



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, March 2, 2026 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor Pro Tem Moeller called the meeting to order at 5:00 p.m. Present were Mayor Pro Tem Mark Moeller and Councilmembers Sedric Thomas, 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 Tim McCallum was absent from the meeting.

Mayor Pro Tem Moeller read the below-listed discussion items in the public record before recessing the meeting to go into Executive Session.

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 the disincorporation of land within the City's Extraterritorial Jurisdiction (ETJ), pursuant to Section §551.071 (Consultation with Attorney).
3. **ACTION ITEM 4.** Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:50 p.m.

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

Mayor Pro Tem Moeller reconvened the meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Cheryl Remchuk (Hope Global Methodist Church)

Cheryl came forth and delivered the invocation and led the Pledges.

VI. Proclamations / Awards / Recognitions

1. Theater in our Schools Month Proclamation

Mayor Pro Tem Moeller, Councilmember Anna Campbell (teacher at Rockwall High School), along with various high school theater students came forth. Mayor Pro Tem Moeller read the proclamation. One of the students briefly spoke, expressing gratitude for being able to participate in her local high school theater program and mentioning several skills she has developed through being in the theater program.

VII. Appointment Items

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

John Hagaman of the city's Planning & Zoning Commission briefed Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following his briefing.

VIII. Open Forum

Mayor Pro Tem Moeller asked if anyone would like to speak during Open Forum. There being no one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Council took no action as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the February 17, 2026 city council meeting, and take any action necessary.
2. **Z2026-001** - Consider the approval of an ordinance for *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary **(2nd Reading)**.
3. Consider authorizing the City Manager to execute a Joint Elections Agreement & Contract for Election Services with the Rockwall County Elections Administrator for conducting the May 2, 2026 General Election (for city councilmembers) and Special Election (for Charter Amendments), and take any action necessary.
4. Consider authorizing the City Manager to execute purchase orders and/or contracts for Chandler Park soccer field renovation project awarded to United Turf and Track for an amount not to exceed \$175,000 and take any action necessary.
5. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of \$168,858 to be funded by the Parks Operations Budget, and take any action necessary.

6. **P2026-006** - Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a *Final Plat* for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

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

CITY OF ROCKWALL

ORDINANCE NO. 26-06

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, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. Public Hearing Items

1. **Z2026-002** - Hold a public hearing to discuss and consider a request by Alex Flores for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained the applicant would like to construct a 1,539 square foot single-family, one-story, two-car garaged, residential, bricked home at this location. He went on to explain that the Council is being asked to consider size, location and architecture (when compared to other, nearby existing homes). Staff sent out 163 notices to owners and occupants located within 500 feet, and no HOA notices were sent since no HOAs are located nearby. So far, staff has not received any notices back, neither in support nor in opposition. Also, the Planning & Zoning Commission has recommended approval of this SUP by a vote of 7 to 0.

Mayor Pro Tem Moeller opened the public hearing, but no one indicated a desire to speak. So he then closed the public hearing.

Mr. Miller reminded Council that they do have discretion, based on a recently set policy, to either table this case until a later date when the applicant can be present, or deny it without prejudice.

Councilmember Lewis moved to approve Z2026-002. He commented that he is willing to make an exception at this time related to the applicant not actually being present this evening. He pointed out that the applicant was present at other, prior meetings, and he has complied with what's been asked of him. Councilmember Campbell seconded the motion and generally reiterated Councilmember Lewis' comments. She expressed that, although the Council does not like for an applicant to be absent when their case is being heard, in this instance, he did attend all prior meetings, and she does not see a reason to not go ahead and approve this case and not have to revisit it at a later date. Following additional, brief comments, the ordinance caption was 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 PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 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 (McCallum).

XII. Action Items

1. **MIS2026-003** - Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Special Request* to reduce the front yard building setback 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.

Planning Director, Ryan Miller provided background information on this case. He shared that the Council previously approved an SUP for allow for the construction of a 2,120 sq. foot single-family home at this location, and the applicant did apply for a building permit. On the building permit was included a covered front porch, and it was discovered that the building permit was issued in error since allowing that covered front porch was not part of the previously approved SUP that Council granted back in September of 2025. He went on to explain that the applicant's desire to build the front porch would result in encroaching over the twenty-foot build line adjacent to Lamar Street. The applicant also submitted a building permit request to construct a living room; however, that permit was never issued, but construction on the living room commenced anyway. The applicant was then notified he would need to seek special approval from Council regarding the encroachment the living room will result in (which will result in the building line on the east side of the structure being reduced from twenty-feet down to

ten feet). He pointed out that this is a corner lot, and there are other nearby corner lots that also have only a 10 foot building setback from structure to property line. Also, he pointed out, Lamar Street dead ends into the southern property line of this property. Mr. Miller went on to share that the City's Planning & Zoning Commission has reviewed and recommended approval of this case by a vote of 7 ayes to 0 nays. The applicant is not present tonight, and this is a discretionary decision on the part of Council this evening.

Councilmember Henson moved to approve MIS2026-003. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

2. Discuss and consider a project proposal presented by the Chair of the City's ART Commission related to the "Farm to Market Tractor" project, and take any action necessary.

Chair of the Commission, David Rohlf, came forth and expressed gratitude to the artist, to Mayor Pro Tem Moeller, and to staff member, David Sweet. He mentioned the artist is present this evening, and this project is one that the ART Commission has been working on for about the last year or so.

He explained the proposal, suggesting the commissioning Rockwall County artist, Barbara Dybala, to create a mosaic tractor for the City of Rockwall, which will be placed near the museum at Harry Myers Park and will be unveiled at the May 2026 Founder's Day Festival event. He explained that the project aims to enhance the city's visual appeal and draw visitors, reflecting our commitment to integrating art into the community. Ms. Dybala's Farm to Market themed mosaic tractor is designed to foster community interaction and has been successfully implemented in other venues, demonstrating its potential as a cultural landmark. After reviewing Ms. Dybala's extensive portfolio and visiting her Hidden Mosaic Studio, we are confident in her ability to deliver an outstanding piece on schedule and within budget. He also explained that the base of the tractor will be a Farmall H, which is a medium-sized, two-plow, row crop tractor produced by International Harvester under the Farmall brand from 1939 to 1954. Several methods of fabrications will be used due to the three dimensionalities of the base tractor. The mosaic work will be created in the artist's studio on either fiberglass mesh backing, or double-indirect with an acrylic film face mounting. A majority of the work will be a direct mount to the tractor. Regarding cost - \$59,600 includes tractor, design, materials, mosaic. The ART Commission has worked closely with the city's Parks & Rec Department, which has provided an estimate for the delivery, pad, and installation. With the addition of security lighting, no more than \$5,000 is anticipated for the installation, for an overall total of \$64,600. Mr. Rohlf introduced Mary Jo Marvin, indicating that she is the liaison representing the artist. Ms. Marvin shared additional details concerning the proposed project as well as the artist. She pointed out that the artists' in-home studio is opened up 'as a gift' to the community each Mother's Day, and she encouraged visitors to take advantage of that opportunity that happens once per year.

Following Ms. Marvin's comments, Councilmember Campbell thanked the ART Commission and the Rockwall County Historical Foundation. She expressed excitement about this project and is especially thankful it will be made by a local artist. She asked the artist a couple of questions. Answers given by Ms. Marvin were generally that the construction adhesive that will be used has an estimated lifespan of twenty years or so. The materials utilized will be durable. Also, it's not expected that any sharp edges or anything that would cause safety concerns will be present. It can be climbed on and played on, and some do install a sign nearby that states "climb at your own risk." It will be a really good 'photo op' piece that will also serve as a beautiful art piece.

Councilmember Lewis thanked the ART Commission, city staff members and the artist for all the work

done on this project. He went on to make a motion to approve the proposal, as presented and appropriate the \$65,000 for the project. Councilmember Jeffus enthusiastically thanked the ART Commission and provided high compliments about the project. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

3. Discuss and consider a request from John Rose representing HEB seeking approval of a variance to the city's sign height and size requirements for a property located at 1600 East Interstate 30, and take any action necessary.

Building Official, Jeffrey Widmer, briefed the Council on this request. He explained that at the time of construction, HEB erected two pole signs on their property – one being 40' in height and 198 square feet in size. They are now seeking approval to replace that existing pole sign and instead erect an 85' tall sign that is 658 square feet in size. The City's sign ordinance does allow Council to grant variances for a sign's height and size if Council determines that compliance with the established size restrictions would create a hardship for the applicant. Mr. Rose, on behalf of HEB, has submitted a letter requesting this variance and explaining the hardship.

Mr. Widmer went on to explain that the currently adopted sign ordinance allows for a maximum height of 40' for a sign associated with a general business – which includes gas, food, or lodging – along IH-30. Mayor Pro Tem Moeller wonders how tall flagpoles are allowed to be. Mr. Miller shared that the height depends on the zoning district; however, much of the IH-30 corridor would allow for flagpoles to be a maximum of 60' in height.

Mr. Rose then came forth and shared that this is the 3rd time in twenty-five years he's been in front of City Council representing different grocery stores. He went on to explain that his company desires to bring folks in from all areas, including cities like Greenville and Sulphur Springs. They'd like to increase the sign height in order to be more visible and allow drivers to have ample decision-making time to exit and visit the HEB store. He made some comments regarding topography, the nearby airport, safety, and other factors that led to them deciding to request an 85' tall sign (658 sq. feet in size).

Councilmember Campbell generally expressed concern that what is being asked is just a very, very large – significantly larger – sign than what's there now. She wonders if something lower could suffice. Mr. Rose shared that they could make a 75' tall sign work, but the square footage is really needed at the dimensions currently being requested. She doesn't consider that the sign height poses a safety concern, believing that those who miss the exit would just go one more exit down, turn around, and go back.

