



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, October 6, 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 selection and submission of nominee(s) for the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Boydston Ave., 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 - Mayor McCallum

VI. Proclamations / Awards / Recognitions

1. Domestic Violence Awareness & Prevention Month Proclamation
2. "D-Day" for "V-Day" 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 Sept. 15, 2025 city council meeting, and take any action necessary.
2. **Z2025-050** - Consider 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 **(2nd Reading)**.
3. **Z2025-051** - Consider 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 **(2nd Reading)**.
4. **Z2025-054** - 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 **(2nd Reading)**.
5. **Z2025-055** - 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 **(2nd Reading)**.
6. **Z2025-056** - 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 **(2nd Reading)**.
7. **Z2025-058** - 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 **(2nd Reading)**.

8. **22025-060** - 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 **(2nd Reading)**.
9. Consider authorizing the City Manager to execute an interlocal cooperative agreement between the City of Rockwall and STAR Transit for transportation services for fiscal year 2026 in the amount of \$131,625 to be funded by the Administration Department Operating Budget, and take any action necessary.
10. Consider authorizing the City Manager to execute an agreement with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2026 in the amount of \$60,000 to be funded from the Administration Department Operating Budget, and take any action necessary.
11. Consider approval of a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City of Rockwall, approving cooperation with the Steering Committee of Cities Served by Oncor to negotiate with Oncor on the City's behalf, and take any action necessary.
12. Consider authorizing the City Manager to execute an interlocal agreement with Rockwall County for Rockwall Fire Department to provide Fire Protection Services within unincorporated areas of the county for fiscal year 2026, and take any action necessary.
13. **P2025-031** - Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a Final Plat for Lots 23 & 24, Block A, Rainbo Acres Addition being a 9.76-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.
14. **P2025-033** - Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.
15. **P2025-034** - Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockett of Vue Realty Group, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.
16. **P2025-035** - Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, 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. **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)**.
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)**.
3. **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)**.

XII. Action Items

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

1. Discuss and consider an update from the city's appointees currently serving on the N. TX Municipal Water District (NTMWD) Board of Directors concerning water and wastewater services, and take any action necessary.
2. Discuss and consider a project proposal presented by the Chair of the City's ART Commission related to the "Farm to Market Tractor," and take any action necessary.
3. Discuss and consider public input related to plans for the SH-66 TX Parks & Wildlife grant funded boat ramp parking lot expansion project, and take any action necessary.
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 a concessions agreement to conduct charter trips and watercraft rental operations at The Harbor, and take any action necessary.
5. Discuss and consider potential amendments to the City's health-related permit fee schedule, and take any action necessary.

6. Discuss and consider approval of a resolution providing for the submission of names for Board of Director nominations for the appointment of two directors to serve a term of four years each on the Rockwall Central Appraisal District (RCAD) Board of Directors for the years 2026-2029, and take any action necessary.
7. **22025-052** - 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 **(2nd Reading)**.
8. **22025-061** - 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 **(2nd Reading)**.

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. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. 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 30th day of September, 2025, at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed