



# MINUTES

## ROCKWALL CITY COUNCIL MEETING

Monday, May 18, 2026 - 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 John Hagaman, Melba Jeffus, Richard Henson, Dennis Lewis, and Anna Campbell. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. It was noted that the Oath of Office was administered by City Secretary Kristy Teague to newly elected Councilmember John Hagaman before the meeting was called to order / before Executive Session. The Mayor then 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

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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding appointment of Mayor Pro Tem and assignments for city council subcommittees and board liaisons, pursuant to §551.074 (Personnel Matters)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown District, Boydston Ave., and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

### III. Adjourn Executive Session

Council adjourned from Executive Session at 5:45 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 - Rev. Chris Yost (First United Methodist Church)

### VI. Swearing in of Newly Elected Councilmembers

1.
  - Place 2 - Mark Moeller
  - Place 4 - John Hagaman

- Place 6 - Anna Campbell

Rockwall County Justice of the Peace, Pct. 3, Mark Russo came forth and administered the Oath of Office to newly elected councilmembers, Mark Moeller and Anna Campbell. Presiding Judge of the Rockwall Municipal Court, Matthew Scott, then came forward and administered the Oath of Office to John Hagaman.

## VII. Proclamations / Awards / Recognitions

1. Charles Liam Richardson's Eagle Scout Recognition Day Proclamation

Mayor McCallum called forth Charles and his father, explaining he recently attended Charles' Eagle Scout Court of Honor Ceremony; however, he did not yet have an opportunity to properly honor him with a proclamation. So, he would like to do so this evening. Mayor McCallum proceeded to read and present Charles with this proclamation, recognizing him for all of his various accomplishments during his time in Boy Scouts.

2. Recognition of Rockwall Youth Advisory Council's (YAC) graduating high school seniors

Mayor McCallum called forth Councilmember Anna Campbell and City Secretary, Kristy Teague. Each of the following YAC members were present to be recognized as graduating Seniors this evening:

- Vincent Vento
- Ellie McReynolds
- Luke LaGrange

Indication was given that Seniors Sheldon Brown and Ethan Abraham were, unfortunately, not able to present this evening. Ms. Teague also shared that plans for each graduating senior will be given during their year-end report later in the meeting this evening. Ms. Teague and Councilmember Campbell each briefly expressed gratitude to the YAC students for a wonderful school year, commenting they are future leaders and have been a joy to work with.

## VIII. Appointment Items

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

Dr. Jean Conway, Chair of the Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action at this time following Dr. Conway's report.

## IX. Open Forum

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

**X. Take Any Action as a Result of Executive Session**

Mayor McCallum moved to (re)name Mark Moeller as Mayor Pro Tem. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**XI. Consent Agenda**

1. Consider approval of the minutes from the May 4, 2026 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the May 11, 2026 special city council meeting, and take any action necessary.
3. ~~**Z2026-014** Consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an ordinance for a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary (2nd Reading)~~

ITEM WAS REMOVED FROM THE AGENDA

4. Consider approval of a resolution suspending the June 8, 2026 effective date of Si Energy Gas, LLC's application to change rates within the City of Rockwall; authorizing Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to intervene and negotiate with Si Energy Gas, LLC on the City's behalf, and take any action necessary.
5. **P2026-015** - Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Final Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.
6. Consider authorizing the City Manager to execute an agreement with Fuquay, Inc., including all associated purchase orders, in an amount not to exceed \$175,000 to be funded by the FY2026 Water/Sewer Fund Wastewater Operating Budget, and take any action necessary.
7. Consider authorizing the City Manager to execute an Interlocal Cooperation Agreement with Rockwall County for the design of the Lakeside Village Drive bridge in the amount of \$1,000,000 to be funded by 2018 Roadway Bonds, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 4, 5, 6, and 7). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**XII. Public Hearing Items**

1. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an ordinance for

a Specific Use Permit (SUP) amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information regarding this case. He explained that on September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (i.e. the current occupant). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from recreational vehicle (RV) sales and service facility to outside storage to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (i.e. April 17, 2020) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [Case No. Z2019-027; Ordinance No. 20-01] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the Outside Storage, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition on March 13, 2026, the applicant -- Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. The applicant subsequently returned to the Planning and Zoning Commission on April 28, 2026 and informed the Planning and Zoning Commission that after discussion with the adjacent property owner, that the offsite easements would not be provided. In light of this, the applicant provided two (2) new options to the Planning and Zoning Commission for consideration at the April 28, 2026 meeting. After reviewing this proposal, the Planning and Zoning Commission expressed concern that the applicant's proposal did not address the infrastructure improvements necessary to support this land use, and subsequently approved a motion to table the applicant's request to the May 12, 2026 Planning and Zoning Commission meeting. Specifically, the Planning and Zoning Commission wanted the applicant to explore other options concerning the offsite water improvements and for the applicant to provide a better construction timeline for completing the proposed improvements.

Based on this, the applicant provided a new letter proposing to install the paving, landscaping, drainage, on-site sewer improvements, and installing a 12-inch line for both onsite and offsite water improvements. Previously, the applicant was proposing to construct the water line to extend to the west; however, due to the inability to obtain the necessary easement, the proposed water line is now

being proposed to extend to the east within the IH-30 right-of-way (ROW) toward Data Drive. Before the submittal of the proposed Specific Use Permit (SUP), the applicant had submitted civil engineering plans that were designed to extend the utilities to the west. Given this -- if approved -- the applicant is requesting three (3) months for the redesign of the civil engineering plans, and one (1) year to complete the construction of the improvements. Once these improvements are complete, the applicant is requesting an eight (8) year extension to the Specific Use Permit (SUP) with the ability to request a subsequent extension in the future. If approved, this request will effectively extend the Specific Use Permit (SUP) for a period of nine (9) years and three (3) months, pending the applicant meets the proposed construction and design timelines. He went on to explain that granting this SUP request is a discretionary decision on the part of Council. On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hagaman recusing himself, Commissioner Brock having been absent, and with the condition that the SUP be valid for a period of six (6) years and three (3) months. Specifically, three (3) months for engineering design, one (1) year for the instillation of the improvements, and an additional five (5) years. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of the date of the memo to Council, staff has not received any notices back regarding the applicant's request.

The Mayor opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing and called upon the applicant to come forth and speak.

Blake Womble (with Big Tex Trailer World)  
421 Whitley Place Drive  
Prosper, TX 75078

Mr. Womble, the applicant, came forth and briefly spoke to Council, respectfully asking for Council's consideration of this request and thanking them for their time. He shared that his business has occupied this location since 2009 and they value being part of this community. He indicated it will take \$750,000 to put in the utilities and improve the paving and landscaping, and they are committed to doing this within the next year. He expressed a desire to have an eight year SUP granted.

Following brief comments from Mayor McCallum, he then commented that the P&Z Commission has granted a six-year, three month SUP extension. He believes this is fair considering how long they've been operating there without having to bring things up to code.

Mr. Raymond Jowers, who gave the following address:

3290 Anna Cade Circle  
Rockwall, TX

came forth and expressed to Council that this request is vital because he is really needing an eight year SUP from the City, rather than a six year SUP. He urged that this is a matter of either being granted the eight year SUP, or the existing tenant will end up moving out. He does not want to see this site left vacant, and he is very concerned that there won't be anyone else to rent this four+ acres from him. He knows that there is not currently sewer service, but he believes that they will be able to do those improvements soon; however, they need the additional eight years in order to recoup the costs of doing

so.

Councilmember Jeffus sought and received clarification from the applicants at this time regarding why the eight years is needed rather than 6+ years. Mr. Womble shared that they believe they'll be able to make the improvements within one year; however, they need the full eight years in order to recoup those costs.

Mayor McCallum provided various comments regarding future development in and around this area, specifically mentioning the potential for high velocity retail and the fact that if / when the area develops, sewer services would have to accompany it.

Councilmember Hagaman mirrored what the mayor said, emphasizing there has been year after year when this business has been able to skirt the requirements when other businesses in the city have had to make hard investments to bring their property into compliance. He believes that six years is enough time to recoup the \$750,000, especially given that they have been operating for the last eighteen years without having to make required upgrades / improvements.

Councilmember Campbell shared that it has been going on since 2008, which is the last eighteen years. She wonders if within six years in three months the upgrades can be accomplished? The applicant indicated that, yes, they can.

Councilmember Lewis moved to approve Z2026-011, specifying an extension of the SUP for a period of six years and three months. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 26-XX  
SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 then passed by a vote of 6 ayes with 1 against (Jeffus).

2. **Z2026-015** - Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. The applicant -- Akhil Vats -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, and Subsection 02.03, Conditional Land Use Standards, of Article 04, Permissible Uses, of the Unified Development Code (UDC). The home being proposed for construction is a two-story 9,017 single-family home. The Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing, nearby housing. Staff has provided a comparative housing analysis. Mr. Miller shared that this proposed home is significantly larger than some of the other nearby homes, and its proposed architecture is also a bit more modern; however, it is not uncommon architecture for newer homes. Mr. Miller shared that on April 21, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. At the time staff's report was written, staff had not received any notices in favor or in opposition of the applicant's request. In addition, the city's Planning & Zoning Commission voted 5 – 0 to recommend approval of this request to Council.

The mayor then opened the public hearing, but no one indicated a desire to speak, so he closed the public hearing.

Scott Phillips came forth, sharing that he is present to represent his clients, the applicants. He provided very brief comments and answered a few questions. Councilmember Hagaman then moved to approve Z2026-015. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 26-XX  
SPECIFIC USE PERMIT NO. S-3XX

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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2026-016** - Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of an ordinance for a Specific Use Permit (SUP) for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

[THIS CASE WILL BE TABLED TO JUNE 15, 2026 CITY COUNCIL MEETING]

The Mayor announced that this item will be heard at a public hearing on June 9 at the Planning & Zoning Commission meeting, with the public hearing, presumably, being held at the City Council meeting on June 15.

