



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, June 1, 2026 - 5:00 PM

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

I. Call Public Meeting to Order

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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown District, Boydston Ave., and The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, including possible interview(s), pursuant to Section §551.074 (Personnel Matters)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Lewis

VI. Proclamations / Awards / Recognitions

1. Life Saving Award - Rockwall Police Officer Dylan Sarna
2. NCT911's "Telecommunicator of the Year" Award - Rockwall TCO, NicholasThompson
3. Certificates of Merit – Telecommunications Operator, Peyton Garrett and Telecommunications Supervisor, Rachel Zasik
4. Rockwall School of Music 30th Anniversary Proclamation
5. Elder Abuse Prevention & Awareness Month Proclamation
6. Boys & Girls Club Week Proclamation
7. Presentation by Rockwall County Historical Foundation RE: "American 250" flags

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please

know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the May 18, 2026 city council meeting, and take any action necessary.
2. **Z2026-015** — Consider a request by Akhil D. Vats for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary **(2nd Reading)**.
3. **Z2026-021** - Consider a request by Ron Hawkins for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary **(2nd Reading)**.
4. **Z2026-022** - Consider a request by Ankit Parmar for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary **(2nd Reading)**.
5. **Z2026-024** — Consider a request by Stephen Geiger for the approval of an **ordinance** for a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary **(2nd Reading)**.
6. **Z2026-025** - Consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of an **ordinance** for a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary **(2nd Reading)**.

7. **P2026-019** - Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a Final Plat for Lot 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

X. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2026-018** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary (**1st Reading**).
2. **Z2026-019** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary (**1st Reading**).
3. **Z2026-020** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary (**1st Reading**).

XI. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. **Z2026-011** - Discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (**2nd Reading**).
2. **Z2026-017** - Discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of an **ordinance** for a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary (**2nd Reading**).

3. Discuss and consider approval of a resolution regarding a recommendation from the City Council's Naming Subcommittee to rename Sids Road to Rayburn Way, and take any action necessary.
4. Discuss and consider authorizing the City Manager to renew a concession agreement with "Sail with Scott" (DBA "Sail the Seawolf"), and take any action necessary.
5. Discuss and consider the 2026 Park Master Plan for two future parks, including authorizing the City Manager to work on final plans for each park, and take any action necessary.
6. Discuss and consider options regarding the SH-66 Boat Ramp Grant Project, including authorizing the City Manager to notify Texas Parks & Wildlife Dept. of the City's decision and plans moving forward, and take any action necessary.
7. Discuss and consider the Comprehensive Plan Advisory Committee's (CPAC's) proposed changes to the OURHometown Vision 2040 Comprehensive Plan and provide direction to staff concerning the proposed updates, and take any action necessary.

XII. 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

XIII. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of May, 2026 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed