



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, October 19, 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 legalities associated with annexation and related process(es), pursuant to §551.071 (Consultation with Attorney)
2. Discussion regarding City Manager employee evaluation, 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 Henson

VI. Proclamations / Awards / Recognitions

1. Introduction of Youth Advisory Council (YAC) guests
2. Chamber of Commerce Week Proclamation
3. Fire Prevention Month Proclamation

VII. Appointment Items

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

VIII. 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.

IX. Take Any Action as a Result of Executive Session

X. 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 October 5, 2026 city council meeting, and take any action necessary.
2. **P2026-036** - Consider a request by Robert Wheeler of R. W. Premium Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block D, Lake Rockwall Estates East Addition being a 0.2548-acre tract of land identified as Lots 747A & 748A of the 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 land uses, addressed as 176 & 184 Diana Drive, and take any action necessary.
3. **P2026-037** - Consider a request by Brian Berry of One Firm Commercial Group on behalf of RAND Properties, LP for the approval of a Preliminary Plat for Lots 1-6, Block A, Creekside Commons South Addition being a 16.279-acre tract of land identified Lots 1-9, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.
4. Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders with multiple vendors for a total of \$2,926,000, with \$2,675,000 being funded by the Streets & Drainage Operating Budget and \$251,000 being funded by the Recreation Development Budget, and take any action necessary.
5. Consider approval of the construction contract for the North Lakeshore Reconstruction Project, authorizing the City Manager to execute said contract with McMahon Contracting, L.P., in the amount of \$19,531,211.06, to be funded by 2018 Street Bonds, and take any action necessary.
6. Consider authorizing the City Manager to execute purchase orders to Silsbee Ford and Sewell Chevrolet for a total amount of \$384,822 to be funded by the 2027 Operating Budget, and take any action necessary.
7. Consider approval of the material testing contract for the North Lakeshore Reconstruction Project, authorizing the City Manager to execute a contract with Henley Johnston & Associates, in an amount not to exceed \$257,602.00, to be funded by 2018 Street Bonds, and take any action necessary.

XI. 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. **Z2026-049** - Hold a public hearing to discuss and consider a request by Robby Widboom on behalf of Sherry Cook and Charli McIlrath for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.02-acre tract of land identified as Tract 16-1 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 706 Davis Drive and 1800 Williams Street [SH-66], and take any action necessary **(1st Reading)**.
2. **Z2026-050** - Hold a public hearing to discuss and consider a request by Grant Goebel of Zipline International, Inc. on behalf of Joseph Allen of Rockwall Crossing SC, LP for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Commercial Drone Delivery Hub on a 1.972-acre tract of land identified as Lots 10 & 13, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, a generally located between 909 & 927 E. IH-30, and take any action necessary **(1st Reading)**.
3. **Z2026-052** - Hold a public hearing to discuss and consider a request by Michael Ablon of Rockwall RE Holdings, LLC on behalf of Dong Greenholz of IKEA Property, Inc. for the approval of an **ordinance** for a PD Development Plan for a *Commercial/Retail Development* in Subdistrict 'B' of Planned Development District 102 (PD-102) being a 33.249-acre parcel of land identified as Lot 4, Block B, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road [FM-549] and the IH-30 Frontage Road, and take any action necessary **(1st Reading)**.
4. **Z2026-056** - Hold a public hearing to discuss and consider a request by Nathan Thomas for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* or *Accessory Structure* on a one (1) acre parcel of land identified as Lot 10, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2337 Saddlebrook Lane, and take any action necessary **(1st Reading)**.
5. **Z2026-057** - Hold a public hearing to discuss and consider a request by Caleb Cathey of Cathey Family Holdings, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* on a 0.511-acre tract of land identified as a portion of Lot C and all of Lot D, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 504 N. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.
6. **Z2026-058** - Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders 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 1262 of the Lake Rockwall 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 412 Evans Road, and take any action necessary **(1st Reading)**. - **THIS CASE HAS BEEN TABLED TO THE NOV. 2, 2026 CITY COUNCIL MEETING.**

7. **Z2026-059** - Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders 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 and guest quarters on a 0.1650-acre parcel of land identified as Lot 1411 of the Lake Rockwall 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 418 Evans Road, and take any action necessary **(1st Reading)**.
8. **Z2026-060** - Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders 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 1143 of the Lake Rockwall 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 132 Wayne Drive, and take any action necessary **(1st Reading)**. - **THIS CASE HAS BEEN TABLED TO THE NOVEMBER 2, 2026 CITY COUNCIL MEETING.**
9. **Z2026-061** - Hold a public hearing to discuss and consider a request by Hugo Cardenas of CARES Home Builders 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 1360 of the Lake Rockwall 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 273 Nicole Drive, and take any action necessary **(1st Reading)**.
10. **Z2026-062** - Hold a public hearing to discuss and consider a request by Steven Tyson of Hunnington Properties on behalf of Chris Grohman of CZLA, LLC; Tina Temunovic Cox of Temunovic Partnership, LTD; and Sherif Sharawi for the approval of an **ordinance** for a Zoning Change from Light Industrial (LI) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 69.9087-acre tract of land identified as Lot 4, Block A, Industrial Boulevard Addition; Lots 1 & 2, Block A, Eastplex Industrial Park Addition; and, Tracts 3, 3-01, 3-2, 3-3, & 3-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the SH-205 By-Pass 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 John King Boulevard and take any action necessary **(1st Reading)**.
- **THIS CASE HAS BEEN TABLED TO THE NOVEMBER 2, 2026 CITY COUNCIL MEETING.**
11. **Z2026-063** - Hold a public hearing to discuss and consider a request by Beau Wimpee for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Accessory Structure* on a 0.23-acre tract of land identified as Block 42 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 602 E. Rusk Street, and take any action necessary **(1st Reading)**.
12. **Z2026-064** - Hold a public hearing to discuss and consider a request by Jim Dewey, Jr. of JDJR Engineers & Consultants, Inc. on behalf of Fred Gans of Garages of America @ Rockwall LLC for the approval of an **ordinance** for a Zoning Change amending Planned Development District 96 (PD-96) [Ordinance No. 22-32] being a 13.54-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned

Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary **(1st Reading)**.
- **THIS CASE HAS BEEN TABLED TO THE NOVEMBER 2, 2026 CITY COUNCIL MEETING.**

13. **Z2026-065** - Hold a public hearing to discuss and consider a request by Tara Kirk of High School Homeschool Community on behalf of Julie Meyer of Redeemer Church Rockwall for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Private Secondary School* on a 0.46-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary **(1st Reading)**.
14. **Z2026-066** - Hold a public hearing to discuss and consider a request by Melvin W. Reed III of Reeds & Co. Custom Builds, LLC 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 0.1104-acre parcel of land identified as 15, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5421 Ranger Drive, and take any action necessary **(1st Reading)**.

XII. Action Items

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

1. **Z2026-048** - Discuss and consider a request by Prashant Patel of Buywash on behalf Kris Ramji of SV Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Carwash on a 1.397-acre portion of a larger 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary **(2nd Reading)**.
2. Discuss and consider a request by Bryan McNeal representing Arkoma Companies for approval of a sign variance for a monument sign to be constructed in the 2800 block of Lakefront Trail in the Harbor District, and take any action necessary.
3. **MIS2026-019** - Discuss and consider a request by Tyler Adams of Greenlight Studios, LLC on behalf of Mike and Jennifer Wurster of Subtle Grounds, LLC for the approval of a Miscellaneous Case for an *Alternative Tree Mitigation Settlement Agreement* in conjunction with an approved site plan for a *Restaurant Greater than 2,000 SF with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.
4. **MIS2026-020** - Discuss and consider a request by Logan Lindsley, PE of Kimely-Horn & Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Miscellaneous Case for a *Variance* to the *Utility Placement Requirements* to allow overhead utilities in conjunction with a *Medical Office Building* on a 5.1527-acre tract of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned

Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [FM-3097], and take any action necessary.

5. Discuss and consider authorizing the City Manager to execute an interlocal agreement with Rockwall County for Rockwall Fire Department to provide Fire Protection Services within unincorporated areas of the county for Fiscal Year 2027, and take any action necessary.

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 13th day of October, 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