



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, November 3, 2025 - 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, 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. The mayor then 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 Rockwall Central Appraisal District (CAD) Board of Directors election and associated ballot selection/submission, pursuant to Section 551.074 (personnel matters).
2. Discussion regarding terms and possible amendments to the Lease Agreement between City and Shores Country Club (Rockwall Golf and Athletic Club), pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:42 p.m.

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

Mayor McCallum reconvened the public meeting at 6:00 p.m. and gave indication he would like to begin having local ministers come deliver the invocation at the start of city council meetings. Tonight he has asked Kason Huddleston, the same pastor who came the night that the new city council was sworn into office, to attend and deliver the invocation.

V. Invocation and Pledge of Allegiance - Pastor Kason Huddleston, Freedom Place Church

Pastor Huddleston came forth and delivered the invocation. The Mayor then led the Pledge of Allegiance and Texas Pledge.

VI. Proclamations / Awards / Recognitions

1. Veteran's Month Proclamation

Several veterans came forth, and Mayor McCallum then read and presented this proclamation, recognizing and thanking them for their service.

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, current Chair of the P&Z Commission, came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following Dr. Conway's comments and brief questions and answers from Council.

VIII. Open Forum

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

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker spoke about the SH-66 boat ramp project, sharing that we need car spaces there, pointing out that that many trailer parking spaces are not needed. He gave brief comments about the costs associated with the project, encouraging Council to reconsider utilizing grant money and – instead – consider having the city do the project on its own with city funds instead of grant funds.

IX. Take Any Action as a Result of Executive Session

Regarding the resolution submitting the ballot on voting for the Rockwall Central Appraisal District Board of Directors (RCAD), Mayor Pro Tem Moeller moved to split the City of Rockwall's allocated votes equally between Sedric Thomas (73 votes) and Richard Koepke (73 votes). Councilmember Lewis seconded the motion. The motion passed by a vote of 6 ayes with 1 abstention (Thomas). (Note: this is also related to Action Item #6 below).

X. Consent Agenda

1. Consider approval of the minutes from the October 20, 2025 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** amending the Code of Ordinances in Ch. 4 "Alcoholic Beverages," Article II. "Required Biennial Fee" to remove said fee(s) in accordance with Senate Bill 1008, and take any action necessary. **(2nd reading)**
3. Consider approval of an **ordinance** for the temporary reduction of the current 55 miles per hour speed limit along FM 549 to 45 miles per hour from MP 9.596 to MP 11.866 (from SH 276 approximately 2.27 miles to SH 205) during (re)construction of FM 549, and take any action necessary. **(2nd reading)**
4. **Z2025-063** - Consider a request by T. J. Mutcherson 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary **(2nd Reading)**.

5. **Z2025-064** - Consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive **(2nd Reading)**.
6. **Z2025-065** - Consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of JBR2, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary **(2nd Reading)**.
7. Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of \$1,588,000 to be funded by the Streets and Drainage Operating Budget, and take any action necessary.
8. **P2025-037** - Consider a request by David Stanglin of Ruffin Custom Buildings for the approval of a *Replat* for Lot 2, Block A, Pott Shrigley Addition being a 2.00-acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 992 Sids Road, and take any action necessary.
9. Consider authorizing the City Manager to execute an agreement with Skydio for the purchase of drones to be used for law enforcement operations in the amount of \$79,022 to be paid for out of Police Department Seized Funds, and take any necessary.
10. Consider authorizing the City Manager to execute interlocal agreements with the cities of Fate and Richardson to allow for cooperative purchasing and shared procurement opportunities, and take any action necessary.

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

**CITY OF ROCKWALL
ORDINANCE NO. 25-69**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 4. ALCOHOLIC BEVERAGES; ARTICLE II. PERMITS TO REMOVE THE "REQUIRED BIENNIAL FEE" AND TO CALL FOR THE LOCALLY-ISSUED ALCOHOL BEVERAGE PERMIT TO BE PHYSICALLY DISPLAYED ALONGSIDE THE STATE-ISSUED PERMIT; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 25-70**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET NO. 549 OR PARTS THEREOF, WITHIN THE INCORPORATE

LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-72
SPECIFIC USE PERMIT NO. S-384

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 *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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. 25-73
SPECIFIC USE PERMIT NO. S-385

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) TO *EXCEED THE MAXIMUM PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT* ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19, BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, PHASE 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-74
SPECIFIC USE PERMIT NO. S-386

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 passed by a vote of 7 ayes to 0 nays.

XI. Public Hearing Items

1. **P2025-036** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for the abandonment of public right-of-way situated between E. Washington Street and Denison Street and a **Final Plat** for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. On February 5, 2024, the City Council approved a motion directing staff to proceed with a Right-of-Way Abandonment Program that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, Closing of Street or Alley by Home-Rule Municipality, of Chapter 311, General Provisions Relating to Municipal Streets, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- including streets or alleyways -- owned in fee or used by easement by a political subdivision of the State, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The unimproved right-of-way for Rose Street that exists between E. Washington Street and Denison Street was originally established prior to November 2, 1900 based on the October 1900 Sanborn Maps. Based on the current condition of the rights-of-way, they were never utilized as a public street or alleyway (see Figure 2), and currently have unpermitted paving/parking improvements situated within them. In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on February 28, 2025 by sending the property owners a Letter of Intent (see the attached Letters of Intent). Once all property owners had signed their letters of intent, staff engaged with Teague, Nall and Perkins, Inc. to prepare a subdivision plat for the seven (7) properties and the abandoned right-of-way. If the City Council chooses to approve the abandonment of public right-of-way and Final Plat for Lots 1-5, Block A, Houston-Rose Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) The Final Plat shall not be filed until after the second reading of the ordinance abandoning the right-of-way.
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

This public hearing has been advertised in accordance with the TX Local Government Code. Also, on October 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat

by a vote of 7-0.

Mayor McCallum opened the public hearing, but no one came forth to speak. He then closed the public hearing.

Councilmember Thomas moved to approve Z2025-036. Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2025-057** - Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for a Residence Hotel on a 2.819- acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. On August 15, 2025, the applicant -- Kiew Kam of Triangle Engineering, LLC -- submitted an application requesting a Specific Use Permit (SUP) for a Combination Limited Service/Residence Hotel for the purpose of constructing a 14,204 SF LaQuinta Hampton Extended Stay Hotel on the subject property. The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. The applicant has submitted a concept plan for a *Residence Hotel and Restaurant (see Figure 1)*. According to the concept plan, the proposed hotel will consist of a four (4) story building with a 14,204 SF building footprint and a total of 96 guest rooms. The total proposed square footage of all the floors is 56,816 SF. In addition to the *Residence Hotel*, the concept plan (*see Figure 1*) also shows the location of the parking areas and a restaurant. The proposed facility will have access off of Fit Sport Life Boulevard and a cross access easement from the western and eastern properties (*i.e. the 7/11 Gas Station and the AmeriSports Facility*). Although a *Restaurant* is an allowed by-right land use within a Commercial (C) District, the applicant did include it within the *Concept Plan* provided by the applicant to verify that the parking met the City's requirements. Staff should note that the provided concept plan currently conforms to the parking requirements for a *Residence Hotel and Restaurant*. Specifically, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that a *Hotel* provide one (1) parking space per each unit and 50.00% of the accessory uses provided in the *Hotel*. Based on the provided concept plan, the required parking for the proposed *Residence Hotel* is 116 parking spaces. Staff calculated this as follows:

Residence Hotel:

- 96 Guest Rooms (1/1) = 96 parking spaces
- Storage Uses (1/1,000 SF @ 348 SF) = 1 parking space
- Office (1/300 SF @ 713 SF) = 2 parking spaces
- Restaurant (1/250 SF @ 1,688 SF) = 7/2 (as Accessory Use) = 9 parking spaces
- Fitness Center and Pool [*i.e. Health Club*] (1/200 SF @ 2,898 SF) = 15/2 (as Accessory Use) = 8 parking spaces

Restaurant: (1/200 SF @ 3,100 SF) = 31 parking spaces

TOTAL: 147 Parking Spaces

Mr. Miller shared that currently, the concept plan shows the provision of 147 parking spaces which meets the required parking spaces for the proposed uses.

Both the city's Planning & Zoning Commission and City Council previously reviewed a request from this applicant and – ultimately – the City Council remanded this case back to the Planning & Zoning Commission, expressing a desire for some certain items to be reconsidered.

If the City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for a *Combination Limited Service/Residence Hotel* on the subject property, then Council may want to consider the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

(a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance for the development of a combination *Limited-Service Hotel and Residence Hotel*.

(b) The development of the subject property shall generally conform to the *Conceptual Building Elevations* contained in *Exhibit 'C'* of this ordinance; however, the proposed combination *Limited-Service Hotel and Residence Hotel* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall *not* constitute the approval of variances or exceptions to any of the standards stipulated by the Unified

Development Code (UDC) with regard to the design of the combination *Limited-Service Hotel and Residence Hotel*.

(c) The maximum overall height of the combination *Limited-Service Hotel and Residence Hotel* shall not exceed four (4) stories or 60-feet as depicted in *Exhibit 'C'* of this ordinance.

(d) The room composition of the proposed *Limited-Service Hotel/Residence Hotel* shall be subject to the *Room Composition Table* depicted in *Exhibit 'D'* of this ordinance.

(e) In the event that the combination *Limited-Service Hotel and Residence Hotel* changes *Affiliation Name* as

highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance, the new *Affiliation Name* shall be of a *Scale ID* of 1-5 as stated on the most recent *STR Chain Scale* contained in this exhibit.

(2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.

(3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

On August 20, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program, so no HOAs were notified. Staff has not received any responses in favor or in opposition of the applicant's request. After the case having been remanded back to the P&Z Commission, on September 30, 2025, the Commission approved a motion to recommend approval of the Specific Use Permit (SUP) to Council by a vote of 4 ayes to 3 nays, with Commissioners Conway, Hagaman, and Schoen dissenting.

Following brief questions between Council and staff, the mayor opened the public hearing and asked the applicant to come forth and speak.

Kash Patel
14114 Dallas Parkway
Dallas, TX 75254

Geoff Tucker
5512 Dimebox Drive
McKinney, TX 75070

Varun Sharma
14114 Dallas Parkway
Dallas, TX 75254

Mr. Patel came forth and addressed Council, sharing that the room count has been reduced, pointing out that 'by right' they could establish an extended stay hotel with 107 rooms. However, he explained, he believes they are bringing more of an appealing product to the City of Rockwall, especially since they are proposing to bring a restaurant to this location, in addition to the hotel side of the project.

Mr. Tucker then spoke, sharing that he has worked for LaQuinta for thirty years. He provided a presentation to Council, showing a video of a location built not long ago and opened in Desoto, TX. Mr. Patel shared that the indoor décor (i.e. wall paintings) will be very specific to the City of Rockwall (like they were in the photos shown of the one in Desoto). Mr. Patel and Mr. Tucker pointed out that LaQuinta has evolved quite a bit over the last thirty years, with their hotel product being far different than it was many years ago. Mr. Tucker went on to share extensive details about the proposed hotel. He acknowledged that "extended stay" hotels have really gotten a bad reputation; however, he shared several reasons why these types of hotels have really gained a lot of demand and traction, especially since COVID. He pointed out that 35% of millennial travelers prefer these types of extended stay hotels, and they are also very popular for those with families. He pointed out that 40% of hotels being developed today are 'extended stay' in nature. He

explained that the Hawthorne brand (from LaQuinta) are considered a 'middle tier' project, pointing out that it is not a cheap hotel to build, and it is not a cheap product.

Following the applicants' presentation and introductory comments, Councilmember Lewis asked the applicant clarifying questions. Regarding 'cook tops,' Councilmember Lewis indicated a desire to have them omitted from inclusion in this hotel proposal. Mr. Patel shared that he is fine with leaving them out.

Councilmember Thomas asked for and received clarification on what steps will be taken to ensure the hotel will stay up to good, quality standards over time as the years pass.

Councilmember Henson thanked the applicants for clarifying a lot of the questions. He shared that Rockwall is a very affluent community, and the city has limited IH-30 frontage land remaining that is not yet developed. Clarifying dialogue took place regarding the "quality scale" that is utilized to rank hotels and where this product will fall within the scale. Indication was given that a "6" is the poorest quality of hotel, and a "1" is the highest quality. This one, per the applicant, was submitted to the city in the 1-5 range of the scale. Councilmember Henson wonders if the applicant will consider a 1 – 3 scale hotel instead of a 1-5. Mr. Patel shared that, if he were to do so, it would disallow him the opportunity to have it be a Hawthorne Suites, so – no – he is not able to do that, unfortunately.

Councilmember Jeffus shared that she has reservations about this proposal. She understands there will be a fifteen-year commitment that locks in this particular brand; however, she worries about what will happen to this hotel thereafter, in years 16 through 30. She is not in favor of this project, pointing out specific worries about other hotels in our city that have gone 'downhill' over the years, and our police are being called out to them for things such as prostitution.

Mr. Patel shared that, while he understands the concerns, he would be able to build a hotel that is extended stay 'by right' if it had only 107 rooms; however, he believes that he is brining a better product, especially considering that he will have a restaurant incorporated into the development.

Mr. Sharma (with the applicants) then spoke, sharing that he has been running The Brass Tap at The Harbor for a number of years now, and it is a very successful restaurant that receives very high customer ratings. Following Mr. Sharma's comments, Mayor McCallum asked if The Brass Tap is up-to-date on all of its financial obligations to the City. Mr. Sharma shared that, yes, he believes it is. When asked this question by the mayor, Mrs. Smith (City Manager) shared that Mr. Sharma may want to revisit that topic and check on it because the answer he gave is essentially incorrect.

The mayor went on to share some additional concerns, especially related to the quality of hotel that is being proposed. He prefers that it be a brand hotel that falls in the "1 to 3" range (higher quality) than one that is in the "1 to 5" range. He expressed that he has a lot of concerns and is essentially not in favor of what is being proposed.

Councilmember Thomas asked for and received from Mr. Miller clarification on the SUP that was previously approved by (a prior) Council some time back. He explained that the SUP previously approved is actually set to expire in December.

Following additional dialogue, the mayor then asked if any member of the public would like to speak at this time during the public hearing.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared that he wonders what would make people want to come to Rockwall to stay at such a highly-graded hotel (such as Great Wolf Lodge) if one were to be built here. What would the 'draw' be, he wonders.

Kevin Folsom
1115 Bayshore
Rockwall, TX

Mr. Folsom shared that he stays at these sorts of hotels often, and some are good and some are not so good. He does agree with Councilmember Thomas having expressed a desire to have reassurances of reinvestments into the property over time to ensure it is kept at a high quality.

There being no one else wishing to come forth and speak at this time, Mayor McCallum then closed the public hearing.

The Mayor went on to share that our Hilton Hotel is very successful and he does believe that the City needs to keep the standards really high. He does not believe that this proposal raises to the level of 'great' as far as quality is concerned.

Councilmember Lewis briefly commented and then moved to approve Z2025-057. The mayor initially indicated the motion died for lack of a second. However, he then called upon Councilmember Thomas, who did provide a 'second' to Councilmember Lewis' motion. He then provided several comments, in part expressing that the "1 to 5" proposed (quality) scale (out of a scale of up to 6, which is the poorest quality rating) is something he is just not comfortable with. Following additional dialogue, The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX**

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 COMBINATION LIMITED-SERVICE HOTEL AND RESIDENCE HOTEL ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' AND 'B' 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 Z2025-057 failed by a vote of 2 ayes to 5 nays (Jeffus, Moeller, McCallum, Campbell and Henson).

Action Item #2 was addressed next by Council.

XII. Action Items

1. **Z2025-062** - Discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary (**2nd Reading**).

This item was placed as an "Action Item" instead of on "Consent" this evening since it did not receive unanimous approval at the last meeting. Councilmember Lewis commented that he was the lone vote in opposition of this item. Following brief comments, Councilmember Thomas moved to approve ZX2025-062. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-71
SPECIFIC USE PERMIT NO. S-383**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) [ORDINANCE NO. 17-11] 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) TO ALLOW INDOOR COMMERCIAL AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' 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 passed by a vote of 6 ayes to 1 nay (Lewis).

2. **MIS2025-018** - Discuss and consider a request by Noah Dawit for a *Special Request* for an *Exception* to the *Exterior Material* requirements of Planned Development District 75 (PD-75) for a 0.688-acre tract of land identified as a portion of Lot 776A and all of Lots 774A & 775A 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 land uses, addressed as 370 Eva Place, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. On October 9, 2025, the Board of Adjustments (BOA) approved a motion to grant a special exception for *Case No. BOA2025-3-V* by a vote of 4-2, with Board Members Carr and Rohlf dissenting. This case was a request for the expansion of a *legally non-conforming structure*. More specifically, the applicant -- *Noah Dawit* -- was requesting to elevate an existing manufactured home, located at 370 Eva Place, above the base elevation using wooden stilts. This request was made in accordance with Subsection 04.03(H) of Article 02, *Development Review Authority*, of the Unified Development Code (UDC) -- *which allows the Board of Adjustments (BOA) to authorize special exceptions for the expansion of a legally non-conforming structure* --

and which states the following:

Expansion of a Non-Conforming Structure. To authorize the enlargement, expansion or repair of a non-conforming structure in excess of 50% of its current value. In such instance, the current value shall be established at the time of application for a hearing before the Board of Adjustments (BOA). If such expansion or enlargement is approved by the Board of Adjustments (BOA), all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel.

