

ROCKWALL CITY COUNCIL REGULAR MEETING
Monday, September 19, 2022 - 5:00 PM
City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the public meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen, and City Council Members Clarence Jorif, Dana Macalik, Anna Campbell, Bennie Daniels, and Mark Moeller. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

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 Section, §551.074 (Personnel Matters).
2. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).
3. Discussion regarding possible purchase of real property in the vicinity of SH-205, generally located near Mims Road, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 5:35 p.m.

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

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

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER DANIELS

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

VI. PROCLAMATIONS / AWARDS / RECOGNITIONS

1. Introduction of 2022-2023 Youth Advisory Council (YAC) students

The following YAC students were present and introduced themselves.

Student's Name	Grade, School
Jaxson Stuart	Senior, RHS
Maddoc Johnson	Junior, RHS
Emily Nielsen	Junior, RHS
Bethellen McReynolds	Freshman, RHS
Kaylen Pruitt	Sophomore, RHS
Miriam Gamez	Junior, RHS
Payton Larson	Junior, RHS
Contessa Barron	Sophomore, RHS

Morgan Crosby	Senior, RHS
Karmen Fumey-Nassah	Senior, RHHS
James Martinez	Junior, RHHS
Keaton Steen	Sophomore, RHHS

2. Constitution Week

Mayor Fowler called forth several members of the local chapter of the Daughters of the American Revolution (DAR) organization. Each of the guests went on to introduce themselves and briefly tell about the organization. Marilyn King, one of the DAR representatives in attendance, briefly recognized a few veterans, including Police Chief Ed Fowler, Councilmember Clarence Jorif and Mayor Pro Tem Trace Johannesen. Mayor Fowler then read and presented the proclamation for “Constitution Week.”

3. Presentation of Life-Saving Awards - Rockwall Police Department

- Officer Kristopher Adair - Life Saving Award
- Officer Clayton Lamb - Life Saving Award
- Officer Dylan Sparks - Life Saving Award
- Officer Mitchell Attaway - Life Saving Award
- Sergeant James Watson - Life Saving Award

Each officer was called forth and recognized for heroic acts they performed that resulted in saving human lives while responding to emergency calls for service.

4. Presentation of Life-Saving Awards - Rockwall Fire Department Engine 01 'Shift'

- Captain Rodney Caudle - Life Saving Award
- Driver Engineer Jacob Farrell - Life Saving Award
- Firefighter Garrett Green - Life Saving Award

Each officer was called forth and recognized for heroic acts they performed that resulted in saving human lives while responding to emergency calls for service.

VII. OPEN FORUM

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

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Johannesen moved to approve a 380 agreement with Columbia Hospital for an acute care hospital to be located in Rockwall. Councilmember Jorif seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

Regarding the city’s Animal Adoption Center/Shelter Advisory Board, Councilmember Moeller moved to appoint Herman Hudson (replacing Steve Albers for a term through August of 2024). Councilmember Macalik seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

IX. CONSENT AGENDA

1. Consider approval of the minutes from the September 6, 2022 regular city council meeting, and take any action necessary.
2. Consider approval of a resolution affirming the city's investment policy, and take an action necessary.
3. Consider authorizing the City Manager to execute an Interlocal Agreement with Rockwall Independent School District for School Resource Officer services for school calendar year 2022-2023, and take any action necessary. (Note: updated amount from ILA previously approved by Council on 08/15/22).
4. Consider authorizing the City Manager to execute a professional engineering services contract with Cardinal Strategies Engineering Services, LLP to perform a drainage study for Bass Road in an amount not to exceed \$31,600.00, to be funded out of the Engineering Consulting budget, and take any action necessary.
5. Consider authorizing the City Manager to execute a professional engineering services contract with Birkhoff, Hendricks, and Carter, L.L.P. to perform professional engineering for the Squabble Creek Wastewater Treatment Plant Decommissioning Project in an amount not to exceed \$45,100.00, to be funded out of the Water and Sewer Fund, and take any action necessary.
6. Consider authorizing the City Manager to execute an amendment to the current professional engineering services contract with Birkhoff, Hendricks, and Carter, L.L.P. in the amount of \$294,800.00 to expand the original scope and design of the Little Buffalo Creek & Lake Rockwall Estates Sanitary Sewer contract, and take any action necessary.
7. Consider authorizing the City Manager to execute a professional engineering services contract with Freese and Nichols to perform an evaluation of the Village Drive bridge in an amount not to exceed \$89,110.00, to be funded out of the Engineering Consulting budget, and take any action necessary.
8. **P2022-012** - Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.
9. **P2022-037** - Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Preliminary Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.
10. **P2022-039** - Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.
11. **P2022-041** - Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 1-4, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lots 6-9, Block 1, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.
12. **P2022-042** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

13. **P2022-043** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Master Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

Mayor Fowler removed item #3 for further discussion. Mayor Pro Tem Johannesen then moved to approve the remaining Consent Agenda Items (#s 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13), as presented. Councilmember Campbell seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

Councilmember Jorif moved to approve Consent Agenda item #3. Councilmember Moeller seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Campbell).

X. APPOINTMENT ITEMS

1. Appointment with Lorna and Mark Kipphut to hear information on the "D Day for V Day" program, a joint effort between the Terry Fisher American Legion Post 117 and Dr. Stan Lowrance (local dentist) to provide dental services to any local veteran, and take any action necessary.

Mayor Pro Tem Johannesen spoke during this item, indicating that he is a part of the local chapter of the American Legion, The Terry Fisher Post. He went on to share details about this event, as follows: It is a program called "Dental Day for Veteran's Day" or "D Day for V Day," and it was spearheaded by local dentist, Dr. Stan Lowrance as a way to give back to the community, specifically veterans who have served. It began in 2017 but was not held in 2020 due to COVID. He explained that the VA only offers dental care for veterans who meet their service connected disability, which leaves many veterans without dental care. So, Dr. Lowrance saw this as a way of thanking veterans for guaranteeing his freedom. Many veterans cannot afford dental care, and the goal of the American Legion is to enhance the well-being of America's veterans, their families, our military, and our communities by our devotion to mutual helpfulness. The American Legion's vision statement is "The American Legion: Veterans Strengthening America."

Since 2017, Dr. Lowrance's program has seen several hundred patients, and the goal for 2022 is to see 100 patients in a single day, which would beat the previous record of around 90. This year's D Day for V Day will be on 11/11/22 all day (8 AM – 4 PM). There will be teams of dentists and technicians on hand to serve, providing free treatment consisting of an exam, followed by a cleaning or "front line procedure" (extractions or fillings). Appointments opened on 09/13/22, and interested veteran's may call 520-609-4145 to schedule an appointment.

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

Sedric Thomas, Chairman of the city's P&Z Commission came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's agenda. The Council took no action following Mr. Thomas' comments.

XI. PUBLIC HEARING ITEMS

1. **Z2022-039** - Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, 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 **(1st Reading)**.

Planning Director, Ryan Miller provided background information related to this agenda item. The concept plan shows that the 264.51-acre subject property will incorporate commercial and residential land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 384 residential lots, a public park, and open space. The proposed 384 single-family residential lots will consist of five (5) lot types: [1] 43 Type 'A' lots that are a minimum of 130' x 240', [2] 26 Type 'B' lots that are a minimum of 110' x 190', [3] 66 Type 'C' lots that are a minimum of 80' x 115', [4] 43 Type 'D' lots that are a minimum of 80' x 110', and [5] 206 Type 'E' lots that are a minimum of 62' x 110'. Staff should note that the proposed 384-lots represent a 106-lot reduction from the concept plan proposed with Case No. Z2022-028, this translates to a gross density of 1.45 dwelling units per acre for the total proposed development (i.e. 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial). The minimum dwelling unit size (i.e. air-condition space) will range from 2,200 SF to 3,800 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (with a minimum of 85% masonry on each façade), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more Traditional Neighborhood Design product (also referred to as Gingerbread). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The subject property is generally located between FM-549, SH-205 (S. Goliad Street), Travis Lane, and Wylie Lane. The proposed concept plan shows that the development will consist of 25.40-acres of private open space, a 1.30-acre amenity center, and a 11.60-acre public park.

Forty-one notices were sent out by staff to property owners and residents located within 500' of the subject property. In addition, the one nearby homeowner's association was notified. One notification was received back in favor, one email was received in favor, and 10 notifications were received in opposition. Because of the number of opposing notifications received (over 20% from within 200' of the subject property), any approval of this request by Council will require a $\frac{3}{4}$ majority vote in order for it to actually pass. The P&Z Commission did previously review this case and has recommended approval of the zoning change by a vote of 6 to 0 (with Commissioner Welch being absent).

Mayor Fowler then called forth the applicant, Larry Corson, to speak. Mr. Corson then briefed Council on past history associated with this proposed, residential subdivision. He went on to give a slide presentation to Council, providing more in-depth information on what he is now proposing associated with this residential subdivision development.

Mayor Fowler dismissed the YAC students from the meeting at this point.

Mayor Fowler then opened the Public Hearing, asking that speakers please limit their comments to three (3) three minutes.

Joan Haddock
155 Willowcrest
Rockwall, TX

Mrs. Haddock came forth and shared that she and her husband live directly across the road from where this residential development is proposed to be built. They both are strongly opposed to this development since they believe the density is too high and the lots are too small. Furthermore, they believe that the way in

which the city current calculates density is flawed and needs to be changed in order to better manage growth. She urged the Council to deny this request.

Dale and Bretta Price
453 Cullins Road
Rockwall, TX

Mr. and Mrs. Price came forth and shared that they live just to the southwest of this property, and they are opposed to approval of this proposed subdivision. Mr. Price indicated that one reason they are opposed to this development is because of run-off and drainage-related concerns. On their own property, they have about two acres that are unusable because they constantly stay wet and never dry out, even in the summer. Mrs. Price shared that she has concerns about the SF-10 designation, as she wonders what will happen if it turns out that the developer ends up not being able to financially afford to do this. She believes that it could end up that homes will be allowed to be built on 10,000 square foot lots, and that is why she has an issue with this.

Cody Barrick
5459 S. FM-549
Rockwall, TX

Mr. Barrick came forth and expressed that he and his wife live on 12.5 acres adjacent to this property, and their property is utilized for equestrian activities. He went on to share that he has density-related concerns, especially relative to the existing, surrounding area. He appreciates the city council and developer encouraging and participating in negotiations with surrounding land owners. He is happy to see the proposed trees and berms, and he appreciates a cul-de-sac being incorporated over near his property. He would also like to see one additional cul-de-sac added back into the plan.

Susan Langdon
5050 Bear Claw Lane
Rockwall, TX

Ms. Langdon came forth and thanked Council, expressing that she recognizes Council will need to make a decision this evening, and she knows that not everyone will be happy with whatever decision is made. She stated that the city's "Consent Agenda" this evening collectively had 740 new households on it, and this particular property has 384 new ones. She acknowledges that a lot of new development is going on within the city. She hopes the Council will support neighbors who want to see larger half and one acre lots. She generally expressed gratitude for the developer working with the existing, surrounding land / homeowners to come to an agreeable compromise. She is in support of this request at this time and will appreciate seeing less 'postage stamp' type homes and developments in the future.

Tim McCallum
5140 Standing Oak
Rockwall, TX

Mr. McCallum came forth and shared that he is a former city council member, and he is the current President of the Oaks of Buffalo Way subdivision. Mr. McCallum shared that the city previously annexed this property so that it could have input regarding what would end up being developed on this land. Mr. McCallum shared that the developer's original proposal was generally not acceptable to the surrounding neighbors. The developer then went back and worked with the community/the neighbors, and he re-worked the plan and what he was proposing. What resulted is notably lower density – less homes, on larger lots, with larger home

sizes. He believes that what is being proposed now is much more in-line with existing, surrounding residential homes. He then made comments about the proposed lot sizes, configuration of the proposed lots, and the location of the proposed cul-de-sacs. He believes that this proposal is likely the best that the neighbors will ever get on this particular piece of property. They started out with a proposal for more than 700 homes, and this current proposal is for less than 400 homes. He thanked the developer for working with the neighbors, revising his plan, and putting forth a proposal that is much better for everyone.

Mr. Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker shared that the previous developer had asked him to take his drone and a photo stick and take photos of the effect of a berm. He indicated that berms are really effective and can really work well for properties.

There being no one else wishing to come forth and speak, Mayor Fowler then closed the Public Hearing.

Councilmember Jorif asked for clarification on why the developer was originally asked by staff to remove the proposed cul-de-sacs. Mr. Miller went on to share numerous reasons why the city has generally moved away from incorporating cul-de-sacs into residential developments. Jorif asked who is footing the bill related to construction of water and sewer infrastructure. The applicant indicated that he (the developer) is paying those costs. Jorif acknowledged that the estimated completion of TXDOT's SH-205 roadway improvements will coincide well with the estimated timeline associated with when the homes will actually be built.

Councilmember Daniels asked for the city's current standards to be honored as far as 'density' is concerned. Mr. Miller went on to share that the applicant is meeting those standards, and the density does conform to the city's 2040 Comprehensive Development Plan. Mr. Miller explained what a "Planned Development" is and how it stipulates the minimum lot sizes and how those are tied to the developer's concept plan, indicating that the developer can always built larger lots/larger homes, but he cannot ever build smaller ones. Councilmember Daniels shared that he understands the surrounding neighbors want as much open space as possible and that there is a lot of opposition. He pointed out that the developer started out proposing many more homes, and they are now proposing under 400 homes. He encouraged those in opposition to look into the future and consider what else neighbors could possibly end up with if a different developer perhaps came in and was not willing to work with surrounding property owners to compromise and put forth a proposal that can be mutually agreed upon.

Mayor Fowler asked how the city 'ties down' a developer's proposal to ensure that a concept plan is adhered to, regardless of if the property sells and changes hands from this developer to a different one. Mr. Miller went on to share how a concept plan that Council approves stays in place, regardless of if the property sells or if the owner changes his mind and really wants to build something that varies from what Council approves. He shared that it is called a 'concept plan' because 'engineering work' has not yet been done on it; however, it does 'tie down' the number, size, and configuration of the lots. Sometimes, after engineering work is done, a developer actually ends up losing lots because they find out it does not work, but they do not gain any lots.

Mayor Pro Tem Johannesen shared that many of the concerns he read in emails seem to have been discussed and addressed this evening. Regarding the topic of schools, the school district estimates .4 students per rooftop. The city is limited in what it can do related to the roadways and associated traffic concerns, as it is a TXDOT roadway; however, it sounds like the TXDOT timeline associated with adjacent roadway improvements (FM-549 and SH-205) coincides well with the developer's timeline. Indication was given that the developer will not be allowed to increase the drainage off of their site or change the drainage patterns.

Councilmember Moeller commented that he appreciates everything the developer has done to work with the neighbors and improve upon what he originally brought forth. Moeller went on to share that he personally has concerns about the number of small lots being proposed, even still. He wonders if it is possible to reconfigure the lots in order to further increase lot sizes on some of the smaller ones. Moeller is concerned that, even though the city's anti-monotony standards will try and ensure that the look and feel of the homes varies, there still may be some monotony. He believes that having more anti-monotony on the lot sizes themselves will enhance the neighborhood. The developer briefly addressed his efforts to incorporate as much variety as possible.

