



AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, August 17, 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, including interview(s), pursuant to Section §551.074 (Personnel Matters)
2. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
3. Discussion regarding contract between City of Rockwall and Blackland Water Supply Corp., pursuant to §551.071 (Consultation with Attorney)
4. Discussion regarding terms of contract for law enforcement services, pursuant to 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 Hagaman

VI. Appointment Items

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

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the August 3, 2026, city council meeting, and take any action necessary.
2. **Z2026-031** - Consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle 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 two (2) parcels of land 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 **(2nd Reading)**.
3. **Z2026-032** - Consider a request by Ron Hawkins for the approval of an **ordinance** for a Specific Use Permit (SUP) for Banquet Facility/Event Hall in conjunction with an existing Garden Supply/Plant Nursery on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary **(2nd Reading)**.
4. **Z2026-034** - Consider a request by Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of an **ordinance** for a Specific Use Permit (SUP) for Detached Garage on a one (1) acre parcel of land identified as Lot 18, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2368 Saddlebrook Lane, and take any action necessary **(2nd Reading)**.
5. Consider approval of a resolution denying the application of Si Energy Gas, LLC to change rates within the City of Rockwall; authorizing Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to intervene and negotiate with Si Energy Gas, LLC on the City's behalf, and take any action necessary.
6. **MIS2026-016** - Consider a request by Brad Bassett for the approval of a Miscellaneous Case for an *Alternative Tree Mitigation Settlement Agreement* for a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.
7. Consider authorizing the City Manager to execute an amendment to the Animal Shelter and Adoption Services Agreement between the City of Rockwall and the Rockwall Adoption Center (RAC), and take any action necessary.

X. Public Hearing Items

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

1. Hold a public hearing to discuss and consider approval of an **ordinance** authorizing the City of Rockwall's participation in the TX Enterprise Zone Program pursuant to the TX Enterprise Zone Act, Ch. 2303 of the TX Government Code; providing tax incentives, designating the City Manager as liaison, nominating Channell Commercial Corporation to the Office of the Governor Economic Development and Tourism through the Economic Development Bank as a TX Enterprise Program, and take any action necessary. **(1st reading)**
2. **Z2026-038** - Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley 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 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro Street, and take any action necessary **(1st Reading)**.
3. **Z2026-039** - Hold a public hearing to discuss and consider a request by Aravind Kanumuru for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.79-acre parcel of land identified as Tract 6 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill Road, and take any action necessary **(1st Reading)**.
4. **Z2026-040** - Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck 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 0.133-acre parcel 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 Road, and take any action necessary **(1st Reading)**.
5. **Z2026-041** - Hold a public hearing to discuss and consider a request by Alex Flores 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 1232 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 248 Russell Drive, and take any action necessary **(1st Reading)**.
6. **Z2026-042** - Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of an **ordinance** for a Zoning Change from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.
7. **Z2026-043** - Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker 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 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary **(1st Reading)**.

8. **Z2026-044** - Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, 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 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary **(1st Reading)**.
9. **Z2026-045** - Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel 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 [*i.e. FM-3097*], and take any action necessary **(1st Reading)**.
10. **Z2026-046** - Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 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 Diana Drive, and take any action necessary **(1st Reading)**.
11. **Z2026-047** - Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler 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 0.2548-acre parcel of land identified as Lot 747A 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 184 Diana Drive, and take any action necessary **(1st Reading)**.

XI. Action Items

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

1. **P2026-026** - Discuss and consider a request by Mike Peoples on behalf of Donnie Peoples for the approval of a Replat for Lots 9, 10, & 11, Block A, J. D. Crocker Addition being a 3.721-acre tract of land identified as Lot 1, Block A, J. D. Crocker Addition, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 207 Peoples Lane, and take any action necessary.
2. Discuss and consider a request from Muhammad Zafar on behalf of Bobo's Appliances seeking approval of a variance to the city's sign ordinance for excess wall signage for the property located at 1107 Ridge Road suite B, and take any action necessary.
3. Discuss and consider approval of an **ordinance** authorizing the issuance and sale of City of Rockwall, Texas General Obligation Refunding and Improvement Bonds, Series 2026; establishing procedures and delegating authority for the sale and delivery of the bonds; providing an effective date, and enacting other provisions relating to the subject.

4. Discuss and consider adoption of an **ordinance** authorizing the issuance of City of Rockwall, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation; establishing procedures and delegating authority for the sale and delivery of the certificates; providing an effective date; and enacting other provisions relating to the subject.
5. Discuss and consider approval of a resolution approving a resolution of the Rockwall Economic Development Corporation (REDC) authorizing the issuance of the Corporation's Sales Tax Revenue Bonds; confirming a sales tax collection resolution; and enacting other provisions relating to the subject.
6. Discuss and consider approval of a resolution directing the defeasance and/or redemption of certain outstanding City of Rockwall, Texas debt obligations on one or more occasions; appointing an authorized officer and delegating to the authorized officer the authority to make all determinations required to effectuate such defeasance and/or redemption; and enacting other provisions relating to the subject.

XII. 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 11th day of August, 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