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**MINUTES**  
**ROCKWALL CITY COUNCIL**  
**Monday, May 16, 2016**  
**4:00 p.m. Regular City Council Meeting**  
**City Hall, 385 S. Goliad, Rockwall, Texas 75087**

7 **I. CALL PUBLIC MEETING TO ORDER**

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9 Mayor Pruitt called the public meeting to order at 4:00 p.m. Present were Mayor Pruitt,  
10 Mayor Pro Tem Dennis Lewis and City Council Members David White, Mike Townsend,  
11 John Hohenshelt, Scott Milder, Kevin Fowler and Dennis Lewis. Also present were City  
12 Manager Rick Crowley, Assistant City Manager Mary Smith, and City Attorney Frank  
13 Garza. Assistant City Manager Brad Griggs was absent from the meeting.  
14

15 **II. WORK SESSION**

16  
17 **1. HOLD WORK SESSION TO DISCUSS AND CONSIDER STRATEGIC PLANS FOR THE**  
18 **FOLLOWING CITY DEPARTMENTS:**

19  
20 a) Parks and Recreation

21 Parks & Recreation Manager, Andy Hesser, provided a briefing to Council concerning  
22 some modifications that have been made to his department's strategic plan since he  
23 appeared before Council last month. He then went on to brief the Council on his  
24 strategic plan beginning with Park Development initiatives, which include the following:

- 25 A. Resolve Baseball/Softball Field Space Issues  
26 B. Develop existing neighborhood parks to full development as needed.  
27 C. Develop South Community Park  
28 D. Lakeside Park Development Process  
29 E. Develop Alma Williams Howard Park  
30 F. Develop the Lakes of Squabble Creek  
31

32 He also discussed "Non-Resident Sales Tax Revenue" as related to the following:

- 33 • Utilize tourism to help maintain \$340 per capita sales tax revenue through the  
34 promotion of conventions and other professional trade organization functions.  
35 • Work with hotel operators to attract business meetings and conventions to  
36 increase hotel/motel tax and non-resident sales tax.  
37 • Endeavor to host sporting events that lead to "heads in beds" and have a positive  
38 financial impact on the community.  
39

40 Mr. Hesser then briefly touched on his department's plans pertaining to Operational  
41 Excellence, including the following:

- 42 • Validate department practices and procedures against prescribed industry best  
43 practices.

- 44 • **Develop Recreation Programming Criteria Policy.**
- 45 • **Achieve CAPRA (Commission for Accreditation of Parks and Recreation**
- 46 **Agencies) accreditation by June of 2018.**
- 47 • **Compete for state and national awards for facility design, programs and agency**
- 48 **management.**

49 **The Council took no action concerning this agenda item.**

50 b) Fire Marshal

51 **Fire Marshal Ariana Hargrove came forth and briefed the City Council on her division's**  
52 **strategic plan, touching on the following, main goals:**

- 53 • **Embrace an information-driven approach to identify community risks**
- 54 • **Implement policies that assist in minimizing community risks**
- 55 • **Engage the community in public outreach and partnership efforts to reduce the**
- 56 **risk fire and injuries within the community**
- 57 • **Ensure ordinances, policies, and practices remain relevant to community risks,**
- 58 **needs, and the department's mission**
- 59 • **Employ technology and communications solutions that provide efficiencies and**
- 60 **improve services**

61 **Following brief discussion, the Council took no formal action concerning Mrs.**  
62 **Hargrove's presentation.**

63  
64 **Mayor Pruitt then read the below listed items into the record before recessing the public**  
65 **meeting into Executive Session at 4:23 p.m.**

66 **III. EXECUTIVE SESSION.**

67  
68 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**  
69 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**  
70 **CODE:**

- 71
- 72 1. Discussion regarding legal options available to the City pertaining to
- 73 possible violations of drainage and detention development standards
- 74 pursuant to Section §551.071 (Consultation with Attorney)
- 75 2. Discussion regarding a facility agreement for a property adjacent to Ridge
- 76 Road pursuant to Section §551.072 (Real Property) and Section
- 77 §551.071 (Consultation with Attorney).
- 78 3. Discussion regarding appointment of city council subcommittees, board
- 79 liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074
- 80 (Personnel Matters).

81  
82 **IV. ADJOURN EXECUTIVE SESSION**

83  
84 **Executive Session was adjourned at 4:50 p.m.**  
85

86 V. RECONVENE PUBLIC MEETING

87  
88 Mayor Pruitt called the public meeting back to order at 6:00 p.m. with all seven city  
89 council members being present.

90  
91 VI. SWEARING IN OF NEWLY ELECTED CITY COUNCIL MEMBERS

92  
93 City Secretary, Kristy Cole, administered the Oath of Office to each of the following newly  
94 elected (unopposed) city council members:

95  
96 John Hohenshelt, Place 2;  
97 Dennis Lewis, Place 4; and  
98 Mike Townsend, Place 6.

99  
100 VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

101  
102 Councilmember Lewis made a motion to name Councilman Mike Townsend as the new  
103 Mayor Pro Tem. Councilmember White seconded the motion, which passed unanimously  
104 of Council present.

105  
106 VIII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER

107  
108 Councilmember Fowler delivered the invocation and led the Pledge of Allegiance.

109  
110 Councilmember Milder left the meeting following this agenda item (6:09 p.m.)

111  
112 IX. PROCLAMATIONS / AWARDS

113  
114 1. Police Week

115  
116 Mayor Pruitt called Rockwall Police Assistant Chief Kirk Aldridge forward. He and a few  
117 of the city's police officers came forth. Chief Aldridge thanked his staff for the work they  
118 do and the sacrifices they make to keep the public safe. Mayor Pruitt then read and  
119 presented them with a proclamation declaring it to be "Police Week" in the City of  
120 Rockwall, thanking each of them for their dedication and service to our citizens.

121  
122 2. Safe Boating Week

123  
124 Fire Chief Mark Poindexter was called forth for this proclamation. He shared that the U.S.  
125 Coast Guard Auxiliary representatives could not be present this evening, so he will stand  
126 in. He shared some statistics about the importance of wearing life jackets while in and  
127 around the lake. He also provided additional information about the U.S. Coast Guard  
128 Auxiliary, indicating that they are a group of volunteers who utilize their own, personal  
129 watercraft to patrol the lake and provide public service in the form of performing safety  
130 inspections on boats. Mayor Pruitt then read and presented the proclamation for Safe  
131 Boating Week.

132  
133 X. OPEN FORUM

134  
135 Paul Jacobs  
136 2831 Wild Oak Lane

137 Rockwall, TX 75032

138  
139 Mr. Jacobs came forth and indicated that he has been a citizen of the city for the last  
140 fourteen years. He shared that he would like to reflect on the events of last week  
141 (concerning previous consideration of an ordinance regulating the use of bathrooms in  
142 the city). He encouraged elected officials to recognize that sometimes taking action on  
143 an issue comes at a price; however, he pointed out that it is inherent upon city officials  
144 to be prepared to pay such price, sharing that sometimes the price may be a lawsuit. He  
145 encouraged the city to not be dissuaded by lawsuits. He believes that sometimes the  
146 price of taking no action at all is far greater than actually taking action. He shared that he  
147 has a twelve year old daughter, indicating that she has an expectation of privacy and  
148 security when using local public bathrooms.

149  
150 Jaenette Keaton  
151 1727 Lakebreeze Drive  
152 Rockwall, TX 75087

153  
154 Mrs. Keaton came forth and indicated she has lived here for twenty-two years, is a  
155 member of First United Methodist Church, and has held many leadership positions there.  
156 She shared that she has a friend who was recently sharing with her that she wished  
157 Rockwall had a hike and bike trail similar to the Katy Trail in Dallas. She shared with her  
158 friend that Rockwall actually does have some great hike and bike trails. She thanked the  
159 Council for providing these types of amenities. She also thanked the Council for sticking  
160 to its "less government" philosophy regarding last meeting's bathroom ordinance. She  
161 generally expressed her belief that the Council did the right thing at the last meeting by  
162 not taking action on the proposed ordinance, and she prefers that the Council focus on  
163 real issues that threaten our families, such as crime, sex trafficking, and accidental  
164 injuries, which kill a lot of young people less than 24 years of age. She pointed out that  
165 the first transgender surgery took place over sixty years ago, and she generally believes  
166 our society has survived okay since that time.

