

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, January 03, 2022 - 6:00 PM

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

I. CALL PUBLIC MEETING TO ORDER - (6:00 P.M.)

Mayor Fowler called the public meeting to order at 6:00 p.m. with all seven council members being present (Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt and Council Members Clarence Jorif, Dana Macalik, Trace Johannesen, Bennie Daniels and Anna Campbell). City Manager Mary Smith was also present. Assistant City Manager Joey Boyd and City Attorney Frank Garza were absent from the meeting.

II. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER JOHANNESSEN

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

III. OPEN FORUM

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided various comments pertaining to sidewalks and other issues related to case Z2021-048 (on tonight's Consent Agenda for 2nd reading). He generally spoke about homeowner input he personally collected, indicating that he understands that said input is not formally being accepted by the city (since those homeowners did not submit their input DIRECTLY to the city thru the proper channels). However, he hopes that the Council will consider the input, which he said shows that homeowners are overwhelmingly opposed to installation of sidewalks, and he also hopes the Council will delay taking action on the ordinance's second reading this evening. He went on to discuss floodplain related concerns pertaining to the proposed detention pond, generally indicating that he obtained a copy of the draft floodplain study from staff members earlier today. He wants Council to delay taking action to allow the HOA and homeowners to negotiate some things with the developer, as he believes approval of this will result in increased costs to the HOA.

The City Engineer pointed out that since the developer wants to construct things on the HOA's property, the HOA will have an opportunity to have input at a later point in the process.

IV. CONSENT AGENDA

1. Consider approval of the minutes from the December 20, 2021 regular city council meeting, and take any action necessary.
2. **Z2021-048** - Consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of an ordinance for a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of

the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary (2nd Reading).

3. **Z2021-049** - Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of an ordinance for a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary (2nd Reading).
4. Consider authorizing the City Manager to enter into a contract for Professional Engineering Services with Freese and Nichols, Inc. in the amount of \$62,350.00 (to be funded by the Engineering Consulting Budget) to perform a comprehensive update of the City's Master Thoroughfare Plan (MTP), and take any action necessary.
5. **P2021-065** - Consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.
6. **P2021-066** - Consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a Replat for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 12, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda, as presented (#s 1, 2, 3, 4, 5, and 6). Councilmember Johannesen seconded the motion. The two ordinance captions were read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-01**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO.'S 17-08, & 19-41] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, 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.

**CITY OF ROCKWALL
ORDINANCE NO. 22-02
SPECIFIC USE PERMIT NO. S-266**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED

DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve the Consent Agenda in its entirety passed by a vote of 7 ayes to 0 nays.

V. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Building Inspections Monthly Report - November 2021
2. Fire Department Monthly Report - November 2021
3. Parks & Recreation Department Monthly Report - November 2021
4. Police Department Monthly Report - November 2021

No discussion took place related to departmental reports, and Council took no action related to them. Councilmember Macalik shared that within the last few days, a serious fire occurred at a residence near Yacht Club and Harbor Landing Drive in the Chandler's Landing subdivision. She has heard that the homeowner is still in the "burn unit" at Parkland Hospital. She wanted to recognize the firefighters and the police officer who were on scene assisting that evening.

VI. ADJOURNMENT

Mayor Fowler adjourned the meeting at 6:13 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS
18th DAY OF JANUARY, 2022.



KEVIN FOWLER, MAYOR

ATTEST:


KRISTY COLE, CITY SECRETARY

