



ROCKWALL CITY COUNCIL MEETING

Monday, April 7, 2025 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor Pro Tem Jorif called the meeting to order at 6:00 p.m. Present were Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. Mayor Trace Johannesen was absent from the meeting.

II. Invocation and Pledge of Allegiance - Councilmember Lewis

Councilmember Lewis delivered the invocation and led the Pledge of Allegiance.

III. Proclamations / Awards / Recognitions

1. Child Abuse Awareness & Prevention Month Proclamation

Mayor Pro Tem Jorif called forth members of several local organizations, including the Children's Advocacy Center for Rockwall County, EMPOWER, Lone Star CASA (Court Appointed Special Advocates), Rockwall County Department of Family and Protective Services (DFPS), and The Rainbow Room. He then read and presented this proclamation.

2. Public Safety Telecommunicators Week Proclamation

Mayor Pro Tem Jorif called forth staff members of the Rockwall Police Department, including several dispatch personnel. He then read and presented this proclamation. He and Chief Fowler thanked the dispatchers for all they do, day in and day out.

3. JustServe Recognition Day Proclamation

Mayor Pro Tem Jorif read and presented this proclamation. Two representatives from this organization expressed gratitude for this proclamation, explaining that their website helps link volunteers with volunteer organizations / opportunities.

4. Fire Department Lifesaving Award - Engine 2, "A Shift"

Driver Andrew Burton
Firefighter Cody Baumann
Firefighter Joseph Wharmby

IV. Open Forum

Mayor Pro Tem Jorif explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. No one indicated a desire to speak, so he closed Open Forum.

V. Consent Agenda

1. Consider approval of the minutes from the March 17, 2025 city council meeting, and take any action necessary.
2. **Z2025-004** - Consider a request by Corey Smith on behalf of Destiny Smith for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Guest Quarters/Secondary Living Unit and an Agricultural Accessory Building/Barn on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary **(2nd Reading)**.
3. **Z2025-005** - Consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-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 Agricultural (AG) District, 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 **(2nd Reading)**.
4. **Z2025-006** - Consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary **(2nd Reading)**.
5. **Z2025-007** - Consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary **(2nd Reading)**.
6. **Z2025-010** - Consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, Single-Family 7 (SF-7) District, and Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary **(2nd Reading)**.
7. **P2025-008** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [*Ordinance No.*

24-02] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located east of the intersection of Ridge Road [FM-740] and Becky Lane, and take any action necessary.

8. **P2025-010** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549], and take any action necessary.
9. Consider approving contract addendums 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 \$760,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

Councilmember Lewis moved to approve the Consent Agenda in its entirety (#s 1, 2, 3, 4, 5, 6, 7, 8, and 9). Councilmember Moeller seconded the ordinance. The ordinance captions were read into the record as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-14
SPECIFIC USE PERMIT NO. S-355**

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, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR GUEST QUARTERS/SECONDARY LIVING UNIT AND AN AGRICULTURAL ACCESSORY BUILDING ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, 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. 25-15**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 104 (PD-104) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-17
SPECIFIC USE PERMIT NO. S-356

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND 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 AN *CHURCH/HOUSE OF WORSHIP* ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL

CONDITIONS; PROVIDING FOR A PENALTY OF A 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 the Consent Agenda passed by a vote of 6 ayes with 1 absence (Johannesen).

VI. Action Items

1. **Z2025-008** - Discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary (2nd Reading).

Planning Director, Ryan Miller shared that this item was placed on Action Items since it did not receive unanimous approval upon 1st reading at the last city council meeting. The applicant briefly came forth and respectfully requested approval of this item. Councilmember Thomas asked the applicant if there have been any updates regarding this property since the council meeting a couple of weeks ago. Mr. Atkins, the applicant, indicated that no updates are known at this time. He commented that this rezoning will just allow them to better market the property. Councilmember Thomas expressed concerns about personally voting in favor of this zoning change.

Councilmember Lewis expressed his observation that most of this property is located within a floodplain. He then moved to approve Z2025-008. Councilmember Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NIEGHBORHOOD SERVICES (NS) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND 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 4 ayes with 2 nays (Thomas and McCallum), and 1 absence (Johannesen).

2. Discuss and consider authorizing the City Manager to execute an agreement between The Boys and Girls Club and The City of Rockwall for the renovation of Gloria Williams Park basketball court as a Shaq / Icy Hot / Comebaq Court, and take any action necessary.

