



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, August 3, 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 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, Anna Cambell, and Dennis Lewis. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. 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 possible sale/purchase/lease of real property on State Highway 66 and in the vicinity of downtown and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
3. Discussion regarding land acquisitions within the city limits and/or its extraterritorial jurisdiction (ETJ), pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:57 p.m.

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

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

V. Invocation and Pledge of Allegiance - Pastor David Goodacre, New Caldonia Baptist Church

Pastor David Goodacre delivered the invocation and led the two pledges.

VI. Appointment Items

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

David Schoen, Vice-Chair of the P&Z 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

following Mr. Schoen's briefing. The mayor thanked Mr. Schoen and the Planning & Zoning Commission for all the efforts, hard work and assistance regarding the review of the city's Comprehensive Plan.

VII. Open Forum

The mayor 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 closed Open Forum.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller made a motion to approve a resolution authorizing the REDC (Rockwall Economic Development Corporation) to purchase property in the ETJ (Extraterritorial Jurisdiction). Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller then made a motion to make the following appointments to city boards and commissions:

- appoint James Pulatie and Jason Bietendorf to the Planning & Zoning Commission (replacing Dr. Jean Conway (terming out) and Carin Brock (did not desire reappointment) (for terms to run through August of 2029);
- appoint Kate Wilke and Patti Muggeo to the Architectural Review Board (to replace Wes Dalton and Dennis Kirkpatrick) (for two year terms to run through August of 2028);
- appoint Jeanine Wittig, placing her as a voting member on the Board of Adjustments (for a two-year term to run through August of 2028) (replacing Eric Smith)
- appoint Julie Spokes-Owen to the Historical Preservation Board (HSAB) (to replace Tiffany Miller, who has termed out) (for a two-year term to run through August of 2028).

Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller then moved to make the following reappointments to city boards and commissions:

- reappoint Gary Freeman and Herman Hudson to the Animal Advisory Board for an additional two-year term to run through August of 2028.

Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum then moved to make the following reappointments:

- reappoint Kevin Hadawi and Robert McAngus to the Architectural Review Board, each for an additional two-year term to run through August of 2028.
- reappoint Haydon Frasier to the Historic Preservation Advisory Board for an additional two-year term to run through August of 2028.
- reappoint Jake Wimpee, Mike McEwen and Marcia Hasenyager to the Park Board, each for an additional two-year term to run through August of 2028.
- reappoint Galen Hilliard and Ellis Bentley to the Planning & Zoning Commission, each for an additional (three-year) term (expiring August 2029).

Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the July 20, 2026 city council meeting, and take any action necessary.
2. **Z2026-030** - Consider the adoption of an **ordinance** for the *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary **(2nd Reading)**.
3. **Z2026-033** - Consider the approval of an **ordinance** for a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary **(2nd Reading)**.
4. **Z2026-035** - Consider a request by Ernesto Mario Castro on behalf Gloria Briseño 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 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary **(2nd Reading)**.
5. **Z2026-036** - Consider a request by Antonio Tello of Tello's Creations, LLC 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 0.1650-acre parcel of land identified as Lot 884A 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 353 Blanche Drive, and take any action necessary **(2nd Reading)**.
6. **Z2026-037** - Consider a request by Eric Little of CPIV-354 Ranch Trail 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)**
7. Consider authorizing the City Manager to execute a professional engineering services contract with Lamb-Star Engineering, LLC. to perform the engineering design services and specifications for the Village Drive Bridge Reconstruction Project in an amount not to exceed \$1,199,983.64, to be paid for by 2018 Street Bond funds, and take any action necessary.
8. **P2026-025** - Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 30 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 29 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.
9. **P2026-027** - Consider a request by April and Lisa Ross of Burns Surveying on behalf of Timothy Burns of Burns Summit, LLC for the approval of a Final Plat for Lot 1, Block D, Harbor Summit Addition being a 2.365-acre tract of land identified as Lot 5, Block A, George Morton Estate Addition; Lots 1 & 2 and a portion of Lots 3 & 4, Block 12, George Morton Addition; and Lot 1, Block D, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32),

generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

10. Consider approval of an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2026 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10). Mayor Pro Tem Moeller seconded the motion. The ordinance captions were then read as follows:

ORDINANCE NO. 26-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

ORDINANCE NO. 26-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, 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.

**ORDINANCE NO. 26-33
SPECIFIC USE PERMIT NO. S-404**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1430-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK G, NORTHSORE #1 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.

**ORDINANCE NO. 26-34
SPECIFIC USE PERMIT NO. S-405**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] 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 TO ALLOW THE CONSTRUCTION OF A

SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 884-A OF THE ROCKWALL LAKE 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.

ORDINANCE NO. 26-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 25-12*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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.

ORDINANCE NO. 26-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

The motion to approve the entire Consent Agenda passed by a vote of 7 ayes to 0 nays.

X. Public Hearing Items

1. **Z2026-031** - Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle 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 two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information on this agenda item. The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. Eventually, the Turtle Cove Subdivision was established. On October 18, 1999, the City Council approved a Final Plat [*i.e. PZ2000-111-01*] establishing this particular subject property as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition. According to Rockwall Central Appraisal District (RCAD), there is currently a 4,800 SF single-family home that was constructed in 2000 at 931 Lexington Drive and a 3,871 SF single-family home that was constructed in 2003 at 935 Lexington Drive. The applicant in this case is proposing to demolish the two existing homes, combine the two lots into one lot and construct a new, 4,864 square foot, two-story, single-family home at this location. Council is being asked to consider the proposed size, location and architecture of the proposed home in comparison to other, nearby, existing homes. Approval of this request is discretionary on the part of Council, pending a recommendation of the City's Planning & Zoning Commission.

On June 16, 2026, staff mailed 73 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lakeside Village and Turtle Cove Homeowner's Associations (HOAs), which are the only HOAs or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Mr. Miller went on to indicate that staff had received three (3) notices in favor and three (3) notices in opposition of the applicant's request. In addition, on July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* with the condition that the garage orientation be revised to meet the city's ordinance requirements. This motion passed by a vote of 6-0, with Commissioner Hilliard having been absent.

Mayor McCallum opened the public hearing, calling forth the applicant and asking if anyone would like to speak. However, no one indicated such. So he closed the public hearing.

The applicant did come forth (not stating her name / address) and indicated that Mr. Miller explained things pretty well. She stated that her client is willing to modify the garage orientation on the proposed home. It will be a four car garage that will have two that will be 'front facing' and two that will be 'side entry' garages.

Following additional, brief comments, Councilmember Lewis then moved to approve Z2026-031. Councilmember Campbell seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-4XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) [*ORDINANCE NO. 24-07*] 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 TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.287-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1 & 2, BLOCK A, TURTLE COVE, PHASE 3 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.

2. **Z2026-032** - Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of an **ordinance** for a Specific Use Permit (SUP) for Banquet Facility/Event Hall in conjunction with an existing Garden Supply/Plant Nursery on 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 Light Industrial (LI) 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. He explained that the subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 7,000 SF storage warehouse constructed in 1999; however, according to the Certificate of Occupancy (CO) -- *issued to the applicant on April 21, 2009* -- the land use on the subject property is a *Nursery/Office* that included the outside storage of "...plants, soils, irrigation parts, fertilizer (seasonal), [and] mulch." On December 11, 2025, following a proactive code enforcement case (*i.e. Case No. CE2025-6295*) initiated by the Neighborhood Improvement Services (NIS) Division, staff met with the property owner, Ron Hawkins of *Land Art of Rockwall (Honey Locust Farms)*, regarding the establishment of a *banquet facility/event hall* and *coffee shop* on the subject property without a Certificate of Occupancy (CO). At the time of that meeting, the property was zoned Agricultural (AG) District. The *banquet facility/event hall* and *coffee shop* are *not* permitted in the Agricultural (AG) District, while the existing *garden supply/plant nursery* is considered a legally non-conforming use predating annexation. Staff also discussed with the property owner that the property's Future Land Use designation of *Technology/Employment Center* -- *as indicated in the OURHometown Vision 2040 Comprehensive Plan* -- is most consistent with the Light Industrial (LI) District zoning designation when considering the surrounding land uses; however, the Light Industrial (LI) District did not permit a *banquet facility/event hall*. As a note, rezoning the property to a Commercial (C) District -- *which would accommodate the desired land uses* -- would be inconsistent with the Future Land Use Map and could be considered *Spot Zoning*. Based on these 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). On June 1, 2026, the City Council approved a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for the subject property.

On June 12, 2026, the applicant -- *Ron Hawkins* -- submitted an application requesting a Specific Use Permit (SUP) for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on the subject property.

The subject property is addressed as 4571 SH-276. He went on to explain that staff has calculated the requirements for parking spaces, and if Council approves this request this evening, the parking areas would be recycled asphalt parking lot (and concrete would not be required -- it would be waived for expansion of the parking lot). The event hall use would be limited to only the conservatory area and they would restrict the asphalt parking lot to only those areas shown on the plan. This will be the last action required of Council concerning this case. Approval of this request is a discretionary decision on the part of Council.

On June 16, 2026, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. As of tonight, staff had not received any responses concerning the applicant's request, neither against nor in favor. The mayor clarified with Mr. Miller, who confirmed, that this SUP will not be transferable to any new property owner unless the new property owner is a family member of the current owner. Mr. Miller shared that on July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hilliard having been absent. In addition, on July 20, 2026, the City Council approved a motion to table the case to the August 3, 2026 City Council Meeting by a vote of 7-0.

Mayor McCallum opened and then closed the public hearing, as no one gave indication of a desire to speak at this time.

Mayor McCallum then moved to approve Z2026-032. Councilmember Henson seconded the motion. The ordinance caption was then read as follows:

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-4XX

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *BANQUET FACILITY/EVENT HALL* IN CONJUNCTION WITH AN EXISTING *GARDEN SUPPLY/PLANT NURSERY* ON 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; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2026-034** - Hold a public hearing to discuss and consider a request by Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of an ordinance for a Specific Use Permit (SUP) for *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information on this agenda item. The property is addressed as 2368 Saddlebrook Lane and is located within the Saddlebrook Estates Subdivision. It is currently zoned as a Single-Family 16 (SF-16) District. According to the Rockwall Central Appraisal District (RCAD), a 2,770 SF single-family home was constructed on the subject property in 2002. The applicant -- *Bradley Stannard of Legendary Outdoor Solutions* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for the construction of a *detached garage* on the subject property. The applicant wants to construct it as a 25' x 50' (total area of 1,000 sq. feet) structure that will be located in the rear of the home.

He went on to explain that - according to the site plan and building elevations provided by the applicant - the proposed *detached garage* will be situated at the end of the driveway in the rear yard of the subject property approximately 23 feet from the eastern or side property line and more than 107-feet from the northern or rear property line. The proposed overall height of the structure will be 14-feet, 10-inches (*or 12-feet, 6.72-inches at the midpoint*). The exterior of the structure will be clad in a stone wainscot on the front façade and the rest will be clad in LP siding.

In this case, the applicant's original submittal showed the proposed accessory building with stone cladding on the front façade and LP siding on the remaining elevations. During the Planning and Zoning Commission Work Session on June 30, 2026, the Commission recommended that the applicant also provide stone on the side elevation visible from neighboring properties; however, the applicant submitted updated building elevations on July 7, 2026, showing the accessory building clad entirely in metal on all four (4) façades and the size of the building increased from 1,000 SF to 1,250SF. On July 16, the applicant sent an email to staff requesting to be remanded back to the Planning and Zoning Commission since they are looking to alter the materials on the building and the size. On July 20, 2026, the City Council remanded the case back to the Planning and Zoning Commission for the July 28, 2026 meeting. On July 21, 2026, the applicant provided updated building elevations showing a total square footage of 1,000 SF and the front façade with a stone wainscot and the rest of the front façade and remaining facades clad in LP siding. While the proposed accessory building does not appear to be architecturally compatible with the primary structure -- *which is clad in stone and brick* -- staff should note that there are several properties within the subdivision that contain large metal detached garages and detached garages that are constructed using the same materials as the primary structure (*i.e. brick and stone*). The proposed accessory structure is a total of 1,000 SF. In addition, the proposed *Detached Garage* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

In reviewing a request for a Specific Use Permit for an accessory structure exceeding the maximum permitted size, the Planning and Zoning Commission and City Council may consider: [1] whether the structure was constructed without the required permits or under false pretenses; [2] the size of the proposed structure compared with other accessory structures in the surrounding neighborhood or subdivision; and [3] the size, architecture, and location of the proposed structure in relation to the primary residence.

In this case, the detached garage has not been constructed and is being considered prior to the issuance of a building permit. The proposed garage would contain 1,000 SF, which exceeds the maximum permitted area of 625 SF by 375 SF, or an increase in size of 60% over the size permitted by the UDC. The proposed garage would also represent approximately 36% of the floor area of the existing 2,770 SF single-family residence. Although the proposed structure exceeds the maximum size permitted by the Unified Development Code (UDC), it would be located in the rear yard, comply with the applicable side-yard, rear-yard, building-separation, and height requirements, and be situated on a one (1) acre residential lot.

Mr. Miller further explained that approval of the Specific Use Permit is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On June 13, 2026, staff mailed 30 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time the report to Council was written, staff had received three (3) notices in favor and none in opposition of the applicant's request.

On July 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with the condition that the applicant face the front facade in stone, and Commissioner Hilliard absent.

On July 20, 2026, the City Council approved a motion to remand the *Specific Use Permit (SUP)* back to the Planning and Zoning Commission on July 28, 2026 by a vote of 7-0.

On July 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Conway absent.

Mayor McCallum opened the public hearing but closed it due to no one indicating a desire to speak at this time. Wade Silver, who lives at 2368 Saddlebrook Lane, came forth and stated this is the one thing they have been waiting on. With his kids all moved out, it the time to do it. This building will hold his fishing equipment and any handyman work he is involved in.

Councilmember Henson then moved to approve Z2026-034. Councilmember Jeffus seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-4XX

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 ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK A, 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.

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

XI. Action Items

1. Discuss and consider a request from Elias Pope on behalf of HG Sply Co. seeking approval of a variance to the city's sign ordinance for a projection sign for the property located at 2651 Sunset Ridge Dr., and take any action necessary.

Craig Foshee from the City's Building Inspection Department provided background information on this agenda item. Elias Pope with HG Sply Co. has requested to appear before City Council to seek a variance to the City's sign ordinance standards. Mr. Pope is requesting to construct a projection sign on the west facade of the new building, which is currently under construction at 2651 Sunset Ridge Dr.

Mr. Foshee explained that the City's sign ordinance contains provisions for projections signs. The allowable size and height limitations are a maximum 12 square feet in size and no more than 4 feet in height. The proposed sign would be 12 feet by 12 feet or 144 square feet with a vertical projection of approximately 14 feet above the building roof height. Mr. Pope has submitted a letter, which has been provided to Council, explaining why he believes the proposed sign will be necessary. In addition, Council has been provided with

a site plan with the proposed sign location marked in red, as well an exhibit showing the proposed location for the new sign, and what the proposed sign would look like.

Mr. Pope (address stated as 14 Kensington Street), the applicant, came forth and stated that the original building sign is located on the side of the building, but it is now obstructed by the Vidorra building and other structures. He said they would like to install something iconic and visible from the top of the hill so people can easily identify their location. They are hoping to receive their Certificate of Occupancy in October and open in November.

Following additional, brief comments, Mayor McCallum made a motion to approve the sign variance, as requested. Councilmember Hagaman seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

XI. 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 Engineer, Amy Williams, briefly updated Council on recent and upcoming roadway-related (re)construction efforts. In part, she indicated there were recently four concrete replacements that were repaired on an emergency basis after the concrete in certain roadway areas 'popped' (due to extreme heat).

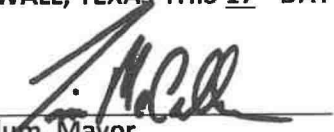
Mary Smith, City Manager, then provided an update on the Village Drive Bridge Project. The City recently approved an interlocal agreement with the County, which will provide \$2 million toward construction. Smith explained that John Polster, the City's transportation consultant, and Michael Morris with COG (the North Central Texas Council of Governments) helped identify funding for the project. So just as soon as the design is completed and approval is received from the railroad, the project will be ready to move forward. All necessary construction funds will be available in the bank.

Mayor McCallum announced the City's closure of H Wallace Lane and emphasized the importance of ensuring everyone was aware of the closure. Amy Williams stated that all those affected were personally contacted Friday, and emails were also sent to the affected HOAs. The signage regarding the closure went up Thursday and Friday, and door-to-door notifications (by Oncor) was also conducted (within the gated neighborhood).

XII. Adjournment

Mayor McCallum adjourned the meeting at 6:42 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 17th DAY OF AUGUST, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