167  
168 Karen Rogancamp  
169 309 Star Street  
170 Rockwall, TX 75087

171  
172 Mrs. Rogancamp indicated that she came two weeks ago to express opposition to a then  
173 proposed ordinance related to regulation of bathrooms. She thanked the city council for  
174 not proceeding with approval of said bathroom-related ordinance. However, she pointed  
175 out that she has concerns about the mayor's recent "Open Letter" that was published  
176 concerning this topic after the last council meeting was held. She stated that his letter  
177 has factual errors in it, and she pointed out several specific issues she observed  
178 concerning said letter. She stated that the governor of North Carolina recently signed a  
179 House Bill into law, one that clearly discriminates against transgenders. She commented  
180 about the recent actions on the part of Target, pointing out that she does not believe  
181 these sorts of inclusionary policies result in unfettered access by men to women's  
182 restrooms. She shared that some of the stories the mayor cited are not true, even  
183 though several of them may be in general circulation on the internet, including on social  
184 media. She urged the mayor to step back and do some fact checking and avoid  
185 unsubstantiated information, such as that contained in his recent open letter.

188 **Jill Muncy**  
189 **1407 Willow Lane**  
190 **Rockwall, TX**

191  
192 **Mrs. Muncy came forth to speak regarding the last city council meeting when the mayor**  
193 **brought forth a proposed ‘bathroom-related ordinance.’ She expressed that she believes**  
194 **the council members failed to adhere to their mission by not voting to provide a safe**  
195 **environment for the citizens of Rockwall. She shared that the mayor is correct – it is not**  
196 **about discrimination, but, rather, it is about public safety. She asked several rhetorical**  
197 **questions, strongly questioning why the City Council members ultimately decided to not**  
198 **take action to pass the proposed ordinance. She reminded city council members that the**  
199 **City, the Council and these Chambers belong to the citizens of Rockwall, not the**  
200 **corporate offices of Target or The Hilton. She recounted that one council member had**  
201 **stated that people should not run to the government to protect them; however, she urged**  
202 **them to recognize that the U.S. has a standing army that is paid for by taxpayers and that**  
203 **is in fact in place for protection. Furthermore, she generally expressed that she and**  
204 **others pay taxes that go to things like law enforcement, resources that are put in place to**  
205 **protect citizens. She stressed that protection of citizens is absolutely a role that**  
206 **government should play. She pointed out that this bathroom issue is not a dead issue,**  
207 **suggesting that the issue can be brought up again at any time. She generally expressed**  
208 **very strong dissatisfaction with the city council members not taking action at the last**  
209 **meeting to address the bathroom related ordinance.**

210  
211 **Rita Flinchum**  
212 **305 Tyler**  
213 **Rockwall, TX 75087**

214  
215 **Mrs. Flinchum thanked the Rockwall City Council for not moving forward at the last city**  
216 **council meeting with approval of the then proposed bathroom-related ordinance. She**  
217 **believes the city received a lot of negative press concerning the matter. She expressed**  
218 **appreciation related to the council’s comments and use of common sense related to the**  
219 **proposed ordinance.**

220  
221 **Judith Matherne**  
222 **1115 Signal Ridge**  
223 **Rockwall, TX**

224  
225 **Mrs. Matherne shared that she took some time over the last two weeks to look into what**  
226 **it means to be ‘transgender.’ She searched for both a theological and scientific**  
227 **understanding regarding the issue. She found that we are born with our anatomy, our**  
228 **chromosomes, and our brains – all male and female based. In transgender people, she**  
229 **explained, these three things do not ‘line up.’ She shared that transvestites and**  
230 **pedophiles are not the same thing as transgenders. She explained that there is no link**  
231 **between transgenders and pedophilia. She shared that those in the transgender**  
232 **community do not like a lot of publicity – they would rather just be left alone. She shared**  
233 **she believes this is a pastoral issue that is being politicized. She thanked the city**  
234 **council for its lack of vote when the proposed ordinance was considered back on May**  
235 **2<sup>nd</sup>.**

236  
237 **Donna Doorman**  
238 **1093 Shady Lane Drive**

239 Rockwall, TX

240  
241 Mrs. Doorman expressed that she was out of town when the last council meeting was  
242 held and the bathroom issue was debated. She expressed thanks to everyone for  
243 debating the issue. She thanked Mayor Jim Pruitt, and indicated that she supports his  
244 drive to protect women and children. She does not believe the issue is 'dead.' She said  
245 she is appreciative of Mike Townsend, who expressed that he is open to looking for a  
246 solution to a problem that will be mindful of all Rockwall citizens – not just a segment.  
247 She encouraged the Council to continue pursuing a solution.

248  
249 There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open  
250 Forum at 6:36 p.m.

251  
252 **XI. CONSENT AGENDA**

- 253  
254 1. Consider approval of the minutes from the May 2, 2016 regular city  
255 council meeting, and take any action necessary.
- 256 2. **A2016-001** – Consider a request by Pat Atkins on behalf of the owners  
257 Gwendolyn A. and Randall D. Reed for the approval of an **ordinance** for  
258 the annexation of an 11.275-acre tract of land identified as Tracts 1-5 of  
259 the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas,  
260 situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ),  
261 and take any action necessary. **(2nd Reading)**
- 262 3. Consider approval of an **ordinance** amending the Code of Ordinances in  
263 Chapter 36, Article IV. Art in Public Places Master Plan, Sections 36-56,  
264 36-57, 36-59 and 36-136, to approve certain amendments as  
265 recommended by the city's Art Review Team (ART) Commission, and  
266 take any action necessary. **(2nd reading)**
- 267 4. Consider authorizing the City Manager to execute a Facilities Agreement  
268 with Meritage Homes of Texas, LLC, an Arizona Limited Liability  
269 Corporation, to extend/reconstruct Quail Run Road in front of Fire Station  
270 Number Three in an amount not to exceed \$245,147.45, with funding  
271 from the 2009 G.O. Bonds, and take any action necessary.
- 272 5. Consider authorizing the City Manager to execute a contract with Data  
273 Transfer Solutions, LLC in the amount of \$76,160 to perform a pavement  
274 assessment on streets, alleys and sidewalks in the City of Rockwall,  
275 funded by the Street Assessments operating budget, and take any action  
276 necessary.
- 277 6. Consider approval of an **ordinance** establishing the speed limit along FM  
278 552 at 45 mph between SH 205 and John King Boulevard and 50 mph  
279 between John King Boulevard to MP 002.709 (west of FM 1141) and take  
280 any action necessary. **(1st reading)**
- 281 7. Consider approval of an **ordinance** establishing the speed limits along  
282 the eastbound and westbound frontage roads of IH 30 from the west City  
283 Limits to SH 205 at 45 mph, and take any action necessary. (1st reading)

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8. Consider approval of an **ordinance** establishing the speed limit along FM 1141 to 50 mph between SH 66 and MP 2.980 (John King Boulevard), and take any action necessary. **(1st reading)**
  9. Consider approval of the Munson Street Improvements Sanitary Sewer and Water Line Replacement project and authorize the City Manager to execute a contract with Barson Utilities, Inc. in the amount of \$182,987 to be funded by the 2016 Water and Sewer Bonds, and take any action necessary.
  10. Consider approval of the Signal Ridge Sanitary Sewer Pipe Bursting project and authorize the City Manager to execute a contract with Barson Utilities, Inc. in the amount of \$399,948 to be funded by the 2016 Water and Sewer Bonds, and take any action necessary.
  11. Consider approval of the 16" Water Main Improvements project and the Harborview Drive Sanitary Sewer Relocation project and authorize the City Manager to execute a contract with Reytech Services, LLC. and in the amount of \$572,871.55 to be funded by the 2016 Water and Sewer Bonds, and take any action necessary.
  12. Consider approval of an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corporation – Mid Tex Division regarding the company's 2016 rate review mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC's reasonable ratemaking expenses and take any action necessary.
  13. Consider approval of a resolution abandoning the right-of-way for Rolling Meadows Drive and Rolling Meadows Circle and recognizing them as private streets to be maintained by the Rolling Meadows Homeowner's Association (HOA), and take any action necessary.
  14. **P2016-016** - Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of the owner Robert John Crowell of Crowell Development Corporation for the approval of a final plat for Wanda Ridge Estates, Phase 2 containing 45 single-family residential lots on 79.7111-acres identified as Tract 17-3 (4.679-acres), Tract 19 (61.658-acres), and Tract 42-01 (13.374-acres) of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located north of the intersection of Wanda Lane and FM-548, and take any action necessary.