4. **Z2026-017** - Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary (1st Reading).

Mr. Miller, Planning Director, provided background information concerning this agenda item. He shared that the applicant is requesting a Specific Use Permit (SUP) to establish an Outdoor Commercial Amusement/Recreation land use and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for the purpose of constructing a Golf Driving Range and Family Entertainment Center. The subject property is generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205]. The applicant has submitted a concept plan for an entertainment venue that will consist of Outdoor Commercial Amusement, Indoor Commercial Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range. The concept plan shows that the facility will incorporate a restaurant consisting of 7,387 SF, an event space consisting of 4,606 SF, an arcade/bowling consisting of 5,413 SF, an Outdoor Commercial Amusement/Recreation space (i.e. Mini-Golf), and a Golf Driving Range with open-air driving bays. The approximated parking required for the proposed facility will be 248 parking spaces. Based on the proposed concept plan, the proposed facility will be two (2) stories in height and incorporate 193 parking spaces. This represents a deficit of 55 parking spaces; however, staff should note that -- if approved -- there is space on site to incorporate additional parking during the site plan process. Staff should also note, that an approval of the requested Specific Use Permit (SUP) does not approve any exceptions or variances to the requirements of the Unified Development Code (UDC). In addition, the Golf Driving Range will be enclosed using nets that will be supported with poles that will stand 200-feet in height. He went on to explain that the golf driving range would be located more than 1,000 feet from the closest residence in the Flagstone Estates subdivision. This area is separated from a large flood plain and heavily wooded area on the other side of the proposed golf driving range. Also, it's located 300' from the closest residence in the Meadow Creek subdivision. Also, between the two land uses is SH-205, a six-lane roadway. This is a discretionary decision on the part of Council this evening. In addition, On April 21, 2026, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Also, staff posted a sign on the subject property and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff also notified the Flagstone Estates, Meadowcreek Estates, and the Hickory Ridge Homeowner's Associations (HOAs), which were 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 received 11 notices in opposition and three (3) notices in favor of the applicant's request. Since that time, an additional eight notices in opposition were received by staff, and copies of those have been provided to Council this evening. Also, on May 12, 2026, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 3-2, with Commissioners Conway and Roth dissenting, Commissioner Brock absent, and

Commissioner Hagaman recusing himself.

The Mayor called forth the applicant to speak and address Council first, indicating he will call upon public speakers thereafter.

Mr. Tony Winkler  
637 Calvin Drive  
Heath, TX

David Naylor  
Rayburn Electric  
950 Sids Rd.  
Rockwall, TX

Mr. Naylor shared that Rayburn Electric owns the land that this development is proposed to take place on, and Mr. Winkler would oversee the development. He explained they are hoping to build something that benefits employees and families in the community.

Tony shared that the proposed facility is not a Top Golf – its driving range will be about 20% the size of a Top Golf and will be far different. He explained that it will have affordable food options, opportunities to convene and watch sports on TV, bowl, hit golf balls, socialize and enjoy life. Think of it as a YMCA town hall of sorts, he explained. You can have a \$3 burrito and a Coke for \$1.50, or you can have a nice steak dinner with a glass of champagne or a bourbon. He explained that it will be owner designed, built and operated, and that he's been doing food for more than 26 years.

Justin Hopple  
760 Pebble Creek Lane  
Rockwall, TX

Justin shared that he and his neighbors are against this proposed development. He has lived in Rockwall since 2014, and they moved to Flagstone Creek because it is nestled away. He does not want this development. It is going to change the character of the area, and he has concerns about how close it is to the adjacent homes across the street. He specifically has concerns about the 200' tall light poles that will illuminate the driving range and the adverse impact they will have on the nearby housing. Also, being that the trees will not be 150+ feet tall, the visual impact of the lighting will be notable. Although it's not actually a Top Golf, it will have large, unsightly nets, and he does not believe that anyone will profit from this other than the owner. He believes it will provide commercial benefit with no real public benefit. He went on to urge Council to reject this project. He believes the Council should allow 'the right thing' to be built here, and he does not believe this is the right thing.

Jeffrey Lowe  
2506 Cedarwood Trail  
Rockwall, TX

Mr. Lowe shared the lives in the adjacent subdivision, Flagstone Creek, and he both emailed the Council with his concerns and has handed out a copy of his concerns to each Councilmember this evening. He went on to share that he has concerns about lighting, especially the type of lighting that is required to track the specific type of golf balls that will be hit and tracked at this facility. He provided extensive

details about his lighting-related concerns, pointing out the city's own ordinance pertaining to lighting standards and expressing the developer will not have lights pointing downward and will not be able to meet the city's lighting standards. Instead, the tall nets and high intensity lights will make the netting turn into a massive glowing wall of light. He pointed out the applicant is asking for a 300' variance to the height of the proposed light poles that would otherwise be allowed with a particular development. Overall, he very strongly expressed opposition to this proposed development and urged Council to not approve this request this evening. He wants assurances the developer will be held accountable if / when ordinances are violated if this ends up being built. He believes this project will adversely impact health, sleep and property values of citizens already living nearby. He went on to explain that, although he is not opposed to growth or development, he is opposed to this particular one.

Larry Parks  
2722 Capstone Way  
(in Flagstone Creek subdivision)  
Rockwall, TX

Mr. Parks came forth and indicated that Rayburn has been a strong community member and partner for many years, pointing out the company owns a lot of land near the Sids / Mims Road area. Mr. Parks pointed out that there is a lot going in and around the area of this requested development, including topography variations, flood zone areas, associated drainage and the impacts on the Buffalo Creek stormwater artery. He lives in the adjacent subdivision, which contains seventy-eight homes and is all the way totally built out at this time. He lives in a home nearest the treed area, which has trees about forty feet high. He went on to share he is confident the Planning & Zoning Commission has evaluated all aspects of the proposal, and he believes there are some good solutions that may exist to address the concerns. Rayburn Electric is a tremendous asset to the community; however, he is concerned about this property having very active activity at night. He has concerns about the bright lights that he believes will be associated with this development and will shine in the bedrooms of nearby homes. He thinks there is a way to work with the applicant to make some adjustments to what Rayburn is proposing so that nearby residents' concerns are addressed. He has nothing against golf, but he does not grasp this proposal and generally spoke against Council approving it this evening as it's currently being proposed. He urged Council to think this through and not make an immediate decision about it.

Allen Rains  
751 Black Oak Lane  
Rockwall, TX

Mr. Rains shared that he used to live in Dallas near Lake Highlands, but now he lives in Rockwall in the subdivision located next to this proposed development. He was at Top Golf in Dallas today playing with his sons, and he is a huge fan of Top Golf; however, he explained that he does not want to live next door to one of these types of facilities. He went on to explain the various reasons why he does not desire to live next door to this proposed facility and the associated concerns that he has regarding this proposed development. He especially has concerns about the lighting and its adverse impacts on his subdivision and the homes located there. The illuminated nets of the Top Golf locations in Dallas and The Colony can be seen from 7 to 10 miles away on a clear day. The combination of stadium scale LED floodlights, reflective white netting and huge, illuminated outfield prints are very concerning. He would love to spend money at a Top Golf in Rockwall, but not at this location. He urged Council to vote against this proposal.

David Nelson  
808 River Rock Lane  
Rockwall, TX

Mr. Nelson thanked Council for considering the views of the neighborhood, as he has lived there for the last 18 to 19 years. He pointed out some of his long-term neighbors who have also spoken this evening. His wife already complains that she can hear nearby conversations coming from the bus mechanics next to his subdivision. He has concerns about this proposal, including things such as the height of the nets, the lighting (especially in the night sky), the noise, and many other things. He and his family members enjoy Top Golf. David Naylor and Rayburn Electric have been good business partners in this community; however, he does not believe this proposal fits at this particular location. He pointed out that this does not align with CPAC's goals or fit in with preserving the 'hometown feeling' of our city. He is severely objected to this proposal, and he urged Council to join him and his neighbors in opposing this.

Matthew Zilinskas  
796 River Rock Lane  
Rockwall, TX

Mr. Zilinskas came forth and shared that he is not one of the residents who responded to the public noticed that was mailed; however, he has lived at this location for more than 13 years, and he – like his neighbors – is also opposed to this proposed development.

Brian Schwartz  
2735 Capstone Way  
Rockwall, TX

Mr. Schwartz indicated he is against this proposal and does not see any benefit to it at this location, suggesting it may better be placed along IH-30 instead. Traffic is already bad enough in the area. He pointed out that at the P&Z meeting, it was said that it's already zoned "Commercial," so it could be anything, including a Walmart; however, even with a Walmart the light poles would not be 200' tall with lighted nets. He believes this would bring people from all over, and he thinks it is a bad idea.

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker came forth and shared that the sound that will likely emit from this location will be very similar to the noise that emits from a carwash. He wonders if the applicant has proof that he can meet the lighting and noise limitation requirements. He wonders if more information could be provided by the applicant to ensure compliance will occur.

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

Mayor McCallum asked the applicants to come back to answer questions of Council.

At the request of Councilmember Jeffus, the applicant, Mr. Winkler, shared that the establishment would stay open until 1:00 AM on Saturdays and Sundays through Thursday, it will close at 10:00 p.m.

Councilmember Jeffus asked staff for additional information on the city's regulations associated with lighting and noise. Mr. Miller explained that the applicant will have to submit and adhere to an approved photometric plan that meets the city's ordinance related lighting requirements. Councilmember Jeffus shared that her constituents consistently share over and over again that they want activities for their children to participate in without having to drive to other cities like Garland, Greenville or Dallas. She wants things for young folks to do in this city, but she also has great concern for the nearby citizens. She wants assurances that the neighbors will not see nearby lights shining into their homes. So, she expressed she is conflicted about this proposal. Mr. Winkler pointed out there is a six-lane highway and a line of tall trees in between the nearby housing and this location. So, lights will not shine in neighbor's homes; however, if residents look up into the sky, will they see light illuminating up into the sky over the development like they would if they looked over a football stadium. He gave assurances that lighting will not be spilling over and shining in residents' bedrooms or homes.

Councilmember Campbell thanked Rayburn Electric for being a good community partner, including supporting young folks with scholarships. She then sought and received clarification from staff regarding the discretionary items Council is being asked to consider this evening. Mr. Miller clarified that two things are under consideration this evening by Council – (1) the outdoor, commercial amusement and recreation component, and (2) the poles exceeding 60' in height. She wonders if there is any way they would consider doing an activity other than golf at this location or if they will consider bringing the light poles down in height. The applicant shared that the lights will be strategically positioned to illuminate the property and playing area only. They will not be positioned to point out and illuminate other, adjacent areas. Councilmember Campbell clarified this is not a golf course. It is also baseball and softball, as there will also be batting cages. Councilmember Campbell wonders if a facility can be built to contain the balls without having such tall lights and netting, like perhaps an enclosed roof. Mr. Winkler again shared that the golfing area will be 1/3 the size of a Top Golf; however, it will be a two-story driving range with the top bay being fifteen feet off the ground. Mr. Winkler indicated that lighting will not bleed over to residential properties, as the light will definitely make it across a six-lane highway or a thousand foot tree line. He did clarify that the netting will be on three sides – not at the top. Councilmember Campbell is excited about an opportunity this for our city and believes it is wonderful. However, she also has concerns about the nearby neighbors' concerns about lighting. Mr. Winkler ensured that a professional engineer will ensure its designed and meets photometric requirements.

Mayor Pro Tem Moeller shared that he has concerns about the 180' height. People on the second / top level may hit a golf ball as high as 150', but he does not believe they will ever reach 180'. He wonders if the height can be limited to something less than 200' tall. Mr. Winkler shared that professionals will study and propose both the necessary height of the nets as well as the photometric lighting in order to ensure the lighting does not bleed over and impact the adjacent homes. Mr. Miller shared that city staff utilizes a light meter that Code Enforcement takes out to measure lighting compliance if and when lighting-related complaints are received.

Councilmember Hagaman asked for clarification on who lit the flagpole off IH-30, indicating that perhaps it is in some ways comparable since it's a pole 190' tall, and it is lit. Indication was given that Assistant City Manager Joey Boyd did this project. Hagaman asked how those directional lights, which point upward, were decided upon and a judgement was made that the lighting would not adversely impact the adjacent Lakeside Village residential subdivision. Mr. Boyd provided brief information in response, and Mr. Miller shared that staff takes a lighting tool out to measure installed lighting.

Mayor Pro Tem Moeller asked for clarification on detention on the property relative to runoff. City

Engineer, Amy Williams shared that there will be a detention pond and the development will not be allowed to increase water run off or spill over beyond the development's existing property line. Mr. Naylor shared that there will likely be detention as well as retention involved in the development.

Mayor McCallum complimented Rayburn Electric for beautifying that corner and taking out some of the heavy commercial uses there. He is also glad there will be some sports fields put in for public use also.

Mr. Naylor shared that Rayburn Electric is a non-profit organization, and it has been operating in Rockwall for well more than 30 years. He went on to explain its original building (back in the 1980s) as well as some additional buildings that have been added since the time it's been in operation. He explained he was hired in 2008 and took over as CEO of the organization in 2017. He was employee #8, but now they have more than 100 employees. There are two indoor pickleball courts on site for employees, and they recently finished some tournaments there. Mr. Naylor explained several of the upgrades that have been made by the company as well as future plans they are working towards. For example, they are hoping to eventually have multiple fields to allow for soccer, lacrosse and flag football. Also, two houses adjacent to the Rayburn facilities and land are currently under contract by Rayburn Electric. Rayburn has been a member of the community for over 40 years, and they are proud to be in Rockwall. He pointed out that his company does not build cheap things.

Mayor McCallum thanked Rayburn for taking off the map for consideration a lot of other types of developments that could otherwise be constructed at this location. He has a lot of confidence in knowing that Rayburn will remain the owner of the land, as they have proven to be responsible and reliable, and they build quality things. He pointed out that he consistently hears that citizens want things to do – more activities and more dining options. He went on to express that this development will in no way compare to Shenaniganz. He is familiar with the types of really high-quality dining establishments that Mr. Winkler already successfully runs in Dallas. He personally wants this type of development and quality dining in our city. He recalled having sat in a council meeting years ago when those in attendance at a city council meeting were protesting and objecting to Zanata. And now, everyone in the city goes there and may wait for an hour or more on a Tuesday night to get a pizza. The mayor went on to express that he has one concern and that is the size of the conference center being proposed, as he believes it's actually too small.

Councilmember Jeffus corroborated the mayor's sentiments that a larger conference / events center than what's being proposed at this time. She expressed she is involved in a lot of charitable organizations, and for events with 250+ attendees, the only option currently is The Hilton. So she very much believes that if they build a larger meeting center, they will fill up with reservations for its use.

Councilmember Lewis sought and received clarification on the number of required versus planned parking spaces.

