



ROCKWALL CITY COUNCIL MEETING

Monday, April 21, 2025 - 4:00 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 4:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

Work Session item #2 was addressed first, following the 'call to order.'

II. Work Session

1. Hold work session with representative(s) from Parkhill regarding the city facilities planning study.

City Manager Mary Smith indicated the city is not proposing a bond proposal at this time, and none is planned. She shared that when the mayor was initially sworn in, one of his areas of focus was to undertake long-term planning for future city facility needs. So, Parkhill is here to discuss the results of these study and planning-related efforts.

Michael Howard, Principal with Parkhill then came forth and provided a presentation to Council concerning the study, its scope, results, some recommendations and some cost-related considerations. No questions were asked of Council following the presentation, and no action was taken.

2. Hold a work session to discuss the 2025 Existing Conditions Report, prepared by the Planning Department of the City of Rockwall, including land use, key developments, current conditions, and future planning considerations based on recent population growth, development, and legislative changes.

Planning Director, Ryan Miller, provided a lengthy presentation, briefing the Council on this report, which had been provided in the informational meeting packet for today's meeting. Following brief questions and answers between Council and staff, Council took no action as result of this discussion.

At 5:13 p.m., Mayor Johannesen read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

III. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).
2. Discussion regarding possible sale/purchase/lease of real property (1) in the vicinity of

downtown, (2) in the vicinity of The Harbor District, and (3) in the vicinity of SH-205, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

3. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

IV. Adjourn Executive Session

Council adjourned Ex. Session discussions at 5:55 p.m.

V. Reconvene Public Meeting (6:00 P.M.)

Mayor Johannesen reconvened the public meeting at 6:00 p.m.

VI. Invocation and Pledge of Allegiance - Councilmember McCallum

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

VII. Proclamations / Awards / Recognitions

1. Rockwall Fire Department "Best Practices" Recognition by TX Fire Chiefs Association

Mayor Johannesen called forth Rockwall Fire Chief, Kenneth Cullins, along with many of the Command Staff and firefighters. Chief Joel Baker of the Austin Fire Department (current President of the TFCA) and Chief James Mallinger (past President of the TFCA) of Cedar Park Fire Department were also present. Chief Cullins read information about the best practices program and associated recognition. Chief Baker followed up with expressing how big of an achievement this is, providing congratulatory comments and applauding Chief Cullins and the RFD for attaining this high honor.

VIII. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Dr. Jean Conway of the Planning & Zoning Commission came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following the briefing.

IX. Open Forum

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

**Keri Moore
2000 Ridge Crest Place
Rockwall, TX**

Ms. Moore came forth to express concerns regarding safety for Ridge Road West. She shared that she lives in The Shores, and as a concerned homeowner and mother, she is approaching the City to urge action to make Ridge Road West a safer roadway. She shared that she recently met with Councilmember Thomas, and also the Rockwall Police Department has amped up monitoring along the roadway.

However, the roadway is not safe enough. She would like crosswalks installed at certain intersections. She would also like additional "Children at Play" signage as well as reduction of the speed limit by 5-10 mph. She shared that rumble strips may be a good option for us here in Rockwall, as her husband who is a driver for Dallas Fire Rescue, has suggested he believes these strips work well in certain neighborhoods in Dallas. She respectfully thanked Council for consideration of her concerns.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth to speak about Chapter 380 agreements, acknowledging they are done in private; however, he would like for the public to be more readily made aware of these agreements. He suggested that a briefing of the details of each agreement be publicly read (like ordinance captions are) and that the agreements themselves be permanently attached to approved minutes. He went on to also speak about the city's Comprehensive Plan, sharing that he has concerns about the term "ultra-low density," which is typically defined as 'estate.' He went on to share some suggestions about how to define density levels when the city's Comp Plan is again reviewed by the Council appointed citizen committee. Mrs. Smith, City Manager, indicated that Chapter 380 agreements are public record, and they are uploaded to the TX Comptroller's website where anyone may freely access them.

There being no one else wishing to come forth and speak at this time, Mayor Johannesen then closed Open Forum.

X. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the City Manager to complete a land donation agreement in the Harbor District. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif moved to reappoint Chip Imrie to the N. TX Municipal Water District for a term to run from June 1, 2025 through May 31, 2027. Councilmember Thomas seconded the motion, which passed unanimously of those present (7 to 0).

XI. Consent Agenda

1. Consider approval of the minutes from the April 7, 2025 city council meeting, and take any action necessary.
2. Consider approval of an ordinance temporarily altering (reducing) the speed limit on the IH-30 frontage roads during (re)construction within the corporate city limits, and take any action necessary. **(2nd Reading)**
3. Consider authorizing the City Manager to execute a professional engineering services contract with Kimley-Horn and Associates, Inc. for the Forest Trace Reconstruction Project in an amount not to exceed \$234,100, to be paid for out of the 2018 Street Bond funds and water/wastewater funds, and take any action necessary.
4. Consider authorizing the City Manager to execute a professional engineering services contract amendment with Kimley-Horn and Associates, Inc. to perform additional engineering design services and specifications for the drainage for the North Lakeshore Drive (State Highway 66 to Masters Boulevard) Reconstruction Project in the amount of \$258,100, to be paid for by 2018

Street Bond funds, and take any action necessary.

Councilmember Lewis moved to approve the Consent Agenda (#s 1, 2, 3 and 4). Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-20**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, TEMPORARILY ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY 30 (IH-30) FRONTAGE ROADS OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

XII. Action Items

1. Discuss and consider proposed changes to the city's solid waste collection services contract, and take any action necessary.

City Manager Mary Smith explained that staff has done what Council previously requested, which was to research garbage-related costs and service levels / structures that various cities throughout the metroplex currently have in place. She went on to explain that information from this research has been included in the informational packet for review by the public and by Council.

Councilmember McCallum thanked staff for putting the information together and the mayor for his suggestion to have surveys done. He then shared his own analysis of the current proposal from Republic, explaining that service levels and the way service is structured in other cities makes it hard to pinpoint how our city's proposed service fits into the comparison with other surveyed cities. He explained the analysis he has done, and noted it showed that the average rate charged for one time per week pick up versus our proposed rate was 27.5% higher than the average of other surveyed cities, and, among the twice per week pick up cities surveyed, our current rate was 18.89% lower on average than those cities surveyed. He commented about this being a \$53 million contract that has a built-in cost escalation annually. He went on to share that he believes going out for bid could result in savings to the citizens. At a minimum, even if the city does not go out to bid, he urged the council to direct staff to at least go back to the current vendor and attempt to further negotiate a "best and final" proposal as far as pricing is concerned.

Mayor Johannesen wonders how McCallum's data and analysis accounts for cities that were included in the research that are located across the lake and take garbage to different landfills. Councilmember McCallum acknowledged his analysis did not account for distances from the landfills. Rick Bernas with Republic Waste came forth and shared details regarding his own analysis, including evaluating the distance (and estimated traffic-related times) from the landfills (for both Rockwall and for other municipalities that were included in the research).

During the discussion, Councilmember Thomas shared that he did a lot of research, by taking a 'trust but

verify approach' in calling and speaking himself to representatives in other cities. In part, he shared that most residents in other cities are used to (only) once per week trash pickup. He pointed out that the rates that get charged to the customers are subsidized, in some cases, by other cities. It's really the bulk pick up and extra carts that reflect the large variances among pricing from city to city. Things like requiring that bulk be bundled (or not) as well as some contractors who will not pick up trash if the lid of a cart does not shut all the way are, in some regards qualitative matters, but they also have quantitative impacts on citizens. He shared that most are moving way from twice per week pick up (even if they have had twice weekly pick up in the past). He believes that with our city having mature trees and vegetation, the bulk pricing is what is going to have the heaviest impact on our costs. He went on to share that when he previously put forth a motion to move forward with staying with Republic and approving the proposed rate at the last meeting, he had done extensive research, and – since that time – he has researched even further. So, he expressed his stance has still not changed. He still believes that the city should move forward with Republic and its proposed rates and structure (re: once per week, not having to bundle bulk, etc.).

Councilmember Lewis shared that citizens not having to bundle bulk is a big deal (an advantage). Also, he shared that landscapers in our city take advantage of our city's bulk pick up that Republic has been providing. He believes that a limitation of 6 cubic yards may be problematic because he wonders what will happen when only half of what is put out is picked up, and the remainder of the pile remains still sitting there. He believes that making people purchase extra bag tags for pickup of additional (regular) trash may also be problematic.

Mr. Bernas briefly commented about homes in Rockwall located on very, vary large estate lots that put out larger amounts of bulk trash and are in essence being subsidized by those who are on smaller lots who put out far less bulk or put out no bulk trash at all.

Councilmember Campbell commented that she has heard citizens express concerns about going from twice per week pick up down to just once weekly as well as concerns related to the increased cost. Especially given going from twice per week pick up to only one time per week, she wonders if the cost could come down some, below \$25 to maybe \$23.50 or \$24. She also has concerns about 'extra tags' having to be picked up and paid for at city hall if a resident periodically has extra trash that needs to be picked up. Mrs. Smith shared that she has heard some individuals comment that, rather than pay \$3.00 for one extra bag of trash (one tag), they would just rather pay a \$5 rental for a second cart for the whole month. She has also heard some concerns from those living in other cities who have Republic as their service provider, specifically related to bulk and associated aesthetics.

Mr. Bernas provided comments pertaining to costs, including topics like adding routes, growth, traffic, travel times to the landfill, etc. The landfill Republic takes Rockwall's waste to is 8-9 miles away off of George Bush at the Miles/Merit Road exit. He believes that \$25 is right in line with where every other provider is at. Councilmember Lewis asked for clarification on what twice per week pick up might realistically cost nowadays. Mr. Bernas shared that it would be in "in the \$30s." Councilmember Lewis shared that one big positive is that staff members will get off of the back of the trucks (because the pick up will become automated), and that is a big positive for safety-related reasons.

Councilmember McCallum shared that he realizes there did not previously seem to be support for going out for bid; however, even a small reduction in the monthly rate would make a difference. So he again urged Council to consider directing staff to further negotiate with Republic to arrive at a 'best and final' offer. He has heard citizens express they do not want twice weekly pickups taken away, they have

expressed concerns about bulk, and they especially do not want to have to go obtain tags/stickers – they do not want to become Austin.

Mrs. Smith shared that back in October the Council directed her to negotiate with Republic Waste, so in January, she explained that she did so. Through that process, the pricing and service structure got whittled down and arrived at and brought forth in its current form for consideration. She explained that it originally started out at a higher monthly rate with other things like the rate for the extra carts being originally higher but adjusted down and commercial rates being adjusted as well as how much (volume of) bulk twice monthly, etc. McCallum asked if anything about the most recent data would cause Mrs. Smith to change her assessment at all. Mrs. Smith commented that it would not particularly change her assessment. She shared that if the city is going to try and negotiate the price down even further than that which has already been negotiated, the city will likely have to figure out what it is going to give Republic in return. Councilmember McCallum commented that if that's the case, he definitely thinks the city should go out for bid.

Councilmember Moeller commented about “corporate philosophy,” asking Bernas to summarize Republic's past history of ‘giving back to the community’ and asking if the company will continue that practice moving forward. Mr. Bernas shared that the company has given hundreds of thousands of dollars back to the Rockwall community, and – after giving one example of how they gave back during Covid to help support local restaurants – he confirmed the company will continue doing those sorts of things.

Mayor Johannesen indicated that he is satisfied with the negotiations that have transpired so far, and he believes the data shows that things are ‘right in line.’ He then moved to instruct staff (the city manager) to execute the contract as presented. Councilmember Thomas seconded the motion. He believes a lot of research has been done, and he is glad the data / information has been included in the meeting packet so that the citizens can see the level of effort that went into this prior to the Council reaching the point of saying, “we are comfortable with the numbers.”

Councilmember Lewis shared that he is still hung up on the bulk limitation(s). He believes Republic has done a great job, but he wonders if there is any ‘give’ on the 6 yards of bulk limitation. Mr. Bernas shared that it is twice / month – over 120 yards to be used for bulk and brush per year - and bulk is what drives the price up. He explained that the company has to try, somehow, to control the cost and the amount, and requiring that bulk be bundled is one way to control quantities and cost; however, this proposal is not requiring bulk to be bundled. He went on to share that ‘unlimited bulk’ is a thing of the past. Councilmember Lewis again expressed his belief that the limit on the volume of bulk per pick up will be problematic for citizens. Councilmember Campbell shared that she has a problem with the pricing, and that is the feedback she has personally heard from citizens she has spoken to previously. Councilmember McCallum shared that the city will have gone twenty-two years without going out for bid, and for that reason, coupled with several other reasons (i.e. a price increase for half the service), he will not be able to support the motion this evening.

The motion then passed by a vote of 4 ayes with 3 nays (Campbell, Lewis and McCallum).

2. **MIS2025-004** - Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Miscellaneous Request for a Variance to the Utility Placement requirements of the General Overlay District Standards to allow overhead utilities along a portion of SH-276 between John King Boulevard and Rochelle Road and a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of

Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

Planning Director, Ryan Miller provided background information concerning this agenda item. On July 5, 2022, the City Council approved a request REDC to allow the overhead powerlines along Corporate Crossing and SH-276 to remain in place until July 5, 2027, at which time the REDC planned to underground the lines. According to a letter submitted by the REDC, this extension was necessary due to "... four (4) projects and two (2) regional detention ponds in the development pipeline that ... [would] be impacted by these existing OH [overhead] utilities [i.e. the powerlines located adjacent to Corporate Crossing and SH-276]." Since this approval, the REDC has completed one (1) of the two (2) regional detention ponds, with the second currently in the engineering phase. Additionally, one (1) of the four (4) development projects -- Integrated Defense Products (IDP) -- has been completed, while another project -- Chewters Chocolates -- is currently under construction. The applicant is now requesting that the existing, overhead power lines be allowed to remain in place in perpetuity. The REDC is indicated that \$500k has already been spent on design costs, and an additional \$9 million is the estimated project cost (for putting the lines underground). Mr. Miller went on to explain that granting this request is a discretionary decision on the part of Council. The city's Planning & Zoning Commission recently voted 5 to 0 (with two commissioners absent) to recommend denial of this request.

Mayor Johannesen commented that he watched the P&Z Commission meeting, and he believes that P&Z did not have all of the contextual facts and information necessary when making their decision on this request.

Justin Lee, Chairman of the REDC, came forth and briefly introduced John Hohenshelt (REDC Boardmember) and Phil Wagner (Executive Director). Hohenshelt then came forth and briefly requested Council consideration pertaining to this request, indicating that he wrote a brief, one-page summary of the REDC's request, which has been provided to Council in its informational meeting packet this evening. He briefly explained that the REDC Board voted unanimously to not spend REDC monies (taxpayer funds) to bury the power lines.

Councilmember McCallum shared that he and Councilmember Lewis (REDC liaisons) did not know this was going to be on the agenda, and he wishes they would have known since they may have been able to solve some of the issues. He asked for clarification, indicating he believes this request would exclude both public and private property owners from ever having to bury the power lines. He went on to express he does not believe that taxpayer dollars should be spent on private industry. He went on to express his belief that all private land (not owned by the REDC) should be taken out of the variance.

Councilmember Campbell asked for clarification on why these regulations were adopted (to bury powerlines) twenty years ago. Mr. Miller shared that originally the reason for burying power lines was for aesthetics only, but it also avoids impacts to power lines due to inclement weather (such as ice, high winds, etc.). City Manager, Mary Smith, commented that at Rockwall County Days, a person from the Public Utility Commission of TX spoke and was asked about if the state and/or Oncor would be putting money into burying above-ground power lines. The PUC representative indicated he does not believe that will happen and that putting them underground is no safer than having them above ground. Councilmember Campbell went on to share that she does not believe the city should be burying powerlines -- period.

Councilmember McCallum clarified that he believes that all private owned lands need to be exempted

from this variance request, if Council is to approve the variance this evening. The city attorney, Frank Garza, shared that the REDC only has the authority to request a variance related to property the REDC owns.

Following Mr. Miller summarizing the REDC's original request from 2022 and the various reasonings for it, Councilmember McCallum went on to make a motion to approve the variance subject to all private-owned lands being taken out and all REDC-owned properties will remain within the variance (and the variance is kept as part of the land, regardless of future ownership, and it pertains to properties within the boundaries of the REDC's Tech Park along SH-276 and Corporate Crossing. Councilmember Lewis seconded the motion.

Indication was given that this action will pre-empt the other, previous variance. Councilmember Lewis clarified that he is seconding and voting on a motion that means that the REDC is never going to have to bury power lines along the boundary lines of the Technology Park, and if the REDC sells some of the properties, the new owners will not have to bury the power lines either. Mayor Johannesen indicated that all council members seem to be in agreement that it is not a good idea to use public tax dollars to pay to bury power lines. Following the additional clarifying commentary, the motion passed by a vote of 7 ayes to 0 nays.

XIII. Public Hearing Items

1. **Z2025-011** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of an ordinance for a *PD Development Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. On February 14, 2025, the applicant submitted an application requesting the approval of a *PD Development Plan* to allow the development of seven (7) townhomes on the subject property at the northwest of the intersection of Glen Hill Way and Ridge Road [SH-740] across the street from the Glen Hills Cemetery. Based on the proposed concept plan, the townhomes are split into two (2) buildings, with four (4) townhomes facing directly onto Glen Hill Way and the remaining three (3) townhomes facing onto an internal new street. In addition, there will be three (3) guest parking spaces, two (2) park benches, and two (2) dog waste stations. The townhomes incorporate elements of the Tuscan architectural style and utilize earth tones. The internal new street will be constructed of concrete, have no sidewalks, and have pedestrian lighting. On February 21, 2025, staff mailed 47 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received four (4) notices in favor and two (2) notices in opposition of the applicant's request. On April 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD development plan by a vote of 5-1, with

Commissioner Hagaman dissenting and Commissioner Thompson being absent.

Mayor Johannesen then opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, then closed the public hearing.

Tyler Adams (applicant)
100 Cottonwood Drive, Suite 104
Richardson, TX

Mr. Adams came forth and provided a brief presentation to Council concerning this request.

Councilmember Thomas asked what size these units will be. Mr. Adams indicated that the smallest bedrooms within the units would be 12' x 12'. He shared that they would technically be four-bedroom units; however, they may market them with one of those being an office. He indicated that they will market them to professionals, and when asked by Councilmember Thomas if the units will be 'for sale' (or only lease), Mr. Adams indicated he cannot really answer that question.

Councilmember McCallum sought and received clarification from Mr. Miller concerning the original intent of these lots, which were for zero lot line / patio homes; however, a previous approval already changed the original intent (when PD-32 was put into place). He asked if Mr. Miller believes what is being proposed meets the city's anti-monotony requirements. Mr. Miller shared that it does seem to be within the spirit and intent of those requirements, specifically related to the positioning of the units from the curb, the varying roof pitches and heights, varying materials that will be used, and varying entryways. Councilmember McCallum went on to share that he cannot support this because what is being proposed has shared walls between units. Therefore, it is multi-family housing, and he cannot support its approval.

Mayor Johannesen expressed concerns about this proposal being 'non-conforming' in several ways, so – although he would normally not be in support of overturning a Planning & Zoning Commission decision – he is having trouble with this one.

Councilmember Moeller generally shared that, considering this particular parcel and its topography, he is not particularly concerned.

Giving indication that for the purpose of progressing the meeting along, Mayor Johannesen moved to approve Z2025-011. Councilmember Moeller seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] 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 EIGHT (8) TOWNHOMES ON A 0.871-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, HARBOR HILLS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED 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 to approve passed by a vote of 4 ayes with 3 nays (Jorif, Johannesen, McCallum).

2. **Z2025-012** - Hold a public hearing to discuss and consider a request by David Gamez for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydston Avenue, and take any action necessary (**1st Reading**).

Mayor Johannesen announced that this public hearing will transpire at the May 5 city council meeting.

3. **Z2025-013** - Hold a public hearing to discuss and consider a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a ten (10) acre tract of land identified Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant would like to construct a one-story 4,862 SF single-family home. On March 18, 2025, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices back regarding the applicant's request. On April 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Thompson absent.

Mayor Johannesen opened the public hearing, but no one indicated a desire to come forth and speak. So, he closed the public hearing.

Councilmember Thomas moved to approve Z2025-013. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-02 OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS;

AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed unanimously of Council (7 ayes to 0 nays).

4. **Z2025-014** - Hold a public hearing to discuss and consider a request by Alexander Trujillo for the approval of an ordinance for a Specific Use Permit (SUP) for *Minor Automotive Repair Garage* on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1460 T. L. Townsend Drive, Suite 116, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information regarding this case. The applicant would like to lease this portion of the overall building in order to operate a business that focuses on vehicle window tinting and vinyl wrap. The customers would be scheduled by appointment only and no overnight vehicle storage will be requested. This type of business requires an SUP within a commercial district. The applicant's request does appear to meet all city standards; however, its approval is a discretionary decision on the part of Council. Staff mailed out 16 property owner notifications to owners and occupants within 500' of the subject property. So far, no notices have been returned (neither 'for' or 'against') concerning this request. In addition, the city's Planning & Zoning Commission has recommended its approval by a vote of 6 – 0.

Mayor Johannesen asked if anyone would like to speak during this public hearing. There being no one indicating such, he closed the public hearing.

Mr. Trujillo, the applicant, then came forth and provided brief comments to the Council regarding this request. Councilmember Campbell asked if vehicles will be stored outside. Mr. Trujillo shared that there will be no need for such storage, and they will never be outside. Mr. Miller shared that they would not be allowed to have outside storage overnight. Councilmember Lewis asked if there will be any offensive smells associated with this business. Mr. Trujillo shared that, no, the main product used will be alcohol.

Councilmember Lewis moved to approve Z2025-014. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MINOR AUTOMOTIVE REPAIR GARAGE* ON A 2.692-ACRE PARCEL OF LAND IDENTIFIED LOT 5, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* 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 passed by a vote of 7 ayes to 0 nays.

5. Z2025-015 - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary (1st Reading).

Mr. Miller, Planning Director, shared details of this request. The applicant would like to construct a 3,110 square foot home along with a proposed guest quarters/secondary living unit (that is proposed to be 626 square feet). Council is asked to evaluate the proposed size, location and architecture when compared to other, existing homes nearby in the established subdivision. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 8-feet, ½-inch in front of the front façade of the home. In this case, the proposed garage is situated 8-feet, ½-inch in front of the front façade of the home which will require a variance from the Planning and Zoning Commission. When looking at this non-conformity, staff should point out that this is not uncommon along the existing housing on S. Clark Street and staff does not feel this will create a negative impact within the subdivision. Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 933 SF Guest Quarters/Secondary Living Unit (i.e. 3,110 SF x 30.00% = 933 SF) based on the operational conditions for a Guest Quarters/Secondary Living Unit. With that being said, the applicant is only requesting a 626 SF Guest Quarters/Secondary Living Unit, which represents 20.13% of the primary structure. This is approximately 9.87% less than what the Unified Development Code (UDC) allows. Mr. Miller went on to share that staff mailed out 84 notices to adjacent land and property owners located within 500' of the subject property, but – as of tonight – staff has received no responses in return.

Mayor Johannesen opened the public hearing, but no one expressed a desire to speak, so he closed the public hearing. Mayor Pro Tem Jorif then moved to approve Z2025-015. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK

1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

6. **Z2025-016** - Hold a public hearing to discuss and consider a request by Ryan Joyce for the approval of an ordinance for a Specific Use Permit (SUP) for an *Accessory Building* on a 2.71-acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information regarding this agenda item. The structure is a total of 5,300 SF in size, where the enclosed building is 4,000 SF and the canopy is 1,300 SF. The accessory structure is situated on a concrete foundation, has an approximate total height of 24.42-feet or 19.21-feet at the midpoint of the roof, and incorporates a 3:12 roof pitch. The proposed building elevations provided by the applicant indicate the front façade will be faced in stone, the front columns for the canopy will have stone footings, and there will a stone wainscot on the side facades.

The applicant, a minor named Asher Joyce, came forth to request approval of this structure, explaining that it will be used to house his "AG" animals.

His father, Ryan Joyce, then came forth and provided some additional details to Council, in part showing a photo that explains the lower roof pitch being proposed. Asher thanked Council for its time and consideration.

Mayor Johannsen opened the public hearing, but no one expressed a desire to speak. So he closed the public hearing.

Councilmember Lewis moved to approve Z2025-016. Councilmember McCallum provided brief comments and received an answer to a brief question. He then seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) 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) FOR AN ACCESSORY BUILDING ON A 5.222-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL

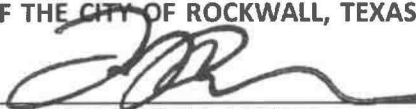
CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XIV. Adjournment

Mayor Johannesen adjourned the meeting at 8:03 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 5th
DAY OF MAY, 2025.


TRACE JOHANNESSEN, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

