



MINUTES

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

Mayor McCallum called the public meeting to order at 5:00 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 the city's legal counsel, Lea Ream. He then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:00 p.m.

II. Executive Session

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

1. Discussion regarding 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 Boydstun Ave., pursuant to Section 551.072 (Real Property) and Section 551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:40 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 – Mayor McCallum

Mayor McCallum delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Domestic Violence Awareness & Prevention Month Proclamation

Representatives from Women in Need, the Rockwall Police Department and Rockwall District Attorney's Office came forth. Mayor McCallum then read and presented them with this proclamation.

2. "D-Day" for "V-Day" Proclamation

Dr. Stan Lorwance, local dentist, along with members of the Terry Fisher Post of the American Legion organization came forth. The mayor then read and presented them with this proclamation.

3. Texas Night Out Proclamation

The Mayor read and presented this proclamation to Police Chief, Ed Fowler, encouraging citizens to participate in TX Night Out festivities tomorrow night in Rockwall.

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 relative to planning-related items on tonight's meeting agenda. Brief questions and answers transpired. Council took no action following Dr. Conway's briefing.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Open Forum.

IX. Take Any Action as a Result of Executive Session

Action related to Executive Session transpired during Action Item #6. See details related to action taken notated beneath Action Item #6 below.

X. Consent Agenda

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 *Carpport 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 © 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. **Z2025-060** – 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 © 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 Brochette 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 © 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.

Councilmember Lewis pulled Consent Agenda item #10 to abstain, since he serves on the Board of Directors for Meals on Wheels. He then went on to make a motion to approve the entire Consent Agenda, minus item #10 (approve #s 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, and 16). Councilmember Henson seconded the motion. The ordinance captions were then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-59**

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.

**CITY OF ROCKWALL
ORDINANCE NO. 25-60**

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.

**CITY OF ROCKWALL
ORDINANCE NO. 25-62
SPECIFIC USE PERMIT NO. S-379**

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.

CITY OF ROCKWALL
ORDINANCE NO. 25-64
SPECIFIC USE PERMIT NO. S-380

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.

CITY OF ROCKWALL
ORDINANCE NO. 25-65
SPECIFIC USE PERMIT NO. S-381

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.

CITY OF ROCKWALL
ORDINANCE NO. 25-66
SPECIFIC USE PERMIT NO. S-382

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.

Mayor McCallum then moved to approve Consent Agenda item #10. Councilmember Moeller seconded the motion. The motion passed by a vote of 6 ayes with 1 abstention (Lewis).

XI. Public Hearing Items

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 © District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary (**1st Reading**).

Mr. Miller, the city's Planning Director, indicated that the applicant has requested to withdraw this case. Mayor McCallum moved to accept the applicant's request to withdraw. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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 © 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**).

Mr. Miller, the city's Planning Director, indicated that the applicant has requested to table this case. Councilmember Moeller moved to table this item to the Monday, November 3rd city council meeting. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes to 1 nay (Henson).

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**).

Planning Director, Ryan Miller provided background information concerning this agenda item. The applicant is requesting to rezone this land in order to establish a 54 lot single-family home subdivision. The case was originally heard by Council on Sept. 15, 2025; however, Council expressed to the applicant a desire to see some changes made to the proposal, so it was remanded back to the Planning & Zoning Commission. Since that time, the applicant has made the following changes to the proposed concept plan:

- (1) The applicant has included a location for two (2) covered pickleball courts on the concept plan and provided an image showing what this site amenity will generally look like at the time of construction.
- (2) The applicant has provided increased anti-monotony standards that stipulate for every 25 homes constructed there shall not be more than one (1) matching building elevation. This means that the proposed development will only have the ability to provide two (2) of the same elevation throughout

the subdivision. In addition, the anti-monotony standards have been changed to stipulate that four (4) differing elements – *as opposed to three (3) differing elements* -- are required to determine if a home is substantially different.

- (3) The applicant has incorporated an exhibit of a more substantial entry monument sign into the Planned Development District ordinance than was previously provided.
- (4) The applicant has agreed to include side entry garage configurations into the Planned Development District ordinance.

Following Mr. Miller's comments, the mayor opened the public hearing, asking the applicant to come forth. Ms. Seetha Ravi came forth as the applicant, indicating that Mr. Solomon could not be present this evening. Following brief comments by Council and Ms. Ravi, the mayor asked if anyone would like to come forth and speak at this time. There being no one wishing to come forth and speak, he then closed the public hearing.

Councilmember Lewis moved to approve Z2025-059. Councilmember Campbell 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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT ___ (PD-___) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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.

XII. Action Items

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.

Former Rockwall City Manager, Rick Crowley, who serves as one of the city's Directors on the NTMWD Board, along with Chip Imrie, the city's second Board Member, were introduced by Mayor McCallum. Mr. Imrie then came forth and briefed the Council on several items. First, the service area is equivalent to the size of the State of Rhode Island (about 1,500 square miles). Next, in 2020, the District had about 2 million wholesale customers compared to 2.3 million wholesale customers in 2025. So, growth has been ongoing. He went on to explain we lost some of our water capacity out of Lake Texoma because of a mistake made and moved the border, between Oklahoma and Texas and cut out about two thirds of our pump station in Lake Texoma. Lake Texoma and the Lacey Act provided some challenges for us to pump water out of there. Last year, after at least the whole time I've been on the water district, we've been working, with the state of Oklahoma to get that rectified and we were finally able to do it last year. So the other challenge here is the water quality in Lake Texoma is not very good and so we'll be working on building two additional pipelines that will hopefully be in service by 2029 so that we can treat this water. He explained that it has to be blended with

other water. So the goal is to build two pipelines at a cost of about \$629 million to blend water at the Leonard Water Treatment Plant, which primarily serves Lake Texoma. The water out of Bodark Lake, and then the rest to come to Wylie so that we can do that. Mr. Imrie went on to provide brief comments about the District's Operating and Capital Budgets. A 10% increase has been experienced, with \$492 million of the budget being for debt service for addressing growth in the area. Also, they will invest \$1.7 billion in infrastructure in 2026, with most of this focusing on increasing existing water supplies in Lake Texoma and Bodark Lake. They will also devote more than \$1.3 billion in 2026 to install water systems in Lake Texoma to ensure safe, reliable water for North Texas, including the \$605 million for pipelines. Additionally, they will be spending about 15% of the capital budget, or \$259 million, for maintaining critical infrastructure across the service area, which includes, repairs for numerous things. Mr. Imrie commented that the cost of structural concrete has increased by about 40%, and the District is a large user of structural concrete, and Mr. Crowley will speak to Council more about this and other topics.

Mr. Crowley, NTMWD Board Member, then addressed Council. He went on to share that Mr. Imrie is currently serving in a leadership role as Vice President of the NTMWD Board. He went on to share that one of the major challenges for the board, its member cities and its customers is addressing needs related to growth and the associated projections and expenses. It is projected that by the year 2070, the need for water in the region will have doubled. He went on to speak in a bit more detail about the blending of water, such as what is taking place with water out of Lake Texoma and Lake Chapman. He went on to explain that things such as higher construction related costs, coupled with labor shortages, labor concerns, and supply chain interruptions all contribute to higher costs. He shared that the District is experiencing very long wait times, especially related to technology parts that go into the District's projects. They are seeing fewer and fewer contractors participating in their bidding processes, likely for a number of reasons, including the fact their projects involve such complexities, especially related to technology. He explained how the District is working to try and address some of the various issues that cause increases in costs so as to try and combat those increases as much as possible.

Councilmember Lewis provided brief comments pertaining to increased concrete costs, and he thanked Mr. Crowley and Mr. Imrie for their work on the board on behalf of the City of Rockwall.

Additional questions, answers and comments transpired among and between some members of Council, Mr. Crowley and Mr. Imrie. Mr. Imrie thanked City Manager, Mary Smith, and her team as well as the elected councilmembers of the city. Councilmembers thanked Mr. Crowley and Mr. Imrie for their service on the NTMWD Board of Directors. The Council ultimately took no action as a result of these discussions.

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.

Councilmember Lewis indicated that he serves as the city's liaison to the ART Commission. For now, the Commission would like to withdraw this item and revisit it at a later date. No action was taken at this time.

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.

The mayor called forth the first speaker for this agenda item.

Caren Williams
1113 Bayshore Drive
Rockwall, TX

Mrs. Williams came forth and expressed various and numerous concerns related to this green space and the associated parking lot project. She believes that the green space would only be utilized for parking on three holidays (Memorial Day, Fourth of July, and Labor Day). She went on to explain the various reasons why the green space should not be turned into a parking lot, especially since it will only be used to park boat trailers on those three holidays. She does not believe citizens were treated fairly, including indicating that none of her neighbors or her ever saw indication that this project was being talked about or considered by Council. She expressed that they were told that that green space would never have anything built upon it. She stated that the grant application indicates that there is no opposition to this parking lot project, yet neighboring residents are in fact here and are in opposition. She pointed out letters of support that the City gathered from businesses instead of asking neighboring residents for their input. She feels more time was spent trying to keep residents uniformed and unaware of the project rather than including them. She went on to share that she and her neighbors have developed some solutions, that she believes Council will agree are thoughtful and balanced and address all of the needs of the area, including the existing flood concerns. She urged Council to find solutions that will protect growth and quality of life, and honor both progress and the people who live here. She thanked Council for allowing them the opportunity to speak and to share their perspectives.

Kevin Folsom
1115 Bayshore Drive
Rockwall, TX

Mr. Folsom came forth and shared that he first reached out to Travis Sales, Rockwall's Parks Director, in March of 2020 after Rowlett closed the last of four public boat ramps. He had concerns about the impact those closures would have on our own city's boat ramp, including the increase in cars and parking that would likely occur. He briefly commented about Mr. Sales having put out some temporary signs in the parking lot and about how the nearby residents were not notified of the grant related parking project until after it was approved by city council at the time. He went on to share details about the number of cars that are typically parked in the boat ramp parking lot. He shared a little about his own, personal background related to his work with private schools. He went on to share comments pertaining to engineering design of projects such as these, master planning, and associated costs. He went on to share concerns related to loss of property values that he believes will result if this parking lot project comes to fruition. He went on to share various suggestions on how this area can be beneficial for everyone, rather than only for some, including suggestions related to speed humps and permanent signage. Mr. Folsom shared a lot of photographs as he presented to Council, speaking in part about historical information on area boat ramps, including this one, as well as historical information on lake levels, floodplains, and also home values and flood insurance. He went on to share in much greater detail the various problems he perceives and concerns he and others have with Rockwall's boat ramp area, and he presented various suggested, potential solutions. He presented ideas such as a walk-down ramp that kayakers and paddle, stand-up paddle boards could use or for those who would like to just to walk down to the water. He wonders if perhaps a pickleball court or a playground could be built or if a sunset observation point could be established. Mr. Folsom shared that he has lived beside this boat ramp for 12 years, and he is personally a regular user of the boat ramp. So he is very familiar with the area and what all transpires relative to the boat ramp, including all of the related concerns.

Councilmember Lewis asked if Mr. Sales has seen Mr. Folsom's proposed plan and if there is a timeline associated with the grant. Mr. Sales indicated that he personally saw this proposed plan for the first time at about 4:15 p.m. today. A verbal discussion was discussed about a week ago regarding possible parking in the treed area. The grant and related work has to be completely done by June 17, of 2027.

The mayor commented briefly about how he has met with several of the residents about their concerns, and he knows the lake area is an important part of our city, and he knows how important this plan is to both the residents as well as to the city. He thanked the presenters this evening for coming to express their concerns and ideas to Council. He asked Mr. Sales to provide an update on some modifications that have been made to the plans.

Mr. Sales indicated that there was some parallel parking along Willow Bend that we did away with in order to be able to shift the island where the trees are in the original plan over further from Willow Bend and replace the trees with lower vegetation that's about 4 foot from the ground up in order to try and block the actual concrete view from the houses like we discussed. Also, the gating would need to have further discussion because TP&W does not currently allow gating of the parking lot, but this could be discussed further in the future. He indicated that the city's financial obligation will depend on the extent of the proposed, desired changes. If they are minor, it could just lead to some minor adjustments and approvals by the TP&W organization. However, if the desired changes are a lot more extensive, the city may have to do a new environmental study and new geotechnical studies as well as probably pay for an overall redesign of the project, which MHS (design consultant) has indicated would probably be around \$150,000.

Councilmember Henson then engaged in brief discussions with the presenters as well as with Council and staff. He generally indicated that he is a former concessionaire on our lake, and this is a very passionate subject for him. He knows a lot of work went into the city acquiring this grant, which represents a substantial amount of money that is essentially a donation that will help us build a park. This is pretty special, and he does believe there is a need for additional boat access to our lake, and - even though Dallas may not want it - the lake is a big draw for our city, and it does get a lot of recreational use. He is a big advocate for this grant related project; however, he does also have a lot of empathy for the neighboring residents and their passion and concerns.

Following some additional comments by Councilmembers Henson and the Mayor, Councilmember Jeffus shared some comments. She generally expressed great empathy for the concerns of the nearby residents; however, she was elected to represent all citizens of Rockwall and the city has put a lot of work into this grant and the associated plans. So she is going to have to support the project.

The mayor then called forth the next speaker.

Stephanie Folsom
1115 Bayshore Drive
Rockwall, TX

Mrs. Folsom came forth and expressed great opposition to the proposed plans, sharing her belief that the forty additional trailer parking spaces will not be used other than for a few, limited holidays. She does not believe that this parking lot will be good for the city, especially given that it will replace a green space that is lakeside with concrete parking spaces. She believes this is bad for the community, and she is opposed to the project 'as is.'

Brandon M. West
1200 Bayshore Drive
Rockwall, TX

Mr. West came forth and shared that he also is strongly opposed to this parking lot that he definitely agrees will not get utilized. He is, however, in favor of the alternative plans that have been suggested this evening

by the other speakers (his neighbors). He believes that the plans should be redone and money should be spent by the city to do so. He went on to point out that there will be annual maintenance expenses associated with the parking lot expansion, and the funding needed for that annual maintenance will not be something attainable by grant funding. He believes the annual maintenance will likely be somewhere between \$40,000 and \$70,000. He does not believe this project makes sense, and he is opposed to it.

Councilmember Campbell asked for and received clarification from Mr. Sales and the residents who presented regarding the proposed plan, especially pertaining to the area located right by the existing 7/11 convenience store. She commented that some of the suggestions, such as those related to accommodating those who park and want to visit the Heroes Memorial Park or utilize the parking lot for other reasons besides boat trailer parking, are potentially good suggestions.

Additional dialogue ensued between Councilmember Campbell, other councilmembers including Mayor Pro Tem Moeller and Councilmember Jeffus, and Parks Director, Mr. Sales.

Councilmembers generally gave direction to Mr. Sales to take some of the suggestions this evening, including the possibility of cutting the proposed grant-funded parking lot in half, and run those by TP&W and others to see what sort of possibilities may exist, including the possible associated costs. Then, Mr. Sales and/or Mrs. Smith are asked to report back to Council on the findings.

For now, Council took no formal action as a result of this agenda item and associated discussions.

Mayor McCallum called for a brief break and recessed the public meeting at 8:05 p.m. He reconvened the meeting at 8:10 p.m.

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.

The mayor announced that the applicant has asked for this item to be delayed until the November 3rd city council meeting. No action was taken at this time.

5. Discuss and consider potential amendments to the City's health-related permit fee schedule, and take any action necessary.

Building Official, Jeffrey Widmer, indicated that Council had been informed during the recent budget process that staff would be looking into updating our city's fees. Staff has done so and has surveyed area cities to make sure that the fees that will be proposed to Council for consideration of adoption will (1) result in the city recouping its costs while (2) also not being exorbitant. City Manager, Mary Smith shared that before Council is able to take action on updating the fees, according to recent, updated state law, staff has to first inform the area restaurants and businesses of the proposed fee increases and give a 60 day notice of such before Council may consider a resolution to adopt the updated fees.

No action was taken at this time concerning this agenda item.

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.

Mayor McCallum explained that this item will be split into two, separate resolutions. He then moved to submit for nomination in one resolution the following individual: Richard Koepke. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes and 0 nays.