Councilmember Campbell asked for additional clarification on the city's noise regulations. Mr. Miller shared that the city does have a noise ordinance in place, and they would be required to abide by those regulations. She went on to express that the mayor did a good job highlighting the restaurants the applicant already successfully runs in Dallas. However, she also still has concerns for the issues expressed by the nearby residents.

Councilmember Henson reminded folks about why he originally ran for city council, and his venture began when he stood before Council as a concerned citizen who did not want a certain development

located next to his own house. He went on to share that this proposed project keeps in line with the goal of bringing visitors in from other cities to spend money here in our city, which keeps tax burdens down for citizens. He went on to share details of the distance between the nearest property and this proposed development as well as the distances from the neighborhood homes and the nearby IH-30 corridor. He stated that Mr. Lowe's home is probably the one nearest that would be potentially impacted, and it's 345 yards away. Then 400 yards north is the shopping center where JCPenney is located, and if you go 600 yards north, there is the IH-30 corridor. He pointed out that the two homes that would be most potentially impacted are 680 yards away from this development, which is almost seven football fields away from this. So, for this reason, if the light heights could be reduced to not being over the trees, he might be in favor of this proposed development. However, he's not yet ready to make a motion but did want to share his thoughts.

The mayor asked how the light plan will be reviewed and approved. Mr. Miller shared all the different documents that the applicant will have to submit and the associated P&Z Commission process that will transpire in order to review those plans. The mayor went on to express a lot of confidence our city's Planning & Zoning Commission. He empathized with citizens who are opposed to this development, explaining that he personally enjoyed nearby open space and horses for more than 25 years adjacent to his neighborhood on his daily jog. Now, instead he personally sees rooftops and dirt moving for future rooftops that are slated to be built. He went on to share his belief that this will be a quality development, and he has a lot of confidence in the applicants. He stressed that economic development is important and so is keeping the tax base low.

Mayor McCallum went on to move to approve Z2026-017. Councilmember Jeffus went on to share her own story of how she previously came before Council in past years to fight against developments she was personally against. While she has a lot of sympathy for residents and their concerns, she also believes this type of development is very needed within our city. Councilmember Jeffus then seconded the motion. Mayor Pro Tem Moeller asked if the applicant is willing to reduce the height of the poles to 150' tall (instead of 180' tall). The mayor sought and received clarification on when the applicant may know if a pole reduction is feasible or not.

The mayor sought clarification from the city attorney on if he can amend his original motion to allow for some flexibility related to the height of the poles / lighting. Mr. Garza, City Attorney, indicated that – yes – the mayor may do so.

Mayor McCallum then amended his original motion to approve Z2026-017 with the preference being a height of 150' with latitude being given up to 200' tall, depending on the findings of the engineering study and associated report. Councilmember Jeffus seconded the amended motion.

The ordinance caption was read as follows:

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**SPECIFIC USE PERMIT NO. S-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND 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 FOR OUTDOOR COMMERCIAL AMUSEMENT/RECREATION AND A STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT FOR A GOLF DRIVING RANGE ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, 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 5 ayes to 2 nays (Lewis and Campbell)**

**The mayor then recessed the meeting at 8:50 p.m. to call for a brief break. He then called the meeting back to order at 8:58 p.m.**

5. **Z2026-018** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary **(1st Reading)**.

**The Planning Director, Ryan Miller, indicated the applicant is not present this evening. Mayor McCallum moved to table this item, as well as the next two items associated with Mr. Silva on tonight's agenda (Z2026-018, Z2026-019, and Z2026-020). Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

6. **Z2026-019** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary **(1st Reading)**.

**This item was unanimously tabled by Council with a motion made and passed during Public Hearing item #5, as indicated above (Z2026-018).**

7. **Z2026-020** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary **(1st Reading)**.

**This item was unanimously tabled by Council with a motion made and passed during Public Hearing item #5, as indicated above (Z2026-018).**

8. **Z2026-021** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the

approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information on this agenda item. At this location is an existing Garden Supply/Plant Nursery business, owned by Ron Hawkins (Land Art of Rockwall / Honey Locus Farms). Within this location is a banquet facility/event hall and coffee shop had been operating without a certificate of occupancy. He explained that based on a number of considerations, staff recommended initiating an amendment to the Unified Development Code (UDC) to allow the banquet facility/event hall land use in a Light Industrial (LI) District by Specific Use Permit (SUP). On January 5, 2026, the City Council reviewed this request, and directed staff to proceed with the amendment. On March 2, 2026, the City Council approved the amendment to allow the banquet facility/event hall land use in the Light Industrial (LI) District by Specific Use Permit (SUP). The applicant is now requesting this zoning change in order to bring his property into compliance with the city's regulations. On April 21, 2026, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. At the time staff's report to Council was prepared, no responses concerning the applicant's request had been received back. The City's Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

Following Mr. Miller's briefing, the mayor called forth the applicant and also opened the public hearing, asking if anyone would like to speak. There being no one indicating such, he then closed the public hearing.

