
ROCKWALL CITY COUNCIL MEETING

Monday, December 2, 2024 - 5:30 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 5:30 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 and Assistant City Manager Joey Boyd. City Attorney Frank Garza was not present. Mayor Johannesen read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. Executive Session

1. Discussion regarding (re)appointments to city boards and commissions, pursuant to §551.074 (Personnel Matters).
2. Discussion regarding possible City Charter amendments and related legal advice, pursuant to §Section 551.071 (Consultation with Attorney)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:46 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Campbell

Councilmember Campbell delivered

VI. Proclamations / Awards / Recognitions

1. "Life Saving Award" - Rockwall Police Department (Officer Mitchell Attaway)

Officer Attaway was presented this award for valiant acts he performed that helped save the life of a victim who had been stabbed in the neck.

VII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth

and speak at this time.

Richard Henson
2424 S. FM 549
Rockwall, TX

Mr. Henson shared that he has concerns about a proposal that will come before Council for consideration at the meeting just before Christmas later this month. He has begun evaluating that proposal, and all he has identified that is different is fifteen fewer lots, but no estate lots have been added. In addition, there is still 'commercial' proposed to go in across from existing estate lots. Also, the developer has not met with existing, nearby residents. He has a lot of concerns about this proposal, especially with it coming before Council right before Christmas. He thinks that perhaps the developer believes that since it's coming forth just before Christmas, no concerned residents will show up. He went on to provide comments about the city's Comp Plan, and he encouraged Council to make changes to that Comp Plan prior to possibly considering an approval of this upcoming proposal.

VIII. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

IX. Consent Agenda

1. Consider approval of the minutes from the November 18, 2024 city council meeting, and take any action necessary.
2. **Z2024-049** - 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 **(2nd Reading)**.
3. **Z2024-050** - Consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(2nd Reading)**.
4. **Z2024-051** - Consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(2nd Reading)**.
5. **P2024-037** - Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified

as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

6. **P2024-039** - Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.
7. Consider authorizing the City Manager to execute a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of \$176,406.00 to be funded by the Sewer Operations Budget, and take any action necessary.
8. Consider awarding a bid to United Turf & Track associated with athletic field renovations at five locations in the amount of \$114,200 to be funded by the Recreation Development Fund, including authorizing the City Manager to execute related purchase orders and/or contracts, and take any action necessary.
9. Consider approval of a project budget in the amount of \$100,000 for repairs to Fire Station 2, authorizing the City Manager to execute an agreement with Custard Construction Services in the amount of \$78,078.76, amending the FY 2025 Internal Operations Department operating budget, and take any action necessary.
10. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding \$50,000 in funding for AmeriSports, authorizing the City Manager to execute the associated agreements, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-48
SPECIFIC USE PERMIT NO. S-348**

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 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; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' AND '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.

**CITY OF ROCKWALL
ORDINANCE NO. 24-49**

SPECIFIC USE PERMIT NO. S-349

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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5A-R OF THE LOFLAND 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.

**CITY OF ROCKWALL
ORDINANCE NO. 24-50
SPECIFIC USE PERMIT NO. S-350**

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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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.

X. 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 Department Monthly Report**
- 2. Fire Department Monthly Report**
- 3. Parks & Recreation Department Monthly Report**
- 4. Police Department Monthly Report**
- 5. Sales Tax Historical Comparison**
- 6. Water Consumption Historical Statistics**

There being no questions about the provided reports, City Manager Mary Smith reminded Council of the upcoming Hometown Christmas events on December 7, including the parade that will occur early that

morning as well as the City Hall Christmas Tree Lighting Ceremony, which will begin at 6:00 p.m.

XI. Adjournment

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 16th
DAY OF DECEMBER, 2024.**


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