Councilmember Jeffus asked what the tallest sign is along IH-30. Mr. Widmer initially shared that the tallest signs are 60' in height other than the Travel Centers of America. Eventually, Mr. Miller shared that the QuickTrip location received an SUP that allowed for a sign that is 75' high. Councilmember Henson indicated agreement to a 75' sign for the HEB. Councilmember Campbell expressed concern about the square footage of the sign, even if the height is 75'. Wendy Allgood with FSG Signs (accompanying Mr. Rose) spoke, providing various reasons why the height and size were chosen, including a site study they performed in order to select the height they're asking for.

Discussion ensued pertaining to the square footage (overall) that's being proposed, which includes the main HEB sign and other, supplementary signs below (i.e. BBQ, Curbside, Pharmacy, etc. signs).

Councilmember Henson asked how tall the previously approved sign is for the IKEA that is coming. After a few minutes, Mr. Miller shared that the sign height for the future IKEA was approved at 120' high with

700 square feet of sign space.

After further discussion, Councilmember Lewis moved to approve the variance to allow for a 75' tall sign and increase the size of the signs (collectively, overall) to 524 square feet. Councilmember Thomas seconded the motion. After further, positive comments from Councilmember Thomas and Mayor Pro Tem Moeller, the motion passed by a vote of 6 ayes with 1 absence (McCallum).

4. Discuss and consider approval of a resolution making findings of public use and necessity and determining that acquisition of fee simple title to approximately 1.04 acres of real property out of the R. Ballard Survey, A-29; Lot 1, Block 1, Allen Hogue Subdivision and part of Lot B, Block 68 and part of Block 67, City of Rockwall, Rockwall County, Texas is necessary for the public use of constructing, operating, and maintaining a municipal fire station and related public safety improvements, authorizing the initiation of eminent domain proceedings, if necessary, to acquire such property interest, and authorizing city officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interest.

Mr. Garza, City Attorney, indicated that when a municipality is attempting to purchase property, it must make an offer. A broker was previously utilized by the city in order to make an offer on and attempt to purchase this property for a much-needed fire station; however, the offer was not accepted. He went on to provide options to the Council. So, what the city is doing with this item is to begin the process under property code chapter twenty one. And, what this requires, it requires the city to in good faith, make an offer, an initial offer, uh, and it has to provide the property owner with an appraisal with a clear description of the property looking to be acquired, for what purpose it's being acquired for, and a bill of rights that the legislature has prepared that every property owner should receive when a governmental body is trying to buy property. It authorizes city to begin the negotiations and to complete the negotiations - if they're not successful - with a possible eminent domain. He explained that the Council has the option to adopt a resolution, giving full authority for staff and the city attorney to begin negotiations to attempt to acquire the property but not to go so far as to file suit for condemnation or eminent domain proceedings. It would require the city to make an initial offer, give the property owner 30 days. Then, if the initial offer is not successful, the city would be required to give a final offer under state law. That final offer would represent the final amount the city is willing to pay for the property. They would then have fourteen days to respond to the final offer. If not successful, then if Council did not want to proceed with condemnation, staff would have to come back to Council, give a status report and discuss options. The first option is to adopt the resolution that was included in the packet (up to and including condemnation and eminent domain authorization). Or, an alternative resolution could be adopted, which stops short of the condemnation / eminent domain authorization and steps.

Councilmember Thomas made a motion to instruct the staff and city attorney to move forward with making a good faith offer initially, followed by a second offer before possibly taking additional steps.

Councilmember Thomas withdrew his motion, and Councilmember Lewis then made a motion as follows: a motion to proceed in adopting the resolution making the finding of a public use and necessity and determining that acquisition of fee simple title to approximately 2.048 acres near E. Boydston and S. Clark Street is necessary for the purpose of constructing, operating and maintaining a fire station and taking all necessary steps to negotiate in good faith to acquire the property; but staff and the city attorney are not authorized to proceed with eminent domain without first obtaining City Council approval. Mayor Pro Tem Moeller sought and received clarification, questioning the 1.04 acres stated in the agenda caption. Councilmember Lewis clarified that it is actually 2.048 acres of land. Councilmember Thomas then seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

XIII. 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

Mrs. Smith, City Manager, shared that sales tax for January was up 3.3%, which was under the 6% that had been budgeted. This is representative of Christmas sales, and hopefully the numbers will turn around in the next couple of months. She explained she has had conversations with each department director to discuss how the budgets are going to have to change in order to be sure we don't go over budget. The Parks Director, Travis, has stepped up today and made some changes in the maintenance cycles, which will save a significant amount of money, but will likely not account for everything needed. She encouraged everyone to shop local and spend their money in Rockwall. Mayor Pro Tem Moeller commented that he almost exclusively shops local in Rockwall, and Councilmember Thomas commented that he had previously stated that 6% was going to be tough.

XIV. Adjournment

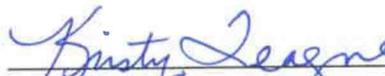
The meeting was adjourned at 7:13 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS
16th DAY OF MARCH, 2026.**



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

