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**ROCKWALL CITY COUNCIL MEETING**

**Monday, May 5, 2025 - 5:00 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 5:00 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. Mayor Johannesen then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

**II. Executive Session**

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

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 in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding legal action for unpaid hotel occupancy taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney).
4. Discussion regarding proposed legislation related to purchase of property inside city limits by housing authority, pursuant to Section §551.071 (Consultation with Attorney)

**III. Adjourn Executive Session**

Council adjourned from Ex. Session at 5:37 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 Thomas**

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

**VI. Proclamations / Awards / Recognitions**

1. Police Memorial Week Proclamation

Mayor Johannesen read this proclamation declaring Police Memorial Week in the City. He briefly called forth Police Chief Ed Fowler who called for a brief moment of silence to honor those who have been killed in the line of duty.

2. Older Americans Month Proclamation (Meals on Wheels Senior Services)

Mayor Johannesen read this proclamation. He then called forth Margie Verhagen, Executive Director of the Rockwall County Meals on Wheels program, who came forth and briefly thanked everyone for their support. She indicated that they are serving over 750 seniors and disabled individuals within the community. She shared that they will break ground at their Senior Life Center on Airport Road (a 23,000 square foot building that will have all resources under one roof) later this year. She thanked the mayor, council and community for their support.

3. Jewish Heritage Month Proclamation

Mayor Johannesen called forth many individuals to be part of the reading of this proclamation, declaring Jewish American Heritage Month.

4. "Just Serve" designation for City of Rockwall

Representatives of "Just Serve" (including Michael McGrath), along with Mayor Pro Tem Jorif came forth and explained that Rockwall is being recognized as a "Just Serve City." Mr. McGrath shared that this honor is not common and that only one other city in the DFW area is being presented with this designation.

5. Recognition of Rockwall Youth Advisory Council's (YAC) graduating high school seniors

Mayor Johannesen called forth Mayor Pro Tem Jorif, Councilmember Campbell and City Secretary Kristy Teague (liaisons to YAC this school year). The following graduating seniors was recognized and thanked for their participation in YAC: Evan Haack, Contessa Barron, Kaylen Pruitt and Keaton Steen.

6. Recognition of outgoing mayor and city council member(s)

Mayor Johannesen called forth Clarence Jorif, Mayor Pro Tem and Councilmember, Place 3 to present him with a plaque and recognize him for his years of service on the Rockwall City Council (2021 to 2025), thanking him for his various contributions.

Mayor Pro Tem Jorif then read and presented a proclamation and a plaque to Mayor Trace Johannesen, recognizing him for his service as both a city council member and Mayor (years 2018 to 2025). Mayor Johannesen went on to provide commentary pertaining to his past service on Council, generally thanking everyone for allowing him to serve.

Councilmember Campbell thanked the mayor and mayor pro tem for their dedicated service on the Council.

Mayor Johannesen addressed Open Forum next on the agenda.

## **VII. 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, Chair of the city's P&Z Commission came forth and thanked Mayor Johannesen and Mayor Pro Tem Jorif for their service. She then briefed Council on recommendations of the Commission relative to planning-related items on tonight's council meeting agenda. Council took no action following Dr. Conway's comments.**

## **VIII. Open Forum**

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

**Bryan McNeal  
Mayor, McLendon Chisholm  
1217 Livorno Drive  
Rockwall, TX 75032**

**Mayor McNeal came forth and provided positive comments to the Rockwall City Council and staff. He went on to express gratitude to Mayor Trace Johannesen, expressing various points of gratitude, thanking him for his service to the Rockwall community and explaining he is a friend, brother, mentor, and fellow Marine.**

**Jeffrey Baron  
2324 Saddlebrook Lane  
Rockwall, TX**

**Mr. Baron spoke about recent contract negotiations with the city's current trash provider. He commented about how he read through the minutes from the April 7 council meeting, and he expressed concern about the April 21 council meeting minutes not being posted to the website yet. Given that voters are about to vote for those running for elective office, he believes it would be important to know how councilmembers voted regarding the trash contract. He seemed to express concerns about various aspects of the newly negotiated contract provisions related to the trash service, and he went on to share that the only way he knew it was even voted on was through "Nextdoor" (a social media app/site). He shared he would like the city to get the word out about what happened what changes were approved, as he believes 'we kind of got blindsided.'**

**Mayor Johannesen explained, as a matter of procedure and of law, the meeting minutes do not get executed and posted until the governing body approves them, so the April 21 meeting minutes will be approved this evening. He explained that the April 21 meeting was the fourth time the trash contract was discussed. The first one happened in October. The next one happened in December. The third discussion occurred around mid-March, and four weeks later – in April – it was discussed a fourth time. Also, the new contract (terms) will not go into effect until January, so the city will have plenty of time to get the word out to the public. Also, video recordings of all of those meetings have been posted and have been available online.**

Kate Wilke  
129 Deverson Drive  
Rockwall, TX

Mrs. Wilke shared that she is the HOA president within her neighborhood, Stone Creek. She has been on the HOA board for twelve years now. She shared that, over the years, she has had a lot of questions, and the mayor has always been helpful. She thanked Mayor Johannsen for all of his assistance over the years and for his service to the community.

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker came forth and provided kind comments to Mayor Johannesen and Mayor Pro Tem Jorif, thanking them for their service and that – despite there being some disagreements and him personally being wrong quite a bit – they have been respectful of each other. He pointed out all three of them live in the same neighborhood, and he looks forward to just being neighbors again instead of having confrontational moments. He offered each of them prayers and good wishes for the future.

There being no one else wishing to come forth and speak, Mayor Johannesen thanked the citizen for their comments, and he closed Open Forum. He next addressed the Appointment Item with the P&Z Chairman.

#### IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the City Manager to finalize negotiations and execute all documents for the purchase of real property in the vicinity of downtown Rockwall. Councilmember Campbell seconded the motion. Mrs. Smith, City Manager, gave indication that it is okay – in this instance – to share what the city is buying. Mayor Johannesen explained that this purchase is specifically for a historic church being bought with Hotel Motel Occupancy Tax funds. It will provide additional downtown parking and may potentially be used someday as a fine arts center. The motion then passed unanimously (7 ayes to 0 nays).

#### X. Consent Agenda

1. Consider approval of the minutes from the April 21, 2025 city council meeting, and take any action necessary.
2. **Z2025-013** - 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 (2nd Reading).
3. **Z2025-014** - 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 (**2nd Reading**).

4. **Z2025-015** - 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 (**2nd Reading**).
5. **Z2025-016** - 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 (**2nd Reading**).
6. **P2025-011** - Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a Replat for Lots 4, 5, 6, & 7 Block A, Integrity Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydston Avenue, and take any action necessary.
7. Consider an ordinance prohibiting overnight parking for certain commercial vehicles on city-owned parking lots in The Harbor District, and take action necessary. (**1st Reading**)

**Councilmember Lewis moved to approve the Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Councilmember Campbell seconded this motion, and the ordinance captions were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 25-22  
SPECIFIC USE PERMIT NO. S-357**

**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.**

**CITY OF ROCKWALL  
ORDINANCE NO. 25-23  
SPECIFIC USE PERMIT NO. S-358**

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.

CITY OF ROCKWALL  
ORDINANCE NO. 25-24  
SPECIFIC USE PERMIT NO. S-359

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.

CITY OF ROCKWALL  
ORDINANCE NO. 25-25  
SPECIFIC USE PERMIT NO. S-360

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.

CITY OF ROCKWALL  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-516, *PROHIBITED OVERNIGHT PARKING OF OVERSIZED VEHICLES IN THE HARBOR OF ARTICLE VII, STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE PROHIBIT OVERNIGHT PARKING IN PUBLIC PARKING LOTS AT THE HARBOR AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) 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.

XI. Public Hearing Items

1. **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**).

Planning Director Ryan Miller provided background information regarding this agenda item. The applicant would like to construct a one-story, 1,031 square foot, single-family home at this location. After providing a history of the zoning and prior platting of the property, Mr. Miller shared that Council is being asked to consider the size, location and architecture as compared to other, existing housing located nearby. In this instance, the home is comparable to other homes located within the Southside Residential Overlay District, and it conforms to all applicable zoning-related requirements associated with this district. The P&Z Commission did recommend approval of this item by a vote of 4 ayes with 1 being absent (Hustings) and 1 dissenting (Hagaman). In addition, 76 notices were mailed out to property owners and occupants located within 500' of the subject property. So far, staff has received one notice back in favor and two notices in opposition. One notice of opposition indicated that if a garage were incorporated into the proposal, they would be in favor of it. The applicant did change the plans in order to add and incorporate a garage, and it does meet the city's garage-related configuration requirements.

The applicant came forth and briefly addressed Council. Suzan Gamez, David Gamez' daughter, came forth to speak on his behalf. Ms. Gamez shared that this property falls into the Southside subdivision, and this replatting and SUP process has been brand new. She shared that the process has been ongoing for a while, with the process of first platting the property occurring in 2023 and subsequent work being

done to find and secure a floodplain engineer. She went on to share that her grandmother is about to be 90 years old, and she and her family, including her father and grandmother, would like to be able to break ground soon to start on construction to build the house.

Mayor Johannesen asked if anyone would like to come forth and speak at this time.

Corky Randolph  
621 E. Boydston  
Rockwall, TX

Mr. Randolph came forth and shared that he lives right across the street from this proposed home. Some of the newer houses are on the tax rolls for \$500-550k. He explained that the following has given he and his neighbors ‘pause:’ there are some housing along Boydston that used to be pretty tough to look at. Code Enforcement has done a really good job. Considering the shape that that applicant’s current home is in - he hopes that whatever is built in this location is quality. He urged Council to potentially review the Southside Overlay District. He shared that the P&Z Commission did its job and did what it legally needed to do.

There being no one else wishing to come forth and speak at this time. Mayor Johannesen closed the public hearing.

Mayor Pro Tem Jorif commented that the proposed home is comparable to other homes in the area, and it conforms to city requirements. Therefore, he moved to approve Z2025-012. Mayor Johannesen seconded the motion.

Councilmember McCallum asked for clarification regarding adjacent housing. It looks like everything since 2017, with the exception of one property, has all been brick, and the smallest one was 1,800 square feet. Also, all other homes have j-swing garages. He asked for and received from Mr. Miller, Planning Director, clarification related to the other (newer) nearby homes and their garages. McCallum again commented that the other homes that have more recently been built have all been made of brick. Mr. Miller shared that, based on House Bill 2439, the city cannot regulate building materials, neither directly nor indirectly.

Councilmember Campbell asked Building Official / Code Enforcement Director for clarification on the existing condition of the property. Mr. Widmer, Director of Neighborhood Improvement Services (Code Enforcement) commented that he has not looked at or evaluated the condition, but he will be happy to do so if Council so desires. Ms. Gamez shared that her dad enjoys doing recycling as a hobby as part of his retirement.

The mayor closed the public hearing, and – following brief comments – the ordinance was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 25-28  
SPECIFIC USE PERMIT NO. S-361**

**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 0.17-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, GAMEZ 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 passed by a vote of 5 ayes with 2 nays (Campbell and McCallum).

## XII. Action Items

1. **Z2025-011** - 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 (**2nd Reading**).

This item was placed as an "Action Item" (rather than "Consent") due to it not receiving unanimous approval at the last council meeting. Councilmember Moeller moved to approve Z2025-011. Councilmember Campbell seconded the motion.

### 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, and McCallum).

2. Hear year-end program presentation from members of the City's Youth Advisory Council (YAC).

City Secretary, Kristy Teague, provided brief, introductory comments, sharing that four students are graduating, so she will be filling at least four seats at the start of next school year. She thanked

Councilmember Campbell and Mayor Pro Tem Jorif for their service and leadership as liaisons to the YAC over the course of this past school year. The four graduating seniors of the city's YAC (Kaylen Pruitt, Contessa Barron, Evan Haack, and Keaton Steen) then came forth and briefed the Council on the various meetings and activities with which they were involved over the course of this past school year. Council took no action following the presentation.

3. MIS2025-008 - Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a Miscellaneous Request for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. This item is related to the Southside Hills Subdivision. The subdivision will eventually consist of 384 residential lots. In addition, the development will consist of a minimum of 52.90-acres of open space that includes a 1.10-acre amenity site and a 11.60-acre public park. Currently, the subject property remains undeveloped, and the applicant has received approval for a Preliminary Plat and a Master Plat. The site is heavily wooded and primarily located within the hundred-year flood plain. In this case, the applicant has completed a preliminary tree survey that estimated 17,552.7 caliper inches would be removed with the development of the subject property. In addition, a 20.00% Tree Preservation Credit can be applied for the trees being preserved in the floodplain areas. This brings the total estimated mitigation balance down to 14,042.16 caliper inches. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the subdivision. This includes all of the landscape buffers, open space lots, the public park, and the lot trees (i.e. three (3) trees per lot). Based on the provided landscape plan, 438 canopy trees will be planted within the landscape buffers, 277 trees will be planted on the open space lots and the public park, and 1,152 canopy trees will be planted on the residential lots. This equates to a total of 1,867 canopy trees or 7,468 caliper inches. This brings the total mitigation balance of 14,042.16 caliper inches to 6,574.16 caliper inches (i.e.  $14,042.16 - 7,468 = 6,574.16$ ). In accordance with Tree Mitigation Requirements, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at \$100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 11,233.73 caliper inches or 2,809 trees and pay a fee of \$280,843.20 (i.e.  $[14,042.16 \text{ caliper inches} * 20\%] * \$100.00 = \$280,843.20$ ). In this case, the applicant's remaining mitigation balance is 6,574.16 caliper inches or \$657,416.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an Alternative Tree Mitigation Settlement Agreement in accordance with Section 05(G), Tree Mitigation Requirements, or Article 09, Tree Preservation, of the Unified Development Code (UDC). In lieu of paying the remaining balance, the applicant is requesting to install additional park improvements above and beyond what is required by the Planned Development District 99 (PD-99) Ordinance [Ordinance No. 22-51]. In addition to the required park improvements, the applicant is proposing to [1] increase the size of the hike and bike trail to eight (8) feet, [2] provide a lake overlook area, and [3] a rock skipping installation. The applicant has estimated the installation cost of the additional improvements as \$750,000.00. This would bring the total park



improvement costs to \$1,250,000.00. In addition, the applicant indicated that if the final installation cost is less than \$1,250,000.00 then the remaining balance will be paid to the City. Staff should note that the requested additional improvements are greater in value than the estimated remaining tree mitigation balance fee by \$92,584.00 (i.e. \$750,000.00 - \$657,416.00 = \$92,584.00). In addition, at the time Planned Development District 99 (PD-99) was approved (i.e. October 3, 2022), the minimum required trail size was six (6) feet; however, following this approval the required minimum trail size was increased to eight (8) feet with the approval of the updated Subdivision Ordinance [Ordinance No. 23-21]. Given that PD-99 was approved before this code change, they were vested under this requirement. As part of the applicant's Alternative Tree Mitigation Agreement request they are proposing to increase the trail size to eight (8) feet to meet the current code requirements.

Mr. Miller went on to explain that according to Subsection (G), Alternative Tree Mitigation Settlement Agreement, of Article 09, Tree Preservation, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. He also shared that this is a discretionary decision on the part of the City Council. The P&Z Commission did vote 5 to 0 to recommend approval of this request.

Councilmember McCallum sought and received brief clarification on some of the trees and tree-lined areas that he knows are of concern to some of the adjacent residents. Mayor Pro Tem Jorif moved to approve MIS2025-008. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

Jodi Willard, Director of Tourism with the Chamber of Commerce, came forth and briefed Council on various efforts related to tourism promotions that have transpired on behalf of the City of Rockwall. Council took no action following Ms. Willard's presentation.

5. Discuss and consider accepting Councilmember Anna Campbell's absence from upcoming City Council meetings in accordance with Section 3.05 of the City Charter, and take any action necessary.

Mayor Johannesen briefly mentioned a provision within the City Charter that deals with a councilmember missing three consecutive meetings if it is for reasons unacceptable to a majority of the remaining council members. He then moved to formally approve Councilmember Campbell's upcoming dates when she will miss three consecutive Council meetings (June 2, June 16 and July 7). Mayor Pro Tem Jorif seconded the motion. Following brief comments, the motion passed by a vote of 6 ayes with 1 abstention (Campbell).

**XIII. 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. Budget Report – Quarter Ending March 2025
3. Fire Department Monthly Report
4. Parks & Recreation Department Monthly Report
5. Police Department Monthly Report
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

City Manager, Mary Smith, commented that she taught a class last week at the Freshman Center, and she has so much respect for Councilmember Campbell and the work she does as a teacher. Councilmember Thomas commented that residential building permit numbers reflected in the report are skyrocketing, and that looks really good.

**XIV. Adjournment**

Mayor Johannesen adjourned the meeting at 7:40 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 19<sup>th</sup>  
DAY OF MAY, 2025.**

  
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TIM McCALLUM, MAYOR

ATTEST:

  
\_\_\_\_\_  
KRISTY TEAGUE, CITY SECRETARY

