



## ROCKWALL CITY COUNCIL MEETING

Monday, April 15, 2024 - 5:00 PM

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

### I. Call Public Meeting to Order

Mayor Johannesen called the meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Anna Campbell and Councilmembers Sedric Thomas, Mark Moeller, Clarence Jorif, Dennis Lewis and Tim McCallum. He then read the below-listed discussion items in the public record before recessing the meeting to go into Executive Session.

### II. Executive Session

1. Discussion regarding status of *City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center*, pursuant to §551.071 (Consultation with Attorney)
2. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

### III. Adjourn Executive Session

Council adjourned from Executive Session at 5:55 p.m.

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

Mayor Johannesen reconvened the Public Meeting at 6:00 p.m.

### V. Invocation and Pledge of Allegiance - Councilmember McCallum

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

### VI. Proclamations / Awards / Recognitions

1. National Public Safety Telecommunicator Week Proclamation (April 14 - April 20)

Mayor Johannesen called forth Police Chief, Ed Fowler; Fire Chief, Kenneth Cullins, the city's dispatch supervisor and other dispatch personnel. He then read and presented this proclamation in recognition of the difficult, challenging, very important job duties they perform day in and day out.

### VII. Appointment Items

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

Planning & Zoning Chairman, Derek Deckard came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda.

## VIII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

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

No action was taken as a result of Executive Session.

## X. Consent Agenda

1. Consider approval of the minutes from the April 1, 2024 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** for the temporary reduction of the current 70 miles per hour speed limit along IH-30 to 65 miles per hour from MP 69.27 to MP 71.23 (approximately 300 feet east of T.L. Townsend to the eastern City limits) during (re)construction of IH-30, and take any action necessary. **(2nd reading)**
3. Consider approval of an **ordinance** amending the Code of Ordinances in Ch. 44 "Utilities," Article V. "Water," Division 6 and Division 7 to combine and update the Water Conservation Plan and the Water Resource and Emergency Management Plan, and take any action necessary. **(2nd reading)**
4. **P2024-011** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Final Plat* for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
5. **P2024-009** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Final Plat* for Lots 1-8, Block A, People Tract Addition being a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.
6. Consider authorizing the City Manager to execute a contract with B&B Concrete for Harry Myers parking lot expansion in the amount of \$59,900 to be funded by park land dedication fees, and take any action necessary.

Councilmember McCallum pulled items #4 and #5 for further discussion. He then made a motion to approve the other, remaining Consent Agenda items (#s 1, 2, 3, and 6). Councilmember Jorif seconded the motion. The ordinance captions were read as follows:

### CITY OF ROCKWALL ORDINANCE NO. 24-11

**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 INTERSTATE HIGHWAY NO. 30 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 THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 24-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES; ARTICLE V. WATER; DIVISION 6 "WATER CONSERVATION PLAN" AND DIVISION 7 "WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN" TO REPEAL DIVISION 6. AND DIVISION 7 IN THEIR ENTIRETY AND REPLACE THEM WITH ONE NEW DIVISION 6 TO REFLECT AN UPDATED WATER CONSERVATION PLAN AND AN UPDATED WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTVE DATE.

The motion to approve (#s 1, 2, 3 and 6) passed by a vote of 7 ayes to 0 nays.

Regarding Consent Agenda items # 4 and #5, Councilmember McCallum asked several clarifying questions of the city's Planning Director, Ryan Miller.

Following the brief discussion, Councilmember Jorif then moved to approve Consent Agenda items #4 and #5. Councilmember Thomas seconded the motion. Councilmember McCallum asked if the two items can please be handled separately, as he is inclined to vote in favor of one of the two and vote against the other one.

Councilmember Jorif agreed, amending his motion to call for approval of Consent Agenda item #4 only. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes to 1 nays (McCallum).

Councilmember Jorif then moved to approve Consent Agenda item #5. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

#### XI. Public Hearing Items

1. **Z2024-010** - Hold a public hearing to discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *New Motor Vehicle Dealership for Cars and Light Trucks* to allow the expansion of an existing *New Motor Vehicle Dealership* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. This property is located along IH-30, and since the year 2008, a Kia dealership has been located on it. At that time, the UDC allowed new motor vehicle dealerships "by right" in a Light Industrial District. However,

the Code was later changed to require that a new motor vehicle dealership in a light industrial district had to obtain a Specific Use Permit (SUP). The owners of the dealership approached staff, wanting to expand and rebrand the dealership. Staff had two options – take it before the City’s Board of Adjustments to seek approval for the desired expansion related to a legally non-conforming use. Or, take the applicant through the SUP process and try to obtain an SUP. The SUP process provides more flexibility moving forward, so this is what the applicant is opting to do at this time. Mr. Miller provided a concept plan, sharing that the expansion is not a very large one. Obtaining the SUP has advantages for the city too, as its conditions will require the applicant to upgrade landscaping, the building will have a nicer look to it, and it will more closely conform to the city’s current zoning code. Twenty-eight notices were sent out to property owners and occupants located within 500’ of the property. One notice was received back in favor. Also, the city’s Planning & Zoning Commission has unanimously (7-0) recommended approval of this SUP request.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. The applicant then came forth to address Council.

Bryan Hall  
3582 CR 1061  
Greenville, TX

Mr. Hall shared they desire to make the dealership look a little better for the community.

Councilmember Thomas made a motion to approve Z2024-010. Councilmember Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-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) TO ALLOW A NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS AND AN ACCESSORY MAJOR AUTO REPAIR GARAGE ON A 5.9613-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, ROCKWALL KIA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 passed by a vote of 7 ayes to 0 nays.

2. **Z2024-011** - Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of an ordinance for a Specific Use Permit (SUP) to allow a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a



Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information regarding this agenda item. The subject property is located within the IH-30 Scenic Overlay District, and a 49,500 square foot office building. The applicant would like approval to erect a 60 foot tall flagpole in the northwest corner of the parking lot. To do so requires the applicant to obtain an SUP. He explained that a 36' flagpole would be allowed 'by right,' but the applicant wants a taller one. Forty-four notices were sent out to adjacent land/property owners and occupants; however, no notices were received back by staff. The city's Planning & Zoning Commission reviewed this request and has recommended its approval by a vote of 7 ayes to 0 nays.

Mayor Johannesen opened the public hearing, asking if anyone would like to speak. No one indicated such, so he closed the Public Hearing.

Mayor Pro Tem Campbell moved to approve Z2024-011. Councilmember Thomas seconded the motion. He asked for clarification on what type of flag can be flown. Mr. Miller shared that it can only be a state or nation flag and cannot be used for signage. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-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) TO ALLOW A *STRUCTURE IN EXCESS OF 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 1.158-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, ROCKWALL EXECUTIVE CENTER 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 to approve passed by a vote of 7 ayes to 0 nays.

3. **Z2024-012** - Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for *Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary (1st Reading).

Mr. Miller, Planning Director, provided background information concerning this agenda item. This case is concerning 722 Ridge Road, which is currently zoned SF-10 District and is located within the

Scenic Overlay District. A 2,400 sq. foot single-family home is on the property, and it has a 1,600 square foot guest quarters. The applicant is seeking approval of an SUP at this time, associated with an 'already constructed' and un-permitted pickleball court in an effort to allow it to remain on the property. Mr. Miller explained that a private court like this requires an SUP. This court is in the rear of the property, and it has an 8' fence on the southern and western property lines, and there is a thick tree line on the northern property line. The pickleball court itself is 28' x 44' . The applicant has indicated that the purpose of the court initially was for basketball, but the contractor had talked to them about incorporating pickleball into the plan. There is one 12' light (pole) containing two LED lights that is adjacent to the court as well. Sixty-two notices were sent out to adjacent property owners and occupants within 500' of the subject property, and some notices received back by staff indicated concerns about lighting. Seven notices, with one being in favor and six being opposed, have been received back by staff as of today. The Planning & Zoning Commission has recommended approval of the request by a vote of 7 to 0.

Councilmember Lewis expressed great dissatisfaction regarding contractors who perform work within the city without first pulling / obtaining a permit. He strongly wishes the city could institute stronger, stricter penalties to contractors who do work without first obtaining proper permitting. Councilmember Jorif is also very dissatisfied with permits not being pulled before work like this is performed. He knows there are already concerns from neighbors who believe this property will be used as a short-term rental, and they are worried about noise and other issues arising from this property and from the pickleball courts. Councilmember McCallum shared that he also has concerns about this pickleball court, especially since the property is already being listed and utilized as a short-term rental. Mayor Pro Tem Campbell shared that she also has concerns about this request, especially since it was built without first pulling proper permits and because the property is being used as a STR.