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Regarding approval of the minutes from the May 2<sup>nd</sup> city council meeting, Mayor Pruitt wished to clarify that Councilman Hohenshelt had recently been misquoted by a media outlet. He clarified that Hohenshelt had indicated he has "libertarian" leanings, not "liberal" ones. Following this clarification, Councilman Lewis made a motion to approve the entire Consent Agenda (items #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14). Councilman White seconded the motion. The ordinances were read into the record as follows:

332 CITY OF ROCKWALL  
333 ORDINANCE NO. 16-30  
334

335 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
336 TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY  
337 LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF  
338 AN 11.275-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 1-5 OF THE P.  
339 B. HARRISON SURVEY, ABSTRACT NO. 97, ROCKWALL COUNTY, TEXAS,  
340 WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE  
341 PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS;  
342 PROVIDING FOR AN EFFECTIVE DATE.  
343

344 CITY OF ROCKWALL  
345 ORDINANCE NO. 16-34  
346

347 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING  
348 CHAPTER 36, ARTICLE IV, ART IN PUBLIC PLACES MASTER PLAN, IN  
349 SECTIONS 36-56, 36-57, 36-59 and 36-136 OF THE CODE OF ORDINANCES,  
350 TO AMEND THE ART IN PUBLIC PLACES MASTER PLAN AS  
351 RECOMMENDED BY THE ART REVIEW TEAM (ART) COMMISSION;  
352 PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE  
353 AND PROVIDING FOR RELATED MATTERS.

354 CITY OF ROCKWALL, TEXAS  
355 ORDINANCE NO. 16-\_\_\_\_  
356

357 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
358 TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR  
359 VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE,  
360 SECTION 545.356 UPON FARM-TO-MARKET ROAD NO. 552 OR PARTS  
361 THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF  
362 ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING  
363 FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR  
364 EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING  
365 FOR AN EFFECTIVE DATE.  
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367 CITY OF ROCKWALL, TEXAS  
368 ORDINANCE NO. 16-\_\_\_\_  
369

370 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
371 TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR  
372 VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE,  
373 SECTION 545.356 UPON INTERSTATE HIGHWAY 30 OR PARTS THEREOF,  
374 WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS,  
375 AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A PENALTY OF A  
376 FINE NOT TO EXCEED THE SUM OF \$200.00 EACH OFFENSE; PROVIDING  
377 FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE  
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379 CITY OF ROCKWALL, TEXAS  
380 ORDINANCE NO. 16-\_\_\_\_  
381

382 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
383 TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR  
384 VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE,

385 SECTION 545.356 UPON FARM-TO-MARKET ROAD 1141 OR PARTS  
386 THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF  
387 ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING  
388 FOR A PENALTY OF A FINE NOT TO EXCEED THE SUME OF \$200.00 FOR  
389 EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING  
390 FOR AN EFFECTIVE DATE.  
391

392 The motion passed by a vote of 6 in favor with 1 absent (Milder)  
393

394 XII. APPOINTMENTS  
395

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

399 This item was skipped over by Mayor Pruitt, as the Chairman, Craig Renfro, could not be  
400 present at tonight's city council meeting.

- 401 2. Appointment with members of the Rockwall Youth Advisory Council  
402 (YAC) to hear year end program report and to recognize graduating high  
403 school seniors, and take any action necessary.

404 Isabella Burzair and Cate Ghormley came forth and gave the YAC's year-end report to the  
405 City Council. Mayor Pruitt, Councilman White and City Secretary Kristy Cole then  
406 recognized each of this year's graduating high school seniors. Councilman White  
407 pointed out that eight seniors are graduating, so there will be several openings for next  
408 school year. Mayor Pruitt encouraged anyone who will be a freshman thru senior next  
409 year to get in contact with Mrs. Cole, the City Secretary, regarding their interest in the  
410 program.  
411

412 It was noted that Councilmember Scott Milder returned to the meeting at 6:56 p.m. during  
413 the YAC presentation / recognitions.  
414

415 The Council took no formal action concerning this agenda item.  
416

- 417 3. Appointment with Frank Conroy of Fox, Byrd & Company PC to present  
418 the city's Fiscal Year 2015 Comprehensive Annual Financial Report, and  
419 take any action necessary.

420 Mr. Conroy came forth and indicated that he is a CPA and shareholder with Fox, Byrd  
421 and Company, PC. He thanked the City and the City Council for the opportunity to work  
422 with the city to perform this audit for the fiscal year ending September 30, 2015. He  
423 briefly called attention to the opinion being issued regarding the financial statements –  
424 an unqualified opinion – which he explained is a clean opinion. He explained that this  
425 means that the users of the financial statements can rely on it to be free of material  
426 misstatements when taken as a whole. He generally explained that the city has adopted  
427 and implemented a GASB (Gov't Accounting Standards Board) 68, which requires more  
428 details on the financial statements for the retirement plan. Previously, the pension was  
429 only a disclosure statement; however, going forward there will be an actual estimate of  
430 what is due related to the city's pension commitment. Following brief comments  
431 regarding the pension-related details contained in the audit, and there being no  
432 questions of Mr. Conroy, the Council took no formal action following this report.  
433

434 4. Appointment with Todd Parks, Fixed Base Operator at the Ralph M. Hall /  
435 Rockwall Municipal Airport, to hear annual report regarding Airport  
436 operations, and take any action necessary.

437 **Mr. Parks shared that he has been working with the city over the last year to try and get**  
438 **some ordinances passed by the city, however, he pointed out that not a lot of progress**  
439 **has been made in this regard. He indicated he would like to know that the city council**  
440 **members all have a very good understanding of the airport, what goes on out there, and**  
441 **the financials. He asked the Council to consider performing an audit on one of the**  
442 **ground lease operators out at the airport. He recognized the city for stepping up, when**  
443 **needed, regarding equipment and necessary improvements. He pointed out that the**  
444 **Airport Advisory Board recently encouraged the city council to proceed with trying to**  
445 **acquire the land located just to the east of the existing airport. He believes that this land**  
446 **purchase will help alleviate some of the problems, and then the runway issues can**  
447 **potentially be addressed. The Council took no action following Mr. Parks' remarks.**

448 5. Appointment with Patricia Davis, Chief Appraiser with the Rockwall  
449 Central Appraisal District, to hear explanation and discuss recent  
450 countywide increases in assessed property value appraisals, and take  
451 any action necessary.

452 **Mayor Pruitt introduced Ben Weible who was present in the audience, explaining that he**  
453 **is the current Chairman of the Rockwall Central Appraisal District (CAD) Board of**  
454 **Directors. He clarified that the board does not appraise property values – Mrs. Davis and**  
455 **her staff at the Central Appraisal District do so.**

456  
457 **Mrs. Davis explained that the state legislative session created the Appraisal District in**  
458 **1979. She explained that the CAD is required to appraise property at 100% of market**  
459 **value in order to see consistency from county-to-county across the state. She explained**  
460 **that the CAD is an arm of the State of Texas and is governed by a board of directors,**  
461 **usually 5 individuals, who are appointed by the taxing entities. She explained that these**  
462 **individuals are appointed to the board through a voting / calculation process. The board**  
463 **sets policies, approves the budget, as well as hire and fire the chief appraiser; however,**  
464 **the board is not allowed to touch property values.**

465  
466 **She explained that there was an abundance of property sales information, and it had to**  
467 **be analyzed to try and determine market value. She shared that property value analysis**  
468 **began in about March. She explained that residential properties are grouped together**  
469 **with other, similar properties and neighborhoods. She explained that, after all of the**  
470 **analysis and ratios were done, it was discovered that values, overall, were low in the**  
471 **County. She explained that land values were discovered to be especially low, and she**  
472 **provided additional commentary to this end.**

473  
474 **She shared that property owners are sent a notice of appraised value once a year, and**  
475 **property owners have 30 days to appeal their appraised values. This means that**  
476 **residents have until May 31 to protest. She explained that there is an initial, informal way**  
477 **that property owners may protest through making an appointment with one of the**  
478 **appraisers in her office. Then, if the property owner is not satisfied, they are able to go**  
479 **before the Appraisal Review Board in a hearing, which she explained is an independent**  
480 **board. Then, if they are still not satisfied, they may participate in a sort of mediation**  
481 **through the state, or they may file suit in court. She explained that the state comes in**  
482 **and audits the CAD biannually, and this is a year that they will be audited.**

483  
484 Mayor Pruitt asked for clarification regarding the limitations that Mrs. Davis' appraisers  
485 are under when meeting with property owners "informally." It was clarified that they do  
486 not have the authority to modify the values substantially; however, if they feel they need  
487 to change a value by more than 10%, the appraiser is asked to visit with Mrs. Davis first.  
488 Pruitt clarified that arbitration/mediation is not required – a property owner can go  
489 straight to district court. Also, they may be eligible to get some of their attorney fees  
490 refunded if it is found that the values assessed were inaccurate.

491  
492 Mayor commented that many property owners have seen a drastic increase in the portion  
493 of their appraisal related to the land value. Mayor Pruitt expressed concern regarding  
494 some property values that increased by, in some cases, up to 300% from one year to the  
495 next. He then went on to provide a sample property, displaying it on the overhead screen  
496 in the room, and asking several questions about its changes in assessed value. Mrs.  
497 Davis generally explained that a property owner may protest their assessed value each  
498 and every year if they so choose. She explained that a notice of appraised value does  
499 not necessary have to be sent every year, but, rather, only if the value increased by  
500 \$1000 or more. Mayor Pruitt clarified with Mrs. Davis that no notice would be sent to  
501 property owners if their values decreased; however, she indicated that they may make a  
502 change in policy and begin doing so in the future.

503  
504 Councilman Fowler asked where the market values / comps come from. Mrs. Davis  
505 shared that comps are derived from property owners, closing statements, fee appraisers  
506 as well as online websites, such as Zillow, some of which, she said, will show what the  
507 property actually sold for the last three times it sold. Fowler pointed out that "market  
508 value" is not publicly disclosed, so it is a nebulous term. He generally encouraged  
509 people buying or selling a home to not disclose the selling price.

510  
511 Councilmember White shared that, as best he can tell, appraisals are a scientific guess.  
512 He shared that he recently protest his appraised value online, and it took him about five  
513 minutes, explaining that protesting online was a fairly simple process. He shared that  
514 the Rockwall City Council appointed Mr. Weible to serve on the CAD Board because the  
515 council knew he would go in there and ask a lot of questions and dig deeper to see what  
516 issues may have existed that needed to be rectified. He pointed out that some  
517 improvements and changes have taken place and that Mrs. Davis did not inherit a perfect  
518 organization when she came on a few years ago. He pointed out that the city, county and  
519 / or school district's tax rates are most important. He shared that a local attorney, G.  
520 David Smith, will soon give a presentation to property owners in Lake Rockwall Estates  
521 to educate them how they can go about protesting their property values.

522  
523 Councilman Milder asked for clarification regarding land values not being properly  
524 assessed in ten years. Mrs. Davis shared that the CAD can only analyze the information  
525 it has one year at a time. She suggested that perhaps there was no information in recent  
526 past years because the economy was generally in a decline.

527  
528 Mayor Pruitt asked Mrs. Davis why land values were not properly assessed in the year  
529 2015, which, he pointed out was in fact a year when Mrs. Davis was here and was  
530 responsible for assessments. Mrs. Davis stated that "you know, you trust your  
531 employees," commenting that perhaps she should have dug into the issue more. She  
532 suggested that perhaps the CAD did not have the sales information at that time.

533

534 Mayor Pruitt asked how many fee appraisers were hired before these 2016 appraisals.  
535 Mrs. Davis shared that fee appraisers are brought to the CAD by property owners. She  
536 explained that if/when a fee appraiser shows that the appraised value is "off," the CAD  
537 changes it as soon as possible. Also, she clarified that an entire neighborhood could  
538 possibly have its assessed values adjusted/lowered if someone else within that  
539 neighborhood protests and it is found to be that the appraisals should be lowered. She  
540 said that this has already happened in some neighborhoods and that property owners  
541 can go online at any time and look to see what their current assessment is.  
542

543 Mayor Pruitt thanked Mrs. Davis for coming to speak, and he thanked Mr. Weible for his  
544 service on the CAB board of directors.  
545

546 **XIII. PUBLIC HEARING ITEMS**  
547

- 548 1. **Z2016-012** - Hold a public hearing to discuss and consider a request by  
549 Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard  
550 of EZ Mart Stores, Inc. for the approval of an **ordinance** for a Specific  
551 Use Permit (SUP) to allow a retail store with more than two (2) gasoline  
552 dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr.  
553 M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
554 Development District 9 (PD-9) for General Retail (GR) District land uses,  
555 addressed as 2901 Ridge Road and take any action necessary. (1st  
556 Reading)

557 Planning Director Ryan Miller provided background information related to this agenda  
558 item. He generally explained that this existing gas station will be acquired by the Kroger  
559 company as a way to expand their existing gasoline sales. He stated that notices were  
560 sent out to property owners located within 500' of the subject property as well as to the  
561 Lago Vista HOA, but no notices have been received back by staff to date. He pointed out  
562 that the Planning & Zoning Commission has recommended approval of this request.

563 Councilmember White made a motion to approve Z2016-012. Councilmember Lewis  
564 seconded the motion.

565 After some brief clarification, the ordinance was read as follows:

566 CITY OF ROCKWALL  
567 ORDINANCE NO. 16-XX  
568 SPECIFIC USE PERMIT NO. S-1XX  
569

570 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
571 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF  
572 ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A  
573 SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RETAIL STORE WITH  
574 MORE THAN TWO (2) GASOLINE DISPENSERS AS SPECIFIED IN  
575 ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT  
576 CODE, FOR A 0.918 - ACRE TRACT OF LAND ZONED PLANNED  
577 DEVELOPMENT DISTRICT 9 (PD-9) FOR GENERAL RETAIL (GR)  
578 DISTRICT LAND USES, AND IDENTIFIED AS LOT 1, BLOCK A, MR. M  
579 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS;  
580 PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY  
581 OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS  
582 (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY  
583 CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN  
584 EFFECTIVE DATE.

585  
586  
587

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

588           2.       **Z2016-013** - Hold a public hearing to discuss and consider a request by  
589           Garrett Lust of Pointe Land & Development, LLC on behalf of Marvin Wu  
590           of West Union Investment, Co. for the approval of an **ordinance** for a  
591           zoning change from an Agricultural (AG) District to a Planned  
592           Development District for Single-Family 10 (SF-10) District land uses on a  
593           81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey  
594           Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas,  
595           zoned Agricultural (AG) District, located on Rochell Road south of the  
596           intersection of Rochell Road and SH-276, and take any action necessary  
597           **(1st Reading)**.

598       **Mr. Miller explained that on May 10, 2016, the Planning and Zoning Commission**  
599       **approved a motion to continue the public hearing to the May 31, 2016 meeting. The**  
600       **purpose of the motion was to allow the applicant to make changes to the PD Ordinance**  
601       **to bring it into closer compliance with the Unified Development Code and the**  
602       **Comprehensive Plan. No action was taken at this time by the City Council concerning**  
603       **this agenda item.**

604  
605           3.       **Z2016-014** - Hold a public hearing to discuss and consider a request by  
606           Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside  
607           Church of Christ of Rockwall for the approval of an **ordinance** for a  
608           zoning change from an Agricultural (AG) District to a Planned  
609           Development District for Single Family 10 (SF-10) District land uses on a  
610           29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block  
611           A, Rockwall Lakeside Church of Christ Addition, City of Rockwall,  
612           Rockwall County, Texas, zoned Agricultural (AG) District and located on  
613           the north side of Airport Road, west of the intersection of Airport Road  
614           and FM3549, and take any action necessary. **(1st Reading)**

