

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, June 17, 2019 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Macalik called the public meeting to order at 5:19 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Dana Macalik, and Councilmembers Bennie Daniels and Kevin Fowler. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Joey Boyd and City Attorney Frank Garza. Councilmember John Hohenshelt was absent from the entire meeting. Councilmember Patrick Trowbridge arrived to the meeting during Public Hearing Item #1 at 6:15 p.m. as noted below.

Mayor Pro Tem Macalik then read the below listed discussion items into the public record before recessing the meeting to go into Executive Session at 5:20 p.m.

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor as well as city owned land at Fire Station No. 2 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

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

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt reconvened the public meeting at 6:00 p.m. (Councilmembers Patrick Trowbridge and John Hohenshelt were absent from the meeting).

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Indication was given that no action was needed as a result of Executive Session.

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM MACALIK

Mayor Pro Tem Macalik delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS

No proclamations took place.

VIII. OPEN FORUM

Mayor Pruitt 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. CONSENT AGENDA

1. Consider approval of the minutes from the June 3, 2019 regular city council meeting, and take any action necessary.
2. Consider awarding a bid to Magnum Manhole and authorizing the City Manager to execute a Purchase Order for Lift Station Wet Well Lining Project in the amount of \$68,390 to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.
3. Consider approval of a facility use agreement at Gloria Williams Pool between the City and the Rockwall YMCA for the purposes of providing swim lessons to members of the Boys and Girls Club, and take any action necessary.
4. **P2019-024** - Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

Councilmember Daniels moved to approve the entire Consent Agenda (#s 1, 2, 3, and 4). Councilmember Johannesen seconded the motion, which passed unanimously of those present (5 ayes with 2 absences (Trowbridge and Hohenshelt)).

X. APPOINTMENT ITEMS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Eric Chodun of the city's Planning & Zoning Commission came forth and briefed the Council on recommendations of the Commission relative to items on tonight's meeting agenda. No discussion or action took place following Mr. Chodun's briefing.

XI. PUBLIC HEARING ITEMS

1. **Z2019-012** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodghill Road [FM-3549] north of the

intersection of Stodghill Road [FM-3549] and Cornelius Road, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information pertaining to this agenda item. Specifically, the development will include 17 lots that will be a minimum of 120' x 200' and 23 lots that will be a minimum of 130' x 400'. Of the 40 proposed lots 39 of the lots will range in size from 43,560 SF (*i.e. one [1] acre*) to 65,340 SF (*i.e. one and one half [1½]-acres*). There will be one (1) lot that will be 235,299 SF (*i.e. ~ five and one half [5½] acres*). The proposed minimum size of each dwelling unit (*i.e. air conditioned space*) will be 2,500 SF. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding (*e.g. HardiBoard or Hardy Plan*) and stucco (*i.e. three [3] part stucco or a comparable product -- to be determined by staff*) being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both *traditional swing* (*i.e. j-swing*), side entry, and flat front entry (*i.e. setback behind the width of the double car garage that is access from the traditional swing configuration*) garage configurations. All garage doors will incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be determined by staff*). The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery -- *or a combination thereof* -- and trees and a five (5) foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space. The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single-Family 1 (SF-1) District unless specifically called out in the Planned Development District ordinance.

Mr. Miller shared that thirteen notices were sent out to owners and occupants located within 500' within the city limits. To date, staff has received no responses back. In addition, the Planning & Zoning Commission has recommended approval of this request.

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

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX 75087

Mr. Joyce, the applicant came forth and addressed the Council, explaining that this development was birthed when he and his wife were searching for a place to build a home on a 1 acre lot. He has been a developer for a number of years but mainly in Austin. He went on to share additional details pertaining to his proposed development.

Councilmember Trowbridge arrived to the meeting at this point (at 6:15 p.m. during Mr. Joyce's comments).

Steve Curtis
2130 FM 1141
Rockwall, TX 75087

Mr. Curtis came forth and expressed concerns related to drainage if this tract of land is developed.

City Engineer Amy Williams provided brief comments pertaining to drainage-related studies and requirements to which the applicant will need to adhere.

