



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, October 20, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

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

II. Executive Session

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 legal advice related to Ch.10, Article XII. "Property Maintenance Code" of the Rockwall Municipal Code of Ordinances, pursuant to §551.071 (Consultation with Attorney).
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Lake Rockwall Estates, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).

III. Adjourn Executive Session

Members of Council adjourned from Executive Session at 5:30 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 - Councilmember Campbell

Councilmember Campbell delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Introduction of Youth Advisory Council (YAC) Students

City Secretary, Kristy Teague briefly spoke, sharing details of the city's YAC program. Thereafter, each YAC member in attendance introduced him/herself. The mayor, council and staff welcomed these

students who were attending the meeting to observe.

2. Parks Maintenance Champions Day Proclamation

Parks Director Travis Sales and members of his staff came forward. The mayor then read and presented them with this proclamation.

3. Chamber of Commerce Week Proclamation

Mayor McCallum called forth Darby Nielsen, Executive Director of the Rockwall Area Chamber of Commerce. He then read and presented them with this proclamation.

4. Hispanic Heritage Month Proclamation

The mayor called forth Councilmember Campbell as well as several local high school students and other community representatives. They mayor then read and presented this proclamation.

5. Italian American Heritage Month Proclamation

Councilmember Campbell also participated in the presentation of this proclamation. She and others, including several Italian-Americans in attendance at the meeting, were honored to receive this proclamation from Mayor McCallum.

6. Fire Prevention Month Proclamation

Fire Marshal, Chief Ariana Kistner and Fire Chief Kenneth Cullins, came forth. Mayor McCallum then read and presented this proclamation for Fire Prevention Month, and Chief Cullins provided brief comments, encouraging residents to be safe related to lithium ion batteries and related to ensuring they have and maintain working fire alarms within their homes.

VII. Appointment Items

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

Dr. Conway, Chair of the city's P&Z Commission, came forth and briefed Council on recommendations of the Commission regarding planning-related items on tonight's agenda. No discussion transpired, and no action was taken following Dr. Conway's briefing.

VIII. Open Forum

Mayor McCallum's guest, YAC member Vincent Harris, explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Kevin Folsom
1115 Bayshore
Rockwall, TX

Mr. Folsom came forth and spoke again regarding the SH-66 boat ramp expansion project (a project funded, in part, by the TX Parks & Wildlife Department that will result in the addition of another lakeside

parking lot area near the SH-66 public boat ramp). Mr. Folsom indicated that his wife did a survey on social media related to the preferred plans regarding that project. He then briefly shared those findings with the Council. He shared that fourteen individuals who responded voted in favor of the city council's current plan, and 41 individuals who voted did so in favor of the plan he and his neighbors have suggested. He provided each of the council members with a handout that outlined more specifically the results of the survey(s) he conducted. He went on to share that the City of Rowlett did recently re-open their public boat ramp on Dalrock Rd., and it has fifty public spaces available 24/7, 365 days per year without cost. He went on to briefly suggest future opportunities for naming walking trails and/or streets after heroes (to tie into the Heroes Memorial Bridge that goes between Rockwall and Rowlett).

Caren Williams
1113 Bayshore Drive
Rockwall, TX

Mrs. Williams came forth, thanking Council for the opportunity to previously speak at the last council meeting. She again spoke regarding the plans for the SH-66 boat ramp (parking lot) expansion project and her related concerns. She conveyed that in the last meeting it was mentioned that changes to the current plans could cost the city about \$100,000 and that the city's Engineering contract shows the original design cost was \$108,000. It was also suggested a new survey and geotechnical study may be needed. She went on to articulate more details regarding some of her various concerns related to the plans and the project. She also indicated she has shared the plans with several engineering firms and believes the cost to modify the plans should be under \$10,000. She went on to convey she is personally willing to donate \$10,000 towards changes to the plans. She shared details of she and her neighbors having solicited and received feedback from the public via social media. She ultimately urged Council to utilize the grant funds responsibly.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and briefly spoke about his tax statement recently received from the Rockwall Central Appraisal District Board of Directors. He went on to share that he would like for more details to be provided in the informational meeting packet relative to "Consent Agenda" items. He went on to speak about the SH-66 boat ramp (parking lot) expansion project, making several suggestions related to the project. He suggested that Council cancel the TP&W Grant and instead put that funding towards a parking lot elsewhere, perhaps near The Harbor. He urged Council to listen to the people and to provide more information in the informational packet on Consent Agenda items.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the city managers to finalize the acquisition of the community building and park located in Lake Rockwall Estates, which is being donated by Lake Point Church. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller and Mayor McCallum publicly thanked Lakepoint Church for this generous donation that will especially be of benefit to residents within the Lake Rockwall Estates subdivision.