Councilmember Macalik commended the developer for listening to the neighbor's concerns and taking their concerns into consideration. She understands not everyone will be happy with the decision made this evening; however, as a whole, the City of Rockwall is going to 'win' with a development like this. She thanked the developer for addressing the density situation, and she believes that a high-quality product will result.

Mayor Pro Tem Johannesen moved to approve Z2022-039. Councilmember Daniels seconded the motion. The ordinance caption was then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-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 AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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

2. **Z2022-040** - Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of an ordinance for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information related to this agenda item. The applicant's home is located within the Oaks of Buffalo Way subdivision. He would like to construct a 4,230 square foot detached garage/guest quarters that consists of 3,480 sq. feet of enclosed space and about 750 square feet of outdoor living space. He generally explained that the size of the proposal exceeds the city's current limits by 2,790 square feet. So its approval will require that the Council approve a Specific Use Permit. He went on to point out that the original drawings for this case included not only a living area but also a kitchen and bathroom. So staff requested an updated floor plan removing the kitchen, but the applicant has not provided that so far. Staff found only two structures of this kind within the subdivision that are in excess of 1,000 square feet with the largest being 1,886 square feet (which is right next door to this applicant's property).

The city's Planning & Zoning Commission did unanimously recommend denial of this case. So, any approval of this case by the City Council this evening will require a $\frac{3}{4}$, super majority vote of Council in order for it to be approved (6 of the 7 council members must vote in favor). Nineteen notices were sent out to property owners / residents within 500' of the subject property. Three were received back in favor, and one was received back in opposition. In addition, the one HOA was also notified.

Mayor Fowler called for the applicant, Monica Hernandez. Ms. Hernandez shared that she is speaking on behalf of the applicant, who is willing to remove the kitchen area. She explained he wants to construct this structure in order to house his various cars (essentially it will be utilized as a garage, not as a 'secondary living quarters').

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak. The owner then came forth and provided comments to Council regarding his proposed, detached garage. He stated that there are other, existing homes in the neighborhood who also have large, detached structures that actually do have dwelling units inside of them. He understands that what he is proposing is large, but a good deal of the square footage is for a grilling area. He prefers to not remove the grilling area. His neighbor's structure is about 2,000 square feet, and it has a bathroom in it. His neighbor does not utilize his for a 'dwelling unit' – it actually only contains cars too.

Mayor Fowler asked if anyone wants to speak during this public hearing.

Jack Livingston
2235 Arrowhead Court
Rockwall, TX

Mr. Livingston came forth and shared that he is the next door neighbor of the applicant, and he has a 2k square foot garage that actually has a bathroom in it. He uses it for a garage also, and he is in favor of Council approving this request this evening, as he believes it is good for the neighborhood and will help the values.

Councilmember Jorif asked for clarification regarding the size of the proposed structure and how that compares to what the city's standards allow as far as detached garages/secondary living quarters are concerned. Mr. Miller answered those questions.

The applicant came forth again and shared that he is willing to remove the proposed bathroom. Also, the HOA that oversees his subdivision did approve this proposed structure last December. He went on to show the Council an updated drawing that shows a proposal with the bathroom having been removed. The applicant reiterated that there are many 'secondary structures' in existence within this same subdivision that are also extremely large, and he has come with photos and address information of those other structures too.

General discussion ensued pertaining to the proposed size of the structure, including other existing 'secondary' structures in existence within the neighborhood. Councilmember Campbell asked for clarification on the research staff has done related to other, existing secondary structures. Mr. Miller shared that staff found two accessory structures larger than 1,000 square feet – one of which is located on the neighbor's property. Mr. Miller went on to share that this subdivision used to be located outside of the city limits, but it was subsequently annexed. So, prior to annexation, it was not subject to city requirements. The applicant reiterated that he really desires to have this garage approved, and he cannot make it any smaller because then it would not fit all of his cars.

Following the additional discussion, Councilmember Jorif moved to deny Z2022-040. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 against (Campbell).

3. **Z2022-041** - Hold a public hearing to discuss and 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 Golf Driving Range on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information related to this agenda item. The applicant is seeking approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land. The applicant's proposal includes construction of an ~74,500 SF, three-story entertainment venue that will consist of Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range. He went on to explain that notices were sent out to 12 property owners and residents located within 500' of the property. The city has not received any notice replies in return. The Planning & Zoning Commission did recommend approval of this SUP by a vote of 6 to 0 (Welch having been absent).

Mayor Fowler called fort the applicant.

Renee Ward of Weir & Associates
2201 E. Lamar Blvd.
Arlington, TX

Ms. Ward indicated she is the civil engineer assigned to this project.

Tony Winkler
637 Calvin Drive
Heath, TX

Mr. Winkler shared that he is the owner.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak; however, no one indicated such, so he closed the Public Hearing.

Mayor Pro Tem Johannesen then moved to approve Z2022-041. Councilmember Macalik seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX
SPECIFIC USE PERMIT NO. S-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GOLF DRIVING RANGE ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, 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 to approve passed by a vote of 7 ayes to 0 nays.

- 4. Z2022-042 - Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or more with a Drive-Through or Drive-In* on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary (1st Reading).**

Planning Director, Ryan Miller provided background information related to this agenda item. This is located near the northeast intersection of SH-205 and Quail Run next to the existing CVS. This is part of a mixed use Planned Development District that allows for limited General Retail District land uses. Back in January of 2022, the applicant had come forth with a PD Development Plan showing how this property would lay out. They were proposing two 10,000 sq. foot restaurant/retail buildings, one 5,400 square foot retail building and one 4,000 square foot drive-thru restaurant. The applicant is now asking for an SUP to establish a 2,325 square foot restaurant with drive-thru. He went on to explain stipulations associated with this proposed land use, according to the city's Unified Development Code. (1) drive-thru lane cannot have access from a residential street; (2) additional screening is required next to the drive-thru lane, and (3) a minimum stacking of 6 vehicles is required. The applicant's concept plan does conform to these requirements. Mr. Miller went on to share that this site is located more than 580' from the closest residential to the north and more than 1,000' from the closest residential to the east. The City's Planning & Zoning Commission has recommended approval of this request by a vote of 6-0 (Welch was absent). Approval of this SUP is discretionary on the part of Council. In addition, staff sent out seventy-four notifications to property owners located within 500' of the subject property. Staff received twelve notices back in opposition and one back in favor. In addition, several nearby HOAs were also notified.

Mayor Fowler opened the public hearing. The applicant was invited to come forth but did not do so, indicating he will answer any questions should they arise.

Michael Podina
802 York
Rockwall, TX

Mr. Podina shared that he is one of the property owners located within 500' of this proposal. He has concerns about trash that may end up in one of the two nearby ponds, as a lot of trash is already generated from the existing, nearby Kroger. He is also concerned about the increase in traffic that will likely occur. He suspects this restaurant may end up being a Chipotle. He does not consider that to be 'high quality,' and for these reasons he is opposed to this request being approved.

Mr. Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and commented on past flood plain studies that have been done on this property. He would like to see a final flood plan study conducted and approved on this piece of property. He went on to comment on the existing two-lane road, indicating that this intersection is horrible. He wants a traffic study

to be done by TXDOT, especially because the more development that occurs in this area, the more traffic will result. He is waiting for an answer from TXDOT on if they are willing to conduct a traffic study on this area or not. He believes that existing roadways, including Quail Run, are totally inadequate to accommodate this and other developments.

The applicant then came forth and addressed the Council.

There being no one else wishing to come forth, Mayor Fowler closed the public hearing.

Bowen Hendrix
4403 North Central Expressway
Dallas, TX

The applicant spoke about the various concerns that speakers expressed this evening, including committing to stay on top of cleaning up any trash on a regular basis, even weekly if necessary. The retention ponds are HOA property, so they cannot maintain those. Related to traffic, he hopes that TXDOT will address those concerns as soon as possible. The size of the restaurant, which is proposed to be a Chipotle, is nicer than some other restaurants, and the traffic that will be generated is less than, say, the Chick-fil-A nearby.