City Manager Rick Crowley commented that when the Council has previously approved 1 acre lots on septic, Rockwall County has indicated that the county may not be able to include new lots in the county's inspections program. He cautioned the Council that the city may need to develop its own inspection program; however, he does not believe this will be problematic or too concerning. He just wanted to make the Council aware of this possibility; however, he does not believe this should be a deciding or limiting factor in the Council's decision making this evening.

Councilmember Johannesen asked if the Council is only voting on zoning or if the plan itself is also being approved. Mr. Miller pointed out that the plan is included as an exhibit to the proposed ordinance.

Councilman Johannesen moved to approve Z2019-012. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT SF1 (PD-XX) FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 62.45-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, 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 with 1 absence (Hohenshelt), and 1 not voting/abstaining (Trowbridge).

2. **Z2019-013** - Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of an **ordinance** for a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information concerning this agenda item. On May 15, 2019, the applicant -- Jimmy Strohmeyer of Strohmeyer Architects, Inc. -- submitted an application requesting to amend Ordinance No. 14-51 to change the PD Concept Plan approved for the subject property. According to Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32 (PD-32)], the purpose of a PD Development Plan is to ensure that a proposed development meets the

intent of the subdistrict and/or to address any waivers required by the development. Ordinance No. 17-22 goes on to state that the Hillside Subdistrict, in which the subject property is located, is intended "... to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District." In this case, the applicants proposed development meets this intent of the Hillside Subdistrict; however, the submitted Plan will require waivers to the building placement and parking requirements stipulated in Ordinance No. 17-22.

Notices were sent out to property owners and residents located within 500' as well as the HOA's (homeowners association(s)).

Mayor Pruitt 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. The applicant then came forth to speak.

Jimmy Strohmeyer
2701 Sunset Ridge
Suite 607
Rockwall, TX 75032

Mr. Strohmeyer came forth and provided additional information to the Council concerning his requests. Council then spoke with staff concerning the parking requirements and associated waiver that is being requested.

Councilmember Trowbridge commented that he likes the slope and how this will cause this area to appear to "step down" as you approach IH-30.

Councilmember Fowler expressed some concern about the parking and patrons that will be walking uphill and downhill to and from the parking areas.

Councilmember Johannesen moved to approve Z2019-013. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 14-51 & 17-22 OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; 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 with 1 absent (Hohenshelt).

XII. ACTION ITEMS

1. Hear update and discuss and consider city strategic planning, and take any action necessary.

Mayor Pruitt opened this discussion by sharing his thoughts regarding citywide strategic planning, including topics he believes the city should focus on moving forward throughout his last term as mayor. His comments were as follows:

I want to thank our Rockwall City Staff under the leadership of City Manager Rick Crowley for taking the City, over the past five years that I have been Mayor, to a new level of professionalism. I also want to thank my fellow council members who have worked tirelessly in making Rockwall not just a city, but a community. I look forward to serving you for my last term as Mayor of this dynamic growing community, and want to share some of my visions for the upcoming term.

FISCAL RESPONSIBILITY - *We must continue to concentrate on fiscal responsibility that focuses on the growth in expenditures. Keeping expenditures in check will guarantee a tax rate reflective of the conservative views of this Council. I am proud that the tax rate in our City has decreased to the effective rate for each of the years I have been your Mayor and I am confident this will be the case again this year.*

RESIDENTIAL DEVELOPMENT - *We should continue to encourage developers to increase the quality and size of homes on the remaining developable residential land in our city. Increases in size and quality of homes will add increased taxable valuation.*

BUSINESS DEVELOPMENT - *This city is committed to attracting quality commercial and retail projects. Our Economic Development Corporation must continue to attract great companies like the ones that now call Rockwall home.*

Downtown is a phenomenal place to visit, not just for our residents, but it attracts many to come to Rockwall and attend one of the many events that takes place downtown each week. We must continue to support the Farmer's Market downtown where it has thrived for the past ten years. The San Jacinto Square downtown is a jewel and the concert series that takes place on Thursday, Friday and Saturday nights should be expanded so as to have live music downtown each and every weekend.

The Harbor District has finally gotten on track and is developing into what was envisioned by its creation. Our City invested a large amount of tax money at the Harbor and I believe with the opening of the new condominium projects we will see the Harbor thrive. We have to do a better job in encouraging folks to park in the Trend Tower garage during events at the Harbor. Last Thursday the neighborhood above the Harbor was inundated with attendees parking all the way to the top of the neighborhood due to the large turnout, while the Trend Tower Garage was barely used. Signage must be changed that instructs people entering the Harbor that City parking is available at the Tower. Our taxpayers funded several million dollars for this garage and it should be used.