615       **Mr. Miller provided background information on this agenda item, explaining that on April**  
616       **15, 2016, the applicant submitted an application requesting to rezone a 29.541-acre tract**  
617       **of land from an Agricultural (AG) District to a Planned Development District for a single-**  
618       **family, residential subdivision that will consist of 45 single-family residential lots. The**  
619       **property -- which was annexed into the City on March 16, 1998 by Ordinance No. 98-10 --**  
620       **is located on the north side of Airport Road, west of the intersection of Airport Road and**  
621       **FM-3549. According to the concept plan, the development will consist of 45, 80' x 100'**  
622       **lots (i.e. a minimum of 15,000 SF), and have a gross residential density of 1.52 units/acre.**  
623       **The subdivision will incorporate 7.42-acres of open space (or ~25.11%) that will be**  
624       **situated in the center of the development.**

625  
626       **Seventy-two notices were sent out to adjacent property owners as well as to the Rolling**  
627       **Meadows HOA. Staff also emailed notices to the Rolling Meadow Estates Homeowner's**  
628       **Associations (HOA), which is the only HOA located within 1,500 feet of the subject**  
629       **property. Additionally, staff posted a sign along Airport Road, and advertised the public**  
630       **hearings in the Rockwall Harold Banner as required by the Unified Development Code**  
631       **(UDC). At the time this case memo was drafted, four (4) responses in favor of the request**  
632       **and four (4) responses against the request had been received by staff. On May 10, 2016,**  
633       **the Planning and Zoning Commission approved a motion to recommend approval of the**  
634       **zoning change by a vote of 7-0.**

635  
636 **The applicant then came forth and introduced himself as follows:**  
637

638 **Noah Flabiano**  
639 **Skorburg Company**  
640 **ADDRESS**  
641 **Dallas, TX**  
642

643 **Mr. Flabiano came forth and provided a presentation to the city council. This will be a**  
644 **high quality development comparable to homes in the Stone Creek and Breezy Hill**  
645 **subdivisions.**  
646

647 **Mayor Pruitt opened up the public hearing, asking if anyone would like to come forth and**  
648 **speak at this time.**  
649

650 **Mike Singleton**  
651 **1445 Clubhill Drive**  
652 **Rockwall, TX**  
653

654 **Mr. Singleton came forth and indicated that he is an elder in the Eastridge Church of**  
655 **Christ, which is located adjacent to this proposed development. He generally spoke in**  
656 **favor of this particular development, as he believes it will attract good families. He**  
657 **indicated that he and the other elders in the church are in support of this proposed**  
658 **development.**  
659

660 **Harold Eavenson**  
661 **1330 Shores Circle**  
662 **Rockwall, TX 75087**  
663

664 **Eavenson came forth and indicated that he was recently elected to serve his last, final**  
665 **term as Sherriff of Rockwall County. He came forth and shared some information**  
666 **regarding the good things that the Eastridge Church of Christ has done for the**  
667 **community. He encouraged the city council to approve the church's request for this**  
668 **zoning change.**  
669

670 **Mr. Dwight Walker**  
671 **1832 East FM 552**  
672 **Rockwall, TX**  
673

674 **Mr. Walker came forth and indicated that he is a member of and elder in the Eastridge**  
675 **Church of Christ. He shared that he has over 250 signatures from people who have**  
676 **expressed support for approval of this zoning change request. He generally expressed**  
677 **support for approval of the request this evening.**  
678

679 **Quinn Johnson**  
680 **1109 Morning Star**  
681 **Rockwall, TX**  
682

683 **Mr. Johnson shared that he serves as an elder in the Eastridge Church of Christ, and he**  
684 **has lived at this address for about twenty years. He indicated that Boy Scout Troop 989,**  
685 **which is housed at the church, will benefit if this land is sold and this development**

686 subsequently comes to fruition. He generally expressed support for this zoning request  
687 and asked the city council to approve this zoning request.  
688

689 **Bob Carroll**  
690 **2065 Lake Forest Drive**  
691 **Rockwall, TX 75087**  
692

693 **Mr. Carroll thanked the mayor and various staff members for all of their recent assistance**  
694 **related to retaining walls which were recently causing him a lot of trouble. He thanked**  
695 **the city for making things right.**  
696

697 **He explained that he is a former elder in the East Ridge Church of Christ. He has lived**  
698 **here in Rockwall since the population was about 7,000, and he lives on the north side of**  
699 **town. He generally expressed the belief that allowing 45 new homes on this property will**  
700 **be a positive thing for the community.**  
701

702 **Harold Seay**  
703 **664 Equestrian Drive**  
704

705 **Mr. Seay indicated that he has a special needs son that is twenty-five years old, and**  
706 **Police Officer Bennett is his son's best friend. This is the kind of thing that he**  
707 **appreciates about living in Rockwall. He let the Council know that the men who are in**  
708 **leadership within the Eastridge Church of Christ are men of integrity who will be sure to**  
709 **do everything that is expected of them. He generally spoke in favor of this zoning**  
710 **change request.**  
711

712 **Mr. Donna Orr**  
713 **2625 Rolling Meadows Drive**  
714 **Rockwall, TX**  
715

716 **Mrs. Orr came forth and expressed concerns related to some aspects of this proposed**  
717 **development. She asked that the developer be sure to completely fill in the tree line so**  
718 **that it is in fact properly screened. Also, she would like to be sure that the ordinance**  
719 **specifies that the HOA will maintain the tree line, including planting new trees to replace**  
720 **any that die in the future. Finally, these homes are proposed to be \$300-350k. She wants**  
721 **to ensure that if there are additional home builders besides Windsor Homes, that those**  
722 **home builders be of equal value and quality to the type of home that Windsor would**  
723 **otherwise build.**  
724

725 **Mrs. Orr pointed out that Mr. Adam Buzcek of Skorborg recently met with home owners**  
726 **who were told there would be forty-two lots; however, at the Planning & Zoning meeting,**  
727 **the developer came forth with a proposed forty-five lots. She generally expressed the**  
728 **belief that the developer has done some deceptive things as this process has evolved.**  
729

730 **She asked that the lots located behind the Rolling Meadows subdivision be made larger.**  
731

732 **Kerry Prisock**  
733 **1720 Lake Forest**  
734 **Rockwall, TX**  
735

736 Mr. Prisock came forth and indicated that he is in the real estate business. He shared  
737 that he is speaking on behalf of Gary Evans, who resides at 2585 Rolling Meadows. He  
738 generally encouraged the city council to consider requiring the developer to have larger  
739 lots located at the back of the property. He questioned the ability of the proposed,  
740 natural (trees) screening to be effective. He generally would like a smoother transition  
741 from the Rolling Meadows subdivision across the screening area and to, what he hopes  
742 will be, larger estate lots.

743  
744 Mayor Pruitt called for a break and recessed the public meeting at 8:26 p.m.

745  
746 Roger Shank  
747 2625 Rolling Meadows Drive  
748 Rockwall, TX

749  
750 Mr. Shank shared that he has lived here at this address since about 1999. He generally  
751 expressed concerns that the trees that will be used for screening will not keep people off  
752 of his and his neighbor's lots. He suggested that the developer may need to install a  
753 fence in addition to the trees. He indicated that he and some of his neighbors have stock  
754 ponds that have catfish and bass, and he believes those ponds could be an enticement  
755 for people who might wish to wander over onto these properties. Mr. Shank shared a  
756 story about a break in / robbery that he experienced years ago that resulted in some  
757 valuables being stolen. He is generally concerned about privacy and security and would  
758 like better protection from this adjacent property if it is approved.

759  
760 Craig Zolkowski  
761 2660 Rolling Meadows  
762 Rockwall, TX

763  
764 Mr. Zolkowski is generally concerned about how the HOA would be able to access this  
765 proposed line of trees / screening. He questions if the cedars will truly remain, over time,  
766 if they are essentially located in people's back yards.

767  
768 Mayor Pruitt asked if anyone else would like to come forth and speak. There being no  
769 one indicating such, he then closed the public hearing.

770  
771 Adam Buzcek with Skorburg Company came forth and addressed the Council at this  
772 time. He explained that his arborist has recommended that trees be planted every 20';  
773 however, he is willing to plant them every 15' if that is the direction given by Council. He  
774 generally explained that the goal is to have a solid, living screen which will remain in  
775 perpetuity. He apologized to the homeowners who recently attended an HOA meeting  
776 where a proposed 42 lots were expressed, which was in error. He explained that there  
777 have been many versions of this proposal, and an incorrect version was inadvertently  
778 presented at that meeting. He apologized for that mistake. He went on to share that  
779 Windsor Homes will be one of the builders in this development, explaining that they may  
780 not be the only builder. He spoke some to the lot sizes, explaining that they want to  
781 provide large back yards for homeowners to enjoy.

782  
783 General discussion then took place between the Council and Mr. Buzcek related to the  
784 number and size of lots.

785  
786 Councilmember Milder thanked the church and the Skorburg Company for coming back  
787 with a proposal that has much less density and incorporates a quality builder.  
788

789 Councilmember Hohenshelt asked about the minimum square footage associated with  
790 this zoning being 1,800 square feet. Mr. Buzcek assured the Council that they do not  
791 plan to build any homes that small.  
792

793 It was pointed out that trees would have to be planted within 5' of the property line  
794 because there are limitations due to an existing, active sanitary sewer line.  
795

796 Councilmember Lewis made a motion to approve Z2016-014 with the following caveats:  
797 Regarding the screening – tree screening will be planted to fill in the gaps – staff will  
798 work with the developer and adjacent homeowners to come up with an appropriate plan  
799 in this regard; additionally, the HOA will be required to maintain the tree line area and a  
800 separate lot and block will be established for this tree line area. Councilmember White  
801 seconded the motion. The ordinance was read as follows:  
802

803 CITY OF ROCKWALL  
804 ORDINANCE NO. 16-XX  
805

806 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
807 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE  
808 NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED,  
809 SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG)  
810 DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR  
811 SINGLE FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT  
812 PROPERTY, BEING A 29.541-ACRE TRACT OF LAND IDENTIFIED AS A  
813 PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, ROCKWALL  
814 LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL,  
815 ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN  
816 BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING  
817 FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO  
818 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING  
819 FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;  
820 PROVIDING FOR AN EFFECTIVE DATE.  
821

822 The motion passed by a vote of 7 in favor with 0 against.  
823

- 824 4. **Z2016-015** - Hold a public hearing to discuss and consider a request by  
825 Pat Atkins of the Saddle Star Land Development, LLC on behalf of the  
826 owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP)  
827 for the approval of an ordinance for a zoning amendment to Planned  
828 Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of  
829 amending the concept plan and incorporating 11.121-acres of land into  
830 the existing 44.292-acre development creating a 55.413-acre tract of land  
831 identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract  
832 No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural  
833 (AG) District and Planned Development District 79 (PD-79) for Single-  
834 Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass  
835 Overlay (SH-205 BY-OV) District, located on the north side of John King

836 Boulevard south of Featherstone Drive, and take any action necessary.  
837 (1st Reading)

838 Planning Director Ryan Miller provided background information on this agenda item. He  
839 indicated that on January 4, 2016, the City Council approved Planned Development  
840 District 79 (PD-79) [Case No. Z2015-034], which rezoned the 45.292-acre subject property  
841 from an Agricultural (AG) District to a Planned Development District for a single-family,  
842 residential subdivision that consisted of 113 single family lots.

843  
844 At the May 10, 2016 Planning and Zoning Commission meeting, the applicant requested  
845 that the Planning and Zoning Commission consider changing the garage orientation  
846 stipulated by Planned Development District 79 (PD-79) [Ordinance No. 16-07] to allow  
847 50% of all homes to have a garage that is setback a minimum of 20-feet (i.e. allowing the  
848 garage to be flush with the front façade of the primary structure). The applicant stated  
849 that the remainder of the homes would incorporate a JSwing or Tradition Swing garage.

850  
851 Three notices were mailed out to property owners located within 500' of the subject  
852 property, and the Stoney Hollow HOA was also notified by email. However, staff has not  
853 received any notices back to date.

854  
855 Pat Atkins  
856 Saddle Star Development  
857 3076 Hays Lane  
858 Rockwall, TX

859  
860 Mr. Atkins provided brief comments and respectfully requested approval of this item this  
861 evening. Mayor Pruitt asked if the applicant is willing to notify the future homeowners  
862 that John King Boulevard may someday become a six-lane roadway in the future. Mr.  
863 Atkins indicated that he will put this on the plat, and he will ensure it is incorporated as  
864 part of the Deeds Covenants and Restrictions document(s).

865  
866 Mayor Pruitt opened the public hearing and asked if anyone would like to come forth and  
867 speak at this time. There being no one wishing to speak, Mayor Pruitt then closed the  
868 public hearing.

869  
870 Councilmembers Hohenshelt and Milder expressed some concern about the minimum  
871 square footage being 1,500 sq. feet for homes in the city's SF-10 zoning districts, a  
872 matter they explained they would like to address further with staff and Council at a later  
873 date.

874  
875 Mayor Pruitt opened the public hearing and asked if anyone would like to come forth and  
876 speak. There being none, he then closed the public hearing.

877  
878 Councilmember White made a motion to approve Z2016-015, including ensuring that  
879 language about the SH205 bypass/John King Boulevard is included in the deeds,  
880 covenants and restrictions and on the plat. Councilmember Hohenshelt seconded the  
881 motion.

882  
883 The ordinance was read as follows:

884  
885

CITY OF ROCKWALL  
ORDINANCE NO. 16-XX

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 FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-07] FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND INCORPORATING 11.121-ACRES OF LAND INTO THE EXISTING 44.292-ACRE DEVELOPMENT FOR A 55.413-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT AND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, 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 7 ayes to 0 nays.

5. **Z2016-016** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an ordinance for a text amendment to Section 4, Southside Residential Neighborhood Overlay (SRO) District, of Article V, District Development Standards, of the Unified Development Code, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information related to this agenda item. On April 4, 2016, the City Council directed staff to initiate a text amendment to Section 4, Southside Residential Neighborhood Overlay (SRO) District, of Article V, District Development Standards, of the Unified Development Code (UDC) for the purpose of removing the City Council's ability to grant land use without a public process (i.e. zoning change). In addition, under the current ordinance any application for a special request must first be brought to the City Council to initiate the request, then to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. Typically, these requests would be taken directly to the Planning and Zoning Commission for recommendation -- first -- prior to being brought before the City Council. As was discussed in the Planning and Zoning Commission Work Session on April 26, 2016, staff has also taken this opportunity to update the purpose statement of the overlay district. These changes are target at better clarifying the purpose and intent of the district.

On May 10, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the proposed text amendment by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, Authority and Administrative Procedures, of the UDC. This notice was published in the Rockwall Herald Banner on April 29, 2016.

Mayor Pruitt opened up the public hearing and asked if anyone would like to come forth and speak.

938  
939 Resident Judith Matherne came forth and was provided with some clarification regarding  
940 what this amendment will do and accomplish.

941  
942 Patrick Trowbridge  
943 601 Parks Avenue  
944

945 Mr. Trowbridge came forth and spoke in favor of this proposed amendment to the city's  
946 Unified Development Code. He believes it makes things more transparent and allows for  
947 public input, which essentially creates more public trust.

948  
949 There being no one else wishing to come forth and speak, Mayor Pruitt then closed the  
950 public hearing.

951  
952 Councilmember Hohenshelt made a motion to approve this ordinance and associated  
953 change to the UDC. Councilmember Lewis seconded the motion.

954  
955 The ordinance was then read as follows:

956  
957 CITY OF ROCKWALL  
958 ORDINANCE NO. 16-XX  
959

960 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
961 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE  
962 NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED,  
963 BY AMENDING SECTION 6.4, SOUTHSIDE RESIDENTIAL  
964 NEIGHBORHOOD OVERLAY (SRO) DISTRICT, OF ARTICLE V, DISTRICT  
965 DEVELOPMENT STANDARDS; PROVIDING FOR A PENALTY OF FINE  
966 NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00)  
967 FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;  
968 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE  
969 DATE.  
970

971 The motion passed unanimously (7 ayes to 0 nays).

972  
973 6. Z2016-017 - Hold a public hearing to discuss and consider a City initiated  
974 zoning request for the approval of an ordinance for a text amendment to  
975 Section 1, Land Use Schedule, and Section 2.1.8, Auto and Marine-  
976 Related Use Conditions, of Article IV, Permissible Uses, of the Unified  
977 Development Code for the purpose of changing the requirements for  
978 Used Motor Vehicle Dealerships, and take any action necessary (1st  
979 Reading).