X. Consent Agenda

1. Consider approval of the minutes from the Oct. 6, 2025 city council meeting, and take any action necessary.
2. **Z2025-059** – Consider a request by William Andrew Solomon of KRE 15, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary **(2nd Reading)**.
3. Consider approval of an ordinance amending the Code of Ordinances in Ch. 4 "Alcoholic Beverages," Article II. "Required Biennial Fee" to remove said fee(s) in accordance with Senate Bill 1008, and take any action necessary. **(1st reading)**
4. Consider approval of an **ordinance** for the temporary reduction of the current 55 miles per hour speed limit along FM 549 to 45 miles per hour from MP 9.596 to MP 11.866 (from SH 276 approximately 2.27 miles to SH 205) during (re)construction of FM 549, and take any action necessary. **(1st reading)**
5. **P2025-032** - Consider a request by Dean & Tina Sweat for the approval of a Final Plat for Lots 1 & 2, Block A, Sweat Addition for an 8.67-acre tract of land identified as Tract 23-2 of the S. McFadgin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road, and take any action necessary.
6. Consider awarding a bid in the amount of \$125,000 to Child's Play, Inc. for the upgrades and replacement of the playground at The Park at Fox Chase to be funded by the Recreation Development Fund Budget, and authorize the City Manager to execute associated purchase orders and/or contracts, and take any action necessary.
7. Consider awarding a bid in the amount of \$64,227.50 to Child's Play, Inc. for the upgrades of the KidZone playground at Harry Myers Park, to be funded by the Recreation Development Fund Budget, and authorize the City Manager to execute associated purchase orders and/or contracts, and take any action necessary.
8. Consider authorizing the City Manager to execute an agreement with Freese & Nichols, Inc. in the amount of \$144,321 to be funded by the Recreation Development Fund Budget to provide a master plan for Alma Williams Park, and take any action necessary.
9. Consider authorizing the City Manager to execute a Green Ribbon Grant Agreement with TxDOT in the amount of \$269,686 and a Planning, Design & Construction Administration Agreement with MESA Design Group in the amount of \$154,875 to be funded by the Tree Mitigation Fund Budget, for the redesign of FM740 landscape medians, and take any action necessary.
10. Consider authorizing the City Manager to execute an agreement with Freese & Nichols, Inc. in the amount of \$116,721 to be funded by the Recreation Fund Budget to provide a master plan

for Ben A. Klutts Park, and take any action necessary.

11. Consider authorizing the City Manager to enter into an agreement with First Due Holding, Inc. and sign all associated documents for the purchase of a records management software system for the Fire Department in the amount of \$52,566 (for the first year), to be funded by the Fire Operations Budget, and take any action necessary.
12. Consider approval of new vehicle purchases with Sames Laredo Chevrolet in the amount of \$333,000 and with Sames Bastrop Ford in the amount of \$148,350 to be funded by the Police Dept. Operating Budget, and authorize the City Manager to execute associated purchase orders, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12). He pointed out the design of two fifty-acre parks and the allocation of funding for those designs. Councilmember Thomas seconded the motion. The ordinance captions were read into the record as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-68

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 105 (PD-105) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 4. ALCOHOLIC BEVERAGES; ARTICLE II. PERMITS TO REMOVE THE "REQUIRED BIENNIAL FEE" AND TO CALL FOR THE LOCALLY-ISSUED ALCOHOL BEVERAGE PERMIT TO BE PHYSICALLY DISPLAYED ALONGSIDE THE STATE-ISSUED PERMIT; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET NO. 549 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN

EFFECTIVE DATE.

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

XI. Public Hearing Items

1. **Z2025-062** - Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information on this agenda item. The subject property was annexed by the City Council on October 29, 1973. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 12, 1973, the City Council approved a zoning change from Agricultural (AG) District to Planned Development District 7 (PD-7). At the time of adoption, the planned development district permitted a combination of neighborhood service, water recreation, single-family, and multi-family land uses. This ordinance was later amended on August 2, 1982, at which time a concept plan and expanded the land uses to include a commercial hotel, marina, retail, multi-family, and condominiums. On April 6, 1987, the Planned Development District was again amended to limit the land uses to include office, restaurants, hotel and marina. On March 6, 2017, the City Council approved a subsequent amendment to Planned Development District 7 (PD-7) by adopting Ordinance No. 17-11 [Case No. Z2017-003] for the purpose of incorporating a 0.30-acre portion of Lot 7 and all of Lots 3, 4, & 5, Block A, the Harbor-Rockwall Addition into Planned Development District 7 (PD-7). On February 6, 2017, the City Council approved a replat [Case No. P2017-004] for Lots 8 & 9, Block A, the Harbor-Rockwall Addition.

Since construction of the development, the subject property (i.e. Suite R103) has accommodated a variety of retail and office uses. On July 18, 2025, the applicant submitted an application for a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation which the Planning and Zoning Commission reviewed on August 12, 2025, and ultimately approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 4-2, with Commissioners Roth and Bentley dissenting, and Commissioner Conway absent. The primary reason for the denial recommendation was the Planning and Zoning Commission did not feel the amount of information provided by the applicant was sufficient to make a positive recommendation. Based on this action, the applicant -- Sairong Cheng -- sent an email to staff, on August 14, 2025, requesting to withdraw Case No. Z2025-047. According to the applicant, the purpose of the withdrawal request was to allow the applicant time to resubmit additional information for the case that could better articulate their request and better clarify the proposed business for the Planning and Zoning Commission and City Council. On August 18, 2025, the City Council approved a motion to allow the applicant to withdraw the case. Subsequently, the applicant made a second submittal with the requested additional information on September 12, 2025.

Mr. Miller shared that 78 owners and occupants located within 500' of the subject property were sent notices of this public hearing. However, staff has received no notices in response.

Mayor McCallum then called the applicant forth to address Council at this time.

Hunter Hayes
10517 Takala Drive
Fort Worth, TX 76179

Jeff Carter
With PA Retail / Harbor Retail, LLC.
8222 Douglas Ave.
Dallas, TX

Sai Rong Cheng
5315 Isidore Lane
Missouri City, TX 77459

Chau Long Guo
5315 Isidore Lane
Missouri City, TX 77459

Mr. Hayes shared that he is representing the applicants who would like to open up a 'claw arcade.' Mr. Hayes went on to share in more detail what a 'claw arcade' is and the reasons why they are desiring to open one at The Harbor. Mr. Carter also articulated reasons why they would like to have this venue incorporated at The Harbor. He shared that he believes the applicants will be good to work with, and he respectfully asked Council for their consideration of approval of this request. Mr. Hayes went on to share a video showing what this sort of arcade is like and what the experience would be like for patrons.

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

Councilmember Lewis asked what the age demographic is for patrons. Mr. Hayes shared that the ages would range from probably 6 years old up to about 16 years old. Mr. Lewis shared that he is fearful this venue would be full of middle school students all the time, leaving no room for younger kids. He asked what the hours of operation would be. Mr. Hayes shared that it would be from 11 AM until 10 PM. Councilman Lewis asked what the staffing will be like. Mr. Hayes shared that there will be one manager and one security guard on site. Councilmember Lewis expressed concerns about the possibility of teenagers supervising teenagers and that it usually does not work well. He acknowledged that Mr. Carter solicited and got feedback from Cinemark; however, he wonders if Mr. Carter also got input from some of the other businesses at The Harbor, such as Rodeo Goat, Gloria's, Sideways BBQ, etc. Mr. Carter shared that he did not solicit feedback from those businesses to the extent he inquired with Cinemark.

Councilmember Henson wonders if the applicants themselves have ever opened and successfully implemented this particular type of business in another city elsewhere. Indication was given that they have business partners who have, and they themselves own other types of businesses, such as restaurants around the state and the DFW area, so they have sort of a roadmap. However, they themselves have not yet opened a business of this particular type.

Councilmember Jeffus wonders who will be on-site and/or living in Rockwall in order to closely run and manage the business. Mr. Chau Long Guo gave indication that, although he does not currently live in Rockwall, he does have plans to move to Rockwall once this business opens.

Councilmember Henson moved to approve Z2025-062. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) [ORDINANCE NO. 17-11] 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) TO ALLOW INDOOR COMMERCIAL AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 then passed by a vote of 6 ayes to 1 nay (Lewis).

