



ROCKWALL CITY COUNCIL MEETING

Monday, June 17, 2024 - 6:00 PM

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

I. Call Public Meeting to Order

Mayor Pro Tem Jorif called the meeting to order at 6:00 p.m. with the following council members and staff being present: Mayor Pro Tem Clarence Jorif, Councilmembers Mark Moeller, Sedric Thomas, Dennis Lewis and Tim McCallum; City Manager Mary Smith and Assistant City Manager Joey Boyd. Mayor Trace Johannesen and Councilmember Anna Campbell were both absent from the meeting. City Attorney Frank Garza listened

II. Invocation and Pledge of Allegiance - Councilmember Lewis

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

III. Proclamations / Awards / Recognitions

1. Tourism Friendly Community Proclamation

Mayor Pro Tem Jorif called forth members of the Rockwall Area Chamber of Commerce. He then read and presented them with this proclamation. Mayor Pro Tem Jorif thanked members of the Chamber and of the Rockwall community for all they do to promote the City of Rockwall. Representatives of the Chamber briefly spoke, thanking staff member Jodi Willard, Director of Tourism, for all of her efforts.

IV. Open Forum

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

Melba Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Ms. Jeffus shared that she traverses the intersection of John King Boulevard and Airport Road multiple times per day each week. She shared that she observes people ignore the stop signs at this intersection regularly. She is not sure what it will take to get a traffic signal light installed at this intersection, but she strongly encouraged the city to look into this and do whatever is necessary to get one placed at this intersection. She hopes it will not take the loss of a life in order to get a traffic signal installed here.

Richard Henson
2424 FM 549
Rockwall, TX

Mr. Henson generally conveyed that over the past year or so, a large topic of conversation within the

community has been “density.” He stated that several county commissioners have recently been elected after utilizing ‘helping to control density specifically in the ETJs’ as part of their (campaign) platform. This evening, as part of this particular meeting, he urged the city to make a motion, have a ‘second’ and take a vote in order to call for the city’s Comprehensive Planning Committee to meet and have discussions to help the Council with the topic of ‘density.’ Mary Smith, City Manager, indicated that the Council cannot take action or vote on this topic this evening since it is not a topic specifically appearing on tonight’s meeting agenda. However, the city staff and council will consider his request for the Committee to meet.

V. Consent Agenda

1. Consider approval of the minutes from the June 3, 2024 city council meeting, and take any action necessary.

Councilmember Lewis moved to approve the Consent Agenda item (#1). Councilmember McCallum seconded the motion, which passed unanimously of those present (Johannesen and Campbell were absent).

VI. Public Hearing Items

1. **Z2024-024** - Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary (**1st Reading**). - **ITEM POSTPONED** - **New Public Hearing date is July 1, 2024.**

Mayor Pro Tem Jorif announced that this public hearing item has been postponed and will be heard / considered at the Monday, July 1 city council meeting at 6:00 p.m. No formal action was taken at this time.

2. **Z2024-025** - Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (i.e. *Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary (**1st Reading**). - **ITEM POSTPONED** - **New Public Hearing date is July 1, 2024.**

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3. **Z2024-026** - Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary (**1st Reading**). - **ITEM POSTPONED** - **New Public Hearing date is July 1, 2024.**

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4. **Z2024-027** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary (1st Reading). - **ITEM POSTPONED** - New Public Hearing date is July 1, 2024.

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5. **Z2024-023** - Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information concerning this agenda item. This case came before Council at a previous meeting; however, it was delayed due to Council wanting to see submission of an updated concept plan that adhered to the city's parking requirements. The applicant is requesting an SUP for a 107 room or 61,496 sq. foot residence hotel on this property, which is located just east of the intersection of Fit Sport Boulevard and Corporate Crossing. It is zoned "Commercial" and is located within the city's FM549 Overlay District. The hotel does meet the all of the city's conditional land use requirements for the requested use; however, the Commercial District allows a maximum height of 60', but this can be increased via an SUP approved by Council, by up to 240'. The applicant, in this case, is requesting an additional 5' in height for a total of 65' in height.

Regarding parking, staff reviewed it, and initially it showed a deficiency of 25 parking spaces (13 for the hotel and 12 additional spaces that were removed from the adjacent AmeriSport property to provide cross access). Mr. Miller went on to show an updated concept plan from the applicant. The updated plan adds back in the 25 spaces plus provides an additional 7 spaces. This updated plan does meet all of the city's requirements at this point for an SUP request to be considered, which is a discretionary decision on the part of Council. The City's P&Z Commission has reviewed the request and has recommended its approval to Council this evening. In addition, 9 property owner notifications were sent out to adjacent property owners located within 500' of the subject property; however, no responses have been received

back at this time.

Randy Eardley
Weir & Associates
2201 E Lamar Blvd. (Suite #200e)
Arlington, TX

Mr. Eardley shared that the site plan that was updated had previously been submitted; however, it did not have time to make it into the informational city council meeting packet last time. There was a calculation error on the parking spaces; however, at this point, the parking is above the required parking for both the hotel site and the AmeriSports location.

Shane Keilty
Structured Real Estate
6831 North 73rd Street
Scottsdale, Arizona

Mr. Keilty offered to answer any questions anyone may have at this time.

There being no questions of Council, Mayor Pro Tem Jorif opened the public hearing, asking if anyone would like to come forth and speak at this time.

Melba Jeffus (address shown above during Open Forum) came forth and shared that she and her husband have been visiting this location on weekends ever since this case came up. She believes that adding 25 spaces is not something that is going to solve the parking problems. Although it may be what the "Code" says and/or what can get approved, it does not negate that the parking at this location (at AmeriSports) is horrible. Perhaps the applicant needs to purchase some additional, adjacent property to place more parking. She urged Council to really take a look at the parking concerns.

There being no one else wishing to come forth and speak, Mayor Pro Tem Jorif then closed the public hearing.

Councilmember Lewis pointed out there are 144 spaces, with 25 spaces having been added. He asked for clarification on if only a residence hotel can go at this location, or if some other type of hotel could go there. Mr. Miller shared that a 'residence hotel that meets the city's comp plan would be permitted."

Councilmember Moeller went on to speak, indicating that he has visited the nearby Amerisports facility again recently, and it essentially remains absolutely packed as far as parking is concerned. Right now, before the hotel is even potentially built, parking is awful, and there is no way a fire truck could get down to the AmeriSports facility, and – even if it could – it would not be able to turn around. The parking poses a serious public safety problem. He knows that there will be a lot of staff members working at the hotel, in addition to all of the patrons who will be staying overnight in the hotel. He strongly believes that there will not be adequate parking for this hotel. He urged the applicant to look into the parking, even though some additional parking has been worked into the concept plan. He still does not believe it will be adequate parking.

Councilmember McCallum shared that the parking poses a big problem. Although he knows the updated concept plan 'meets the code,' regarding this particular type of facility (AmeriSports), there are games being held there, and the timing of those games means that teams are overlapping (thus contributing to inadequate parking to begin with).

The Planning Director provided brief details of how this case might move forward, process and time wise, if the applicant were to submit an updated site plan (again) to further address parking. His point in doing so is to say that that process will likely end up taking longer than the city council could potentially 'table the case.' So, the Council may want, instead, to consider denying the case without prejudice to allow the applicant an opportunity to return at a later date to revisit the parking (and/or other matters, such as Engineering).

Councilmember McCallum went on to make a motion to deny Z2024-023 without prejudice. He explained he is not in opposition to the hotel; however, he recognizes there is a significant parking problem that needs to be solved. Councilmember Moeller seconded the motion.

Councilmember Lewis shared that there are existing parking problems that need to be solved before potentially creating even bigger (parking) problems. Mayor Pro Tem Jorif shared that his biggest fear is related to public safety, and he agrees with concerns expressed this evening by other city council members. He urged the applicant to come back with a proposal that council and the residents of Rockwall can feel more comfortable with.

The motion then passed unanimously of those present (5 ayes with 2 absences – Johannesen and Campbell).

VII. Adjournment

Mayor Pro Tem Jorif adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 1st DAY OF JULY, 2024.

ATTEST:


KRISTY TEAGUE, CITY SECRETARY


TRACE JOHANNESSEN, MAYOR

