

ROCKWALL CITY COUNCIL SPECIAL MEETING

Friday, November 8, 2019 - 3:00 PM

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

I. CALL PUBLIC MEETING TO ORDER (AND OPEN FORUM HELD)

Mayor Pruitt called the meeting to order at 3:02 p.m. Present were Mayor Jim Pruitt, Councilmembers Patrick Trowbridge, Kevin Fowler, Bennie Daniels and Trace Johannesen, City Manager Rick Crowley, and Assistant City Managers Joey Boyd and Mary Smith.

Mayor Pruitt indicated that an Open Forum would be held at this time, asking if anyone would like to come forth and speak.

David Booth
D.R. Horton
11655 Caddo Creek Drive
Rockwall, TX 75166

Mr. Booth came forth and spoke, indicating that he just became aware of the item being considered today. He explained that his company has a residential development project in the ETJ that has been ongoing for about the past six months. A lot of consultants are working on the project. He went on to explain that in the ETJ, a developer does full blown engineering plans and goes straight to the 'final plat' stage. He shared that at a "pre-development meeting" that was held on Oct. 24 with city staff, a moratorium was not discussed or indicated at all, even though the city's discussions concerning imposing a moratorium started the next day, on Oct. 25. Mr. Booth went on to ask for an exception for his particular project, indicating that they will build their own water / sewer lines and streets. He explained that their project will not tie into any city streets, only state owned and maintained roads. He understands the reasoning for the moratorium; however, he does not believe his project will impact the City from the standpoint of maintenance and consumption of public facilities. Therefore, he would like to be able to continue his project, but this moratorium will really disrupt the process associated with his project. He shared that his project will abide by any / all City of Rockwall standards, which are all 'above and beyond' those that are in place in the county.

There being no one else wishing to come forth and speak, Mayor Pruitt closed the "Open Forum" / public input part of the meeting.

II. HOLD A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVAL OF AN ORDINANCE IMPOSING A MORATORIUM ON ACCEPTING AND REVIEWING SUBDIVISION PLATS FOR COMMERCIAL AND RESIDENTIAL PROPERTY SITUATED WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ), AND TAKE ANY ACTION NECESSARY. (2ND READING)

Mayor Pruitt asked staff why 1.5 acre tracts are being exempted. Mr. Miller shared that the reason for this exemption is because those typically provide onsite sewage systems, and they don't pose issues for infrastructure. Anything larger than that, however, does impact infrastructure.

Mr. Miller indicated that, if they are required to subdivide, the city would review a property that does not create more than 2 lots, that each lot is greater than 1.5 acres and that they provide onsite sewage facilities. Mayor Pruitt expressed concern, indicating he does not understand why these types of properties should be exempted out.

Councilman Johannesen asked for staff to explain what a moratorium practically means. Mr. Miller shared that this particular moratorium only applies to the submission of plans/subdivision plat applications to the City for residential properties in the ETJ. This particular moratorium will be for 120 days. However, he pointed out that the Council does have the ability to possibly remove the moratorium sooner if the City signs an updated 'interlocal agreement' with the County to spell out how development(s) in the ETJ will be handled.

Mayor Pruitt moved to approve the ordinance imposing a moratorium, expressing that no properties will be exempted from the moratorium until the County gives the city plans regarding how subdivision plats and developments will be handled in the County (within the city's ETJ) so that it is fair to everyone concerned. Councilmember Daniels seconded the motion.

The ordinance was read as follows:

**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 19-44**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ENACTING A TEMPORARY MORATORIUM STAYING THE ACCEPTANCE AND PROCESSING OF SUBDIVISION PLAT APPLICATIONS IN THE CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR DEFINITIONS; PROVIDING FOR APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION, AND APPEALS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Macalik and Hohenshelt).

III. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 3:13 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 18th DAY OF NOVEMBER, 2019.

ATTEST:


KRISTY COLE, CITY SECRETARY




JIM PRUITT, MAYOR