
ROCKWALL CITY COUNCIL MEETING

Monday, May 19, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

New Mayor, Tim McCallum called the meeting to order at 5:00 p.m. Present were Mayor McCallum and Councilmembers Sedric Thomas, Melba Jeffus, Mark Moeller, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manger Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor McCallum read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

1. Discussion regarding appointment of Mayor Pro Tem and assignments for city council subcommittees and board liaisons, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
3. Discussion regarding update on legal action related to unpaid hotel occupancy taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney)
4. Discussion regarding legal advice associated with water supply contracts with City of Heath, pursuant to §551.071 (Consultation with Attorney)
5. Discussion regarding proposed legislation related to purchase of property inside city limits by housing authority, pursuant to Section §551.071 (Consultation with Attorney)
6. Discussion regarding status of insurance claim related to boat docks at Harbor pursuant to §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council adjourned Executive Session at 5:37 p.m.

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

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

V. Invocation and Pledge of Allegiance - Pastor Kason Huddleston

Guest, Pastor Huddleston, came forth and delivered the invocation and led the Pledge of Allegiance.

VI. Swearing in of Newly Elected Councilmembers and Mayor

1. Place 1 - Richard W. Henson

Rockwall County Commissioner, Pct. 3, Lorne Liechty came forth and administered the Oath of Office to Councilmember Henson.

2. Place 3 - Melba L. Jeffus

Rockwall Municipal Court Judge, Matthew Scott, came forth and administered the Oath of Office to Councilmember Jeffus.

3. Place 5 - Dennis Lewis

Councilmember Lewis then came forth, and Judge Scott administered the Oath of Office to him.

4. Mayor - Tim McCallum
- Mayor's remarks

382nd District Court Judge, Brett Hall came forth and administered the Oath of Office to Mayor McCallum. Mayor McCallum thanked Judge Hall, pointing out that Judge Hall also swore him in when he was first elected to Council many years ago. He is honored Judge Hall did so again this evening.

Mayor McCallum addressed the audience and expressed his gratitude to everyone who supported his campaign, including those who actively knocked doors, worked the polls and hosted 'meet and greets.' He thanked his family, including his two (adult) children and his wife of 32 years, Jennifer. He then outlined his vision for the future of the City of Rockwall and discussed several areas he plans to focus on to enhance the community. Among the key points he covered were:

- **Work on curbing high density development and eliminate the building of apartments in the City.**
- **Contest proposals from developers seeking to introduce high-density projects to the Council.**
- **Fast-track updates to the city's Comprehensive Plan and introduce changes that emphasize building family-friendly neighborhoods rather than catering to developer interests. He will also direct staff to bring forth to Council measures to prevent developers from manipulating the current comprehensive plan.**
- **Take a critical look at roadways and the city's thoroughfare plan, finishing partially completed roadways and trails and also keeping Rockwall citizens informed. He will also ask City Manager Mary Smith to prepare a formal report and presentation on current and upcoming projects at future City Council meetings.**
- **Economic Development – Mayor McCallum indicated the city should work with the Rockwall Economic Development Corporation (REDC) to buy and build Phase 4 of the Tech Park to continue to attract high-quality businesses and jobs. This initiative is focused on attracting new businesses, with the goal of creating high-paying jobs and strengthening the local economy. Currently, the Tech Park contributes approximately \$565 million in taxable value supported by the REDC. The Mayor is committed to growing that figure to over \$1 billion in value in the future, helping to shift the tax**

burden away from homeowners. The mayor indicated that achieving this vision is a top priority.

- He emphasized that he is a conservative Republican and will lead with conservative principals.
- **Trash Service** – Mayor McCallum acknowledged the frustration expressed by residents regarding the recent trash service discussions and recent decisions. While he noted he is not sure there is anything he can do about the contract, he firmly committed to ensuring such a situation never happens again. As the City works on the next set of city charter amendments, the Mayor indicated he plans to recommend that Council place a proposal on the ballot requiring all future waste service contracts to go through a competitive bidding process. He emphasized that voters deserve to have a voice in how major contracts are handled and that the City’s charter should reflect safeguards to prevent similar issues in the future
- **Fire Station #1** – the Mayor indicated that existing station was built to accommodate volunteers, not paid staff to sleep in and live in. He committed to instructing staff to bring forth plans to buy land, design it and then evaluate budgetary related options to actually get it done. He emphasized the need to stand beside and support first responders, both Fire and Police.
- **Klutznick Farm** – Mayor McCallum expressed concern that the high density and small lots are excused because of the developer dedicating a 50-acre park. The problem is it’s not a park. It’s 50 acres of farmland without any money allocated to actually build a park. He will ask staff to help modify the comp plan so that developers have to help fully amenitize a park. He will also ask staff to begin the planning process for this 50-acre park, which will be the largest park on the city’s south side. The project will be led by Travis Sales, Director of Parks & Recreation.
- **Community Engagement** – the Mayor committed to ensuring residents stay informed of what their government is doing. He will continue to communicate with residents directly and ensure they have a voice. He shared that the City Council will begin hosting Town Hall meetings in partnership with homeowners’ associations (HOAs) throughout the city. Mayor McCallum emphasized that he is here to listen and implement changes to create a better city for everyone.

