



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, July 6, 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, Assistant City Manager Joey Boyd, and the city's legal counsel, E. Spencer Nealy. The mayor then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:02 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 possible sale/purchase/lease of real property on State Highway 66 and in the vicinity of downtown and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
3. **Pulled from public meeting agenda: Action Item 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.
4. **Pulled from public meeting agenda: Action Item 2. A2026-002 - 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.

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:51 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 Campbell

Councilmember Campbell delivered the invocation and led the Pledge of Allegiance. Thereafter, the mayor read some prepared comments recognizing our country's founding fathers, as America just finished celebrating its 250th anniversary.

VI. Proclamations / Awards / Recognitions

1. Anna Jane Weible Memory Master Day Proclamation

Anna Jane came forth, and Mayor McCallum then read and presented the proclamation to Anna Jane for her noteworthy accomplishments in completing the Memory Master program.

2. Presentation to Council Members by Rockwall Firefighters Association

Sam Stevenson of the Rockwall Fire Department and Capt. Josh Turner came forth and provided a recap of a recent weekend when members of City Council participated in some training with the Rockwall Fire Department at the Rowlett fire training facility to learn firsthand more about what the city's firefighters do each day. Various photos and videos were shown of the council members in bunker gear participating in live training exercises, including making entry into a structure fire, working together to put the fire out and utilizing tools related to vehicle extractions. The firefighters then presented the council members with honorary helmets and an axe (for Councilmember Lewis, who has now completed this event two times). The mayor then thanked all the firefighters and their association for all they do for our community.

3. Parks & Recreation Month Proclamation

The mayor called forth Travis Sales and several members of his staff. He then read and presented them with this proclamation, thanking them for all they did to serve the community this past weekend at the July 4th fireworks show as well as all they do for our community throughout the whole year. Mr. Sales then introduced his staff and thanked the mayor and the city for their support and for this recognition.

VII. Open Forum

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

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared a story about a fire smoke detector in his home that had been beeping and how he called the fire department at 11:30 p.m. at night to come out and assist with the issue. He briefly commented that we have a wonderful Fire Department. Mr. Wacker briefly complimented Planning Director, Ryan Miller, and he thanked the council and staff for providing such a great community to live in. He briefly stated that he is going to 'retire,' but he has thoroughly enjoyed living here in Rockwall.

Vincent Harris
2085 Berkdale Lane
Rockwall, TX

Mr. Harris thanked the City for the recent 4th of July festivities, especially in recognition of America's 250th. He then went on to thank the mayor and Travis Sales, Parks Director, for all of their support and work related to Juneteenth last month. He stressed how much Mr. Sales and his staff worked to help accommodate over 300 attendees. He shared that they had free drinks, free food, and music at the event and that it promotes honor, loyalty, community, and patriotism. He thoroughly thanked Mrs. Smith, City Manager, and Joey Boyd, Assistant City Manager as well as the Southside Coalition and its members. He shared that attendees had a wonderful time.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mr. Jeffus came forth and shared comments and a brief video recapping the city's annual Independence Day parade this past Saturday on July 4th. He expressed concern about a rule that used to be in place pertaining to "no throwing things" (into the crowd along the route) from those participating in the parade. He pointed out that it is a safety concern, especially posing endangerment to children.

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

VIII. Take Any Action as a Result of Executive Session

Council took no action as a result of Executive Session.

IX. Consent Agenda

1. Consider approval of the minutes from the June 15, 2026 city council meeting, and take any action necessary.
2. **Z2026-027** - 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 (**2nd Reading**).
3. **Z2026-028** - 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 (**2nd Reading**).
4. **Z2026-029** - 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 (**2nd Reading**).
5. **P2026-021** - Consider a request by Frank Conselman of Conselman Equities for the approval of a *Final Plat* for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.
6. **P2026-022** - Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.
7. **P2026-024** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of

Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a Replat for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

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

CITY OF ROCKWALL

ORDINANCE NO. 26-26

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.

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

X. 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.

Mr. Miller, Planning Director, provided background information regarding this agenda item. In October 2010, the City Council approved a 212 Development Agreement [Case No. A2010-001] with various property owners located within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall (see attached property owner map).

As part of the 212 Development Agreement, the property owners were approved for an initial term of three (3) years from the date this agreement was executed (i.e. October 18, 2010 through October 18, 2013). Following this term, the City Council granted three (3) additional extensions [Case No. A2013-001; Case Number A2018-002; Case No. A2021-001] for an either three (3) year or five (5) year term. On May 17, 2021, the City Council approved a subsequent term [Case No. A2021-001] in accordance with the terms of the agreement that granted an additional five (5) years. With this subsequent term set to expire on October 18, 2026 -- and in accordance with Section 12 and Section 13 of the approved 212 Development Agreement -- staff sent out written notifications to all qualifying property owners on March 31, 2026 (i.e. the 180-Day Notice) notifying them of the pending expiration date. Following these notifications, staff received extension requests from 16 of the 19 effected property owners requesting extensions. The Council has the option to extend the 212 Agreements for a period not to exceed 15 years.

Following Mr. Miller's comments, Mayor McCallum moved to approve the extension of the 212 Agreements for a period of five years. Mayor Pro Tem Moeller seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

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.

Mr. Miller, Planning Director, provided background information regarding this agenda item. This property is near Green Circle and SH-276. On December 8, 2010, the City Council approved a 212 Development Agreement (Case No. A2010-003) with the property owner, Timothy E. White, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall as authorized by the Texas Local Government Code. As part of the 212 Development Agreement, the property owner(s) was approved for an initial term of seven (7) years from the date this agreement was executed (i.e. December 8, 2010 through December 8, 2017). Three (3) additional terms (i.e. Subsequent Terms) were granted by the City Council on June 19, 2017 (i.e. Case No. A2017-003), July 6, 2020 (i.e. Case No. A2020-001), and August 7, 2023 (i.e. Case No. A2023-001), each for a total of three (3) years. With the last subsequent term set to expire on December 8, 2026 -- and in accordance with Section 12 of the approved 212 Development Agreement -- staff sent out a written notification to the property owner on May 5, 2026 (i.e. the 180-Day Notice) notifying them of the pending expiration date. Following this notification, staff received an extension request from the effected property owner requesting an extension of seven (7) years. Mr. Miller shared that Council has the authority to extend a 212 Development Agreement for successive time periods not to exceed a period of 15 years, with the total duration of the contract not to exceed 45 years.

Following Mr. Miller's comments, Mayor McCallum moved to approve the extension of the 212 agreement for a period of five years. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of an ordinance amending the Code of Ordinances in Chapter 16. *Environment.*, Article IV. *Noise.*; Division 1. *Generally*; Section 16-186. *Construction Work Hours* to add additional holidays on which construction shall not be allowed to occur, and take any action necessary. (1st reading)

Building Official, Jeffrey Widmer, provided background information regarding this agenda item. He indicated that a while back, Council implemented ordinance regulations to prohibit construction on a few holidays throughout the year. Mr. Widmer shared that if the Council moves forward with adopting this ordinance, then the following holidays would be added to the list of days on which construction will be prohibited: Memorial Day, Independence Day, Labor Day and Veteran's Day. Councilmember Lewis pointed out that the city itself is

open for business on Veteran's Day, so confusion may occur with that particular holiday being included with the prohibition; however, he is in support of whatever the Council decides to do. If it's moved forward with, then perhaps it will just require some additional, clear communication.

The mayor shared that he does understand that Veteran's Day being included could possibly create some confusion. He expressed he has received some complaints about construction on some of the additional holidays, and he's also heard complaints about construction transpiring on Sundays. This is the nature of a growing community with contractors working hard to complete projects.

At the request of Mayor McCallum, Mr. Widmer explained what all staff does to communicate the rules pertaining to allowable construction-related days as well as hours. The mayor suggested that signage be placed on construction sites in both English and Spanish to convey these rules. He acknowledged that perhaps staff isn't receiving complaints; however, he and perhaps other councilmembers as well, have in fact received complaints. Mr. Widmer acknowledged knowing about a recent complaint, and since it occurred after hours, the city's non-emergency police department staff responded on-site to address it; however, that particular holiday was not included in the list of prohibited days on which construction is not allowed to occur.

Councilmember Lewis again expressed concern about including Veteran's Day on the list of prohibited days. He believes it will be confusing, and it will likely result in some push back from some folks in the local construction business.

Following additional, brief discussion Councilmember Lewis moved to approve the ordinance but to remove Veteran's Day from the list of the additional days included in the text of the ordinance. Mayor Pro Tem Moeller 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 CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 16, *ENVIRONMENT*, ARTICLE IV. *NOISE*, DIVISION 1. *GENERALLY*, SECTION 16-186. *CONSTRUCTION WORK HOURS* FOR THE PURPOSE OF ADDING ADDITIONAL HOLIDAYS ON WHICH CONSTRUCTION SHALL NOT BE ALLOWED TO OCCUR; 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.

XI. 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

open for business on Veteran's Day, so confusion may occur with that particular holiday being included with the prohibition; however, he is in support of whatever the Council decides to do. If it's moved forward with, then perhaps it will just require some additional, clear communication.

The mayor shared that he does understand that Veteran's Day being included could possibly create some confusion. He expressed he has received some complaints about construction on some of the additional holidays, and he's also heard complaints about construction transpiring on Sundays. This is the nature of a growing community with contractors working hard to complete projects.

At the request of Mayor McCallum, Mr. Widmer explained what all staff does to communicate the rules pertaining to allowable construction-related days as well as hours. The mayor suggested that signage be placed on construction sites in both English and Spanish to convey these rules. He acknowledged that perhaps staff isn't receiving complaints; however, he and perhaps other councilmembers as well, have in fact received complaints. Mr. Widmer acknowledged knowing about a recent complaint, and since it occurred after hours, the city's non-emergency police department staff responded on-site to address it; however, that particular holiday was not included in the list of prohibited days on which construction is not allowed to occur.

Councilmember Lewis again expressed concern about including Veteran's Day on the list of prohibited days. He believes it will be confusing, and it will likely result in some push back from some folks in the local construction business.

Following additional, brief discussion Councilmember Lewis moved to approve the ordinance but to remove Veteran's Day from the list of the additional days included in the text of the ordinance. Mayor Pro Tem Moeller 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 CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 16, ENVIRONMENT, ARTICLE IV. NOISE, DIVISION 1. GENERALLY, SECTION 16-186. CONSTRUCTION WORK HOURS FOR THE PURPOSE OF ADDING ADDITIONAL HOLIDAYS ON WHICH CONSTRUCTION SHALL NOT BE ALLOWED TO OCCUR; 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.

XI. 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**

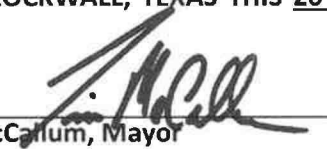
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

City Engineer, Amy Williams, updated Council on recent and upcoming roadway-related (re)construction efforts. Mary Smith, City Manager, thanked the Council for its support of the recent 4th of July events as well as all of the city staff who worked so hard and for such long hours that day.

XII. Adjournment

The mayor adjourned the meeting at 6:55 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 20th DAY OF JULY, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

