



# MINUTES

## ROCKWALL CITY COUNCIL MEETING

Monday, June 15, 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, Dennis Lewis and Anna Campbell. Also present were City Manager Mary Smith 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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding 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)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
4. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
5. Discussion regarding legal advice pertaining to amendments to the city's zoning ordinance, pursuant to Section §551.071 (Consultation with Attorney)
6. **Pulled from public agenda – Public Hearing Item 1. Z2026-027** - Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary (**1st Reading**).
7. **Pulled from public agenda – Public Hearing Item 2. Z2026-028** - Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary (**1st Reading**).

### III. Adjourn Executive Session

Council adjourned from Executive Session at 6:00 p.m.

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

Mayor McCallum reconvened the public meeting at 6:01 p.m.

**V. Invocation and Pledge of Allegiance - Kason Huddleston, Pastor - Freedom Place Church**

The pastor came forth and delivered the invocation and helped lead the pledges.

**VI. Proclamations / Awards / Recognitions**

**1. American Patriotism Month (July) Proclamation**

The mayor read this proclamation and then called upon Parks & Rec Director, Travis Sales, who shared details pertaining to the City's annual 4<sup>th</sup> of July fireworks show and related festivities.

**VII. Appointment Items**

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

David Schoen of the P&Z Commission, came forth and briefed Council on recommendations of the Commission concerning planning-related items on the meeting agenda. Following brief questions and answers that transpired between the mayor, Councilmember Henson, Mr. Schoen, and Planning Director, Ryan Miller, Council took no action at this time, following Mr. Schoen'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.

Kevin Folsom  
1115 Bayshore Drive  
Rockwall, TX 75087

Mr. Folsom came forth, indicating he put together a handout summarizing his understanding of the grant that was applied for as well as a suggested plan for how the space down beside the existing SH-66 Boat Ramp could be utilized.

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker briefly spoke regarding the boat ramp related grant, indicating that – even though it's a \$1 million grant – he can't believe that Council wants to move forward with it as a project even though it's not really what the residents want. It's his understanding that one of the main concerns is 'trees.' He wonders why the city did not submit a tree mitigation plan and tree identification details to the state as part of the grant application process.

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

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

Councilmember Lewis moved to reappoint the following board members to the ART Review Team Commission for new terms to expire in August of 2028: Alidor Lefere, Mary Jo Marvin, and Andrew Hillis. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**X. Consent Agenda**

1. Consider approval of the minutes from the June 1, 2026 city council meeting, and take any action necessary.
2. **Z2026-018** - Consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary **(2nd Reading)**.
3. **Z2026-019** - Consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary **(2nd Reading)**.
4. **Z2026-020** - Consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary **(2nd Reading)**.
5. Consider authorizing the City Manager to execute purchase orders and/or contracts to ASFI Construction to install new fountain liners at The Harbor in the amount of \$368,547.43 to be funded by Tax Increment Financing (TIF) Bonds, and take any action necessary.

The mayor pulled item #1 to point out one correction needed within the minutes. He indicated that regarding item Z2026-017 in the minutes - as currently written - reflect the one "nay" vote having been Councilmember Campbell; however, in reality, it was Councilmember Lewis who was the one dissenting vote on that item. The mayor then moved to approve the minutes, as corrected. Mayor Pro Tem Moeller seconded the motion, which passed unanimously (7 ayes to 0 nays).

Mayor McCallum then moved to approve the remaining Consent Agenda items (#s 2, 3, 4, and 5). Mayor Pro Tem Moeller seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 26-23  
SPECIFIC USE PERMIT NO. S-400**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, KINSEY 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.

CITY OF ROCKWALL  
ORDINANCE NO. 26-24  
SPECIFIC USE PERMIT NO. S-401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, KINSEY 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.

CITY OF ROCKWALL  
ORDINANCE NO. 26-25  
SPECIFIC USE PERMIT NO. S-402

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.138-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 52C OF THE B.F. BOYDSTON 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 unanimously (7 ayes to 0 nays).

XI. Public Hearing Items

1. **Z2026-027** - Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of an ordinance for a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The existing, single-

family home located on this property experienced a fire in January of 2026 and will be razed. The purpose of this request is to change the zoning in order to move forward with constructing a new, single-family home on the property. He went on to share that staff sent out notices to 31 property owners and occupants located within 500' of the subject property, and there were not any HOA notifications, as none are in existence close by. Staff has not received any notices back in response. This request is a discretionary decision on the part of Council. The Planning & Zoning Commission recently recommended approval of this request by a vote of 6-0 with Commissioner Conway having been absent.

The mayor then called forth the applicant, opened up the public hearing, and asked if anyone aside from the applicant would like to speak at this time. There being no one indicating such, he then closed the public hearing.

The following individual came forth on behalf of the applicant, but he did not speak other than to state his name and address:

Danny Croy  
195 Cody Place  
Rockwall

Councilmember Lewis moved to approve Z2026-027. Mayor McCallum seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.651-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17 OF THE MAYTONA RANCH ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. Z2026-028 - Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of an ordinance for a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. The applicant is requesting this rezoning so that a new, single-family home may be constructed on the subject property. Staff mailed out notices to 50 property owners and occupants within 500' of the subject property, and one nearby HOA was also notified; however, no responses have been received back by staff. In addition, the Planning & Zoning Commission recently met and recommended approval of this request to Council by a vote of 6-0 with Commissioner Conway having been absent.

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

Mrs. Tobie Huff  
312 Nakoma Drive  
Rockwall, TX

Mrs. Huff briefly came forth but did not really speak other than to state her name and address and indicate this will provide a home for both her and her husband as well as for her parents.

Mayor McCallum then moved to approve Z2026-028. Councilmember Henson seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-07 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN 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 passed by a vote of 7 ayes to 0 nays.

3. Z2026-029 - Hold a public hearing to discuss and consider a request by Ariel Palacios 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 2, Block G, Lake Rockwall Estates East 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 178 Lynne Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. This request is related to the applicant's desire to construct a new, 1,788 square foot, single-family, one-story home on the subject property, which is within the Lake Rockwall Estates subdivision. Council is being asked to consider the size, location and architecture of the proposed home as compared to other, nearby, existing homes. Staff provided a housing analysis for Council's consideration. Mr. Miller explained that, with the exception of the garage orientation and the proposed exterior material, the proposed home does appear to conform to the city's requirements. Notices were mailed out to 149 owners and occupants located within 500' of the subject property, and one nearby HOA was also notified. Staff, however, has received no responses back to those notices that were sent. In addition, the Planning & Zoning commission recently recommended approval of this request to Council by a vote of 6-0, with Commissioner Conway having been absent.

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

public hearing.

The applicant came forth as follows:

Juan Villa  
4501 Shepherd Lane  
Balch Springs, TX 75180

The mayor expressed that he has a bit of concern about the applicant now wanting to exclude the cementous material and move forward exclusively with a hardy board exterior. He asked the applicant to explain why this change to material is now being requested (to exclude the masonry material). Mr. Villa expressed he does not desire to lower the standard and that the home was designed to be a bit more modern as far as architecture is concerned, and that is the reason for the desire to exclude the cementous material. He pointed out that the material is fire resistant, and it is not prone to insects or rotting – overall, he believes it is a good material. The mayor asked if the material will require more maintenance, such as painting. The applicant indicated that, yes, it will.

The mayor asked Mr. Miller if other homes in this subdivision have previously been approved with 100% hardy board. Mr. Miller shared that, although he cannot recall with absolute certainty, he does believe that prior Councils did previously approve two homes on Evan that were 100% hardie board.

Councilmember Hagaman indicated a desire to revert back to the original materials, as he believes that's a better choice for the neighborhood as a whole.

The mayor asked if the applicant would be willing to revert back and utilize 80% masonry, which is the city's typical standard, as a condition of Council approval. The applicant indicated that, yes, he is willing to do so.

Mayor McCallum then moved to approve Z2026-029 with the variance related to requesting 100% hardie board being denied. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 26-28  
SPECIFIC USE PERMIT NO. S-403**

**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 2, BLOCK G, LAKE ROCKWALL ESTATES EAST 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 then passed by a vote of 7 ayes to 0 nays.

**XII. Action Items**

1. **A2026-002** - Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall's corporate limits and being identified as [1] (*Area 1*) an approximately 177.47-acre tract of land generally located southeast of Hanby Lane and Buffalo Way Road, and [2] (*Area 2*) an approximately 24.98-acre tract of land located along the southeast side of FM-550, south of SH-276, and take any action necessary.

See item just below.

2. **A2026-003** - Discuss and consider the expiration of an existing 212 Development Agreement for a 2.77-acre tract of land that is contiguous with the City of Rockwall's city limits, situated within the City's Extraterritorial Jurisdiction (ETJ), addressed as 417 & 463 Green Circle and identified as Tract 8 of the R. Dickens Survey, Abstract No. 73, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Mayor McCallum moved to table this time, along with Action Item #1, until the next regular city council meeting. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.


3. Discuss and consider approval of a resolution directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation, and take any action necessary.

City Manager, Mary Smith provided background information concerning this agenda item. This is the first step in a multi-step process to move forward with issuing debt for improvements to boat dock improvements and parking at The Harbor as well as the new water tower, which has been under design for quite some time now. Following Mrs. Smith's comments, Councilmember Lewis moved to approve the resolution directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation. Councilmember Hagaman seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**XIII. Adjournment**

The mayor adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 6<sup>th</sup> DAY OF JULY, 2026.

  
\_\_\_\_\_  
Tim McCallum, Mayor

ATTEST:  
  
\_\_\_\_\_  
Kristy Teague, City Secretary