Mayor McCallum wrapped up his comments, indicating we are lucky to live in a city where the public servants in place really, truly care. This city has been his home for the last twenty-six years when he first drove across the lake and fell in love with our city. He is committed to keeping Rockwall an aspirational community. He is humbled and honored to serve this community. He thanked everyone for their support and wished God’s blessings upon the city.

VII. Appointment Items

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

Dr. Jean Conway came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight’s meeting agenda. Council took no formal action following Dr. Conway’s comments.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and

Speak at this time. No one indicated a desire to speak, so Mayor McCallum closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor McCallum moved to appoint Councilmember Mark Moeller as Rockwall's Mayor Pro Tem. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum moved to appoint Councilmembers Lewis and Jeffus to represent the City on the County of Rockwall Emergency Services Corporation (ESC) Board. Councilmember Moeller seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

X. Consent Agenda

1. Consider approval of the minutes from the May 5, 2025 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the May 13, 2025 Special City Council meeting, held to canvass the May 3, 2025 General Election results, and take any action necessary.
3. Consider an **ordinance** prohibiting overnight parking for certain commercial vehicles on city-owned parking lots in The Harbor District, and take action necessary (**2nd Reading**)
4. **P2025-012** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.
5. **P2025-014** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.
6. Consider authorizing the City Manager to execute a purchase order for the replacement of 35 Getac laptops for police vehicles for a cost of \$137,808, to be funded by the Technology Replacement Fund, and take any action necessary.
7. Consider awarding a bid to Advanced Pipe Repair and authorizing the City Manager to execute associated contract(s) in an amount not to exceed \$171,600 for the rehabilitation of 30 manholes within the city - to be funded by the Wastewater Operating Budget - and take any action necessary.

Mayor McCallum moved to approve the Consent Agenda (#s 1, 2, 3, 4, 6, and 7), and he pulled Item #5 for separate consideration. Councilmember Lewis seconded the motion. The ordinance caption for # 2 was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-516, *PROHIBITED OVERNIGHT PARKING OF OVERSIZED VEHICLES IN THE HARBOR OF ARTICLE VII, STOPPING, STANDING OR PARKING, OF CHAPTER 26, MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE PROHIBIT OVERNIGHT PARKING IN PUBLIC PARKING LOTS AT THE HARBOR AS DEPICTED IN *EXHIBT 'A' OF THIS ORDINANCE*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Regarding item #5, Mayor McCallum indicated he voted against this two years ago and will also not be supporting it this evening. Councilmember Thomas moved to approve Consent Agenda item #5 (P2025-014). Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 5 ayes to 2 nays (McCallum and Jeffus).

XI. Public Hearing Items

1. **Z2025-017** - Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 54,766 SF church and 50,000 SF parking lot situated on the subject property. The applicant's letter details that the proposed expansion will be approximately 31,500 SF and will consist of class rooms and offices. The proposed concept plan also details the proposed locations for parking and the existing access drives surrounding the property. Additionally, the previously approved site plan indicated that 299 parking spaces would be provided with the construction of Phase 1 on the subject property. The current concept plan includes an additional 100 parking spaces, which should meet the requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, in the Unified Development Code (UDC) for the proposed expansion. Specifically, the expansion includes 5,000 square feet of office space, requiring 17 parking spaces (i.e. at a ratio of 1 space per 300 square feet of building area), leaving 83 remaining spaces to serve the proposed 26,500 square feet of classroom space. He went on to explain that approval of this SUP is a discretionary decision on the part of Council. On April 18, 2025, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Rolling Meadows Estates Homeowner's Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At this time, staff has received two (2) notices in opposition to the applicant's request. On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners

Thompson and Hustings absent, and one (1) vacant seat.

The mayor opened the public hearing, and the applicant – James Jackson (lives at 1085 Hidden Lakes Way) - came forth and commented, indicating this expansion has been anticipated for many years now although it's been put off for many years. The new building will mainly be used for youth. He shared that it is actually a smaller size building than what the church originally discussed, but this smaller size will be fine, and it is something the elders of the church have been able to agree to regarding spending money.

Mayor McCallum asked if anyone else would like to speak. With no one indicating such, he then closed the public hearing.

Councilmember Lewis commented that James Jackson and his wife, Debbie, were some of the first people he and his wife, Clarissa, met when they first moved here in 1993. He went on to share that the church had an original building design that was created by the Rockwall Career and Tech Center through the RISD. He went on to comment that James Hawk, who passed away not too long ago, was the long-term pastor of this Church of Christ over the years. He thinks it's a great thing that the church plans to name the new building in honor of that late pastor and his wife. Councilmember Lewis then moved to approve Z2025-017. Councilmember Campbell seconded the motion. Mayor McCallum commented that this Church of Christ has been great, and he and his son spent a lot of Monday nights there when his son was in Boy Scout Troop 989 at that church. He thanked the church for sponsoring those Boy Scouts and thanked them for all they do in the community.

The ordinance caption was then read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSIDING *ORDINANCE NO. 04-16*, AND AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. Z2025-018 - Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of

annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 3,200 SF single-family home, [2] a 720 SF attached carport, [3] a 2,025 SF barn, and [4] a 1,320 SF barn. The two (2) barns were constructed in 1960. The single-family home and attached carport were constructed in 1985. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation. On March 15, 2024, the applicant has submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to rezone the 2.581-acre portion of the 101.43-acre tract of land leftover from the Erwin Farms Subdivision zoning case (*i.e. Case No. Z2025-005*). Under this case, a 98.316-acre portion of the property was rezoned to Planned Development District 104 (PD-104), which allows for a 123-lot single-family, residential subdivision that consists of three (3) lot sizes (*i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots*). The applicant is requesting to rezone the 2.581-acre tract of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that if approved, it would be the property owner's intent to subdivide the property into two (2) parcels of land -- *each being a minimum of one (1) acre in size* -- in the future. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District. The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On April 22, 2025, staff notified 62 property owners and occupants within 500-feet of the subject property. Staff also notified the Dalton Ranch Homeowner's Association (HOA) which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices in regard to the applicant's request. On May 13, 2025, the Planning and Zoning Commission approved a motion to approve the Zoning Change by a vote of 4-0, with Commissioners Hustings and Thompson absent and one (1) vacant seat.

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

Councilmember Thomas moved to approve Z2025-018. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-30**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 2.581-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & '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 7 ayes to 0 nays.

3. **Z2025-020** - Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of an ordinance for a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary (**1st Reading**).

The mayor indicated that the application has no relation to Councilmember Melba Jeffus. Planning Director, Ryan Miller then provided background information regarding this agenda item. The subject property was annexed into the City of Rockwall on June 20, 1959 by Ordinance No. 59-02 [i.e. Case No. A1959-002]. At the time of annexation, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned from Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District. On January 22, 2008, the City Council approved a final plat [i.e. Case No. P2007-036] that established the subject property as Lot 2, Block 1, Blase Addition. According to the Rockwall Central Appraisal District (RCAD) there is an existing 4,735 SF single-family home that was constructed in 2008 situated on the subject property. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of a 655 SF Accessory Structure on the subject property. The accessory structure has an approximate total height of 20-feet, 4¼-inches or 15-feet, 2½-inches at the midpoint of the roof, with a 12:12 roof pitch. The proposed building elevations provided by the applicant indicate the structure will be clad in stone, have a brick or cast stone header, and consist of shaker siding. A chimney will also be incorporated into the structure. On April 18, 2025, staff mailed 75 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which are the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff has not received any notices in reference to the applicant's request. On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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

Councilmember Thomas asked if the application plans to make this secondary living quarters at any point. The applicant shared that – no, there are no plans to do so. He shared that it is strictly being constructed in order to house a hot tub. Councilmember Thomas then moved to approve Z2025-020. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-31
SPECIFIC USE PERMIT NO. S-363**

