



# MINUTES

## ROCKWALL CITY COUNCIL MEETING

**TUESDAY, January 20, 2026 - 4:30 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 4:30 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers 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. It was noted that Councilmember Sedric Thomas arrived to the meeting and joined Executive Session at 5:45 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 (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Southside District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

### **III. Adjourn Executive Session**

Council adjourned from Executive Session at 6:03 p.m.

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

Mayor McCallum reconvened the meeting at 6:00 p.m.

### **V. Invocation and Pledge of Allegiance - Chaplain Stanley Joseph**

Chaplain Stanley Joseph came forth and delivered the invocation and helped lead the Pledge of Allegiance and TX Pledge.

### **VI. 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 P&Z Commission, came forth and briefed the board on recommendations of the Commission pertaining to planning-related items on tonight's meeting agenda. Following brief, clarifying dialogue between Council and Dr. Conway, Council took no action following Dr. Conway's remarks.

## VII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and address the Council at this time. There being no one indicating such, he then closed Open Forum.

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

Mayor Pro Tem Moeller moved to authorize the City Manager finalize and execute a Notice of Reverter for a property located at the southwest corner of Davy Crockett and E. Ross Street. Mayor McCallum seconded the motion, which passed by a vote of 7a yes to 0 nays.

Mayor McCallum made a motion to appoint Galen Hilliard to fill a vacant seat on the city's Planning & Zoning Commission (for an initial (partial) term to run through August 2026). Councilmember Henson seconded the motion, which passed by a vote of 6 ayes to 1 nay (Campbell). Councilmember Campbell congratulated Mr. Hilliard, expressing her vote is nothing personal, and she appreciates him stepping up to serve in this role.

## IX. Consent Agenda

1. Consider approval of the minutes from the January 5, 2026, city council meeting, and take any action necessary.
2. Consider approval of a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of \$197,697.15 to be paid for out of the Water and Wastewater Funds, including authorizing the City Manager to execute said contract, and take any action necessary.
3. Consider awarding a bid to Splash Pad USA for the Harry Myers Splash Ground project in an amount not to exceed \$250,000 to be funded by the Recreational Development Fund Budget, including authorizing the City Manager to execute purchase orders and/or contracts for this project, and take any action necessary.
4. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of \$728,470 to be funded by the Parks Operations Budget, and take any action necessary.
5. Consider approval of an Interlocal Agreement and associated amendment with Rockwall County regarding jail services, including authorizing the City Manager to execute said agreement, and take any action necessary.
6. Consider approval of a resolution approving an advance funding agreement ("AFA") with the TX Dept. of Transportation (TXDOT), including authorizing the City Manager to execute said agreement, for the TXDOT Green Ribbon Program Project pertaining to landscaping median improvements on SH-740 from in the vicinity of IH-30 to SH-205, and take any action necessary.
7. Consider approval of a resolution renaming a portion of E. Quail Run Road as recommended by the City Council's Naming Subcommittee, and take any action necessary.
8. **P2025-040** - Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a Final Plat for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

9. **P2025-041** - Consider a request by Duane and Jennifer Piercy for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.
10. **P2025-042** - Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.
11. **P2025-043** - Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a Final Plat for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], 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, and 11). Councilmember Moeller seconded the motion, which – after brief comments pertaining to the appropriateness of naming Hance Trail (renaming a portion of Quail Run (item #7) - passed unanimously (7 ayes to 0 nays).**

#### **X. Public Hearing Items**

1. **Z2025-074** - Hold a public hearing to discuss and consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of an ordinance for a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary [1st Reading].

