



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, February 2, 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 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 Pro Tem Mark Moeller was absent from the meeting. As noted below, Councilmember Thomas left the meeting at 6:30 for the duration of the meeting (to attend a board meeting elsewhere).

Mayor McCallum read the below-listed discussion items into the record before recessing the public 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 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 Donald Palmer v. City of Rockwall, Cause No. 1-26-0003, pursuant to Section 551.071 (Consultation with Attorney)
3. Discussion regarding terms of contract and legal considerations related to solid waste contract(or), pursuant to Section §551.071 (Consultation with Attorney)
4. 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 6:02 p.m.

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

Mayor McCallum reconvened the public meeting at 6:03 p.m.

V. Invocation and Pledge of Allegiance - Pastor David Spiegel (The Lakes Assembly Church)

Pastor Spiegel was unable to attend. So, in his absence, Dr. Michael Criner from First Baptist Church Rockwall came forth instead and delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Teen Dating Violence Awareness Month Proclamation

Representatives from the City's Youth Advisory Council (YAC) along with representatives from the local Women in Need organization and the Rockwall Police Dept. came forth at this time. Mayor McCallum then read the proclamation, followed by brief comments from Women in Need.

2. Presentation of Certificate of Merit - Tyler Knight (Telecommunications Officer)

City Secretary, Kristy Teague, read information about this award, as follows: On July 15, 2025, at approximately 10:30 a.m., Telecommunications Officer Tyler Knight received a 911 call from a distraught 22-year-old female who had left her residence to report that her father was experiencing a mental health crisis and was threatening suicide. TCO Knight then contacted the caller's mother, who remained inside the residence, to gather additional information. During the call, the mother began asking questions unrelated to the context of the emergency, signaling to Tyler that she may have been in distress or in close proximity to the individual in crisis. Recognizing this, Tyler quickly adjusted her communication strategy and began asking yes-or-no questions to discreetly obtain critical information, allowing responding officers to assess the situation and respond safely. Tyler's calm demeanor, quick thinking, and adaptability enabled officers to approach the scene safely and resolve the incident without harm. Tyler's actions exemplify the highest standards of the law enforcement profession and demonstrate exceptional dedication and commitment to her role. For her exemplary performance in bringing a safe resolution to a high-risk call, Tyler Knight was then awarded the Certificate of Merit Award.

3. Presentation of Lifesaving Awards – Rockwall Fire Dept. Engine 4 “B” Shift

- Captain Lewis Johnson
- Driver Engineer Andrew Burton
- Firefighter Tyler Baumgartner
- Firefighter Joseph Evans

Citizen Lifesaving Award - Keegan King

Each of the persons named above were recognized for a CPR related event that led to saving the life of Keegan King's grandmother who had experienced cardiac arrest but survived due to the actions of the above-named individuals. Each of them, along with EMS staff at Rockwall County EMS, were presented with life-saving awards and were praised for their actions in saving her life.

VII. Appointment Items

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

Dr. Jean Conway came forth and briefed the Council on the one Public Hearing item on tonight's meeting agenda. No action was taken following her brief comments.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Corky Randolph
621 E. Boydston Ave.
Rockwall, TX

Mr. Randolph shared that he lives right across the street from where Doug Kaufman's property is located. He explained that Doug's daughter-in-law is putting in a pilates studio at this location. He shared that these property owners have been phenomenal neighbors. He understands they need approval of a sign variance of some sort this evening. He shared that the signs that have been painted on the building have been done professionally, and they are also lit, and they look good. He generally spoke in favor of the sign variance(s) being approved by Council this evening. He indicated he is also "for" the item pertaining to the First Baptist Church this evening (the one Public Hearing item).

There being no one else wishing to come forth and speak, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor McCallum moved to appoint Dr. Catherine Casteel to fill the vacant ("Alternate Board Member") seat and associated unexpired term of Galen Hilliard on the city's Board of Adjustments through August of 2027; he also included in the motion to move BOA "Alternate Board Member," Kerry Shepherd up to a full voting member on the BOA (to fill a vacant seat left by former member, Glenn Carr) through August of 2027; and to newly appoint Caren Williams to the Board of Adjustments (to fill Kerry Shepherd's "Alternate Board Member" seat) through August of 2026.

