for a Specific Use Permit (SUP) to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive **(2nd Reading)**.
6. **Z2025-065** - Consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of JBR2, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary **(2nd Reading)**.
7. Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of \$1,588,000 to be funded by the Streets and Drainage Operating Budget, and take any action necessary.
8. **P2025-037** - Consider a request by David Stanglin of Ruffin Custom Buildings for the approval of a Replat for Lot 2, Block A, Pott Shrigley Addition being a 2.00-acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 992 Sids Road, and take any action necessary.

9. Consider authorizing the City Manager to execute an agreement with Skydio for the purchase of drones to be used for law enforcement operations in the amount of \$79,022 to be paid for out of Police Department Seized Funds, and take any necessary.
10. Consider authorizing the City Manager to execute interlocal agreements with the cities of Fate and Richardson to allow for cooperative purchasing and shared procurement opportunities, and take any action necessary.

XI. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **P2025-036** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for the abandonment of public right-of-way situated between E. Washington Street and Denison Street and a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary **(1st Reading)**.
2. **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)**.

XII. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. **Z2025-062** - Discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary **(2nd Reading)**.
2. **MIS2025-018** - Discuss and consider a request by Noah Dawit for a Special Request for an *Exception* to the *Exterior Material* requirements of Planned Development District 75 (PD-75) for a 0.688-acre tract of land identified as a portion of Lot 776A and all of Lots 774A & 775A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 370 Eva Place, and take any action necessary.

3. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.
4. Discuss and consider a recommendation of denial from the city's Park Board related to a request from Josh Williams of Prestige Water Sports of Dallas for approval of concession agreement to conduct charter trips and watercraft rental operations at The Harbor and take any action necessary.
5. Discuss and consider an **ordinance** amending the Code of Ordinances in Chapter 44, Utilities regarding the disconnection of utilities and related penalty provisions for failure to bring a property into compliance after proper notice is provided, and take any action necessary. **(1st reading)**
6. Discuss and consider approval of a resolution(s) regarding submission of ballot pertaining to the Rockwall Central Appraisal District (CAD) Board of Directors election, and take any action necessary.
7. Discuss and consider a presentation regarding a possible May 2026 City Charter Amendment election, and take any action necessary.

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

1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Roadway Projects Update - (None this month)
5. Police Department Monthly Report
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

XIV. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information. The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development). I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of October at 10:40 PM and remained so posted for at least three business days before the scheduled time of said meeting.

Kristy Teague, City Secretary

Date Removed