Mayor McCallum went on to share that a lot of discussion transpired in Executive Session. He explained that he would like to adopt a second resolution to submit for nomination to the RCAD Board of Directors the following individual: Rick Johnson. The mayor explained he does not like having a city council member, who – in part – is responsible for helping set our tax rate, sitting on the RCAD Board. He believes there is a lot of interconnectedness there, and he just does not like the optics of it. Further, two former mayors and two former city councilmen sit on the RCAD board, and he does not like that either. He then went on to make a motion to put forth a resolution nominating Rick Johnson. Following additional, brief comments by the mayor, Councilmember Jeffus seconded the motion.

Councilmember Thomas went on to provide comments about how he recently voted relative to adopting the tax rate and city budget, commenting – in part – that he sticks to his 7 core principles of conservatism, and he is not ‘a political guy.’ He supports our city staff, including our public safety employees. He commented that he is always welcoming of citizens calling him to ask questions about why he votes like he votes on items. He does not ever do anything that would benefit himself politically, and he has always served with integrity on any board on which he has served. He went on to say he does not like his integrity being questioned. He will, however, support how the Council votes tonight regarding this item, vowing it will not impact how he works with fellow councilmembers and explaining that this Council works very well together.

Councilmember Lewis shared that he does believe that the mayor made some good points in Executive Session. He knows Rick Johnson and believes he is a great guy; however, he will not be voting in favor of this motion and associated resolution because he does not believe that Councilmember Thomas ever acts in any way other than with integrity, that he is a quality individual, and that he is doing a great job on the RCAD Board. So, he is in favor of Thomas being submitted instead of Mr. Johnson.

Councilmember Campbell shared that she believes concerns are being brought up, without any cause, other than ‘the optics.’ She does not believe the concerns are valid at this point, sharing that she believes that Councilmember Thomas is an honorable person and has been doing an honorable job on the RCAD Board. She does not know Mr. Johnson, so this is not a vote against him. She is in favor of submitting Thomas instead.

The mayor shared that he does not believe that a councilmember that serves on a Council that sets the tax rate should also serve on a board of directors that oversees the entity that sets property valuations. He does not believe that an elected official should be serving in that capacity. It has nothing to do with Councilmember Thomas’ integrity but rather with the inappropriateness of an elected councilmember serving on the RCAD Board. He went on to point out that the City of Rockwall is the only entity that has had an elected official of the city submitted as a nominee and/or serving on the RCAD Board.

Councilmember Moeller shared that he used to serve on the RCAD Board of Directors when he used to serve on the city’s Planning & Zoning Commission. He went on to point out that RCAD board members do not set the valuation of any properties within the county. The RCAD Board does not set the valuation of anyone’s property. That is done by the staff through processes that the State sets that are followed by those staff members.

The motion on the floor (to submit a resolution nominating Rick Johnson) failed by a vote of 3 ayes with 3 nays (Moeller, Campbell, Lewis) with Thomas abstaining.

Councilmember Lewis moved to adopt a resolution submitting Sedric Thomas as a nominee to the RCAD Board of Directors. Councilmember Campbell seconded the motion, which – after a brief comment by the mayor - passed by a vote of 4 ayes with 3 nays (Jeffus, McCallum and Henson).

- 7. **Z2025-052** - 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**).

Mayor Pro Tem Moeller moved to approve Z2025-052. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-61**

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 unanimously (7 ayes to 0 nays).

- 8. **Z2025-061** - 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**).

Councilmember Henson moved to approve Z2025-061. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-67**

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 7 ayes to 0 nays.

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. Roadway Projects Update
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

City Manager, Mary Smith shared that there is not much of an update to provide on the monthly roadway report because, since it's the end of the budget year, we are essentially out of money. City Engineer, Amy Williams then provided a brief roadway projects-related update. In part, Ms. Williams shared that in February of 2026, TXDOT will 'let' the SH-276 roadway project, which will result in them beginning construction a few months thereafter. Mrs. Smith briefly reminded Council of some upcoming events. Council took no action as a result of these brief comments.

XIV. Adjournment

Mayor McCallum adjourned the meeting at 8:18 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 20th DAY OF OCTOBER, 2025.


TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