2. Z2025-063 - Hold a public hearing to discuss and consider a request by T. J. Mutcherson 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information on this agenda item. The applicant is seeking approval of an SUP to allow for the construction of a two-story, 3,073 square foot single-family residential home at this location, which is directly adjacent to Phase II of the Park Place subdivision. He went on to explain that Council is asked to look at and evaluate the size, location and architecture of the proposed home when compared to other, adjacent homes in the area. Staff has provided a housing analysis for comparison for Council's consideration. Staff sent out 70 notice to property owners and occupants located within 500' of the location, and one notice was received back in opposition. In addition, the city's Planning & Zoning Commission did review his request and has recommended approval of it by a vote of 7 ayes to 0 nays.

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

The applicant came forth to answer any questions of Council; however, no questions were asked. The mayor thanked the applicant, indicating he believes it is a beautiful home.

Councilmember Campbell then moved to approve Z2025-063. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-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* ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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.

- 3. Z2025-064 - Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of an ordinance for a *Specific Use Permit (SUP)* to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive (1st Reading).**

Planning Director Ryan Miller provided background information on this agenda item. The subject property was annexed by the City Council on November 7, 1960. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [i.e. Case No. SP2018-016] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [Case No. P2018-039] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building that was built in 2019 and a 1,116 SF parking garage situated on the subject property. Since 2019, the subject property has remained the same. On September 12, 2025, the applicant -- Phillip Craddock of Craddock Architecture, PLLC -- submitted an application requesting a Specific Use Permit (SUP) for an Office Building that will exceed 60-feet in height on the subject property. In this case, the proposed concept plan and conceptual building elevations appear to conform with all of the density and dimensional requirements applicable to properties located within the Commercial (C) District, with the exception of the maximum height requirement. The applicant's proposal also appears to align with the intent of the OURHometown Vision 2040 Comprehensive Plan, which encourages high-quality, visually appealing development along major corridors and gateway entries into the City. Staff has included provisions in the Specific Use Permit (SUP) ordinance that will require general conformance with the concept plan and conceptual elevations at the time of site plan approval, and that the proposed buildings shall not exceed 91-feet in height, as depicted in the conceptual building height exhibit.

To provide context, there are two (2) recent approvals -- directly adjacent to the subject property -- for similar Specific Use Permits (SUPs) allowing building heights exceeding the 36-foot limit within the Scenic Overlay (SOV) District. On August 7, 2017, the City Council approved a Specific Use Permit (SUP) for a

hotel located within the Scenic Overlay (SOV) District southwest of the subject property that exceeded the 36-foot height standard under similar circumstances. This Specific Use Permit (SUP) permitted the hotel -- now known as the Hyatt Rockwall Hotel -- to a total height of 60-feet. On January 2, 2024, the City Council approved a Specific Use Permit (SUP) for the Rockwall Economic Development Corporation (REDC) pertaining to a 9.94-acre site northeast of the subject property. This Specific Use Permit (SUP) permitted office buildings up to 120-feet in height, subject to conformance with the approved concept plan and conceptual building height exhibit, and incorporated an expiration clause requiring reauthorization after ten (10) years. These prior cases demonstrate that the City Council has historically utilized the Specific Use Permit (SUP) process within the Scenic Overlay (SOV) District to allow limited height increases where warranted by site context, architectural design quality, and consistency with adopted long-range planning documents. In this case, the Commercial (C) District, has a similar height restriction of 60-feet. With that being said, a request for a Specific Use Permit (SUP) remains a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

On September 19, 2025 staff mailed 58 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove Homeowner's Association (HOA), which are the only Homeowners' Associations (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff has not received any property owner notifications related to the applicant's request.

The mayor then called forth the applicant to address Council, and he opened the public hearing. There being no one other than the applicant expressing a desire to speak, Mayor McCallum then closed the public hearing.

Phillip Craddock
551 Embargo Drive
Fate, TX

Mr. Craddock and the business owner, Mr. Shipman, came forth sharing that this will be business offices for Mr. Shipman's company, which has already been established here in Rockwall.

Mayor McCallum (via YAC member Vincent Harris) then moved to approve Z2025-064. Councilmember Thomas (via YAC member, Eva King) seconded the motion. The ordinance caption was then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-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) TO EXCEED THE MAXIMUM PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19, BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A

PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

4. **Z2025-065** - Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information on this agenda item. On October 4, 2010, the City Council approved the annexation of the subject property by adopting Ordinance No. 10-27 [Case No. A2010-001]. On April 4, 2011, the City Council approved a zoning change [Case No. Z2010-021] from an Agricultural (AG) District to a General Retail (GR) District. On February 2, 2015, the City Council approved a final plat [Case No. P2015-001] that establish the subject property as Lot 3, Block A, Buffalo Crossing Addition. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2015-028] to allow the construction of two (2) private baseball fields. On May 2, 2016, the City Council approved a final plat [Case No. P2015-015] that establish the subject property as Lot 2, Block A, JBR2 Addition. On October 3, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2016-029] to allow the construction of a Retail Store with Gasoline Sales. The approved Retail Store with Gasoline Sales was never constructed and subsequently the Specific Use Permit (SUP) expired. The subject property has remained vacant since the time of annexation. The applicant -- Jimmy Strohmeyer of Strohmeyer Architects -- is requesting the approval of a Specific Use Permit (SUP) to allow a Retail Store with Gasoline Sales to be established on the subject property. It is proposed to be approximately 5,600 SF and have eight (8) fuel pumps. He went on to share some of the recommended conditions, should Council approve this request. He also shared that staff mailed 16 notices to property owners and occupants within 500-feet of the subject property and also sent a notice to the Oaks of Buffalo Way Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, 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). At the time this report was drafted, staff has received one (1) notice in opposition to the applicant's request.

The mayor then called forth the applicant to address Council, and he opened the public hearing and called forth the applicant.

Phillip Craddock of Strohmeyer Architects and Dan Bobst (applicants) came forth and briefly spoke to Council to explain more details about the nature of this request. Mr. Bobst shared that he has owned this property for more than 20 years. He explained that the property used to be located in the city's extra territorial jurisdiction (ETJ). Mr. Bobst explained that it was not previously fiscally responsible to put in money needed to run the water and sewer lines over a mile. He respectfully requested Council's consideration for approval of this request.

There being no one other than the applicant expressing a desire to speak, Mayor McCallum then closed the public hearing.

Councilmember Lewis then moved to approve Z2025-025. Mayor Pro Tem Moeller seconded the motion. Following brief comments by Mayor McCallum, the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

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 A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Following this item, Mayor McCallum dismissed the Youth Advisory Council (YAC) students before addressing the remainder of the agenda.

XII. Action Items

1. **MIS2025-017** - Discuss and consider a request by John Arnold of Skorburg Company for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Planning Director, Ryan Miller provided background information on this agenda item. He explained that back in April this year the city council approved the Irwin Farm subdivision which as a reminder was 123 lots in the family subdivision on the 98.3 acre tract of land. The subdivision is located between North Country Lane and Clem Road and is currently adjacent to the future Alma Williams Park. The applicant submitted a tree survey and landscape plans to the city, and it shows they will be removing around 4,188 caliber inches of protected trees. They will be planting 547 canopy trees, which leaves an outstanding balance of about 2,000 caliber inches. He went on to share details of the requirements of tree mitigation outlined in the city's Unified Development Code (UDC). Mr. Miller explained that in this case, if the applicant were to comply, it would require them to plant approximately, 838 additional canopy trees on site and pay a mitigation balance of \$83,760 to the tree fund. However, the applicant has indicated that they don't really have the space to provide additional trees. And based on this, they're proposing an alternative tree mitigation settlement agreement, which is that flexible tool that we've talked about in the past that allows them to make a proposal for the remaining tree balance. In this case, they're proposing to pay the balance as an all-cash consideration at \$100 an inch, which would equate to a check of \$200,000. In addition, they're proposing that this money be used to directly go into the Alma Williams Park to provide additional amenity to that park as opposed to the tree fund. Now, staff should note that

the contribution would be in addition to the other park fees that they would be paying as they develop this, that would be the pro rata equipment fees and the cash and little land fees. This would also be in addition to the amenity package that's already contained in their planned development district. They would have to still do all the things that the city council approved, and that included... Two multi-purpose sports courts, two retention ponds with fountain, a pavilion with benches, and an eight-foot hike and bike trail. Now, under the Unified Development Code, the City Council can approve an alternative treaty settlement agreement where strict adherence to the planning requirements would create a hardship or where alternative mitigation would provide greater community benefit. In this instance, this case may deserve consideration as applying the \$200,000 in mitigation balance towards the improvements at Alamo Williams Park, which is located directly adjacent to the property, would create a direct benefit to both the city and to the future residents of this area. However, this type of request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission did review this at their meeting on October 14th and ultimately voted 7-0.

A representative from Skorborg Company came forth and provided a few, brief comments.

Mayor McCallum then moved to approve MIS2025-017. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor reminded everyone of the annual volunteers appreciation celebration that is slated for Monday, October 27, encouraging all city volunteers to attend.

The mayor adjourned the meeting at 7:32 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF NOVEMBER, 2025.


TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY



