



# AGENDA

## ROCKWALL CITY COUNCIL MEETING

Monday, June 15, 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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Downtown and Boydston Ave., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters)
4. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
5. Discussion regarding legal advice pertaining to amendments to the city's zoning ordinance, 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 - Kason Huddleston, Pastor - Freedom Place Church**

**VI. Proclamations / Awards / Recognitions**

1. American Patriotism Month (July) Proclamation

**VII. Appointment Items**

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

**VIII. 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.

**IX. Take Any Action as a Result of Executive Session**

**X. 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 May 18, 2026 city council meeting, and take any action necessary.
2. **22026-018** - Consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary **(2nd Reading)**.
3. **22026-019** - Consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary **(2nd Reading)**.
4. **22026-020** - Consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary **(2nd Reading)**.
5. Consider authorizing the City Manager to execute purchase orders and/or contracts to ASFI Construction to install new fountain liners at The Harbor in the amount of \$368,547.43 to be funded by Tax Increment Financing (TIF) Bonds, and take any action necessary.

**XI. 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. **22026-027** - Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary **(1st Reading)**.

2. **Z2026-028** - Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary **(1st Reading)**.
3. **Z2026-029** - Hold a public hearing to discuss and consider a request by Ariel Palacios 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 2, Block G, Lake Rockwall Estates East 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 178 Lynne Drive, and take any action necessary **(1st Reading)**.

## XII. Action Items

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

1. **A2026-002** - Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall's corporate limits and being identified as [1] (*Area 1*) an approximately 177.47-acre tract of land generally located southeast of Hanby Lane and Buffalo Way Road, and [2] (*Area 2*) an approximately 24.98-acre tract of land located along the southeast side of FM-550, south of SH-276, and take any action necessary.
2. **A2026-003** - Discuss and consider the expiration of an existing 212 Development Agreement for a 2.77-acre tract of land that is contiguous with the City of Rockwall's city limits, situated within the City's Extraterritorial Jurisdiction (ETJ), addressed as 417 & 463 Green Circle and identified as Tract 8 of the R. Dickens Survey, Abstract No. 73, City of Rockwall, Rockwall County, Texas, and take any action necessary.
3. Discuss and consider approval of a resolution directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation, and take any action necessary.

## XIII. 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 9th day of June 2026 at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

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 Kristy Teague, City Secretary  
 or Margaret Delaney, Asst. to the City Sect.

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 Date Removed