
ROCKWALL CITY COUNCIL MEETING

Monday, August 18, 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 and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Councilmember Dennis Lewis was absent from the meeting.

Mayor McCallum then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:00 p.m.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
2. Discussion regarding terms of contract and legal considerations related to solid waste contract(or), pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding land lease agreement for a cellular communication tower on real property owned by the City of Rockwall located at 305 E. Boydston Avenue, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding terms of contract and legal considerations related to Rockwall Area Chamber of Commerce's Convention Visitors Bureau-related services, pursuant to Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:55 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. Presentation by Rockwall Breakfast Rotary Club: "Historic Texas Cemetery" designation (Gardenhire Cemetery)

Tommy White of the Rockwall Breakfast Rotary Club came forth with several fellow Rotary Club members. He presented an update on the Memorial Park, also known as Gardenhire Cemetery. He detailed the club's successful effort, in partnership with the Rockwall County Historical Commission, to have the cemetery designated as a traditional Texas historical landmark. The cemetery, which contains the graves of African American veterans from World War I and World War II, is a significant historical site. Mr. White thanked city staff, including Travis Sales and Ryan Miller, for their assistance with research and deed location. He also recognized Jean Allen of the New Caldonia Baptist Church, whose grandmother is buried there, for providing a key piece of historical information. An official dedication ceremony is planned for the coming months.

VII. Appointment Items

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

Planning & Zoning Commission Member, Ross Hustings, came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following Mr. Hustings' 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.

Dane Steinberger
201 Pelican Cove Dr.
Rockwall, TX

Mr. Steinberger came forth, indicating he is Principal of Rockwall High School, but he is here speaking as a parent. He thanked the city council for recently instituting an ordinance for no parking along Kyle Drive during school hours. In just one week, he indicated that this change has dramatically improved safety, allowing buses to move freely and preventing students from being in harm's way.

Dustin Gunter
851 Sitwell
Fate, TX

Mr. Gunter (RHS Asst. Principal) also thanked the Council for the (no parking on Kyle Dr.) ordinance, indicating it's been great for the city, the school, for community members and the students.

Vincent Harris
2085 Berkdale Lane

Rockwall, TX

Mr. Harris came forth and thanked the Rotary Club, on behalf of the Southside Coalition, for all of its efforts pertaining to the historic cemetery. He stressed the importance of honoring the history and legacy of the veterans buried there. He also thanked Travis Sales, Parks Director, and Ryan Miller, Planning Director, for their efforts pertaining the historic cemetery designation as well.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus came forth and spoke about two subjects. First, he announced that the CERT (Community Emergency Response) team has taken over the annual 9/11 Memorial Run, a 3-mile run to honor the first responders lost on 9/11, which is slated this year to be held on September 13, 2025. Second, he presented a detailed analysis of a hazardous intersection at Ridge Road and I-30 (eastbound service road). Using photographs and video footage, he demonstrated that poor lane markings and confusing signage lead drivers to make illegal and dangerous maneuvers at and approaching the signal-lighted intersection. He proposed a simple solution of repainting the lanes correctly and removing a problematic barrier. He also highlighted a dangerous situation elsewhere on the I-30 access road where drivers illegally cross solid lines to bypass traffic.

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

IX. Take Any Action as a Result of Executive Session

Councilmember Thomas moved to reappoint to the Park Board Mr. Vincent Harris and Ms. Jenny Krueger, each for an additional two-year term (through August 2027). Councilmember Campbell seconded the motion, which passed by a vote of 6 ayes with 1 absence (Lewis).

Mayor Pro Tem Moeller then moved to authorize the City Manager to negotiate and execute an extension of a land lease for cellular communication equipment on city-owned property at 305 E. Boydston Avenue. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (Lewis).

X. Consent Agenda

1. Consider approval of the minutes from the August 4, 2025 city council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute a contract with Cummings Electrical, LP for the lift station electrical panel repairs in an amount not to exceed \$153,973.95, to be funded from the Water and Sewer Fund, and take any action necessary.
3. **P2025-026** - Consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any

action necessary.

4. Consider approval of an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2025 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.

Councilmember Thomas moved to approve the entire Consent Agenda (#s 1, 2, 3, and 4). Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-51**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

The motion to approve passed by a vote of 6 ayes with 1 absence (Lewis).

XI. Public Hearing Items

1. **Z2025-044** - Hold a public hearing to discuss and 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. **(1st Reading)**

Planning Director, Ryan Miller provided background information concerning this agenda item. The applicant would like to construct a 3,644 sq. ft. single-family, residential home at this location, which is currently a vacant piece of property. Staff noted that the proposal does meet all the density and dimensional requirements. While, the proposed garage orientation and roof pitch do not meet current code, they are consistent with the character of the established Chandler’s Landing subdivision and are not a-typical of other, nearby existing homes. A housing comparison has been provided to

Council, and Council is asked to consider the size, location and architecture of the proposed home relative to other, nearby existing homes within the subdivision. Staff mailed out 132 notices to owners and occupants located within 500 feet of the subject property, and nearby HOAs were also notified. Staff received back 10 notices in favor of the applicant's request. In addition, the city's Planning & Zoning Commission has recommended approval of this request.

Mayor McCallum opened the public hearing, and he asked the applicant to come forth and speak at this time.

Jim Benson
730 Starlight Pass
Heath, TX

Mr. Benson very briefly came forth, offering to answer any questions of Council. There being no questions and no one else wishing to come forth and speak at this time, Mayor McCallum then closed the public hearing.

Mayor Pro Tem Moeller moved to approve Z2025-044. Councilmember Thomas seconded the motion, and 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 8 (PD-8) [ORDINANCE NO. 23-40] 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 ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 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 6 ayes with 1 absence (Lewis).

2. **Z2025-045** - Hold a public hearing to discuss and 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 (1st Reading).

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant would like to construct a 2,120 sq. ft. single-family, residential home at this location. While the property did previously have a small structure located on it, it is now currently vacant. Similar to the previous case, the proposed garage orientation does not meet the current code but is not atypical for other, existing homes within the neighborhood. A housing comparison has been provided to Council, and Council is asked to consider the size, location and architecture of the proposed home relative to other, nearby existing homes within the subdivision. Staff mailed 122 notices to property owners and residents located within 500', one notice in favor of the request has been received back by staff. In addition, the Planning and Zoning Commission has recommended approval of this request.

Mayor McCallum opened the public hearing and called the applicant forth to speak first.

Kevin Osornio
286 Smith Acres
Royse City, TX

Mr. Osornio came forth and indicated he has nothing further to add to what Mr. Miller has shared.

There being no one else wishing to come forth and speak at this time, Mayor McCallum then closed the public hearing.

Councilmember Campbell moved to approve Z2025-045. 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 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 FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER 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 6 ayes with 1 absence (Lewis).

3. Z2025-047 - 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)**.

Mr. Miller, Planning Director, shared that the applicant has requested to withdraw this case. Mayor McCallum moved to accept the applicant's request to withdraw. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (Lewis).

- 4. P2025-023 - Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.**

Mr. Miller, Planning Director, provided background information concerning this agenda item, indicating that currently situated on the property is a 1,997 sq. ft. single-family home constructed in 1894. The applicant would like to subdivide the property to create two residential lots. The city's Board of Adjustments has previously granted a variance for the reduced depths and sizes of the lots. Staff mailed out 34 notices to adjacent owners and occupants within 500' of the subject property. Staff has not received any notices in return. In addition, the City's Planning & Zoning Commission has unanimously recommended approval of this request.

Mayor McCallum opened the public hearing, asking the applicant to come forth and speak first at this time.

**Rodney Webb
507 E. Rusk
Rockwall, TX**

Mayor McCallum asked the applicant to explain why he is making this request and why he believes the Council should approve it this evening, especially considering the two lot sizes will be smaller than the minimum size that's required. Mr. Webb essentially shared that he, over time, has come to believe that building another home on this portion of the land makes the most sense and will be the best use of the land.

There being no one else indicating a desire to speak, the mayor closed the public hearing.

Councilmember Campbell then moved to approve P2025-023. Councilmember Thomas seconded the motion. He indicated that since this went through the Board of Adjustments and was approved by the BOA, he is comfortable with supporting its approval this evening. After brief, additional comments, the motion to approve passed by a vote of 6 ayes with 1 absence (Lewis).

- 5. P2025-025 - Hold a public hearing to discuss and 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.