The applicant, Mr. Hawkins, came forth and addressed the Council, indicating his company has been at this location for about the last 30 years. He explained that a lot of things associated with the nursery have evolved over time. Currently, one of the greenhouses is being used for events. So, that's how this request came about.

Mayor McCallum indicated a desire to add a provision in the adopting ordinance to stipulate that if the current owner sells the business someday, any new owner would need to obtain an SUP from the City. Mr. Miller shared that staff can put an operational condition into the ordinance to address this concern.

Councilmember Campbell briefly sought and received clarification that the purpose of this case is to bring the property into compliance.

Councilmember Henson then moved to approve Z2026-021, including the operational conditions of requiring that any new owner would have to (re)apply for and obtain an SUP. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A**

CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, 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 then passed by a vote of 7 ayes to 0 nays.

9. **Z2026-022** - Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary (**1st Reading**).

Mr. Miller provided background information pertaining to this agenda item. The applicant is seeking approval to construct a 9,017 square foot, two-story, single-family home on this property, which is located at 401 Cornelius. He went on to share that Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing housing. Council is being asked to consider the size, location and architecture of the proposed home when compared to existing, nearby houses. Staff provided a housing analysis of other existing properties located along Cornelius and Marilyn Jane Road. The Specific Use Permit (SUP) request for the single-family home appears to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch and garage orientation. According to Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch". In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. In addition, according to Subsection 04.01, Lots Less Than Five (5) Acres, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration...". In this case, the applicant is proposing a side-entry garage, which is typical of large estate lots. A waiver to the roof pitch and garage orientation requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch and garage orientation requirements will be waived. With the exception of the roof pitch and side-entry garage, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District. Staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. At the time staff's report was written, staff has not received any notices in favor or in opposition of the applicant's request. In addition, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

The Mayor then called forth the applicant and asked if anyone would like to speak at this time. He also opened the public hearing, but no one indicated a desire to speak. So, he closed it.

Following brief comments by the applicant and mayor, Mayor McCallum then moved to approve Z2026-022. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 26-XX  
SPECIFIC USE PERMIT NO. S-3XX

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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT 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 ordinance passed by a vote of 7 ayes to 0 nays.

10. **Z2026-023** - Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of an ordinance for a Specific Use Permit (SUP) for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information regarding this agenda item. Situated on the subject property is a two hundred and eighty eight square foot pergola and a four hundred and eighteen square foot deck. Recently, the building inspections department identified an unpermitted accessory structure on the being constructed on the subject property. After looking into this further, it was determined that there were actually two unpermitted structures on the subject property: a ninety-six square foot portable building, and a two hundred and forty square foot accessory structure. This prompted the applicant to submit two building permits. However, one of the structures exceeded the maximum size of the Unified Development Code, so we couldn't issue the building permit and the applicant was required to submit a specific use permit. In this case the applicant is requesting a specific use permit for an accessory structure that exceeds the maximum size to allow the existing accessory structure to remain on the property. Now, as a note, since the structure was already constructed, the applicant was required to pay the non-compliant structure fee to submit the application. Mr. Miller went on to explain that the additional structure is 6' away from the existing pergola; however, it's required to be 10' away at a minimum. The applicant is prepared to remove 4' of the structure to create the needed 10' of separation. Also the accessory structure is currently on concrete blocks, but it's required to be on a solid, concrete foundation.

Mr. Miller explained that the city's Planning & Zoning Commission voted 5-0 to recommend denial of this request. So, any potential approval this evening would require a super-majority vote of Council for it to be approved. Also, staff mailed out 123 notices to adjacent land owners and occupants located within 500' of the subject property. One notice in opposition was received back by staff.

Indication was given that the applicant is not present this evening. The mayor opened the public hearing, but no one indicated a desire to speak. So he then closed the public hearing.

Councilmember Henson then moved to deny Z2026-023. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

11. **Z2026-024** - Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of an ordinance for a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information on this agenda item, indicating the purpose of this request, according to the applicant, is to create consistency with the surrounding 'heavy commercial' zoned properties, the majority of which the applicant (also) owns. The applicant has indicated they may end up moving some of the outside storage off the corner of Sids Rd. and South Goliad to this property in the future in an effort to reduce the visibility of that outside storage. This property is located within the Southwest Residential District, and, while the district contains a mixture of residential and commercial uses, the comprehensive plan specifically states that the heavy commercial zoning in this area should be preserved as it's some of the only heavy commercial zoning in the city. Based on this, the applicant's request appears to be consistent with the surrounding development patterns and the goals of the comprehensive plan. However, this is a discretionary decision for the city council. Staff sent out 14 notices to adjacent owners and occupants located within 500' of the subject property, and one notice was received back in favor. Also, the Planning & Zoning Commission has voted 5 – 0 to recommend approval to Council.

Following Mr. Miller's comments, the mayor opened the public hearing, but no one indicated a desire to speak. So, he then closed the public hearing.

Councilmember Hagaman moved to approve Z2026-024. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, 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 to approve passed by a vote of 7 ayes to 0 nays.