Parks Director, Travis Sales came forth and provided background information pertaining to this agenda item. He shared that this project was proposed to the City of Rockwall by Jenny Krueger, Executive Director of the Rockwall Boys & Girls Club. Mrs. Krueger then came forth and addressed the Council, indicating that Shaquille O'Neal recently bought a home in this area, and both he and his mother are alumnus of Boys & Girls Clubs. She went on to share that she researched and made a connection with Shaquille O'Neal to try and determine if any funding might be available to make an impact in the local community. She did discover that funding might be possible, and - through her research and work with the Parks Department and the Park Board - Gloria Williams Park was identified as the best location to implement renovations. They hope to have the renovations undertaken and finished by June 1; however, this will be weather-dependent. Once the opening details are known, Shaquille O'Neal will attend an unveiling or grand (re)opening type event. In the future, things like 'pop up' basketball camps will likely be held at this location. Mayor Pro Tem Jorif thanked Mrs. Krueger and all others involved for their efforts to make this renovation and its funding possible. Councilmember Thomas thanked Mrs. Krueger for this project and her efforts, expressing kind words of gratitude.

Councilmember Lewis echoed the 'thanks' given by Councilmember Thomas this evening. He then moved to authorize the City Manager to execute this agreement, as described in the item's caption above. Councilmember McCallum seconded the motion. McCallum indicated that he thinks it is a fantastic vision to extend the Boys & Girls Club into the community, beyond the Club's four walls. He thanked Mrs. Krueger for her efforts and for her commitment to the kids. Councilmember Campbell provided words of thanks to Mrs. Krueger and to Mr. Sales for their efforts.

Following the comments, the motion passed by a vote of 6 ayes to 0 nays (with one absence (Johannesen)).

3. Discuss and consider approval of an ordinance temporarily altering (reducing) the speed limit on the IH-30 frontage roads during (re)construction within the corporate city limits, and take any action necessary. (1st Reading)

City Manager, Mary Smith provided background information on this agenda item. She shared that TXDOT helped the city prepare the ordinance that is being put forth to Council this evening. The service roads from the area of Lakepointe Church down to Freebirds is just about to get torn up, and it will be severely impacted by construction, including drivers being on a temporary surface. She explained that it will be that way for the remainder of the year. There will be a hill that drivers will have to traverse to get over into the shopping center stores. So the city discussed with TXDOT reducing the speed limits, especially to allow for drivers to come out of the shopping centers back onto the temporary surface of the service roads. The impact that the reconstruction may have on sales tax is of concern. She went on to explain that staff member, David Sweet has gone and met personally with the businesses along IH-30. For example, the city staff has worked closely with Lakepointe Church as well as Home Depot. Home Depot's main driveway will be closed for the rest of the year, but staff has worked with them, and they have an understanding of how things will alternatively work.

Mayor Pro Tem Jorif suggested that drivers may want to divert to Ralph Hall Parkway and try to avoid the service roads. He went on to move to approve the ordinance to temporarily reduce the speed limit along the IH-30 frontage roads. Councilmember Lewis seconded the motion. Lewis commented that, being in the

concrete business, he knows that these types of projects are vitally important in that the main priority is that every single person working on this project goes home safely, without injury, each and every night. 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, TEMPORARILY ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY 30 (IH-30) FRONTAGE ROADS OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes to 0 nays (with one absence (Johannesen)).

VII. City Manager's Report, Departmental Reports and Related Discussions Pertaining to Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

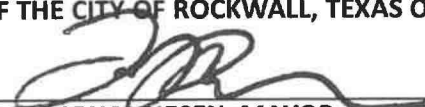
1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison

City Manager, Mary Smith shared that there are some upcoming events scheduled (i.e. Special Needs Easter Egg Hunt this weekend and then the Easter Eggstravaganza at The Harbor, and Founder's Day is May 17). Also, a city council candidate forum is being held at The Center on Wednesday, April 16 at 6:00 p.m. Mrs. Smith explained that it will be live streamed and posted on social media so that it may be watched back afterwards.

VIII. Adjournment

Mayor Pro Tem Jorif adjourned the meeting at 6:57 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 21st DAY OF APRIL, 2025.


TRACE JOHANNESSEN, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY



