AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, November 2, 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 (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)

2. Discussion regarding Economic Development prospects, projects, or incentives, and land acquisitions pursuant to §Section 551.087 (Economic Development)

3. Discussion regarding legalities associated with 212 development agreement(s), pursuant to §551.071 (Consultation with Attorney)

4. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Downtown area, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Campbell

VI. Proclamations / Awards / Recognitions

1. Presentation - North TX Municipal Water District's (NTMWD's) 75th Anniversary

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 Oct. 19, 2026 city council meeting, and take any action necessary.

2. Consider authorizing the City Manager to execute a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of $218,266.10 to be paid for out of the Water and Sewer Funds, and take any action necessary

3. **Z2026-049** - 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 **(2nd Reading).**

4. **Z2026-057** - 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 **(2nd Reading)**.

5. **Z2026-059** - 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 **(2nd Reading)**.

6. **Z2026-061** - 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 **(2nd Reading)**.

7. **Z2026-066** - 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 **(2nd Reading)**.

8. **P2026-038** - Consider a request by Johnathan and Kay-Lee Ogle for the approval of a *Replat* for Lot 19, Block A, Turtle Cove, Phase 3 Addition being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

9. **P2026-039** - Consider a request by Brierre Cathey for the approval of a *Final Plat* for Lot 1, Block A, 5013 Coffee Addition being a 0.35-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

10. **P2026-040** - Consider a request by Seth and Lacy Blanck for the approval of a *Final Plat* for Lot 1, Block A, Blanck Addition being a 0.133-acre tract of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Street, and take any action necessary.

11. **P2026-041** - Consider a request by Kelly L. Webb of David G. and Carol L. Barker Family Living Trust for the approval of a *Replat* for Lot 29, Block C, Wade Addition being a 0.331-acre tract of land identified as Lots 1 & 2 and a portion of Lot 3, Block C, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 202 Joe White Street, and take any action necessary.

12. Consider approval of the Hotel Occupancy Tax (HOT) Subcommittee's recommendation to award funding to Helping Hands in the amount of $50,000 and to Aspasians in the amount of $12,000, 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. **Z2026-050** - 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)**.

2. **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)**.

3. **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)**

4. **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)**.

5. **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)**.

6. **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)**

7. **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)**.

8. **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)**.

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. Budget Report for Quarter ended September 30, 2026.

3. Fire Department Monthly Report

4. Parks & Recreation Department Monthly Report

5. Police Department Monthly Report

6. Roadway Projects Update

7. Sales Tax Historical Comparison

8. 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 27th day of October, 2026 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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

Date Removed