980 Planning Director Ryan Miller provided brief background information on this agenda  
981 item. Mayor Pruitt opened the public hearing, asking if anyone wishes to come forth and  
982 speak.

983  
984 Maxwell Fisher  
985 900 Jackson Street  
986 Suite 640  
987 Dallas, TX 75202  
988

989 Mr. Fisher came forth, indicating that he would like to make a presentation to city council  
990 on behalf of Echo Automotive. He generally explained how he believes Echo Automotive  
991 is changing the pre-owned car sales industry. He spoke about the types of businesses  
992 that are already allowed, by right, along the IH-30 corridor with the current Light  
993 Industrial zoning. He generally spoke in favor of this code amendment.  
994

995 Patrick Trowbridge  
996 601 Parks Lane  
997 Rockwall, TX  
998

999 Planning & Zoning Commission Member, Patrick Trowbridge, came forth and indicated  
1000 that the P&Z Commission actually voted against this city initiated request for an  
1001 ordinance amendment. He pointed out that car sales dealerships do not pay local sales  
1002 tax. They only pay state sales tax. So, allowing this type of land use would essentially  
1003 rob the city of the types of business developments that would actually bring local  
1004 revenue to the city and be of financial benefit.  
1005

1006 Mayor Pruitt asked if anyone else would like to come forth and speak at this time. There  
1007 being no one indicating such, Mayor Pruitt then closed the public hearing.  
1008

1009 Councilmember White expressed that this is not what the Council asked staff to do. He  
1010 explained that he wanted staff to bring back an ordinance that would allow this type of  
1011 use, even in the IH-30 Overlay District, with the approval / granting of an SUP.  
1012

1013 Councilmember Lewis read a portion of the past city council minutes when this issue  
1014 was first addressed by the city council. He expressed large concern about the particular  
1015 ordinance before the Council for consideration this evening, generally expressing that it  
1016 is not at all in line with the previously expressed desire of the city council when this was  
1017 first discussed back in March. Planning Director Ryan Miller apologized for this not  
1018 being brought back before the Council at this time in a manner that was previously  
1019 requested by Council. City Manager Rick Crowley expressed that staff took the approach  
1020 that this particular ordinance would be more on a citywide basis versus strictly along the  
1021 IH-30 Corridor Overlay District. He too apologized for this not being brought forth in a  
1022 manner acceptable to Council's desires.  
1023

1024 After additional discussion, Councilmember Lewis made a motion to deny Z2016-017 and  
1025 instruct staff to come back with an ordinance that is in line with what the Council  
1026 expressed at the March 21<sup>st</sup> city council meeting. Councilmember White seconded the  
1027 motion, which passed by a vote of 6 in favor with 1 against (Pruitt).  
1028

#### 1029 XIV. ACTION ITEMS

- 1030
- 1031 1. Discuss and consider approval of an **ordinance** adopting Chapter 10  
1032 Buildings and Building Regulations, Articles III, IV, V, VI, VII, VIII, IX AND  
1033 X of the Code of Ordinances regarding the 2015 International Building  
1034 Code, Residential Code, Mechanical Code, Plumbing Code, Fuel Gas  
1035 Code, and Energy Conservation Code, Existing Building Code and the  
1036 2014 National Electric Code with certain local amendments and  
1037 exceptions and take any action necessary. **(2nd reading)**

1038 Mayor Pruitt made a motion to approve the ordinance, with the exception that the portion  
1039 of the Plumbing and Building Codes that pertain to public bathroom facilities associated  
1040 with new construction and remodeling construction. He explained that currently, a  
1041 certain number of men's and women's restrooms are required as well as a certain  
1042 number of toilets and urinals. He would like to have further discussion about this and  
1043 would also like to talk to the school district about this. Mayor Pruitt's motion to table  
1044 that part of the ordinance so that the city council can further consider these matters died  
1045 for lack of a second.

1046 Councilmember Milder made a motion to approve Action Item #1 as presented.  
1047 Councilmember Lewis seconded the motion. At Lewis' request, the city manager  
1048 clarified that the city council can make code amendments related to these various  
1049 building codes at any point in time that it so chooses. After brief comments, the  
1050 ordinance was read as follows:

1051 CITY OF ROCKWALL  
1052 ORDINANCE NO. 16-32

1053 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
1054 TEXAS, ADOPTING CHAPTER 10 BUILDINGS AND BUILDING  
1055 REGULATIONS, ARTICLES III, IV, V, VI, VII, VIII, IX AND X OF THE CODE OF  
1056 ORDINANCES; REPEALING ARTICLES III, IV, V, VI, VII, VIII, IX AND X;  
1057 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO  
1058 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE  
1059 OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON  
1060 WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE;  
1061 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE  
1062 DATE.  
1063  
1064

1065 The motion passed by a vote of 5 in favor with 2 against (Pruitt and White).

1066 2. Discuss and consider an ordinance repealing the 2009 International Fire  
1067 Code with certain local amendments and adopting the 2015 International  
1068 Fire Codes with certain local amendments and exceptions in Chapter 18  
1069 Fire Prevention and Protection, Article II Fire Code Standards, Sec. 18-32  
1070 and Sec. 18-33 of the Code of Ordinances, and take any action  
1071 necessary. (2nd reading)

1072 Mayor Pruitt made a motion to approve the ordinance as presented. Councilmember  
1073 Hohenshelt seconded the motion. The ordinance was read as follows:

1074 CITY OF ROCKWALL, TEXAS  
1075 ORDINANCE NO. 16-31  
1076

1077 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
1078 TEXAS, ADOPTING CHAPTER 18 FIRE PREVENTION AND PROTECTION,  
1079 ARTICLE II. FIRE CODE STANDARDS, SEC. 18-32 AND SEC. 18-33;  
1080 REPEALING CHAPTER 18 FIRE PREVENTION AND PROTECTION, ARTICLE  
1081 II, SEC. 18-32 AND SEC. 18-33 AMENDMENTS WITH THE EXCEPTION OF  
1082 SUBSECTION (41) (2006 IFC, SECTION 903.2, AS ADOPTED BY ORD. 11-24);  
1083 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO  
1084 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE  
1085 OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON  
1086 WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE;  
1087

1088 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE  
1089 DATE.  
1090

1091 The motion passed by a vote of 6 in favor with 1 against (White).

- ~~1093~~  
1094 3. Discuss and consider a recommendation of the Park Board concerning  
1095 approval of an ordinance amending Chapter 30. Parks & Recreation;  
1096 Article V. Park Use & Rental Fee Guidelines; Section 30-131. Fees for  
1097 Facilities, and take any action necessary. (1st reading)

1098 Parks & Recreation Manager, Andy Hesser, provided brief background information  
1099 related to this agenda item. Councilmember Hohenshelt made a motion to approve the  
1100 ordinance as presented. Councilmember White seconded the motion. The ordinance  
1101 was read as follows:

1102 CITY OF ROCKWALL, TEXAS  
1103 ORDINANCE NO. 16-\_\_\_\_  
1104

1105 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING  
1106 CHAPTER 30. PARKS AND RECREATION OF THE CITY'S CODE OF  
1107 ORDINANCES IN ARTICLE V. PARK USE AND RENTAL FEES;  
1108 SECTION 30-131. FEES FOR FACILITIES; PROVIDING FOR  
1109 REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING  
1110 FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE  
1111

1112 The motion passed by a vote of 7 ayes to 0 nays.

- 1113 4. SP2016-008 - Discuss and consider a request by Vincent Jarrard of  
1114 Eurythmic Design Group Architects on behalf of the owner Cameron  
1115 Bagley of Racetrac Petroleum, Inc. for the approval of a variance to the  
1116 building orientation in conjunction with an approved site plan for a car  
1117 wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land  
1118 identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a  
1119 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition,  
1120 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,  
1121 situated within the SH-205 Overlay (SH-205 OV) District, addressed as  
1122 2003 S. Goliad Street, and take any action necessary.

