

# AGENDA



## ROCKWALL CITY COUNCIL MEETING

**Tuesday, September 2, 2025 - 5:00 PM**

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

**I. Call Public Meeting to Order**

**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 (re)appointments to city regulatory boards and commissions, including possible interview(s), pursuant to §551.074 (Personnel Matters)

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember Jeffus**

**VI. Appointment Items**

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

**VII. Open Forum**

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days before the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

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

**IX. Consent Agenda**

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the August 18, 2025 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the August 25, 2025, Special City Council Meeting - Budget Work Session, and take any action necessary.
3. **Z2025-044** - Consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary. **(2nd Reading)**

4. **Z2025-045** - Consider a request by Kevin Osornio of MBA Custom Homes 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 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary **(2nd Reading)**.
5. **P2025-025** - Consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary. **(2nd Reading)**

#### X. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2025-049** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a Text Amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary **(1st Reading)**.
2. Hold a public hearing to receive comments regarding the proposed FY2026 City of Rockwall Budget and tax rate, and take any action necessary.
  - *Taxpayer Impact Statement - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per \$100 dollars of assessed value). For more information on the budget and/or tax rate, visit [www.rockwall.com](http://www.rockwall.com).*

	Current Rate	No New Revenue Rate	Proposed Rate
Tax Year	2024	2025	2025
Fiscal Year	FY2025	FY2026	FY2026
Average Homestead Value	\$430,794	\$472,950	\$472,950
Tax Rate	.247450	.234687	.257500
Estimated Taxes	\$1,066	\$1,109	\$1,217

#### XI. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider a request from Kevin Passons, Chief Appraiser of the Rockwall Central Appraisal District (RCAD), regarding approval of a resolution of the RCAD's Board of Directors related to finishing out construction of the second floor within the RCAD building located at 841 Justin Road, and take any action necessary.

2. **MIS2025-012** - Discuss and consider a request by Tammy Underwood for the consideration of a Special Request to the *Manufactured Home Replacement* requirements of Planned Development District 75 (PD-75) to allow a new *Manufactured Home* on a 0.1650-acre parcel of land identified as Lot 976A 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 203 Lynn Drive, and take any action necessary.
3. Continue discussions regarding the proposed FY2026 and proposed tax rate, and take any action necessary.
4. Discuss and consider approval of the "Adopt an Airport" TXDOT Aviation program for the Ralph M. Hall Municipal Airport, in conjunction with the RISD Robotics Team, including authorizing the mayor to sign the associated application on behalf of the City, and take any action necessary.

**XII. 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

**XIII. Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information. The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of August, 2025 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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Kristy Teague, City Secretary

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Date Removed