Mayor Johannesen opened the public hearing, asking if anyone would like come forth and speak at this time.

Melba Jeffus  
2606 Cypress  
Rockwall, TX 75087

Mrs. Jeffus shared that she is very angry about this request. She very strongly encouraged Council to stop this right now, encouraging them to vote against this and to take a stand related to STRs.

Councilmember McCallum wonders if this property is currently being used as an STR (short-term rental) property.

The applicant, Mrs. Taylor Harris, came forth and shared that this is mostly a family home but it has also had maybe two rentals in the last 365+ days.

There was no one else wishing to come forth and speak at this time. So, Mayor Johannesen closed the public hearing.

City Attorney Frank Garza clarified that a basketball court is allowed 'by right.' It's the pickleball aspect of the court that is not currently allowed without special approval.

Extensive discussion ensued regarding this request, including questions and answers concerning

lighting as well as what is located immediately adjacent to this pickleball court.

Following the discussions, Mayor Johannesen moved to approve Z2024-012. Councilmember Thomas seconded the motion. The mayor then provided brief comments, giving various reasons why he is going to support this request this evening. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-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, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *PRIVATE TENNIS COURT* ON A 2.522-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 passed by a vote of 4 ayes with 3 nays (Jorif, Campbell and McCallum).

4. **Z2024-013** - Hold a public hearing to discuss and consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 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, addressed as 340 Evans Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. He shared that the applicant is wanting to construct a 3,306 square foot single-family home on this property. The proposed home does appear to be comparable to other newer housing within the subdivision with the exception of the proposed garage orientation. Notices were sent out to adjacent land a property owners located within 500' of the subject property, but no notices were received back by staff. The P&Z Commission did recommend approval of this request by a vote of 7 ayes to 0 nays.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Councilmember Lewis moved to approve Z2024-013. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-XX  
SPECIFIC USE PERMIT NO. S-3XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75)**

[ORDINANCE NO. 16-01] 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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION ON A 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF LOT 1180 AND ALL OF LOT 1179 OF THE LAKE ROCKWALL ESTATES 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.

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

5. Z2024-014 - Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information concerning this agenda item. The applicant is seeking this zoning change for the purpose of then establishing two, additional single-family residential lots on the property – lots that will be conveyed to family members. Mr. Miller shared that thirty-two notices were sent out to adjacent land and property owners, but no notices were received back by staff. In addition, the Planning & Zoning Commission reviewed this case and has recommended its approval by a vote of 7 ayes to 0 nays.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Following brief questions and answers between staff and Council, Councilmember McCallum moved to approve Z2024-14. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 24-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, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN 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 7 ayes to 0 nays.

6. **Z2024-015** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information regarding this agenda item. The applicant is seeking this zoning change for the purpose of establishing eight (8) single-family residential lots on the property. Thirty-four notices were mailed out to adjacent property owners located within 500'. Two notices were received back; however, the respondents live in the city's extraterritorial jurisdiction (ETJ), outside of the city limits. One of the replies was in favor, and one of them was in opposition of this request.

Mayor Johannesen opened the public hearing. The applicant came forth and provided brief comments to Council concerning this request. There being no one else wishing to come forth and speak, the mayor closed the public hearing.

Councilmember Jorif moved to approve Z2024-015. Councilmember McCallum seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-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, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-01 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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 to approve passed by a vote of 7 ayes to 0 nays.

## **XII. Action Items**

1. Hear, discuss and consider a presentation from Rockwall County Commissioner Dana Macalik (Pct. 2) concerning Rockwall County's Strategic Plan, and take any action necessary.

County Commissioner Dana Macalik provided a presentation Council related to the count's strategic plan. Council took no action as a result of Commissioner Macalik's comments.

2. Discuss and consider approval of a resolution adopting the Parks & Recreation Board's

recommendation for the naming of 4 acres of dedicated park land as "Greenes Lake Park," and take any action necessary.

Parks Director, Travis Sales, came forth and provided background information concerning this agenda item.

Following brief comments, Councilmember Jorif moved to approve the resolution naming the park Greenes Lake Park. Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

**XIII. Adjournment**

The meeting adjourned at 7:27 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS  
6<sup>th</sup> DAY OF MAY, 2024.

  
TRACE JOHANNESSEN, MAYOR

ATTEST:

  
KRISTY TEAGUE, CITY SECRETARY

