

## ROCKWALL CITY COUNCIL MEETING

Tuesday, September 3, 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 public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, 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, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor Johannesen read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

### II. Executive Session

1. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
2. Discussion regarding the process associated with the appointment and/or removal of board members, pursuant to §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

### III. Adjourn Executive Session

Council adjourned from Executive Session at 5:59 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 Lewis

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

### VI. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Stan Jeffus  
2606 Cypress Drive  
Rockwall, TX 75087

Mr. Jeffus came forth to speak about his concerns related to commercial properties going in within

and/or right across the road from residential areas. He believes commercial development right across the road from residential driveways negatively impacts those residents' quality of life. He urged the Council to fix these issues and alleviate the concerns.

There being no one else wishing to speak at this time, he then closed Open Forum.

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

Councilmember Thomas moved to reappoint Kevin Hadawi, Wes Dalton, and Robert McAngus to an additional term and newly appoint Kristi Mase to the vacant seat on the Architectural Review Board (ARB). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif then moved to appoint the following individuals to begin serving on a newly formed Charter Review Commission:

Robert Cotti	Nell Welborn
Bennie Daniels	Todd White
Kevin Fowler	Mike Townsend
John Hohenshelt	Dale Cherry
Jim Pruitt	Derek Deckard.

Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

#### VIII. Consent Agenda

1. Consider approval of the minutes from the August 19, 2024, city council meeting, and take any action necessary.
2. Consider approval of the minutes from the August 20, 2024 Special Council Mtg. - Budget Work Session, and take any action necessary.
3. Consider authorizing the City Manager to execute a facilities agreement with Arcadia Lakes of Somerset Holdings, LLC, for the reimbursement of the cost of the oversizing of the sanitary sewer line through Phase 2 of the Somerset Park Addition, to be funded through the Sewer Department's operations, and take any action necessary.
4. **Z2024-031** - Consider a request by Paul and Dioselina Curbow for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary (**2nd Reading**).
5. **Z2024-032** - Consider a request by the City of Rockwall for the approval of an **ordinance** for a Zoning Change amending Planned Development District 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [*FM-3097*], and Tubbs Road, and take any

action necessary (2nd Reading).

6. **P2024-028** - Consider a request by Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Replat for Lots 3 & 4, Block A, Rockwall County Courthouse Addition being a 12.789-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.
7. **P2024-029** - Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a Final Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.
8. **MIS2024-018** - Consider a request by Mike Feather of Kimley-Horn on behalf of John Wardell of Lakepointe Church for the approval of a Miscellaneous Case for an *Alternative Tree Mitigation Settlement Agreement* on a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.
9. Consider authorizing the City Manager to execute an interlocal agreement with the Rockwall ISD for School Resource (Police) Officers / services, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, and 9). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 24-34  
SPECIFIC USE PERMIT NO. S-341**

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 ON A 0.2753-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF BLOCK 20 OF THE LOWE & ALLEN 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.

**CITY OF ROCKWALL  
ORDINANCE NO. 24-35**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 149.97-ACRE TRACT OF LAND SITUATED WITHIN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, 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 to approve the entire Consent Agenda passed by a vote of 7 ayes to 0 nays.

**IX. Public Hearing Items**

1. Hold a public hearing to receive comments regarding the proposed FY2025 City of Rockwall Budget and tax rate, and take any action necessary

City Manager Mary Smith provided brief comments concerning this agenda item.

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

Bob Wacker  
309 Featherstone  
Rockwall, TX 75087

Mr. Wacker came forth and shared that he is in support of a tax rate reduction. He indicated support of a tax rate of 26 cents (a penny less than the current rate) and went on to share some reasons why. He indicated that it would be a good thing for the city to be able to publicize that council members have lowered the tax rate, and it would help councilmembers when it comes time for voters to show up and vote. He encouraged the city to advertise more, and further explain to citizens how various matters affect them (i.e. money that goes into local roads). He urged the city to consider lowering the rate but increasing the revenue, if it's not too late.

Mrs. Smith shared that it is, at this point, too late to adopt the 26 cent rate.

Mayor Johannesen thanked Mr. Wacker for his comments. There being no one else wishing to come forth and speak at this time, Mayor Johannesen closed the Public Hearing.

Mayor Johannesen shared that there was previously a budget work session held, and the city manager has indicated those things within the proposed budget that she believes are needed.

Councilmember McCallum moved to instruct the city manager and city staff to move forward with posting and advertising a 24.745 tax rate and that the meeting for consideration of its adoption will be held Sept. 16. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.



X. 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
6. Water Consumption Historical Statistics

City Manager, Mary Smith updated Council regarding the following matters:

The unveiling of the Heroes Memorial Bridge is scheduled for September 21. The Parks Director, Travis Sales, has been monitoring and managing the progress of the project, and staff will be working to publicize alternative parking-related information. It is anticipated that 1,000 or more guests may be in attendance, so there will not be ample parking on-site; however, more details regarding parking (shuttles) will be forthcoming. It will take place at 10:00 AM CST on Sept. 21. The setting of the monument itself is expected to occur on Sept. 11 and 12.

The annual (city) Volunteers Appreciation Reception is scheduled for Wednesday, October 16, and the annual Rib Rub, Run and Roll is slated for October 5.

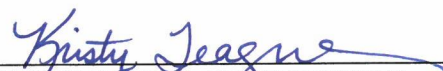
XI. Adjournment

Mayor Johannesen adjourned the meeting at 6:21 p.m.

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

  
Clarence L. Jorif, Mayor Pro Tem

ATTEST:

  
KRISTY TEAGUE, CITY SECRETARY