Mr. Miller, Planning Director, provided background information concerning this agenda item. In February of last year, the City Council instructed staff to proceed with a right-of-way abandonment program that would abandon certain unimproved rights-of-way within the city and deed them to adjacent property owners at no cost. These particular unimproved rights-of-ways were originally established in Sept. of 1861, based on the subdivision plat for the original City of Rockwall. Staff has secured letters requesting to participate in the program from two of the three property owners located adjacent to the rights-of-way. So staff is moving forward with the abandonment and proposed final plat, as well as future quit claim deed(s), which will be filed with Rockwall County. In accordance with the TX Government Code, Council is required to hold a public hearing concerning this matter. The Planning & Zoning Commission recently unanimously voted to recommend approval of this request.

Mayor McCallum opened the public hearing, asking if anyone would like to speak at this time.

Ross Ramsay
2235 Ridge Road
Rockwall, TX

Mr. Ramsay came forth and sought and received brief clarification on the abandonments and associated deeds (to which property (or properties) the areas in question will be ultimately be deeded).

There being no one else wishing to come forth and speak at this time, Mayor McCallum then closed the public hearing.

Councilmember Henson moved to approve P2025-025. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-xx**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes with 1 absence (Lewis).

XII. Action Items

1. Discuss and consider directing staff to amend Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and take any action necessary.

Planning Director, Ryan Miller, provided background information concerning this agenda item. Currently, the Southside Residential Neighborhood Overlay (SRO) District consists of 43.95-acres of land that is broken down into 145 tracts or parcels of land. Of the 43.95-acres of land within the district, 33.08-acres or 75.27% is zoned Single-Family 7 (SF-7) District, 4.85-acres or 11.04% is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, 2.56-acres or 5.82% is zoned Multi-Family 14 (MF-14) District, and 3.46-acres or 7.87% is zoned Commercial (C) District. Of the 145 lots or tracts of land, 28 of these lots or tracts are currently vacant with the majority (i.e. 21 lots or tracts) of vacant land being zoned for Single-Family 7 (SF-7) District land uses. Homes in this district were constructed between the years of 1920 and 2024, and they range in size from about 420 square feet to 3,748 square feet, with the average home size being 1,361 square feet. The values of the homes range from between \$13,476 and \$594,397, for an average home value of \$274,805. Twelve SUPs for new homes have been submitted since the residential infill requirements were adopted by the city in 2019, and there have been no changes to the commercially-zoned property in the last five years.

Mr. Miller then outlined and explained three recommendations for Council to consider, as follows:

- (1) Recommendation #1. Adjust the boundaries of the district and remove the commercial properties;
- (2) Recommendation #2. Eliminate the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.
- (3) Recommendation #3. Initiate (re)zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

Mayor McCallum provided comments, indicating he is the one who requested this review of the Southside Overlay District (in addition to the Downtown District). He indicated he is adamant about removing the possibility for "multifamily," sharing he has concerns about density. He went on to share that he would like to see the Council move forward with Recommendation No. 3.

Councilmember Henson moved to approve Recommendation No. 3. Councilmember Thomas seconded the motion. Councilmember Campbell asked Mr. Miller to provide clarification within Recommendation No. 2, which contains some legally non-conforming properties.

Councilmember Campbell asked for clarification on the second recommendation (re: legally non-conforming properties). She went on to point out that not long ago, a residential home in this neighborhood burned down and the home was a total loss. She sought and received clarification on what would happen with that home if Council were to move forward with rezoning to SF-7. In part, he explained that any future, new homes would have to meet the minimum dwelling unit size (and lot sizes).

Additional discussion ensued pertaining to the three recommendations Mr. Miller had spoken about.

Mr. Miller sought clarification regarding if Council is desiring to solely move forward with only Recommendation #1. Following some additional clarification provided by both Mr. Miller and the city attorney, Mayor McCallum asked Councilmember Henson if he would please consider amending his original motion.

As a result of the discussions and associated clarification that transpired, Councilmember Henson amended his original motion to instead move to approve moving forward with all three of the recommendations outlined by staff, including the proposed implementation schedule. Councilmember Thomas seconded the amended motion, which – following brief comments by Mr. Miller concerning the implementation timeline - passed by a vote of 5 ayes, 1 nay (Campbell), and 1 absence (Lewis).

XIII. Adjournment

Mayor McCallum adjourned the meeting at 7:03 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 2nd
DAY OF SEPTEMBER, 2025.


TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

