



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, January 5, 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 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. Councilmember Sedric Thomas was absent from the meeting. Mayor McCallum read the below-listed discussion items into the public record before recessing the meeting to go into Executive Session at 5:00 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)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:18 p.m.

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

The mayor reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Steven Bocek, Chaplain (Crossroads Church)

Mr. Bocek came forth and delivered the invocation and led the Pledge of Allegiance.

VI. Appointment Items

1. Hold an appointment with Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) to discuss and consider directing staff to initiate a text amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

Planning Director, Ryan Miller, provided background information concerning this agenda item. In response to a proactive case (*i.e. Case Number CE2025-6295*) by the Neighborhood Improvement Services (NIS) Division, the property owner -- *Ron Hawkins of Land Art of Rockwall (i.e. Honey Locus Farms)* -- met with staff on December 11, 2025. The purpose of this meeting was to discuss the *Banquet Facility/Event Hall* and *Restaurant (i.e. a Coffee Shop)* that had been established on the subject property in conjunction with the

existing *Garden Supply/Plant Nursery* without obtaining a Certificate of Occupancy (CO). As discussed in this meeting, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Staff also pointed out that the property was designated for *Technology/Employment Center* on the Future Land Use Map contained within the Comprehensive Plan, and that the most appropriate zoning for this property would be Light Industrial (LI) District under this designation. Staff also pointed out that based on current zoning cases and development in this area, this zoning/future land use designation was appropriate for the subject property. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. It was further discussed that to zone the subject property to a Commercial (C) District -- *which would support all the requested land uses* -- would be inconsistent with the plan and amount to *Spot Zoning*¹. After further discussing the issue with the property owner, staff determined that perhaps the best course of action was for staff to initiate an appointment with the City Council to propose a text amendment to the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in the Light Industrial (LI) District. The subject property is a 9.9398-acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) that is zoned Agricultural (AG) District and is situated within the SH-276 Overlay (SH-276 OV) District. It was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery* (*see Figure 1*). On April 21, 2009, the property owner -- *Ron Hawkins* -- applied for a Certificate of Occupancy (CO) for a *Nursery/Office* that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), [and] mulch." On this application, the applicant indicated that the *Garden Supply/Plant Nursery* has been open since 1999. A copy of this Certificate of Occupancy (CO) application has been included in the attached packet. According to the City's *Permitting, Land, and Licensing Software*, other than a sign permit (*i.e. SGN2014-0088*) that expired prior to final inspection in 2014, no additional building permits have been issued for the subject property. Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District shouldn't create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- upon recommendation from the Planning and Zoning Commission -- the ability to approve a land use on a case-by-case basis, and considers any externalities that may exist in a particular area. A change would need to be made to the Unified Development Code (UDC).

Mr. Hawkins, the owner of the business in question, came forth and provided comments to the Council concerning this agenda item. He generally explained that even as far back as 20 years ago, landscaping related classes have been held at the location. Over time, gatherings at the location have evolved to include things such as birthday parties or meetings. He explained there are no kitchen related facilities on site or anything like that; however, additional events -- beyond just landscape classes -- have been being held. He expressed that staff initially indicated he would need to pour a concrete parking lot and build a detention

pond. However, thereafter staff indicated that he actually is not permitted to be doing the sorts of activities there that he has been doing (i.e. bridal showers or parties that host 100 – 125 people).

Following Mr. Hawkins' comments various councilmembers commented and sought and received clarification from both Mr. Miller, Planning Director, and Mr. Hawkins.

City Attorney Frank Garza shared that staff does need direction from Council regarding how they would like to proceed. Several council members generally indicated an 'ok' with moving forward with staff pursuing this as a zoning-related case (a change to the UDC) and the topic coming back forth before the Council for formal consideration at a later date.

Following some additional, brief comments, including some concerns expressed by Mayor McCallum, no formal action was taken as a result of this appointment discussion item.

VII. Open Forum

Mayor McCallum addressed this agenda item prior to "Appointment Items," right after the invocation and pledges. He explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Kevin Folsom
115 Bayshore Drive
Rockwall, TX 75087

Mr. Folsom came forth and expressed concerns about the lake shore along the SH-66 boat ramp. He wonders if he needs to keep a watchful eye on the city council meeting agendas, or if he would be informed by some other means if the topic will be placed on a future agenda. Indication was given that he should, on his own, keep a watchful eye on posted agendas in the future. He went on to site information from the city's Code of Ordinances regarding the regulation of high weeds, grass, brush and other code compliance related concerns. While he knows these regulations are intended for citizens and their properties, but he hopes these regulations also apply to city-owned properties. He expressed concern about trash along the lake shore and the need for it to be cleaned up.

