



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, April 20, 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 public meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and City Councilmembers 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. It was noted Councilmember Sedric Thomas arrived to the meeting and joined Executive Session at 5:18 p.m.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Downtown, and Boydstun Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. **PULLED FROM PUBLIC MEETING AGENDA – ACTION ITEM 1.** Discuss and consider approval of a resolution finding that public use, convenience, and necessity exists regarding acquiring an access easement for health, fire, and safety, with said access easement covering approximately 0.0083 acres (360 square feet) and being located in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, Harbor-Rockwall Addition; authorizing the acquisition of such property interests through negotiation or, if necessary, through the exercise of the City's power of eminent domain; including authorizing City officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interests.

III. Adjourn Executive Session

The Council adjourned from Executive Session at 5:25 p.m.

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

Mayor McCallum reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Dr. Michael Criner- First Baptist Church of Rockwall

Dr. Criner came forth and delivered the invocation and helped lead the Pledges.

VI. Proclamations / Awards / Recognitions

1. Safe Digging Month Proclamation

Eva Hummel, Manager of Public Affairs with Atmos Energy came forth. Mayor McCallum then read and presented her with this proclamation. She briefly spoke thereafter, thanking the mayor and the city for its support and encouraging everyone to call 811 prior to digging so that vital utility lines may be located and marked before a project begins.

VII. Appointment Items

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

The Planning & Zoning Chairperson, Dr. Conway came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action immediately following Dr. Conway's 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. There being no one wishing to speak, the mayor then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to reappoint Rick Crowley to an additional, two-year term on the North Texas Municipal Water District Board of directors to expire in May of 2028. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller moved to appoint Ashley Griswold to the Main Street Advisory Board to replace Geoffrey Lyons for an initial term to run through August of 2028. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller moved to authorize the City Manager to finalize the negotiation and purchase land in the Southside District and authorize the City Attorney to prepare all necessary documents on behalf of the City to complete the acquisition. Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays. It's noted that Mayor McCallum had commented that this topic is something that's been near and dear to his heart, as it's something that put a stake in the ground on the night he was sworn in. He expressed that he is really happy we're buying this land to move forward with a new fire station, and he congratulated the (fire) chief.

X. Consent Agenda

1. Consider approval of the minutes from the April 6, 2026 city council meeting, and take any action necessary.
2. **Z2026-008** - Consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures 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 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary (**2nd Reading**).

3. **P2026-008** - Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 Bypass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.
4. **P2026-011** - Consider a request by Cristian Federciuc for the approval of a Replat for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.
5. **P2026-012** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.
6. Consider approval of an **ordinance** amending the Municipal Code of Ordinances in Chapter 30. Parks & Recreation, Article I In General., Section 30-2. Regulated Activities in Parks to clarify park, sports complex and athletic field hours, and take any action necessary. **(1st Reading)**
7. Consider award of the annual sewer odor control contract, by unit price, to Pencco Inc., including authorizing the City Manager to execute the contract, any subsequent renewals for these services, and purchase orders not to exceed the amount of \$350,000 for Fiscal Year 2026, to be funded by the Sewer Operations Budget, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda minus Item #2 (#s 1, 3, 4, 5, 6, and 7), which was pulled by Mayor Pro Tem Moeller for separate consideration. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-___**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE MUNICIPAL CODE OF ORDINANCES IN CHAPTER 30 PARKS AND RECREATION; ARTICLES I. IN GENERAL, SECTION 30-2. REGULATED ACTIVITIES IN PARKS TO CLARIFY PARK, SPORTS COMPLEX AND ATHLETIC FIELDS HOURS; PROVIDING FOR A SEVERABILITY CLAUSE AND EFFECTIVE DATE.

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

Regarding Consent Agenda item #2, Mayor Pro Tem Moeller pointed out he had voted in opposition of this item upon first reading at the last council meeting. Mayor McCallum then moved to approve the item (Z2026-008), and Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-12**

SPECIFIC USE PERMIT NO. S-394

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 TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME A ON A 0.150-ACRE TRACT OF LAND, IDENTIFIED AS BLOCK 48B OF THE B.F. BOYDSTON 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.

The motion passed by a vote of 6 ayes to 1 nay (Moeller).

XI. Public Hearing Items

1. **Z2026-011** - Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary (**1st Reading**).

It was announced that this case will be heard at the Planning & Zoning Commission meeting on April 28 and then at the City Council meeting on Monday, May 4, 2026. No action was taken at this time concerning the item.

2. **Z2026-013** - Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an ordinance for a Zoning Change amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. He explained that this request is for the purpose of allowing side entry garages and other minor changes to the Planned Development District ordinance. He explained that Planned Development District 76 (PD-76) -- also known as the Emerson Farms Subdivision -- was originally established by the City Council on November 17, 2014 by Ordinance No. 14-50. At the time of approval, this Planned Development District allowed 107, one (1) acre single-family residential lots on a 138.79-acre tract of land. Under the current request, the applicant is requesting to make alterations to [1] the garage orientation requirements (to allow side entry garages), [2] the anti-monotony standards (to increase these to match current UDC requirements), [3] the fencing requirements (to require that all fences be wrought iron / tubular steel), and [4] the requirements relating

to interior finishes inside the homes (to remove the requirement for crown molding). He went on to share that approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On April 20, 2026, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 6-1, with Commissioner Hagaman dissenting. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties owners and occupants located within Planned Development District 76 (PD-76) and within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included 104 notices. Thus far, staff has not received any returned notices regarding this request.

Following Mr. Miller's briefing, Mayor McCallum opened the public hearing calling forth the applicant to speak and asking if anyone else would like to speak during the Public Hearing.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forth and provided comments related to wrought iron fencing, sharing that his own neighborhood (Stone Creek) has a lot of these types of fences. He explained that some homeowners got into problems with the HOA because they wanted to put bamboo or plastic on their wrought iron fences. He went on to express that he hopes the city will not allow residents to do these sorts of things to wrought iron fences.

There being no one else wishing to speak, the mayor closed the public hearing and called upon the applicant for comments at this time.

The applicant came forth and shared comments about fencing requirements, indicating he prefers the 5' fencing, as it's a pretty big cost to do all of the fences.

The Mayor expressed a preference that the garages be 3-car garages instead of 2-car garages. The applicant pointed out that garages were not mentioned in the initial approval of this subdivision; however, Mr. Miller shared that, although they were not specifically mentioned in the original ordinance, garages are still required by the city's UDC.

Councilmember Henson asked the applicant if he would consider doing at least 50% as side-entry garages instead of j-swings. Henson shared that he is very supportive of something more than 50% on this topic as well as also being in support of having 3-car garages.

Councilmember Lewis then spoke sharing that, regarding 3-car garages, he hates to have the applicant have to go back and do them all as 3-car garages. He'd rather there be a percentage.

The mayor pointed out these are 'estate lots,' and a few months ago, the Council approved mandatory 3-car garages on those sized lots elsewhere.

The applicant shared that 3-car garages is an added cost, and he does not think any of the planned builders will have an issue with this; however, he is not totally sure.

Mayor McCallum moved to approve Z2026-013, including the recommendations from staff and also requiring at least 50% of the lots to have side entry garages and that all of the homes shall have 3-car garages. Councilmember Henson 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 PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [ORDINANCE NO. 14-50] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, 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 passed by a vote of 5 ayes to 2 nays (Campbell and Lewis).

3. Z2026-014 - Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of an ordinance for a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved Ordinance No. 99-05 on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [Case No. Z2021-024] to allow the Warehouse/Distribution Center land use by-right on the subject property, otherwise indicated as Tract 12 within Ordinance No. 21-32. On August 10, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a 22,000 SF Office/Warehouse Building on Tract 12.

On January 18, 2023, a building permit (COM2022-6322) was issued for the construction of the Office/Warehouse Building. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [Case No. MIS2024-004]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (i.e. dated September 4, 2024) for the building permit [Permit No. COM2022-6322] the applicant began operating a business without a finalized building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars

for filing their replat [Case No. P2022-004]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- at the direction of the Planning Department -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [Case No. CE2025-7041] for unpermitted Outside Storage on the subject property. In addition, a case was opened [Case No. CE 2025-7040] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for Office/Warehouse on February 4, 2026. Staff should note, that the applicant has not discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025. The applicant -- Kris Sharp of 5 Sharp Real Estate, LLC -- is now requesting to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] to allow Outside Storage on the subject property at 3301 Springer Road. The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property." Mr. Miller explained that if the City Council chooses to approve the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this zoning change 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.

Mr. Miller went on to share that staff mailed out 74 notices to property owners and applicants located within 500' of the subject property and sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program; however, staff has not received any notices in response. In addition, on April 14, 2026, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. As such, any potential approval this evening by the City Council would require a super majority vote of Council in order for its passage.

The Mayor then opened the public hearing and called forth the applicant, also asking if anyone present would like to speak during the Public Hearing, but no one indicated such.

The applicant came forth and asked if the Council will consider allowing a withdraw of this request so that she may resubmit a new request next week.

Mr. Miller shared that they are currently operating outside of approved regulations, so -- even if the Council does allow the withdraw -- the city will have to cite them.

City Attorney Frank Garza spoke up, sharing that the Council could also remand this back to the Planning & Zoning Commission so that the applicant can present its modified request to P&Z and does not have to start over or be issued citations by the City.

Mayor McCallum moved to remand this case (Z2026-014) back to the Planning & Zoning Commission. He then explained to the applicant the reasons why Council typically denies requests when applicants fail to show up at public meetings concerning their request(s). He urged her and others to show up at all the meetings in order to address either the P&Z Commission and/or the City Council. Councilmember Campbell then seconded the motion to remand the case back to the Planning & Zoning Commission. Councilmember Jeffus shared that she believes these concerns have been ongoing for a while now, and she wants assurances that the applicant is going to address things such as the citations that the city has issued. The applicant shared that she recently paid five citations, and she generally apologized to the City for their delays. She assured Councilmember Jeffus that she will be better prepared once this goes back to P&Z. Councilmember Lewis pointed out several serious issues that the applicant has pertaining to things ongoing on the property that have been out of compliance. He strongly urged the applicant to work closely with staff and get all the concerns resolved. Councilmember Henson sought and received a verbal commitment from the applicant that she will address the concerns and will show up at future meetings.

The motion to remand the case back to the P&Z Commission passed unanimously of those present (7 ayes to 0 nays).

4. **Z2026-012** - Hold a public hearing to discuss and consider the approval of an ordinance for a Text Amendment to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of amending the *Fee Schedule* to update the City's development related application fees, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. He explained that the current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development-related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that

the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from \$0.37 in 2005 to \$0.78 in 2025 (i.e. an increase of 110.81%). In addition, staff estimates the average cost per caption for a newspaper notice -- which is required by State Law for all zoning related cases -- to be between \$85.34 – \$194.18 (or an average per caption price of \$109.84) [estimated over the last six (6) newspaper notices].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align with current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (including a base fee and acreage-based calculation), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Mr. Miller noted that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

Mr. Miller explained that during the *Work Session Meeting* on March 31, 2026, the Planning and Zoning Commission recommended to staff that [1] the fee for variances for residential properties be lowered from \$200.00 to \$100.00, and [2] that a notification fee be established in addition to the base fee for all cases that require public notification. Based on this, staff has logged all notification fees associated with development cases over the past year and determined that the average fee for notification (i.e. newspaper and property owner notifications) was \$149.78. Based on this, staff is proposing a notification fee of \$150.00 that will be assessed in addition to the base application fee for all cases that require public notification. Staff also lowered the fees associated with variances for residential properties in accordance with the Planning and Zoning Commission's recommendation.

The mayor opened the public hearing, but no one indicated a desire to speak. So, he then closed the public hearing. Councilmember Campbell then moved to approve Z2026-012. Councilmember Lewis 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, BY AMENDING SECTION 10, FEE SCHEDULE, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; 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 7 ayes to 0 nays.

XII. Action Items

1. Discuss and consider approval of a resolution finding that public use, convenience, and necessity exists regarding acquiring an access easement for health, fire, and safety, with said access easement covering approximately 0.0083 acres (360 square feet) and being located in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a portion of Lot 10, Block A, Harbor-Rockwall Addition; authorizing the acquisition of such property interests through negotiation or, if necessary, through the exercise of the City's power of eminent domain; including authorizing City officials, employees, agents, attorneys, and consultants to take all actions necessary to acquire the required property interests.

City Attorney Frank Garza provided brief explanation concerning this agenda item. He shared that the city has been attempting to negotiate access to a very small parcel of land needed for safety purposes; however, negotiations by city staff have not yielded results thus far. So, through adoption of this ordinance, Council will allow staff to continue negotiations, and if they fail, the city will be authorized to take the next step of going to court to try to obtain the property that way.

Mayor McCallum provided some brief, additional clarification, mentioning that this piece of land is vital, as it is tied to response times associated with our first responders. He then moved to approve the resolution, as written. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. 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 4th
DAY OF MAY, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