Planning Director, Ryan Miller, provided background information on this agenda item. The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In for the purpose of establishing a restaurant (i.e. 5013 Coffee). The concept plan shows that the proposed restaurant will be approximately 504 SF, with an additional 420 SF covered patio. The design includes a drive-through lane that begins on the south side of the building and leads to a pickup window. The request appears to meet all of the Residential Adjacency Standards, but will be required to provide additional landscaping and headlight screening along the northern property line, three (3) tiered screening adjacent to the eastern property line, and a built-up berm a minimum of 24-inches in height along the back of the property. The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated additional operational conditions in order to maintain compliance with this Specific Use Permit (SUP) ordinance. These include additional landscaping and headlight screening along the northern property line as well as three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs) adjacent to the eastern property line (adjacent to the existing residentially zoned or used properties). In addition, a built-up berm a minimum of 24-inches in height shall be required along the back of the property. These items, along with the building elevations, will be reviewed for conformance by the Planning and Zoning Commission at the time of Site Plan approval. On December 16, 2025, staff mailed 91 notices to property

owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has received two (2) notices in favor of the applicant's request. One additional reply that indicated the person has no issues with the restaurant (but did not indicate if he/she is in favor of the request or in opposition). On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use permit (SUP)* by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

At the request of Councilmember Henson, Mr. Miller clarified that there is quite a slope between the existing 'smoke shop' and this location, and the grade difference is notable. So, during the Site Design and Engineering design and review phase, it will be determined if a retaining wall will or will not ultimately be needed.

Mayor McCallum called forth the applicant to speak.

Brielle Cathey  
10820 County Road 2452  
Terrell, TX

The applicant indicated his wife wants to bring an up-scale coffee shop to this location. She already has two other locations elsewhere already in existence. Those other locations are doing well. He explained that they do not wish for it to look strictly 'commercial,' so in the building elevations and design, they've aimed to bring in a more 'residential' look and feel. He went on to respectfully ask for Council's approval.

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

Councilmember Thomas moved to approve Z2025-074.

Councilmember Campbell sought and received clarification on a few points, including the screening that will be required. The applicant indicated he'd rather not do the screening since it's very expensive; however, he gave indication that they will do what is required and necessary to do.

Councilmember Lewis seconded the motion. He asked for and received feedback regarding the hours of operation. The ordinance caption was then read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 26-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 A RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.3480-ACRE TRACT OF LAND IDENTIFIED AS LOTS 10 & 11 OF THE CANUP 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.

2. Z2025-076 - Hold a public hearing to discuss and consider a request by Davin Marceau of The Charles Morgan Group, LP on behalf of Chase Cooley of 1540 E. IH-30 Rockwall, LLC for the approval of an ordinance for a Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Light Industrial (LI) District* for the construction of a *Flag Pole* on a 4.39-acre parcel of land identified as Lot 3, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary [1st Reading].

Planning Director, Ryan Miller provided background information on this agenda item, explaining that the applicant is requesting a Specific Use Permit (SUP) for a structure that exceeds 60-feet in height in a Light Industrial (LI) District, specifically two (2), 120-foot flag poles adjacent to the IH-30 Frontage Road on the subject property. According to the city's Unified Development Code (UDC), "flag poles are permitted in all districts, but must meet the building height and setback requirements for each district." In this case, the Light Industrial (LI) District allows a maximum height of 60-feet, but grants property owners the ability to request up to 120-feet by Specific Use Permit (SUP). Based on the applicant's exhibit, the flagpoles will be approximately 25-feet from the front property line adjacent to the IH-30 Frontage Road and be situated next to the existing customer parking spaces. Originally, the applicant was requesting flag poles that were 150-feet in height; however, he has been required to reduce this to the maximum 120-feet permitted within the Light Industrial (LI) District.

Mr. Miller explained that the applicant was previously *denied* for a similar request by the City Council on September 21, 2020 [Case No. Z2020-036]. Under that case, the applicant was requesting an SUP for a single 120-foot flag pole that was setback ~137-feet from the front property line. On that prior case, the Planning and Zoning Commission recommended denial of this request by a vote of 5-1 (*with Commissioner Welch dissenting*) on September 15, 2020, and the City Council concurred with the Planning and Zoning Commission on September 21, 2020, denying the case with prejudice by a vote of 7-0. Two (2) major issues that were discussed by both the Planning and Zoning Commission and City Council during the review of this case was [1] the fact that no other businesses in the City of Rockwall have been granted a Specific Use Permit (SUP) for a flag pole that exceeded 60-feet in height, and [2] the inability of the City of Rockwall to regulate the content of what could be placed on the flag pole. This being a zoning case, staff mailed 20 notices to all property owners and occupants within 500-feet of the subject property on December 16, 2025. There were no Homeowner's Associations (HOA) or Neighborhood Groups with 1,500-feet of the subject property. Staff has not received any notices returned – neither in favor or in opposition – concerning the applicant's request. In addition, the city's Planning and Zoning Commission recently approved a motion to recommend denial – with prejudice – by a vote of 5-0, with Commissioner Roth absent and one (1) seat vacant. Because of that denial, Mr. Miller explained that any potential approval of this request by Council tonight will require a  $\frac{3}{4}$  super majority vote of Council.

Mayor McCallum opened the public hearing, asking the applicant to come forth and speak.

Davin Marceau  
131 Shepherds Glen Rd.  
Heath, TX

Mr. Marceau came forth and shared that he is personally a little disappointed in the viewpoints held by Planning & Zoning Commissioners and the Commission's ultimate recommendation to deny this request. He provided comments about a past case that he researched in which it's his understanding that the City of Rockwall did approve a flagpole that was 60' tall elsewhere in the City. He indicated plans to fly the American and TX flags only, and he believes it would be a display of patriotism. The applicant also questioned regulation of flagpoles located within the city's takeline (along the lake shore of Lake Ray Hubbard). As a local resident

and veteran, he does not believe that potential approval of this would set a negative precedence. He believes it would be a nice display of patriotism along IH-30. He shared that the flagpoles are not cheap to install (about \$200k each), and he indicated that they would maintain the poles and the flags.

Councilmember Sedric thanked Mr. Marceau for his past service to our country. He shared that he also is a veteran, and he has a lot of respect for those who serve our country. He assured Mr. Marceau that this topic has nothing to do with patriotism, but – rather – once one approval is potentially given to a car dealership, it ends up resulting in most if not all of the other car dealerships wanting to also erect large flags. He stressed that the denial has nothing to do with patriotism but – rather – the size of the proposed pole and associated flags. Councilmember Thomas indicated his belief that large flags like this are a 'draw' for a car dealership; however, he believes that displaying patriotism can still be accomplished with a flagpole at 60'.

Planning Director, Ryan Miller, provided some clarification on a past flagpole related case that came before Council some time ago at another location within the city.

Councilmember Campbell shared that she agrees with Councilmember Thomas' comments. She herself is a patriot – a daughter of someone who has served and a mother of someone in the armed forces. She sought and received clarification from the applicant regarding 'why' on the proposed 120'.

Councilmember Jeffus shared that her husband, as well as every other man in her family, has served in the military, and there is no other family that is more patriotic than the Jeffus family; however, she believes approval of this request would set a precedence, and it would result in all the other dealerships having tall flags. She does not believe this would be good for the IH-30 corridor.

Following additional brief comments, the mayor asked if anyone else would like to come forth and speak at this time.

Lisa Boehm  
1400 Plummer  
Rockwall, TX

Ms. Boehm came forth and provided brief comments in opposition of request. Ms. Boehm generally expressed she does not want to see tall flag poles with large flags flying all along IH-30.

There being no one else wishing to come forth and speak, Mayor McCallum then closed the public hearing. He indicated that he generally agrees with the concerns expressed by other councilmembers this evening relative to this request.

Councilmember Thomas then moved to deny this request (Z2025-076). Councilmember Campbell seconded the motion to deny, which then passed by a vote of 7 ayes to 0 nays.

3. **Z2025-077** - Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for the approval of an ordinance for a Zoning Change from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV)

District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary [1st Reading].

Planning Director, Ryan Miller explained that the applicant has requested to withdraw this request at this time, also indicating that the city's Planning & Zoning Commission has recommended denial of this case. Councilmember Henson moved to accept the applicant's request to withdraw the case (Z2025-077). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Z2025-078 - Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance for a Zoning Change** from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary [1st Reading].

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 22, 1982 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On April 20, 2017, the Historic Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [Case No. H2017-004] to allow the demolition of the Old Rockwall Water Pump House for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property. On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) Medium Contributing Structures, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request following a public hearing. The purpose of the withdraw, was to allow the applicant additional time to meet with the community to discuss the design of the project. Following this withdraw, the applicant submitted a new COA request [Case No. H2025-019] on October 29, 2025 for the same request; however, a new concept plan and conceptual building elevations were provided. On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with Board Members McNeely and Lewis absent. Based on the approval of the Certificate of Appropriateness (COA), the Historic Preservation Advisory Board (HPAB) has sent forward a recommendation of approval to the Planning and Zoning Commission for the proposed zoning change. On December 12, 2025, the applicant -- *Johnathan Brown, AIA of JHP Architecture/Urban Design* -- submitted an application requesting to change the zoning of the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the addition of the *Community Theater* land use being permitted by-right. He further explained that this request is being made in order to allow the *Theater* (i.e. *Rockwall Community Playhouse*) to construct a new facility, given that the existing Single Family 7 (SF-7) District does not permit the *Theater* land use. Staff should note, that within the *Draft Ordinance* the *Theater* land use is defined as "a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural

enrichment of the local community.” This definition mitigates the risk of a large *Theater* being established on the subject property that is not in kind to the surrounding neighborhood, and does not benefit a local performing arts organization. Mr. Miller mentioned infrastructure (including roadway related, water, wastewater and draining) that would be required to be constructed to provide adequate public services for the proposed development. The City Council is being asked to consider if a *Community Theater* would detract from the “cultural heart” or “small town atmosphere” that has been established within the *Downtown District*.

With regard to the policies and goals for commercial development contained in the Comprehensive Plan, Mr. Miller explained that the applicant’s request incorporates the majority of the commercial policies and goals (e.g. *minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of being located within an existing neighborhood and being located within the *Old Town Rockwall (OTR) Historic District*, the applicant’s request warrants careful consideration with regard to the policies and goals set forth by the Comprehensive Plan for non-residential development. Taking into account the applicant’s *Concept Plan, Conceptual Building Elevations*, and the development standards contained in the Planned Development District ordinance, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the *Future Land Use Plan* and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. He reiterated that the applicant did hold several meetings with residents of the Old Town Rockwall (OTR) Historic District on the design of the proposed building, and that the neighborhood seemed to be supportive of the proposed building and concept plan in the Historic Preservation Advisory Board (HPAB) meeting on November 20, 2025.

Mr. Miller further explained that staff mailed 81 notices to property owners and occupants within 500-feet of the subject property and also notified the Park Place Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has not received any returned notices regarding the applicant’s request. On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Roth absent and one (1) vacancy.

Mayor McCallum opened the public hearing, asking the applicant to come forth and address Council at this time. He asked if anyone, in addition to the applicant, would like to speak during the public hearing. With no one indicating such, he closed the Public Hearing.

The applicant then came forth and provided comments to Council, indicating that he believes this will bring a good enhancement to the downtown area, and it will be a state of the art, high-quality venue. He believes they have a robust way to address parking, and they also have ways of addressing the drainage. He also believes that this facility will really be an upgrade to the historic neighborhood.

Councilmember Lewis moved to approve Z2025-078, and Councilmember Thomas seconded the motion.

Following brief, positive comments made by both the mayor and Councilmember Campbell, the ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 26-XX**

**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 A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD -XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; 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.

5. **Z2025-079** - Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary [1st Reading].

Planning Director, Ryan Miller explained that the applicant has requested to withdraw this request at this time.

Mayor McCallum made a motion to accept the applicant's request to withdraw. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**XI. Adjournment**

Mayor McCallum adjourned the meeting at 6:58 p.m.

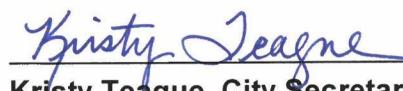
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2026.



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Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