1123 Planning Director Ryan Miller provided background information related to this agenda  
1124 item. The applicant is requesting the approval of a variance in conjunction with an  
1125 approved site plan for the purpose of constructing a 7,355 sq. ft. Car Wash facility. The  
1126 property is zoned Commercial (C) District, is within the SH-205 Overlay (SH-205 OV)  
1127 District, and is located at 2003 N. Goliad Street, just north of the intersection of SH-205  
1128 and IH-30. The applicant's site plan request included a special exception to allow for  
1129 cultured stone in lieu of natural/quarried stone. The ARB reviewed a material sample of  
1130 the cultured stone and recommended approval of the special exception. This special  
1131 exception was also approved by the Planning and Zoning Commission at the May 10,  
1132 2016 Planning and Zoning Commission meeting. The applicant is requesting a variance  
1133 to allow the tunnels of the car wash to face SH-205. He explained that according to  
1134 Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses, of  
1135 the Unified Development Code (UDC) (e)ntrances and exits to the car wash shall not  
1136 directly face any public street. To help mitigate for the requested variance the tunnels  
1137 will be shielded by the point of sale pavilion and landscaping will be added.

1138  
1139 After brief comments, Councilmember Lewis made a motion to approve the variance  
1140 request. Councilmember Milder seconded the motion, which passed by a vote of 7 ayes  
1141 to 0 nays.  
1142

1143 5. **SP2016-009** - Discuss and consider a request by Eric Morff of Cole on  
1144 behalf of the owner 2804 Ridge, LLC for the approval of variances  
1145 relating to the building articulation and roof design standards in  
1146 conjunction with an approved site plan for a restaurant with drive-through  
1147 (i.e. Panera Bread) on a 0.93-acre parcel of land identified as Lot 2 of the  
1148 Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned  
1149 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and  
1150 Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and  
1151 take any action necessary.

1152 Mr. Miller explained that the applicant is requesting approval of variances relating to the  
1153 building articulation and roof design standards in conjunction with an approved site plan  
1154 for the purpose of constructing a 4,300 sq. ft. restaurant with a drive-through facility (i.e.  
1155 Panera Bread). The 0.93-acre parcel of land is zoned Commercial (C) District, is within the  
1156 IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SOV) Districts, and is generally located  
1157 on the southwest corner of IH-30 and Ridge Road and is addressed as 2804 S. Goliad  
1158 Street.  
1159

1160 The applicant is requesting variances to the *Unified Development Code* (UDC) essentially  
1161 related to the building articulation requirements as well as a variance pertaining to not  
1162 meeting the pitched roof standards. He explained that one of these two variances will  
1163 require a simple majority vote; however, the second variance request will require a  $\frac{3}{4}$   
1164 majority vote of Council in order for it to be approved.  
1165

1166 After brief comments, Councilmember Milder made a motion to approve SP2016-009 and  
1167 the associated variance request for the following:

1168 a) *Article V, Section 4.1 General Commercial District Standards – A variance to allow*  
1169 *for not meeting the Building Articulation requirements for vertical articulation as*  
1170 *established in Art. V, Sec. 4.1, C.1.b. of the Unified Development Code (UDC).*  
1171

1172 Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

1173 Councilmember Milder subsequently made a motion to approve SP2016-009 and the  
1174 following variance request:

1175 b) *Article V, Section 6.1 General Overlay District Standards – A variance to*  
1176 *allow for not meeting the Pitched Roof standards for buildings less than*  
1177 *6,000 sq. ft. in area as established in Section 6.6, C.2 of the IH-30 OV*  
1178 *District and Section 6.8, D.2. of the SOV District of Art. V, of the Unified*  
1179 *Development Code (UDC).*

1180 Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

1181 6. **SP2016-010** - Discuss and consider a request by Glen Cox for the  
1182 approval of shared parking agreement in conjunction with an approved  
1183 site plan for an office building on a 2.60-acre tract of land identified as Lot  
1184 1, Block A, Corrigan Law Office Addition [0.31-acres] and Lot 8, Block A,

1185 Municipal Industrial Park Addition [2.29-acres], City of Rockwall, Rockwall  
1186 County, Texas, zoned Light Industrial (LI) District, addressed as 805, 815  
1187 & 821 T. L. Townsend Drive, and take any action necessary.

1188 **Mr. Miller provided brief background information on this agenda item. He explained that**  
1189 **the Shared Parking Agreement will involve the existing office building located at 815 T. L.**  
1190 **Townsend Drive, the proposed office building, and a future building site and is located**  
1191 **on a 2.60-acre tract of land zoned Light Industrial (LI) District. The property is generally**  
1192 **located at the intersection of T. L. Townsend Drive and Whitmore Drive and is addressed**  
1193 **as 805, 815 & 821 T. L. Townsend Drive. It was explained that a Shared Parking**  
1194 **Agreement for the office complex will assure that adequate parking will be provided. If**  
1195 **approved, the office development will exceed the minimum standards for parking by 4**  
1196 **spaces.**

1197  
1198 **Councilmember White made a motion to approve SP2016-010. Councilmember**  
1199 **Townsend seconded the motion, which passed unanimously (7 ayes to 0 nays).**

- 1200 **7. SP2014-011 - Discuss and consider a request by Tom Pritchett on behalf**  
1201 **of Channell Commercial Corporation for the approval of alternate**  
1202 **landscape plan in conjunction with an approved site plan for an office and**  
1203 **industrial facility on an 18.763-acre parcel of land being identified as Lot**  
1204 **1, Block A, Channell Subdivision, City of Rockwall, Rockwall County,**  
1205 **Texas, being zoned Light Industrial (LI) District, situated within the SH-**  
1206 **205 By-Pass Corridor Overlay (205 BY-OV) District, addressed as 1700**  
1207 **John King Boulevard, and take any action necessary.**

1208 **On July 8, 2014, the Planning and Zoning Commission approved a site plan for a 295,910**  
1209 **SF office, manufacturing and warehouse facility identified as the future corporate**  
1210 **headquarters for the Channell Commercial Corporation. As part of this case, a landscape**  
1211 **plan conforming to the requirements for a property situated in the SH-205 By-Pass**  
1212 **Overlay (SH-205 BY OV) District and a Light Industrial (LI) District was approved. The**  
1213 **applicant has since requested to change the landscape plan on the grounds that the**  
1214 **previously approved plan does not scale well in relation to the building and the**  
1215 **intersection at Justin Road and John King Boulevard.**

1216  
1217 **Mayor Pruitt made a motion to approve SP2014-011. After brief comments,**  
1218 **Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 a yes to 0**  
1219 **nays.**

1220  
1221  
1222 **The Council did not convene in Executive Session following the close of the public**  
1223 **meeting agenda.**

1224  
1225  
1226 **XV. EXECUTIVE SESSION**  
1227

1228 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**  
1229 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**  
1230 **CODE:**  
1231

- 1232 1. Discussion regarding legal options available to the City pertaining to  
1233 possible violations of drainage and detention development standards  
1234 pursuant to Section §551.071 (Consultation with Attorney)
- 1235 2. Discussion regarding a facility agreement for a property adjacent to Ridge  
1236 Road pursuant to Section §551.072 (Real Property) and Section  
1237 §551.071 (Consultation with Attorney).
- 1238 3. Discussion regarding appointment of city council subcommittees, board  
1239 liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074  
1240 (Personnel Matters).

1241 **XVI. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

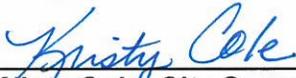
1242  
1243 **The Council did not convene in Executive Session following the close of the public**  
1244 **meeting agenda.**

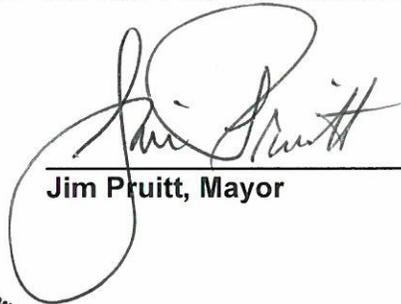
1245  
1246 **XVII. ADJOURNMENT**

1247  
1248 **Mayor Pruitt adjourned the meeting at 10:14 p.m.**

1249  
1250  
1251 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**  
1252 **THIS 6<sup>th</sup> day of June, 2016.**

1253  
1254  
1255  
1256 **ATTEST:**

1257   
1258 \_\_\_\_\_  
1259 **Kristy Cole, City Secretary**

  
\_\_\_\_\_  
**Jim Pruitt, Mayor**