Following his brief comments, Mayor Pro Tem Johannesen asked staff to comment on the floodplain study. Ms. Williams, City Engineer, provided clarification – sharing that the flood study cannot be approved until the grading plan has been submitted and approved. The applicant shared that he hopes to have that grading plan submitted to the city for approval sometime this week.

Mayor Fowler wonders whether or not a restaurant goes in, and – as a result – it generates additional traffic; or, if a restaurant decides to go in because of the traffic that is already in existence.

Some additional, brief comments transpired related to the floodplain study that will be forthcoming.

Councilmember Daniels then moved to approve Z2022-042. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] 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 ONE (1) *RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN* ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *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. **Z2022-043** - Hold a public hearing to discuss and consider approval of an ordinance for a Text Amendment to Article 09, *Tree Preservation*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided brief, introductory comments pertaining to this agenda item. Public notice on this case was given, as required by law. In addition, the city's P&Z Commission did review this, and they recommended approval by a vote of 6-0. He then deferred to the city's Parks Director, Travis Sales, to speak in greater detail about this agenda item. Mr. Sales expressed that these changes will make it a much better ordinance. Hackberry trees will no longer be protected. Eastern Red Cedars will be clarified for "cedar trees." In addition, 8' tall and greater cedars will be protected moving forward (instead of 11' caliper trees or greater being protected). Also, the replacement will be one, 4" caliper tree for every eight-foot tall cedar. In addition, tree surveys will be conducted by a landscape architect, an ISA certified arborist, or a horticulturist. Related to utility clearance pruning, the city will be able to rank those as a 'non protected' tree, depending on what's left after a pruning cycle. Tree surveys are being updated to also require species, caliper inch and a 'health rating' to be specified. Pruning standards are also being specified, as well as nursery stock standards. These changes will add some additional staff time for the Parks Director when doing plan reviews, but it will result in a much better document for both the city and developers.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Mayor Fowler made a motion to approve Z2022-043. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 09, *TREE PRESERVATION*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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.

XII. ACTION ITEMS

1. **P2022-040** - Discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

Planning Director, Ryan Miller, provided background information related to this agenda item. The applicant is requesting the approval of a Final Plat of an 11.13-acre tract of land (i.e. Tract 8-02 of the Johnson Survey, Abstract No. 129) for the purpose of creating three (3) lots (i.e. Lots 1-3, Block A, Garcia-Herrera Addition). The applicant is also requesting an exception under Subsection D, Exception Requests, of Exhibit 'A' of the Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County. Staff sent this proposal to Rockwall County for comment, and – at that time – the applicant was proposing 103.76' of frontage, and the County was opposed to the 103'. So, the applicant increased the frontage to 130'. Staff has

sent the revised proposal to the County; however, a response has not yet been received. Due to the 'shot clock,' though, the city is having to bring this forth at this time for consideration.

According to Subsection C.2, Minimum Lot Frontage on a Street, of the agreement, the minimum lot frontage for a lot that is greater than one (1) acre but less than three (3) acres is 150-feet. In this case, Lot 2 originally showed 103.76-feet of frontage, which is 46.24-feet less than the requirement. Staff contacted the applicant, and the applicant stated that they cannot increase the size of the lot greater than 130-feet due to the existing layout of the buildings; however, the applicant stated that he would revise the plat to show 130-feet. This would still be 20-feet less than the requirement. Staff has not received these revisions depicting this change, but has made this a conditional of approval in the Conditions of Approval section of this case memo. Staff should note that the requested exception does not meet the Administrative Exemptions requirements of Subsection D.1 and must be approved by the City Council per Subsection D.2, of the Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County. Staff should also point out that the three lots directly across the street from this property are 100' in width. So this will be 30' larger. Approval of these requests and associated variances are discretionary on the part of Council. On September 13, 2022, the Planning and Zoning Commission did recommend approval of this Final Plat by a vote of 6-0, with Commissioner Welch being absent.

Councilmember Macalik then moved to approve P2022-040. Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. **SP2022-044** - Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of an *Exception* to the building height in conjunction with an approved site plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Planning Director, Ryan Miller provided background information on this agenda item. The applicant, Bob Pruett of Urban Structure, is requesting the approval of an exception for a three (3) story storage facility on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard. The applicant's Site Plan and Building Elevations indicate that Building A will be three (3) stories and 42-feet in height. On September 13, 2022, the Planning and Zoning Commission approved the exception along with the Site Plan, and recommended approval of the exception to Building Height in the Conditional Land Use Standards, by a vote of 6-0, (with Commissioner Welch absent). Requests for exceptions are discretionary decisions for both the Planning and Zoning Commission and City Council. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] council members) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of this exception.

Mayor Fowler asked staff to move forward with a text amendment that will allow things like this to be heard and approved administratively by the P&Z Commission. However, he understands that Council will still need to approve the building height exception this evening.

Mr. Miller answered questions of Councilmember Jorif related to what the adjacent properties are zoned as and what exists on those and/or what will exist on those in the future ("light industrially" zoned properties on which two warehouse distribution centers will go in; plus, a vacant property followed by Discovery Boulevard and then the Rockwall Downes subdivision). This is directly across from existing apartments.

Councilmember Moeller then moved to approve SP2022-044. Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of an ordinance amending the budget for fiscal year 2022, and take any action necessary.

Mrs. Smith, City Manager, provided brief comments related to this agenda item. Mayor Pro Tem Johannesen moved to approve the ordinance. Councilmember Macalik seconded the motion. The ordinance was read as follows:

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

4. Discuss and consider approval of an ordinance adopting the proposed budget for fiscal year 2023, and take any action necessary.

Councilmember Jorif moved to approve the ordinance adopting the budget. Councilmember Daniels seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-49**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2022, THROUGH SEPTEMBER 30, 2023; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

5. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year (FY) 2023 and amended budget for fiscal year 2022, as well as the 'Annual Work Plan' for FY2023, and take any action necessary.

Councilmember Daniels moved to approve the REDC budget for FY2023 and the amended REDC budget for FY2022. Councilmember Johannesen seconded the motion, which passed unanimously of Council (7-0).

6. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2023 and amended budget for fiscal year 2022, and take any action necessary.

Councilmember Jorif moved to approve the Rockwall Tech Park Association budget for FY2023 and the amended budget for FY2022. Mayor Fowler seconded the motion, which passed unanimously of Council (7-0).

7. Discuss and consider approval of an ordinance levying ad valorem taxes for the tax year 2022, and take any action necessary.

Mrs. Smith shared that this tax rate is the lowest tax rate the City of Rockwall has ever had in the history of tax rates having been recorded. Councilmember Macalik moved to approve the ordinance adopting the tax rate for tax year 2022. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 22-50**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2022 AT A RATE OF \$.2925 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY

WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2022 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2022 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

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

8. Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2023, including authorizing the City Manager to execute associated funding arrangements, and take any action necessary.

Mayor Fowler asked Councilmembers to be sure to recuse themselves from anything from which they need to recuse themselves pertaining to approval of these funding requests, if necessary.

Councilmember Jorif moved to approve the funding recommendations from the subcommittee for FY2023, including authorizing the City Manager to execute associated funding arrangements. Mayor Pro Tem Johannesen seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. 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:

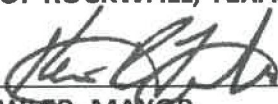
1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
2. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).
3. Discussion regarding possible purchase of real property in the vicinity of SH-205, generally located near Mims Road, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

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

XV. ADJOURNMENT

Mayor Fowler adjourned the Council meeting at 8:28 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF OCTOBER, 2022.



KEVIN FOWLER, MAYOR

ATTEST:



KRISTY TEAGUE, CITY SECRETARY

