



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, May 4, 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 City Council Members 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 then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

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 in the vicinity of Downtown and Boydston Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Attorney client consultation regarding pending zoning case, pursuant to Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:50 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 Henson

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

VI. Proclamations / Awards / Recognitions

1. Older Americans Month Proclamation

The mayor called forth Councilmember Dennis Lewis who serves Chairman of the Board of Meals On Wheels Senior Services of Rockwall County. Margie Verhagen, President and CEO of that organization, also came forth along with some of her staff and board members. The mayor read and presented this proclamation, and Ms. Verhagen thanked the city for its support, indicating that over 750 older residents will be serviced this year by her organization.

2. Police Memorial Week Proclamation

Police Chief Ed Fowler as well as Assistant Chief David Valliant and Detective Laurie Burks came forth and received this proclamation from Mayor McCallum. The mayor thanked police officers for their selfless service to our community.

3. Travel & Tourism Week Proclamation

Mayor McCallum read and presented this proclamation to staff member Jodi Willard, who oversees the city's "Visit Rockwall" program. He thanked her for all her efforts to promote the City of Rockwall.

4. National Day of Prayer Proclamation

The mayor read this proclamation and reminded everyone about the upcoming countywide Mayor's Prayer Breakfast that's being held Thursday morning at The Center.

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

This proclamation was postponed at this family's request.

6. Recognition of Outgoing City Council Member(s)

Mayor McCallum shared that city elections just concluded, and Councilmember Sedric Thomas decided to not run for reelection this year. So, this evening he will be recognized for his service and contributions to the City. The mayor mentioned several areas in which Councilmember Thomas has served, both related to the city and outside of the city (such as President of Helping Hands). Former mayors Kevin Fowler and Trace Johannesen both came forth and articulated high words of honor and gratitude for Councilmember Thomas. Each of the other six councilmembers then briefly provided kind compliments and thankfulness to Councilmember Thomas for his service, integrity, and friendship. Councilmember Thomas thanked his savior, Jesus Christ, his wife, family and daughters for their support and for allowing him to serve. He thanked the City and citizens for allowing him to serve on both the Planning & Zoning Commission and the City Council, explaining it has been an honor to do so.

VII. Appointment Items

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

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

VIII. Open Forum

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

Rebecca Boehm
1460 Plummer Drive
Rockwall, TX 75087

Rebecca came forth and expressed concern about underage kids (elementary and middle school aged) riding on golf carts and motorized bikes. Some of them run stop signs, and she has personally almost hit them coming out of her neighborhood. She would like to ask for police assistance regarding these concerns.

Mary Courtin
3063 W. FM 550
Rockwall, TX

Mary came forth and thanked Councilmember Sedric Thomas for his service to the community, providing several high compliments to him. She thanked him for his unwavering support for our police, fire, and school district employees. She is grateful for his thoughtful consideration of those he has represented.

Lisa Boehm
1640 Plummer Drive
Rockwall, TX 75087

Ms. Boehm also expressed concern about motorized bicycles being operated by kids. She acknowledged they usually wear helmets; however, they do some very dangerous things while on these bikes. Kids are also driving golf carts, at times with up to 10 kids hanging on. Anytime concerns are expressed on social media, parents give her a hard time. She's seen kids riding on these bikes down SH-205 and in the Tom Thumb parking lot, even at times running down patrons there in the parking lot. She has concerns about these kids, especially when they're running stop signs and breaking other laws. She urged that these activities stop occurring on city streets, both in neighborhoods and outside of neighborhoods.

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

No action was taken as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the April 20, 2026 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** amending the Municipal Code of Ordinances in Chapter 30. Parks & Recreation, Article I In General., Section 30-2. Regulated Activities in Parks to clarify park, sports complex and athletic field hours, and take any action necessary. **(2nd Reading)**

3. **Z2026-012** - Consider the approval of an **ordinance** for a Text Amendment to Section 10, Fee Schedule, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) for the purpose of amending the Fee Schedule to update the City's development related application fees, and take any action necessary (**2nd Reading**).
4. Consider authorizing the City Manager to execute a change order with Maya Underground Contractors, LLC. for the W. Boydston and Forest Trace Reconstruction Project, in the amount of \$1,887,423.00, to be funded by 2018 Street Bonds, and take any action necessary.
5. Consider authorizing the City Manager to execute purchase orders and/ or contracts to B&B Concrete for a parking lot project at The Harbor to add an additional 79 parking spaces in the amount of \$285,000 to be funded by TIF Bonds, and take any action necessary.
6. **P2026-013** - Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action necessary.
7. **P2026-014** - Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [*SH-205*], and take any action necessary.
8. **P2026-016** - Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.
9. Consider approval of a budget amendment for Convention & Visitors' Bureau (CVB) Operations reviewed by the Hotel Occupancy Tax (HOT) Subcommittee in the amount of \$270,200.00, and take any action necessary.

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

CITY OF ROCKWALL

ORDINANCE NO. 26-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE MUNICIPAL CODE OF ORDINANCES IN CHAPTER 30 PARKS AND RECREATION; ARTICLES I. IN GENERAL, SECTION 30-2. REGULATED ACTIVITIES IN PARKS TO CLARIFY PARK, SPORTS

COMPLEX AND ATHLETIC FIELDS HOURS; PROVIDING FOR A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND EFFECTIVE DATE.

CITY OF ROCKWALL

ORDINANCE NO. 26-15

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 SECTION 10, *FEE SCHEDULE*, OF ARTICLE 11, *DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. 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**).

Indication was given this item has been delayed. The new public hearing date will be at the May 18 city council meeting (and a May 12 Planning & Zoning Commission date). No action was taken at this time.

2. **Z2026-014** - Hold a public hearing to discuss and 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 (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (i.e. dated September 4, 2024) for the building permit [Permit No. COM2022-6322] the applicant began operating a business

without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property. On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025. On March 13, 2026, the applicant submitted civil engineering plans (i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property." At the March 31, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission expressed concerns about the volume of Outside Storage, how the parking requirements would be met, and how the Outside Storage would be screened. Based on this, staff requested the applicant provide documentation that addressed these concerns and that could be presented to the Commission at the April 14, 2026 public hearing meeting; however, the applicant failed to provide these documents to staff and failed to attend the April 14, 2026 public hearing meeting. In response to the applicant's failure to attend the meeting, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. The proposed zoning change went forward to the City Council on April 20, 2026. At this meeting, the applicant came before the City Council and requested to withdraw their application to allow them to resubmit a new application the following cycle. Ultimately, the City Council approved a motion to remand the applicant's request back to the Planning and Zoning Commission in order to allow the applicant to provide documentation that detailed [1] where the Outside Storage will be located, [2] how the Outside Storage will be screened, and [3] how they intend to meet the parking requirements. The applicant has subsequently provided a letter, site plan, and renderings of the proposed landscaping. Based on the applicant's letter, they are requesting [1] to install one (1) row of ten (10) foot tall Eastern Red Cedar trees on six (6) foot centers along a portion of Springer Road and along the western property line, and [2] remove any Outside Storage greater than nine (9) feet in height. The provided site plan bubbles the areas where the trees will be planted in red and outlines the Outside Storage areas in blue [see Figure 1]. Based on this, the applicant will be providing two (2) handicap parking spaces, and the remaining 29 parking spaces will contain Outside Storage. Given the approved site plan [Case No. SP2021-015], this creates a parking deficiency of 24 parking spaces. Staff should also note that the Outside Storage areas shown will be limited to the parking spaces as they cannot block access to the two (2) handicap spaces, and there cannot be dead end parking without an approved 15-foot by 64-foot turn around (i.e. Chapter 2 of the Engineering Standards of Design and Construction). In addition, staff should note that the bubbled area along the west property line is not located on the subject property, rather the landscaping will be located in front of the parking east of this bubble.

This zoning change is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the zoning change by a vote of 7-0. So any potential approval of this request will require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request.

The mayor opened the public hearing, calling forth the applicant (who was not present) and asking if anyone would like to speak. There being no one coming forth, he then closed the public hearing.

Councilmember Lewis moved to deny this request. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Action Items

1. **Z2026-013** - Discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an ordinance for a Zoning Change amending the *Development Standards* contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary (**2nd Reading**).

Mayor McCallum moved to approve Z2026-013. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [ORDINANCE NO. 14-50] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. Discuss and consider a request from Mike Eido on behalf of Travel Plaza LLC seeking approval of a variance to the city's sign ordinance, requesting one additional monument sign for a property located at 607 White Hills Rd., and take any action necessary.

Building Official, Jeffrey Widmer, provided background information on this agenda item, indicating the property is located at the corner of Suncrest Drive and White Hills Drive. The Building Inspections Department has issued two permits for the construction of two new buildings at this location. One is intended to be a car wash, and the other is intended to be future retail space. Our sign ordinance allows a property this size to have one freestanding sign, which would generally be a monument sign or a pole sign. In this case, it would be a monument sign by right. However, the applicant has asked to appear before city council to present a proposed sign plan, seeking approval for two freestanding signs on the property.

A gentleman came forth and shared that he is not Mr. Eido, explaining Mr. Eido had an emergency this evening and could not be present. However, he has served as the general contractor on this building. He started out complimenting the City of Rockwall, explaining that he builds all over Texas, and his experiences building here in Rockwall were very good experiences. He explained that they have two addresses, two buildings, and two completely different businesses. He went on to request approval of this sign related request.

Councilmember Lewis moved to approve this request, as presented. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Budget Report for Quarter ended March 31, 2026.
2. Building Inspections Department Monthly Report
3. Fire Department Monthly Report
4. Parks & Recreation Department Monthly Report
5. Police Department Monthly Report
6. Roadway Projects Update
7. Sales Tax Historical Comparison
8. Water Consumption Historical Statistics

City Engineer, Amy Williams provided brief comments to Council regarding roadway and other infrastructure-related projects that are either currently ongoing or are coming soon. Mrs. Smith shared that the Parks Department has the spray ground at Myers Park and other repairs happening very soon, and those repairs are being covered under warranty. Also, his department is working hard getting ready for Founder's Day. A reminder was given that shuttle buses will be taking attendees to and from

Harry Myers park and remote parking locations for the Founder's Day event this year. She also commented also that the city's Police Department has recently done some educational videos about e-bikes and safety, and they've also recently been doing quite a bit of enforcement. She thanked Councilmember Thomas for his service, expressing that it has been a pleasure having him serve.

The mayor reminded everyone of the countywide Mayor's Prayer Breakfast this Thursday morning at The Center. He encouraged everyone to come out and join on Saturday, May 16 for Farmers Market downtown and for Founders Day.

XIV. Adjournment

Mayor McCallum adjourned the meeting at 7:00 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS
18th DAY OF MAY, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