Councilmember Campbell seconded the motion, which passed by a vote of 6 ayes with 1 absence (Moeller).

X. Consent Agenda

1. Consider approval of the minutes from the January 20, 2026, city council meeting, and take any action necessary.
2. **Z2025-074** - Consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of an ordinance for a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on a 0.3480-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 [2nd Reading].
3. **Z2025-078** - Consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an ordinance for a Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary [2nd Reading].
4. Consider approval of a resolution calling a General Election for the purpose of electing City

Councilmembers - one each, for Places 2, 4, and 6 and each for a two-year term, with said election to be held on May 2, 2026, and take any action necessary.

5. Consider approval of a resolution calling a Special Election (Charter Amendment) to be held in conjunction with the General Election on May 2, 2026, and take any action necessary.
6. Consider approval of a resolution repealing Resolution #26-02 in its entirety and approving a new resolution regarding an Advance Funding Agreement (“AFA”) with the Texas Department of Transportation for TXDOT’s Green Ribbon Program Project for median landscaping improvements on SH-740 from in the vicinity of IH-30 to SH-205, including authorizing the mayor or city manager to execute said agreement, and take any action necessary.
7. Discuss and consider an **ordinance** amending the Code of Ordinances in Chapter 44 Utilities, Article IV Sewers and Sewage Disposal, Division 4 Grease Traps, regarding procedures for grease trap maintenance and reporting, and take any action necessary. **(1st reading)**
8. **P2026-001** - Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.
9. **P2026-002** - Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.
10. **P2026-003** - Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.
11. **P2026-004** - Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11). Councilmember Thomas seconded the motion. The ordinance captions were then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-02
SPECIFIC USE PERMIT NO. S-390**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
AMENDING 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 A RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.3480-ACRE TRACT OF LAND IDENTIFIED AS LOTS 10 & 11 OF THE CANUP 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.

CITY OF ROCKWALL
ORDINANCE NO. 26-03

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, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 106 (PD -106) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; 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.

CITY OF ROCKWALL
ORDINANCE NO. 26-__

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 44-221 & 44-222 OF ARTICLE IV, SEWERS AND SEWAGE DISPOSAL, 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 to approve the entire Consent Agenda then passed by a vote of 6 ayes to 0 nays with 1 absence (Moeller).

XI. Public Hearing Items

1. **Z2025-075** - Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of an ordinance for a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information on this agenda item. The subject property is located at 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive. The proposed zoning change to a Planned Development (PD) District establishes a customized regulatory framework that is intended to

govern the continued development and expansion of an existing *Church/House of Worship* campus while maintaining compatibility with the surrounding land uses. The submitted concept plan and conceptual building elevations illustrate the proposed demolition of the Kenway Retail Center located on the northern portion of the Planned Development District area. The Kenway Retail Center is a legally nonconforming shopping center. Within the Planned Development District, the applicant proposes construction of a parking garage at this location. In addition, the applicant proposes an expansion of the existing sanctuary building to accommodate adult education classrooms. This portion of the expansion would be four (4) stories in height and is intended to support the operational needs of the existing *Church/House of Worship* campus.

It was noted that Councilmember Thomas left the meeting for the duration of the meeting at this time (6:30 p.m.).

On December 17, 2025, staff mailed 222 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos, Highridge Estates, and Stonebridge Meadows Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff has received one (1) notice in opposition of the applicant's request, and one (1) notice in favor of the applicant's request. In addition, on January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 5-0, with Commissioners Conway and Brock having been absent.

Mayor McCallum opened the public hearing, asking if anyone would like to speak and also calling forth the applicant. No one wished to come forth and speak, including the applicant.

Thereafter, Councilmember Lewis moved to approve Z2025-075. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX

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, SO AS TO CHANGE THE ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT, SINGLE-FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XXX (PD-XXX) FOR GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 11.155-ACRE TRACT OF LAND IDENTIFIED AS BLOCK A & 129 OF THE B. F. BOYDSTON ADDITION AND LOT 1, BLOCK A, FIRST BAPTIST CHURCH ADDITION, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 (Moeller).

XII. Action Items

1. Discuss and consider a request from Holly Kaufman seeking approval of a sign variance to allow

alternate sign materials for a property located at 702 S. Clark Street, and take any action necessary.

Building Official Jeffrey Widmer provided background information on this agenda item. He shared that Holly Kaufman has requested to appear before City Council to seek a variance to the City's sign materials requirement, to allow signage painted directly on her building façade located at 702 S. Clark in the southwest corner of S. Clark St. and E. Boydston Ave. Mrs. Kaufman has been in the process of remodeling the building with the intention of opening a new Pilates studio. Mrs. Kaufman hired a contractor to install wall signage on her building. The contractor failed to apply for the required sign permit and painted Mrs. Kaufman's signage directly on her building façade, in violation of the city's adopted sign standards. The city's Sign Ordinance Sec. 32-204. – "Wall signs" states the following: Wall signs may be painted on a window or door, but no other building surface. All other wall signs shall be attached to and not painted onto any building. Mrs. Kaufman was notified by our Building Inspections Dept. of her need to seek a building permit for her signage. When Mrs. Kaufman contacted the City to do just that, she was informed that her signage did not conform to the City's sign ordinance standards and that a permit could not be issued for the signage. Staff informed Mrs. Kaufman that she does have the ability to seek a variance to the City's sign ordinance standards, including a variance to the materials used for permitted signs when a variance would be appropriate for the construction of a sign to be consistent with the theme or style of an individual development. In addition to her request for the materials variance, Mrs. Kaufman is requesting a variance to allow a sign that exceeds the allowable sign area. The sign that was painted on the north façade, is approximately 107 square feet in area and the allowable area per our ordinance is a maximum of 60 square feet. Mrs. Kaufman has provided a letter explaining her situation and her request for such a variance, and the letter has been provided to Council. Also, staff has provided a map highlighting the location of the property, as well as pictures of the building and signage that was installed.

Mayor McCallum moved to approve the sign variance, as requested. Councilmember Lewis seconded the motion. He indicated to the applicant that he has traditionally been very tough on contractors who do not pull permits, as they are required to do. However, in this instance he is going to make an exception and go ahead and vote in favor of approving this sign variance request. Following brief, additional comments by Mayor McCallum, the motion to approve passed by a vote of 6 ayes with 1 absence (Moeller).

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. Budget Report for Quarter ended December 31, 2025
2. Building Inspections Department Monthly Report
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

Amy Williams, City Engineer, briefed the Council on recent roadway projects throughout the city. She also briefed Council on recent activities within the Public Works Department (Streets), indicating the City ran two crews of eight men on twelve-hour shifts throughout the recent snow/ice storm that occurred. She explained how the city crews not only tended to city-owned roadways, but they also tended to TXDOT (state) owned roadways as well. The crews ran 24/7 for three days straight in efforts to keep the local streets as passable / drivable as possible during that severe winter weather event.

Mayor McCallum shared that he had a meeting with all local mayors after the recent snow / ice storms, and the other city's mayors were asking him how City of Rockwall crews were able to do such a good job on keeping the City of Rockwall's streets in good condition. He believes that is a compliment to our city's staff and crews who worked so hard. Fire Chief, Kenneth Cullins, also praised Ms. Williams and her Public Works staff for also assisting his fire department crews at some recent structure fires that occurred during the severe winter weather event that happened. City Manager Mary Smith shared that, although she was on vacation during the recent severe winter weather storm, she commended Assistant City Manager Joey Boyd and all the other city staff for the phenomenal job they did handling things in her absence, especially pertaining to the winter storm.

Councilmember Campbell also thanked city staff for their work during the winter storm. She also commented about the recent very slight increase in sales tax. Brief comments were made pertaining to the upcoming budget season and associated process.

XIV. Adjournment

Mayor McCallum adjourned the meeting at 6:51 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 17th DAY OF FEBRUARY, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