Anthony Morris
303 Glenn Avenue
Rockwall, TX

Mr. Morris came forth and expressed concerns regarding the recent changes in trash collection services and associated costs, sharing his perspective that it is a 90% cost increase for half the service. He indicated he was never informed of these changes and never received any notifications, not in his utility bill or otherwise. He wants to know how this happened and wants assurances that something like this will not happen again in the future.

Lisa Boehm
1400 Plummer Drive
Rockwall, TX 75087

Ms. Boehm shared that she has concerns about the recent trash changes that have taken place. She views that the changes were only communicated in the month of December, and she has strong opposition. She generally reminded Council members that they represent everyone – every citizen – not just themselves.

Mayor McCallum shared that he and others have fought against the trash contract, and he personally voted against it. He assured that this city council has listened, but – unfortunately – this is how the political process works. He pointed out that the trash contract passed last April. So, we are doing our best now to deal with the issues that we all face, himself included. The council hears citizens loud and clear, and all council members have heard the concerns. He appreciates the perspectives, and he knows that some are not happy about having to use the provided trash cans and now have only once per week pickups.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to reappoint to the Main Street Advisory Board Hailee Handy-Alberti for an additional term to run thru August of 2027; to reappoint Jeremy Standifer for an additional term to run through August of 2028; and to newly appoint Mary Walker for an initial term to run through August of 2028. Mayor McCallum seconded the motion, which passed by a vote of 6 ayes with 1 absence (Thomas).

IX. Consent Agenda

1. Consider approval of the minutes from the December 15, 2025, city council meeting, and take any action necessary.
2. Consider an **ordinance** amending the Code of Ordinances in Chapter 10 Buildings and Building Regulations and Chapter 44 Utilities, regarding procedures for backflow assembly testing and fire hydrant/backflow use, and take any action necessary. **(2nd Reading)**

Councilmember Lewis moved to approve the Consent Agenda (items #1 and 2). Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 26-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN SECTION 10-696 OF ARTICLE XVI, *IRRIGATION CODE*, OF CHAPTER 10, *BUILDINGS AND BUILDING REGULATIONS*, AND SECTION 44-78 & 44-79 OF ARTICLE III, *RATES AND CHARGES*, AND SECTION 44-311 & 44-332 OF ARTICLE V, *WATER*, OF CHAPTER 44, *UTILITIES*; PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS OPEN TO THE PUBLIC; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Thomas).

X. Action Items

1. Discuss and consider the selection of MESA for the "North Goliad Street Reimagining Project," following a "requests for qualifications" process, including authorizing the City Manager to negotiate the terms of a contract to be presented to Council for consideration at a later date, and take any action necessary.

Director of Administrative Services, David Sweet, provided background information concerning this agenda item. The County Road Bond projects included advance funding of aspects of the widening of North Goliad

from Downtown to John King Boulevard. The County approved \$2 million to begin this planning effort through an Interlocal Cooperation Agreement. When Council approved the Agreement between the City and County, staff was authorized to proceed with the Request for Qualification process for the North Goliad Reimagining Project. Five firms submitted responses and after evaluation of all submissions, staff selected two firms to interview. Staff recommends the City Council authorize the City Manager to negotiate the terms of a contract with MESA to be presented to the council at a later date. MESA will serve as the Consultant partnering with Teague Nall & Perkins Inc. (TNP) for engineering support and Integrated Environmental Services for environmental assistance, both serving as subconsultants. MESA has over 40 years of experience as a Landscape Architecture, Planning and Urban Design Firm based in Dallas. He then indicated that representatives from MESA are present this evening to address the Council.

The following MESA representatives came forward and addressed Council:

Joe Steffes
2914 Faulkner Drive
Rowlett, TX

Chris Hartke
1504 Forrest Bend Lane
Keller, TX

The two gentlemen thanked Council for this opportunity. They then gave Council a presentation to introduce themselves, their company, and their other, various staff members who will be assisting with this "reimagining" project. They are looking to partner with both TXDOT and the NCTCOG (N. Central TX Council of Govts.). They explained the company will assist the city, in part, with preliminary environmental studies and developing preliminary design alternatives for this project. They explained the project will transpire in three stages – (1) assessment / analysis; (2) stakeholder / community engagement and, finally, (3) a master concept plan. They also shared brief details of other, recent projects their company has worked on in other cities within the Dallas/Ft. Worth area. They then shared a 'critical path' timeline, indicating it is a very aggressive schedule, with the hope that it will culminate in the month of July.

Following MESA's presentation, several council members provided positive, brief commentary.

Mayor McCallum then moved to authorize the City Manager to negotiate contractual terms with MESA to be brought back to Council for consideration at a later date. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (Thomas).

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

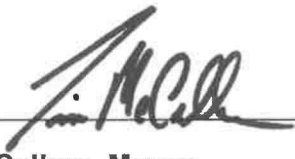
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

City Engineer, Amy Williams provided a brief update on recent roadway-related projects.

XII. Adjournment

Mayor McCallum adjourned the meeting at 6:49 p.m.

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



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