12. **Z2026-025** - Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. The applicant is requesting an SUP to allow the construction of a Commercial Freestanding Antenna on Public Property. It would consist of a monopole structure with an overall height of approximately 50-feet. The installation is designed as a self-supporting monopole with attached antenna equipment and associated ground-mounted infrastructure which would be located on the south side of the facility. The equipment area will be enclosed by a six foot wrought iron fence and landscape material is being proposed around the perimeter to help reduce the visual impacts from the adjacent right-of-way and surrounding properties. Under the Unified Development Code, a commercial freestanding antenna on public property is a permitted 'by right' land use regardless of the underlying zoning. However, the facility is still subject to the development standards of the base zoning, which in this case would be plan development district 80, which has a base zoning of single-family ten district. Based on that, they're technically proposing a fifty-foot monopole, which would exceed the overall height in the district by fourteen feet. This is why they're having to request an SUP through Council. The applicant has stated that the facility is necessary to send monitoring information from this facility to the Wylie station and that fifty feet is the shortest possible height.

The mayor opened the public hearing, asking if anyone would like to speak at this time and calling forth the applicant at the same time. There being no one indicating a desire to speak, the mayor then closed the public hearing.

Mayor McCallum sought and received clarification from Mr. Miller regarding the proposal not quite meeting all the city's requirements. Mr. Miller generally explained that it's not currently known how grading and development may end up being pertaining to the adjacent subdivision, since those residences have not yet been constructed. So, for now, it's best to wait until that time before requiring this applicant to meet the landscape screening requirements.

The applicant – Eric Williams – 8177 Midtown Blvd. – Dallas, TX, came forth. The mayor ensured and confirmed that no one wished to speak at the public hearing.

Councilmember Campbell sought and received clarification that this is only concerning the extra 14' in

height and that all other requirements are met.

Mayor Pro Tem Moeller then moved to approve Z2026-025. Councilmember Hagaman seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL**  
**ORDINANCE NO. 26-XX**  
**SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [ORDINANCE NO. 16-08] AND 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 *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, 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 passed by a vote of 7 ayes to 0 nays.

**XIII. Action Items**

1. Hear year-end program presentation from members of the City's Youth Advisory Council (YAC).

Vincent Vento, Chair of the YAC, came forth, along with all other YAC members who were present, which included David Ajayi, Ellie McReynolds, Luke LaGrange, Vincent Harris, and Eva King. Mr. Vento then went on to present to Council, recapping their various activities that occurred throughout this past school year. Each of the graduating seniors also briefed Council on their plans following graduation.

2. Discuss and consider the Comprehensive Plan Advisory Committee's (CPAC's) proposed changes to the OURHometown Vision 2040 Comprehensive Plan and provide direction to staff concerning the proposed update, and take any action necessary.

Following brief, introductory comments from the mayor, Planning Director Ryan Miller made a lengthy presentation to Council concerning the process associated with the Council-appointed Comprehensive Plan Advisory Committee as well as the proposed updates to the city's Comprehensive Plan, which are before the Council this evening for consideration.

Following Mr. Miller's presentation, Councilmember Henson provided comments. He commented that within the Homestead Development, which is only 33 yards away from where he personally lives, over 90% of the residential lots are more narrow than the brick and mortar of his own home. He went on to explain that he ran for city council because of this comprehensive plan, and while he is very happy the

city is getting done exactly what he campaigned to do (update this plan), and he is elated with changes being proposed – he also would like to discuss some additional changes to street sizes for major and minor collector roadways. He thanked those who served on this Comp Plan Advisory Committee (CPAC), including the chairman, John Hohenshelt (who could not be present this evening due to a graduation-related conflict he had to attend).

Councilmember Lewis thanked the CPAC for its hard work. He shared that the Council did not receive these revisions to begin reviewing them until this past Friday. So, he personally would like an additional two weeks to spend some more time reviewing the content before providing feedback on the proposed changes. Councilmember Campbell echoed Councilmember Lewis’ sentiments in both regards – thanking the CPAC as well as desiring to have some additional time to review it before providing feedback and moving forward.

Mayor McCallum sought and received input from Mr. Miller on the timeline associated with this plan navigating through the Planning & Zoning Commission and City Council and associated, required public hearings to receive public input. He shared that this has been his number one priority – to review this plan and to reduce density within the city. The Mayor provided comments on minimum lot sizes moving forward, indicating that larger size lots and planned, thoughtful growth are both important as the city moves forward. He explained that ran (for election), in part, on the content of this Comprehensive Plan, and he personally does not want to delay moving forward. However, as long as the process can stay on track and move forward in June, he is okay with allowing councilmembers the requested, additional time for review and feedback. He asked councilmembers to provide staff with their input between now and the next city council meeting.


Councilmember Campbell moved to table this agenda item until the next, regular city council meeting. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Public Hearings were addressed next by Council.

#### XIV. Adjournment

The mayor adjourned the meeting at 9:30 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 1<sup>st</sup> DAY OF JUNE, 2026.

  
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Tim McCallum, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Teague, City Secretary