A copy of the approved order and the minutes from this case have been provided to the City Council for review. Since the Board of Adjustments (BOA) granted the special exception request, the applicant is required to meet all provisions of Planned Development District 75 (PD-75), which stipulates finishing the exterior of the structure in a minimum of 80.00% standard masonry materials and which may utilize a total of 60.00% HardiBoard or a similar cementitious material (i.e. 50.00% of the 80.00% masonry requirement [i.e. 40.00% of the façade] with the remaining 20.00% able to be any building material allowed by the City). Alternatively, since the existing manufacture home is being expanded this request could also be seen as falling under the *Manufactured Home Replacement* program, which stipulates that all new manufactured homes meet the following minimum standards:

- (1) The manufactured home shall be permanently attached to a concrete foundation.
- (2) The primary roof pitch is a minimum of 3:12 inches.
- (3) At least 90.00% of the exterior materials, including the skirting material, excluding doors and windows, must be comprised of HardiBoard lap siding or a similar durable cementitious lap siding material with a minimum width of 6¼-inches.
- (4) The proposed manufactured home is newer and larger in living space than the prior manufactured home.

Based on these requirements, the applicant is requesting a *Special Request* in accordance with Subsection 3(c) of *Ordinance No. 16-01 [Planned Development District 75 (PD-75)]*.

Following Mr. Miller's briefing, the mayor opened up the public hearing and called forth the applicant to speak first.

Juan F. (representing Noah Dawit)
370 Eva Place

Juan indicated that he is speaking on behalf of the applicant and is requesting approval of this request this evening.

Councilmember Lewis moved to deny MIS2025-018. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays. The mayor announced that the case has been denied.

At 7:24 p.m., the mayor recessed the meeting calling for a brief break. The mayor called the meeting back to order at 7:32 p.m.

3. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau (CVB) on behalf of the City of Rockwall.

Jodi Willard with the Rockwall Area Chamber of Commerce then came forth and briefed the Council on recent CVB efforts related to promotion of the City of Rockwall as a top tourist destination within the State of Texas. Council thanked Mrs. Willard for her efforts and took no action following her report.

4. Discuss and consider a recommendation of denial from the city's Park Board related to a request from Josh Williams of Prestige Water Sports of Dallas for approval of concession agreement to conduct charter trips and watercraft rental operations at The Harbor and take any action necessary.

Parks Director, Travis Sales, provided background information pertaining to this agenda item. He explained that this request is for a private business to enter into a concession agreement with City of Dallas and City of Rockwall for boat rentals on Lake Ray Hubbard off a privately installed dock at The Harbor. He explained that this request went to Park Advisory Board on June 3, 2025 and September 8, 2025. The Park Advisory Board denied the request on September 8, 2025 with Park Board Member Fowler having made a motion to deny the request and Board Member Kruger seconding the motion, which passed with a 4-2 vote with Hasenyager and McEwen voting "NO" and Taft abstaining due to being a new member at first meeting.

Tiana Frazier (1551 Oak Lawn Ave., Apt. 315 – Dallas, TX) and Josh Williams (3004 Fallbrook Drive- Rockwall, TX 75032) then both came forth, indicating they are both speaking on behalf of Prestige Water Sports of Dallas. The applicants each provided information regarding each of their educations, work experience and backgrounds. They also played three promotional / explanatory videos for the Council to further explain the types of boats – including a Lamborghini Jet car boat, a yacht, and jet ski(s) - they're proposing to offer as part of this business for which they are seeking a city concession agreement. They went on to speak for a very long time, extensively, concerning their business, including things like hours and months of operation, staffing, safety rules and training, and projected revenues and that they hired and got an engineer who has indicated that operating in the area of The Harbor (existing docks) will essentially not be problematic. Also, at some point during their quite lengthy presentation, they indicated that they've retained the following individual who would build the dock off of which they would operate this business, if it is approved by Council:

Robert Binder with JEP Marine Construction, Inc.
1593 N. Munson Road
Royse City, TX 75189

Mr. Binder briefly came forth and introduced himself.

During the overall discussions, indication was given that this business was operating at The Harbor and on Lake Ray Hubbard for some period of time without having first obtained proper permissions and without getting the correct agreement(s) in place, and they were asked to cease doing so. There was (at least) on additional incident in which they were known to have continued on, despite having been asked to stop operations. Mr. Williams provided explanatory comments regarding that particular incident, essentially indicating he and some friends/family members were on the watercraft on that particular day.

Following Ms. Frazier's and Mr. Williams' lengthy comments, questions/answers, and associated dialogue, Mayor McCallum shared that he personally has concerns about potentially overruling the Park Board. Councilmember Campbell expressed a desire to be sure the liability insurance coverages are adequate to ensure that individuals on our lake are protected.

Mayor McCallum asked and received from the city attorney clarification regarding what the Council may need to do regarding possible action this evening concerning this request.

Councilmember Lewis expressed concerns about this request, including not really understanding the Engineer's letter that the applicant has provided and also having consternation about potentially going against a denial by the Park Board.

Mayor Pro Tem Moeller acknowledged that the speakers have given indication of proper training, certifications and credentialing that is planned for staff members operating the watercraft; however, he asked for and received some additional clarification, in part pertaining to the jet car boat and its speed and safety.

Councilmember Henson shared that he loves water sports, sharing that it is a great lifestyle. He shared that he and his wife several years ago operated a marina that included boat rentals and jet ski rentals for many years. He provided brief comments about some "what ifs" if the City ever decided to get involved in the boat rental business. He went on to share that he is highly opposed to this request at The Harbor, and he encouraged them to consider approaching existing marinas to try and enter into an agreement with one of them.

Mayor McCallum reminded Council that, per the city attorney, no action on the part of Council is necessarily needed (as the Park Board has already denied this request). He entertained a motion if any Councilmember desired to make one. However, no motion was vocalized. Therefore, the mayor indicated that the Park Board's denial of the request stands.

5. Discuss and consider an **ordinance** amending the Code of Ordinances in Chapter 44, Utilities regarding the disconnection of utilities and related penalty provisions for failure to bring a property into compliance after proper notice is provided, and take any action necessary. (1st reading)

Frank Garza, City Attorney, provided brief background information on this item, explaining this ordinance defines the process for the city cutting off utilities to customers when it becomes necessary to do so. He explained that it is in compliance with State law and that most of these issues deal with failure to comply with city-related ordinances and/or put water quality at risk. He shared that this ordinance essentially spells out a stricter process to bring customers into compliance and to protect the city's water quality.

Councilmember Lewis then moved to approve the ordinance, as presented. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE ROCKWALL CODE OF ORDINANCES IN CHAPTER 44 UTILITIES; ARTICLES I AND V, SECTIONS 44-1 AND 44-279 TO PROVIDE PENALTY PROVISIONS AND THE OPTION TO DISCONNECT UTILITIES WHEN THERE HAS BEEN A FAILURE TO BRING THE PROPERTY INTO COMPLIANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$2,000 FOR EACH OFFENSE, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

- 6. Discuss and consider approval of a resolution(s) regarding submission of ballot pertaining to the Rockwall Central Appraisal District (CAD) Board of Directors election, and take any action necessary.**

The mayor gave indication that Council already addressed this item early on in the meeting by taking action as a result of Executive Session (see said action noted above).

- 7. Discuss and consider a presentation regarding a possible May 2026 City Charter Amendment election, and take any action necessary.**

The mayor indicated he placed this item on tonight's agenda. He then called forth City Attorney, Frank Garza, who then provided Council with a presentation related to possible amendments to the City Charter, including the possibility of Council passing an ordinance to call a Charter Amendment Election for May of 2026. Mr. Garza explained, in part, that the deadline to call the election would be February 14, 2026; however, the last Council meeting prior to that date is February 3rd. So, he is seeking direction from Council, asking that the Council provide him with details by next month in December regarding which of the topics / potential ballot propositions the Council would like to see if they do in fact desire to call a Charter Amendment Election for May.

Mr. Garza reminded Council that a Charter Review Commission had been appointed in October of 2024, met several times and then delivered recommendations to Council in March, earlier this year. Mr. Garza then touched on several topics of consideration within the City Charter, including some 'technical' (non-substantive) updates to the Charter as well as potential substantive changes, such as the following topics: plurality versus majority votes in order to win an election; 'resign to run' provision for running for mayor; length of total terms of service for council members and/or mayor (combined); length of time for city secretary to verify petitions; length of time associated with claims against the city; possibly having all directors be hired by the city manager but confirmed by the city council; requiring that the solid waste contract be bid every five years; and a charter review at least once every ten years.

Mayor McCallum shared that he has been working with the city attorney on these issues for the last few months. He then went on to provide his own, personal comments and opinions regarding the various city charter-related topics Mr. Garza touched on during his presentation. He believes our city should have candidates elected by majority, rather than plurality, votes. He also believes there should be a 'resign to run' provision when someone is running for the position of mayor. He also does not believe that any changes should be made to the existing terms and term limits of city councilmembers / mayors. He believes that recommendations regarding possibly changing the length of time associated with filing claims against the city, lengthening the time for verifying city petitions, and allowing Council to pass an ordinance to clean-up non-substantive Charter language in the future are all good ideas. He went on to share his reasonings behind wanting to have departmental directors 'confirmed' by the city council (but hired by the city manager). He thinks the city should always go out for bid on solid waste contracts, especially since it's a \$50 million dollar contract. He also thinks that it's appropriate for the city charter to be reviewed at least once every ten years. Mayor McCallum indicated a desire to put these topics before voters, allow them an opportunity to consider and vote on them.

Councilmember Lewis commented that this information has just been sprung on councilmembers, and he

would like to receive a copy of the presentation and have time to do his own research on what's been brought forth this evening. He shared that a Charter Review Commission did previously weigh in, and he wonders if perhaps a Charter Review Commission should weigh in again now. He also pointed out that the city council now has two (new) council members who were not seated on Council back when the Charter Review Commission came forth with its recommendations back in March.

Councilmember Thomas commented about his understanding that a lot of cities our size do require a 'majority vote' in order to be elected to City Council (versus a plurality). He also believes that a review of the city charter once every ten years is appropriate. He would like an opportunity to do some more research on some of the other topics that have been mentioned this evening.

The mayor shared that the Council previously gave a Charter Review Commission (made up of former elected city officials) a chance to look at these topics. He believes it is now time for Council to take some action on the matters. He is not in favor of going back to a Charter Review Commission at this point.

Councilmember Campbell shared that because it has been since March of 2025 since the time the Charter Review Commission made its recommendations to Council, and after hearing this particular presentation this evening, she needs 'a refresher' and some more time to consider these matters. She does not think it would be a bad idea to hear again from the former Charter Review Commission. She wants an opportunity to visit with the prior Commission and revisit the topics and the recommendations they previously conveyed.

The mayor went on to encourage Council to take a month to consider these matters and have it placed on the first meeting in December for Council to possibly take action.

Mayor Pro Tem Moeller shared that he does not believe the matters need to go back to the Charter Review Commission. He does personally have a little heartburn with the idea of the city council potentially confirming the hiring of all department heads, as he believes the city manager is capable of doing this themselves; however, he does believe the Council having a month to consider the various topics brought up this evening is appropriate.

Councilmember Henson commented that he concurs that the Charter Review Commission did a lot of work previously and the recommendations were brought forth in the Spring. So, it's now time to take some action. He does not believe it's necessary to go back to the Charter Review Commission; however, he does believe revisiting the items they considered and their recommendations would be a good idea. He sought and received clarification on what the current term limits are for councilmembers / the mayor (combined). He wonders why the city would not require all city contracts to be competitively bid. Indication was given that most other contracts already require competitive bidding, but solid waste contracts fall under an exception in state law.

The mayor again asked for this topic to be placed on the first council meeting in December for consideration, and – for now - Council took no action concerning these matters.

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. Roadway Projects Update - (None this month)
5. Police Department Monthly Report
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

City Manager Mary Smith shared that she will send Council the presentation regarding the City Charter tomorrow. The roadway project update is not included in the packet since we have been out of money since September; however, there should be an update in there next month.

XIV. Adjournment

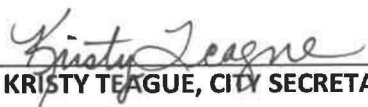
Mayor McCallum adjourned the meeting at 9:12 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 17th
DAY OF NOVEMBER, 2025.



TIM McCALLUM, MAYOR

ATTEST:



KRISTY TEAGUE, CITY SECRETARY

