

MINUTES

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, January 07, 2019 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Councilmembers Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Joey Boyd, and City Attorney Frank Garza. Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. EXECUTIVE SESSION.

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

1. Discussion regarding "Petition for Consent to include Land in a Municipal Utility District (MUD)" within the city's northern extraterritorial jurisdiction (ETJ), pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:57 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

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

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler indicated that no action was necessary as a result of Executive Session.

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

Mayor Pro Tem Fowler delivered the invocation and led the Pledge of Allegiance.

36 VII. OPEN FORUM

37 Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to
38 come forth and speak at this time. There being no one indicating such, he then closed
39 Open Forum.

40 VIII. CONSENT AGENDA

- 41 1. Consider approval of the minutes from the December 17, 2018 regular city council meeting,
42 and take any action necessary.
- 43 2. **Z2018-043** - Consider a request by Michael Worrell of Rockwall Honda for the approval of an
44 ordinance amending SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an
45 existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel
46 of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall
47 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)
48 District, and take any action necessary (**2nd Reading**).
- 49 3. **Z2018-046** - Consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA)
50 for the approval of an ordinance for a Specific Use Permit (SUP) allowing existing temporary
51 educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of
52 land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall,
53 Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205
54 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action
55 necessary (**2nd Reading**).
- 56 4. **P2018-044** - Consider a request by Dub Douphrate of Douphrate and Associates on behalf of
57 Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition
58 being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at
59 Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
60 situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and
61 take any action necessary.
- 62 5. **P2018-045** - Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew
63 Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods
64 at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods
65 at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
66 situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [FM-
67 740], and take any action necessary.
- 68 6. **P2018-046** - Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block
69 A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A,
70 Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial
71 (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950
72 Alpha Road, and take any action necessary.
- 73 7. Consider approval of a resolution terminating Ascensus Trust Company as Passive Trustee of
74 the City of Rockwall 457(b) Plan; appointing Reliance Trust Company as Passive Trustee (in
75 Place of Ascensus Trust) with respect to the city's 457(b) plan, and take any action necessary.

76 Mayor Pro Tem Fowler moved to approve the entire Consent Agenda. Councilmember
77 Macalik seconded the motion. The ordinances were read as follows:
78

CITY OF ROCKWALL
ORDINANCE NO. 19-01
SPECIFIC USE PERMIT NO. S-199

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-76 [ORDINANCE NO. 10-26], WHICH ALLOWS FOR A MOTORCYCLE DEALERSHIP WITH ACCESSORY BOAT AND TRAILER SALES ON A 1.152-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK A, NEWMAN CENTER #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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. 19-02
SPECIFIC USE PERMIT NO. S-200

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

IX. APPOINTMENT ITEMS

1. Appointment with Dewayne Cain to discuss amending the Unified Development Code (UDC) to allow accessory buildings in an Agricultural (AG) District, and take any action necessary.

Dewayne Cain
305 Stonebridge
Rockwall, TX

Mr. Cain came forth and addressed the Council regarding this agenda item. He explained that he is the owner of Resthaven Memorial Park and that he owns about 200 acres of agriculturally zoned land. He hired an architect to design an elaborate barn / storage type facility that would be placed close to one of the homes he owns on Cornelius Road. He explained that his property was annexed into the city several years ago. In addition to Mr. Cain having hired an architect and having plans drawn up, a deposit was put down, a general contractor was hired, dirt work was done, and lime injection was performed. When the contractor came to the city to take out a building permit, he was told by staff that an SUP would be required before a permit could be issued. In the meantime, the city council made changes that disallowed an SUP to be requested. He went on to explain that a barn / accessory building is not currently allowed within an agriculturally zoned district, so there is no longer a means by which he is able to apply for a "specific use permit" (SUP). He is

coming before the Council this evening to see if there is a way to work something out such that he would be allowed to build this large accessory building on his agriculturally zoned property.

Planning Director Ryan Miller provided clarifying comments to the Council concerning this matter. He generally explained that currently, there is no SUP process by which a property owner may request to approve a 'barn' type accessory structure on "agriculturally zoned" land, and there is also not a means by which an owner may build 'private guest quarters.' It was generally explained that the "agriculture" zoning designation is assigned to newly annexed land "by default" (essentially), and it is the most restrictive zoning designation within the city's regulations. It exists this way as a means by which annexed land will be eventually pushed into a different zoning land designation; however, it unfortunately has an (unintended) adverse effect on (larger parcels of) land that truly are more 'agricultural' in nature. One change that would need to occur is for SUPs to be able to be requested, on a case-by-case basis, for "guest quarters" which are proposed to be built on 'agriculturally zoned' land. Right now, no SUP process exists to potentially allow those types of structures.

Mr. Cain clarified that "guest quarters" is a little more elaborate than what he is wanting to build. He essentially wants to build a (large) "man cave" to have folks over and watch sports games and store some of his car collection.

Following extensive discussion, the Council generally expressed a desire for staff to bring back some options for the council to consider relative to making some changes to the UDC to allow requests (by SUP) for accessory buildings (both ones to be utilized as 'barns' and ones to be utilized for 'private guest quarters'), on a case-by-case basis, on agriculturally zoned land.

Council took no formal action related to this agenda item at this time.

X. PUBLIC HEARING ITEMS

1. **Z2018-049** - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an ordinance for a Specific Use Permit (SUP) for an animal shelter on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item, indicating that back on December 17, 2018, the City Council continued the public hearing for Case No. Z2018-049 by a vote of 7 to 0. This case involved a request for a Specific Use Permit (SUP) that would allow for an animal shelter on the property. The purpose of the City Council's motion was to allow the applicant, Mike Peoples, additional time to prepare a schedule that outlined [1] the completion time for the animal shelter (which is currently partially constructed), and [2] the time needed to demolish the structure situated within the floodplain (which was constructed without a building permit). In response to the City Council's action, Mr. Peoples provided staff with a letter indicating that, weather permitting, he intends to complete the construction of the animal shelter by April 2019; however, Mr. Peoples has not indicated a timeframe for the demolition of the structure within the floodplain (see Exhibit 'B'). It should also be noted that staff requested that Mr. Peoples provide a timeframe for the demolition of the detached garage that was denied by the City Council on December 17, 2018; however, the letter submitted by Mr. Peoples indicates that he does not have a timeframe for the removal of this building either. Due to the applicant's inability to provide staff with a

reasonable timeframe for the demolition of the two (2) unpermitted structures, staff has amended the draft ordinance for the animal shelter to require that both structures be removed from the property within six (6) months of the adoption date of the proposed Specific Use Permit (SUP) ordinance.

Councilmember Hohenshelt and Mayor Pruitt both indicated that their preference is to require that Mr. Peoples demolish the existing structure (in the floodplain) prior to finishing the newest structure he wanting to complete.

Mr. Miller shared that Mr. Peoples has continued to work on the existing (unpermitted, unauthorized "animal shelter") structure during the time he has been going through the process associated with seeking formal approval of it being built. It was pointed out that when Mr. Peoples spoke to staff about the (currently under construction) structure needing an SUP and building permit, Mr. Peoples gave indication that he still planned to continue working on the structure. Staff explained to Mr. Peoples that if he continued working on the structure before it (potentially) received Council's approval, he would be doing so at his own risk. Mr. Peoples subsequently submitted a letter to staff, generally expressing that he understood that. General discussion took place pertaining to the existing structure (that Mr. Peoples has continued to work on) and how stopping its construction and having it torn down will be an enforcement-related issue, should it come to that in the future. Indication was given that, related to 'enforcement,' any daily or other fines would be up to the judge.

Following extensive discussion and clarifications, Councilmember Hohenshelt moved to call for all of the improper structures to be removed before this particular SUP may be granted and that Mr. Peoples must do so within six (6) months. The motion was clarified – that Mr. Peoples should not perform further work on this current structure and that the other, existing (improper) structures must be removed within six (6) months. Councilmember Trowbridge seconded the motion.

Pruitt reopened the public hearing (that was continued from the last council meeting) and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then called for the vote.

The above noted motion then passed by a vote of 7 ayes to 0 nays. The ordinance (caption) was read into the record as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-____
SPECIFIC USE PERMIT NO. S-____

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ANIMAL SHELTER ON A 42.66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

XI. ACTION ITEMS

1. **Z2018-052** - Discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated

north of Horizon Road and east of Ranch Trail Road, and take any action necessary (2nd Reading).

Mayor Pro Tem Fowler recused himself from this agenda item. Following brief, introductory comments by Mr. Miller, Councilmember Hohenshelt moved to approve Z2018-052. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-04
SPECIFIC USE PERMIT NO. S-202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 7.489-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 23, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 6 ayes with 1 abstention (Fowler).

2. **Z2018-048** - Discuss and consider a request by Amanda Henry for the approval of an ordinance for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary (2nd Reading).

Mr. Miller explained that Councilmen Hohenshelt and Daniels dissented on the vote to approve this item at the last city council meeting. Mayor Pro Tem Fowler then moved to approve Z2018-048. Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-03
SPECIFIC USE PERMIT NO. S-201

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 0.253-ACRE PARCEL OF LAND ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND IDENTIFIED AS LOT 47B, B. F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 5 ayes and 2 nays (Hohenshelt and Daniels).

- 293 3. **Z2018-054** - Discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf
294 of the owner Vinod Miranda for the approval of an **ordinance** for a Specific Use Permit (SUP)
295 for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District
296 on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64,
297 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the
298 Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and
299 Turtle Cove Boulevard, and take any action necessary (**2nd Reading**).

300 **Planning Director Ryan Miller and Councilman Trowbridge provided brief comments**
301 **pertaining to this agenda item. Councilmember Trowbridge then moved to approve Z2018-**
302 **054. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:**

303
304 **CITY OF ROCKWALL**
305 **ORDINANCE NO. 19-05**
306 **SPECIFIC USE PERMIT NO. S-203**
307

308 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
309 **AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE**
310 **CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND**
311 **THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A**
312 **STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY**
313 **(SOV) DISTRICT IN A COMMERCIAL (C) DISTRICT, ON A 9.70-ACRE TRACT OF**
314 **LAND BEING IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY,**
315 **ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND**
316 **MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR**
317 **SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED**
318 **THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE;**
319 **PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER**
320 **CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**
321

322 **The motion passed by a vote of 5 in favor with 2 against (Macalik and Daniels).**
323

- 324 4. **A2018-004** - Discuss and consider a request by Pat Atkins on behalf of the owner C.D.T.
325 Rockwall/2017 LLC for the approval of an **ordinance** for the voluntary annexation of a 14.995-
326 acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall
327 County, Texas, and take any action necessary (**1st reading**).
328

329 **Planning Director Ryan Miller provided brief background information pertaining to this**
330 **agenda item. The applicant, Mr. Atkins, came forth and explained that this annexation will**
331 **bring additional land into the city that will be utilized for an extension of the Saddlestar**
332 **subdivision (it will be "Saddlestar South"). He indicated that some builders have already**
333 **been retained for the future building of homes in this neighborhood.**
334 **Councilmember Hohenshelt moved to approve A2018-004. Councilmember Macalik**
335 **seconded the motion.**
336

337 **The ordinance was read as follows:**
338

339 **CITY OF ROCKWALL**
340 **ORDINANCE NO. 19-XX**
341

342 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,**
343 **TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS**
344 **OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF A 14.995-**

345 ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-03 OF THE P. B.
346 HARRISON SURVEY, ABSTRACT NO. 97, ROCKWALL COUNTY, TEXAS,
347 WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT
348 BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR
349 AN EFFECTIVE DATE.
350

351 The motion passed by a vote of 7 ayes to 0 nays.
352

- 353 5. Discuss and consider approval of a concept plan for Harbor Urban Beach Park, and take any
354 action necessary.
355

356 Director of Parks & Recreation, Andy Hesser, came forth and addressed the Council
357 concerning this agenda item. He shared a visual concept plan that showed renderings of
358 the proposed lakeside (Urban Beach) park area. Extensive discussion ensued regarding a
359 proposed Phase I and Phase II of this park project, including whether or not a restroom
360 facility should be included in Phase I and the options for where that facility might possibly
361 be located. Discussion also took place pertaining to what funds have already been
362 budgeted versus what funds would possibly need to be taken out of the General Fund to
363 ensure adequate funding for a restroom facility. Mayor Pruitt indicated that he prefers to
364 include a restroom facility as part of this plan because he anticipates that the city will
365 receive complaints if it is not included. Regarding the topic of parking, Mr. Hesser
366 explained that a the public parking garage on the nearest side of the Cinemark movie
367 theater is slated to be constructed by Pegasus-Abalon prior to this park area being
368 developed. So, that would be the nearest available parking area for those visiting this park.
369 Mr. Hesser shared brief comments about some of the proposed amenities, including a sand
370 beach area, volleyball amenities, vegetation separation between the park and the facilities
371 up the hill from it, walking trail areas, etc.
372

373 Following extensive discussion, Mr. Crowley, City Manager, suggested that staff bring back
374 a financing plan for Phase I (with a restroom facility included in the numbers). Further
375 discussion then ensued pertaining to where the restroom facility might ultimately be
376 located. Mr. Hesser showed the Council the two different options that have been identified
377 for possible placement of the restroom facility. One option will include obtaining an
378 easement from the City of Dallas, and it may not be ideally located for whatever ultimately
379 gets constructed up the hill from the restroom facility. The other possible placement for the
380 restroom facility may ultimately have fewer complications as far as easements are
381 concerned, but it would be located on the far end, just around the corner. Concern was
382 expressed by some Council members regarding possibly placing the restroom on the far
383 end, around the corner, as it may be too far for visitors to walk. However, concern was also
384 expressed by some members of Council who wonder if those who occupy the buildings up
385 the hill from the park may not appreciate looking at the back of a restroom facility if one
386 were placed at the other potential location that's been identified.
387

388 Following extensive discussion regarding the placement of the restroom facility, Council
389 generally indicated agreement with it being placed over near IH-30 (around the corner on
390 the far end of the park); however, staff will need to return to the Council with more specific
391 details related to how much Phase I will cost if the restroom facility is added and if the trail
392 that leads to the restrooms is constructed. No formal action was taken as a result of this
393 discussion item at this time.
394

- 395 6. Discuss and consider a recommendation of the City Council Naming Subcommittee regarding
396 approval of a resolution naming a parks and recreation venue in the City, and take any action
397 necessary.

398 **On behalf of the subcommittee, Councilmember Daniels shared that a recommendation is**
399 **being put forth to name the amphitheater at The Harbor the “Brad Griggs Amphitheater**
400 **Stage at The Harbor.” He then moved to approve the resolution to do so. Mayor Pruitt**
401 **seconded the motion, which passed unanimously (7 ayes to 0 nays).**
402

- 403 7. Discuss and consider legislative topics for the 86th Session of the Texas Legislature, and take
404 any action necessary.

405 **Assistant City Manager Joey Boyd provided background information pertaining to this**
406 **agenda item, generally indicating that staff has compiled and made available to Council in**
407 **tonight’s informational meeting packet a bullet pointed list of topics that may be of interest**
408 **to the City during the upcoming state legislative session. Mayor Pruitt commented that the**
409 **list looks like a pretty good list. Council took no formal action concerning this agenda item.**

- 410 8. Discuss and consider (re)appointments to the city's Main Street Advisory Board, and take any
411 action necessary.

412 **Councilmember Trowbridge moved to reappoint Pricylla Bento and Jeremy Standifer to**
413 **continue serving on the Main Street Advisory Board for an additional two-year term.**
414 **Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

415 **Councilman Trowbridge moved to appoint Eva Cannon to replace Sarah Freed on the Main**
416 **Street Advisory Board (for a two-year term). Councilmember Macalik seconded the motion,**
417 **which passed by a vote of 7 ayes to 0 nays.**
418

419 **XII. CITY MANAGER’S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT**
420 **CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.**
421

422 **1. Departmental Reports**

423 Building Inspections Monthly Report - November 2018
424 Fire Department Monthly Report - November 2018
425 GIS Division Monthly Report - November 2018
426 Harbor PD Monthly Report - November 2018
427 Internal Operations Monthly Report - November 2018
428 Police Department Monthly Report - November 2018
429 Recreation Monthly Report - November 2018
430 Rockwall Animal Adoption Center Monthly Report - November 2018
431 Rockwall Meals on Wheels Senior Services Quarterly Report
432 STAR Transit Monthly Report - November 2018
433 STAR Transit Quarterly Report

434 **2. City Manager’s Report**
435

436 **Mayor Pruitt informed the Council that he will be appointing Joe Lynch to serve on the**
437 **Rockwall Housing Authority Board, explaining that board members are (solely) appointed to**
438 **the board by the city’s mayor. He explained that Joe is a war hero, and grew up in the south**
439 **side of Boston in the housing projects. So, he will bring a unique perspective to this board.**

440 Following the mayor's comments, no discussion took place pertaining to departmental or
441 "city manager's" reports.
442

443 **XIII. EXECUTIVE SESSION**

444 THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE
445 FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

- 446 1. Discussion regarding "Petition for Consent to include Land in a Municipal Utility District (MUD)"
447 within the city's northern extraterritorial jurisdiction (ETJ), pursuant to Section §551.071
448 (Consultation with Attorney)
- 449 2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,
450 Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD),
451 regarding water rates pursuant to Section §551.071 (Consultation with Attorney)


452 **XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**


453 **XV. ADJOURNMENT**

454 Mayor Pruitt adjourned the meeting at 7:10 p.m.
455
456

457 PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
458 THIS 21st DAY OF JANUARY, 2019.

461 ATTEST:

462 
463 _____
464 Kristy Cole, City Secretary



Jim Pruitt, Mayor