**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 AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

4. **Z2025-021** - Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09 [Case No. A1971-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant and zoned Agricultural (AG) District since annexation. On April 17, 2025, the applicant -- Joseph Bickman of the Trinity River Development, LLC -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District to facilitate the future construction of a *Retail Store with Gasoline Sales*. A *Retail Store with Gasoline Sales* is a permitted *by-right* land use in the Commercial (C) District, and the applicant has stated that this will be the intended land use for the 1.803-acre tract of land south of the subject property. This property is already zoned Commercial (C) District (*see Map 1*). The applicant has also stated that if the zoning change is approved, the additional land will be combined with this tract and used to better situate the land use on the subject property. In addition, the larger tract of land will allow the proposed land use additional access along John King Boulevard. Staff should note that regardless of approval, the applicant will be required to establish a residential adjacency buffer with either a masonry wall and canopy trees on 20-foot centers or a 20-foot landscape buffer with three (3) tiered screening and a berm adjacent to the vacant tract of land currently zoned Agricultural (AG) District and which is designated for *Medium Density Residential* land uses on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan (*i.e. the 31.393-acre tract of land north and west of the subject property and of which the subject property is currently a part of*). The additional land area should help the *Retail Store with Gasoline Sales* provide a better transition to any future development of the adjacent tract of land, which will most likely be for residential land uses in the future; however, since this zoning change will require the City Council to amend the Future Land Use Plan from Medium Density Residential land uses to Commercial/Retail land uses, it does remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On April 22, 2025, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received one (1) notice from one (1) property owner

inside the 500-foot notification area in favor of the applicant's request. On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 4-0, with Commissioners Thompson and Hustings absent and one (1) vacant seat.

Mayor McCallum opened the public hearing and called forth the applicant. He then asked if any members of the public would like to speak.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker indicated this is an important intersection, and he wonders if this intersection can have a traffic light installed instead of just a stop sign. Mrs. Smith, City Manager, shared that the city is already conducting the study that is needed for a signal at this location. So, it is 'in the works.' She pointed out that this will be a more complicated traffic signal because it has to be timed to coordinate with the railroad crossing and associated signals.

Jeff Carrol
Carrol Architects
750 E. Interstate IH-30
Rockwall, TX

Mr. Carol came forth (on behalf of the applicant) and provided brief comments. In part, he shared that there will be two access points for Fire to be able to maneuver. There will also be access if there is ever future residential in the back.

The mayor then entertained additional public speakers.

Bill Bricker
505 Westway Drive
Rockwall, TX

Mr. Bricker came forth and shared comments. He indicated they have the right to build Fuel City at the corner. If this is rezoned it will help the traffic flow on John King. Also, Fuel City has a very popular taco restaurant, and they will have some additional in-house restaurant as well. So, he suspects this site will be very busy. So, the less congested their space is, the better it will be for all the traffic. He went on to suggest that the remaining parcels along this area be developed as "Commercial" because "Residential" will likely occur behind the commercial areas. It's best to keep residential not too close to John King Boulevard due to noise concerns. So a commercial buffer will be ideal. Mayor McCallum shared that Mr. Bricker was on the P&Z Commission when he was previously on the Council many years ago, and he has more than earned his stripes in this community.

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

Councilmember Henson shared that, overall, he is not opposed to the project. He thinks a convenience store at that location makes a lot of sense. However, he has a little concern about the tract that will be tied to on the north side of the property. He shared that he visited another location on Industrial Boulevard that has now been changed to Riverfront. He noticed the other location did have longhorn cattle on site. He commented that demographics between the one on Industrial Boulevard, the one on Samuel Boulevard and

the one here seem to be notably different. He shared that the car wash at one of the other location is really big and really loud, and he has some concerns about the car wash on this tract. Although it has not yet been developed, near this Rockwall site, it is zoned 'Residential.'

Joseph Bickham, the applicant, then came forth and spoke. He shared that, yes, the longhorn cattle are still on site at the other location, and there is also another location in Haltom City. In addition to longhorn, at the request of Haltom City, they also put two buffalo at that location. He shared that the location in Wylie off Hwy. 78 or the one in Saginaw are likely much more similar to what Rockwall will experience at this location. Also, being off the highway, he does not anticipate this will generate a lot of customers from outside of the area, and it is not a truck stop. He does not anticipate having 'truck fueling' at this location. They recognize that truck fueling would likely not be compatible at this location due to the adjacent property uses as well as it being a more 'interior' location geographically (off the interstate). There is anticipated to be a car wash at this location, and he recognizes that the residential homes are nearby and there will be a required setback for the car wash. They will certainly adhere to those requirements. They have a similar situation in Haltom City, where they have been operating since 2016, and they have not experienced any complaints from neighbors at that location.

Councilmember Campbell asked if there is any way to assure (big rig) truck fueling will not be occurring at this location. Mr. Miller shared that staff can review that at the time of site plan. Also, staff will be watching this case carefully because of future, residential adjacency. So landscape buffers and setbacks will be required, and the carwash will need to not be near the adjacent residential tracts. The City cannot prohibit truck fueling, but Mr. Miller shared that he has seen their site plan, and they did not indicate any truck fueling on their site plan.

Mayor McCallum closed the public hearing.

Councilmember Lewis moved to approve Z2025-021. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

5. **Z2025-022** - Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in an Established

Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0; however, on December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0. The stated reason for the denial was due to the applicant not being present at the meeting. On March 25, 2025, the Planning and Zoning Commission approved a motion by a vote of 7-0, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period. The applicant is now requesting to build a two-story residential home that is 5,059 square feet in size. Council is being asked to review the size, location, and architecture, when compared to other, nearby existing homes. On April 18, 2025, staff mailed 66 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices back regarding the applicant's request. On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

The applicant was not present.

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

Mayor McCallum shared that he recently talked with City Manager, Mrs. Smith. One of the things the city is going to begin doing – perhaps through upcoming passage of a resolution – is that if/when any applicant does not show up to speak at the Planning & Zoning Commission and City Council meetings, the city will automatically deny their request.

Mayor McCallum then moved to deny this request. Councilmember Henson seconded the motion. The motion to deny Z2025-022 passed by a vote of 7 ayes to 0 nays.

XII. Action Items

1. **Z2025-012** - Discuss and consider a request by David Gamez for the approval of an ordinance for a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez 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 614 E. Boydston Avenue, and take any action necessary **(2nd Reading)**.

Mayor McCallum shared that this was placed on Action Items since at the last council meeting himself and

Councilmember Campbell had voted against this item. So, he will again be voting against this item.

Councilmember Lewis moved to approve Z2025-012. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-28
SPECIFIC USE PERMIT NO. S-361**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.17-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, GAMEZ 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 4 ayes with 3 nays (Jeffus, McCallum, and Henson).

Councilmember Campbell indicated that the mayor is “quick.” She went on to share that she originally voted ‘no’ on this item at the last meeting due to concerns expressed by citizens living in the area. However, she went ahead and voted ‘yes’ this evening, but she would like for those citizens’ (neighbor’s) concerns to be taken into consideration.

2. Discuss and consider parking concerns along Kyle Drive, and take any action necessary.

Mayor McCallum referred to Councilmember Campbell, as she requested that this item be placed on the agenda for discussion. She would like the city to consider restricting parking on this street during school hours for the safety of students, residents and all motorists in the area. During some school hours, Kyle Drive ends up becoming just a one-way street due to the volume and positioning of parked cars. She shared that the concerns are dangerous entry and exit in and out of parked vehicles, high traffic in such a narrow space, obstruction of school buses and emergency vehicles, and frequent parking violations (i.e. too close to the stop sign; parking in front of the fire hydrant; parking in front of the apartment complex’s gate, etc.). She went on to share that the immediacy of this topic has become quite apparent lately, as recently a pretty serious accident occurred, and a parent and a student were sent to the hospital.

Councilmember Campbell then asked a Rockwall High School Assistant Principal to come forth and speak.

Dustin Gunter
851 Sitwell
Fate, TX

Mr. Gunter shared that last week there was an accident that occurred. Thankfully, those involved are okay. He went on to stress that the conditions along this roadway have become very dangerous and serious, and

he echoes all of the concerns expressed by Councilmember Campbell.

Councilmember Lewis asked if the 'no parking' would just be during school hours. Mr. Gunter shared that perhaps during the hours of 7:30 a.m. until 4:30 p.m. These concerns are related to a desire to have 'no parking' along Kyle drive just during school hours. He pointed out that these "no parking" regulations would not be necessary during the summer time.

Mayor Pro Tem Moeller indicated he would like to limit the time at this location. For example, with baseball games, the place is packed, and people couldn't park anywhere. If the parking restriction was limited such that it ends at 4:30, it would allow for parking to accommodate extracurricular activities.

Council generally directed staff to bring back an ordinance for Council to consider at a future meeting.

City Attorney Frank Garza sought clarification on how Council would like him to draft the ordinance. Councilmember Campbell shared that she prefers it stipulate no parking from 7:30 a.m. – 4:30 p.m. Councilmember Campbell shared that the school district will be happy to help with awareness and enforcement of this ordinance once it gets put into place.

Councilmember Thomas sought clarification on how enforcement would take place. Rockwall Police Chief, Ed Fowler, shared that education and awareness would be the first steps. Later on, enforcement would occur in the form of citations.


No formal action took place related to this agenda item at this time.

XIII. Adjournment

Mayor McCallum adjourned the meeting at 7:18 p.m.

Councilmember Lewis briefly commented on the city's Founder's Day festival that occurred over the weekend. He gave kudos to Parks & Rec Director, Travis Sales, thanking him and all city staff, including Police and Fire, for the phenomenal job they all did at this great, successful community event.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 2nd DAY OF JUNE, 2025.


TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