We also need to decide what are our long-term goals as to the sale or development of the additional property that the City still owns in the district and try to move beyond the barriers of the past. The Harbor is an asset that needs to be enjoyed by our residents. I would encourage our residents to rediscover the Harbor and see what a truly spectacular complex it is.

ROADWAYS/TRANSPORTATION - The council remains committed to improving roadways and transportation. We will continue to partner with Rockwall County to provide relief in this area. The I30 project for expanding the bridge over the lake is proceeding and I expect this project will be an economic game-changer for our City.

Likewise, the John King to State Highway 205 exchange with TXDOT is in the environmental stage and will have the necessary funding to be completed in a few years.

We must also be vigilant about making repairs to existing streets that have deteriorating concrete and asphalt surfaces which are constantly requiring temporary repairs. Planning for major roadway bond projects for rehabilitation of City streets is well underway.

PARKS - The Parks Department has exceeded our expectations and continues to make Rockwall a great place to live, work and play. We should all get behind and energize our efforts to construct a lakeside city park. We are a lakeside community and do not have one city park on the lake for our resident's enjoyment. It is time that we get with Dallas to lease the take-line in the North so we can complete this needed addition to our park system.

We are into a comprehensive study of our athletic facilities and soon we will need to consider what level of these facilities the City can afford.

I have already started a comprehensive assessment of our take-line ordinance. This ordinance passed many years ago does not address certain issues that have arisen concerning construction and access. We must encourage the owners living on the lake to lease the take-line from the City if they want to use it. Many property owners are using the take-line but paying nothing for that opportunity while others pay according to the ordinance. If these owners are not willing to lease the property, then our residents should be allowed to use the property for recreational purposes which are not now possible.

AIRPORT - We must concentrate on obtaining grant finding from TDOT Aviation to correct some serious problems at the Ralph Hall Municipal Airport. We are presently working to obtain land that is needed for these improvements. It is very important that we attract commercial aviation businesses to the airport. With the runway length being fixed, it is very challenging to attract commercial aviation. With the new technologies being developed, drone and helicopter businesses are the type of commercial aviation businesses that we can attract.

VOLUNTEERISM - I once again encourage each citizen to get involved in our City in one of our many volunteer opportunities. If you want to get involved in this city, we will do our very best to find you a spot that gels with your experience level, interests, or available time commitment. It doesn't matter if you have ever been involved before. If you want a voice in this city, come talk to us at city hall or go onto our website www.rockwall.com.

CUSTOMER SERVICE - Our city employees are our best asset. We are in a customer service business – whether you are the water meter reader or a patrol officer. We expect every employee to treat citizens with respect and to do their job as professionally as possible.

Again, I am so honored to be your mayor, and I look forward to working with each of you to keep this the best city in the State of Texas.

Following Mayor Pruitt's comments, City Manager Rick Crowley then came forth and addressed the Council. He provided extensive comments regarding some of the city's past strategic plan-related accomplishments and strategic items that the city may wish to focus on moving forward into the future. The Council took no formal action pertaining to this discussion item.

2. Discuss and consider overview of the city's budget process and outlook for Fiscal Year 2020, and take any action necessary

Assistant City Manager / Finance Director Mary Smith briefed the Council on the upcoming budget process and outlook for next fiscal year's budget. She pointed out that the city's effective tax rate may end up being just slightly higher than our current rate. So, keeping the effective tax rate may require a very slight rate increase. Department directors have submitted their budget requests, and city management is currently working through those requests in order to arrive at the ability to present a balanced budget proposal to the Council for consideration later this summer.

General discussion ensued pertaining to projected property tax values. Mr. Crowley indicated that staff will be preparing the budget proposal based on the current tax rate, and then staff and council will move forward from there with the budget process.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor as well as city owned land at Fire Station No. 2 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XV. ADJOURNMENT

Mayor Pruitt reminded the public about the upcoming 4th of July parade and fireworks show. He then adjourned the meeting at 7:19 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 1ST DAY OF JULY, 2019.

ATTEST:


JIM PRUITT, MAYOR


KRISTY COLE, CITY SECRETARY

