

MINUTES
ROCKWALL CITY COUNCIL
Monday, January 05, 2015
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt and City Council Members David White, John Hohenshelt, Scott Milder, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza. Councilmember Townsend was absent from the meeting.

Mayor Pruitt indicated that Mr. Skorborg is running late for the 4:00 p.m. work session. Therefore, the city council will recess into Executive Session first to allow time for him to arrive. Mayor Pruitt then read the below listed Executive Session discussion items (III. 1-4) into the public record before recessing the public meeting into Executive Session.

II. WORK SESSION

1. **HOLD WORK SESSION WITH DICK SKORBURG REGARDING A PROPOSED RESIDENTIAL DEVELOPMENT PROJECT, GENERALLY LOCATED AT THE NORTHWEST CORNER OF FM-552 AND JOHN KING BOULEVARD AND POTENTIAL RESIDENTIAL PROJECT(S) IN THE STONE CREEK SUBDIVISION, AND TAKE ANY ACTION NECESSARY.**

Members of the city council came back into the council chambers, and Mayor Pruitt reconvened the public meeting at 4:38 p.m. He called forth Mr. Skorborg to address the council concerning this work session item. Mr. Skorborg came forth and gave a presentation concerning the idea of 'single family attached homes' (also known as 'townhomes') on single family lots. He would like the council to consider allowing this type of housing product mixed in with single family homes on these types of lots. Councilmember Milder asked if Mr. Skorborg would consider 'zero lot line' single family homes in lieu of townhomes. Mr. Skorborg indicated that he would like to combine townhomes with zero lot line, single family homes. He indicated that he is willing to take city council members on a tour to show them townhome products that have been constructed in other cities, such as Allen and McKinney.

Mr. Skorborg also presented an idea he would like the council to consider related to doing a townhome development in Stone Creek in the area located on the west side of the fire station adjacent to the existing CVS Pharmacy store (the area is currently zoned general retail GR)).

The council took no action concerning this work session item and went back into Executive Session upon its conclusion (at 5:23 p.m.).

51 **III. EXECUTIVE SESSION**

52
53 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**
54 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**
55 **CODE:**

- 56
57 1. Discussion regarding possible claim related to Oncor pursuant to Section 551.071
58 (Consultation with Attorney)
59 2. Discussion regarding Economic Development prospects pursuant to Section 551.087
60 (Economic Development)
61 3. Discussion regarding possible claim or settlement agreement related to enforcing the
62 city's sign ordinance regarding a billboard pursuant to Section 551.071 (Consultation
63 with Attorney).
64 4. Discussion regarding appointment of city council subcommittees, board liaisons and
65 designation of mayor pro tem pursuant to Section, § 551.074 (Personnel Matters).

66
67 **IV. ADJOURN EXECUTIVE SESSION**
68

69 **Executive Session was recessed at 4:38 p.m. and then resumed again at 5:23 p.m.**
70 **following the Work Session item. It was adjourned thereafter at 5:56 p.m.**
71

72 **V. RECONVENE PUBLIC MEETING**
73

74 **Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all council members, except**
75 **Townsend, being present.**
76

77 **VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**
78

79 **Councilmember Milder made a motion to name Dennis Lewis as Mayor Pro Tem.**
80 **Councilmember Daniels seconded the motion, which passed unanimously of those**
81 **present (Townsend absent).**
82

83 **Councilmember Daniels made a motion to appoint Kathleen Morrow and David Sweet to**
84 **serve on the city's ART Review Team (ART) Commission. Mayor Pruitt seconded the**
85 **motion, which passed by a vote of 6 ayes with 1 absent (Townsend).**
86

87 **VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR JIM PRUITT**
88

89 **Mayor Pruitt delivered the invocation and led the Pledge of Allegiance.**
90

91 **VIII. PROCLAMATIONS / AWARDS**
92

- 93 1. Recognition of Fire Chief Mark Poindexter for thirty-five years of service
94

95 **Mayor Pruitt called Chief Poindexter forward. He then read and presented an honorary**
96 **proclamation to him for 35 years of service. Chief Poindexter thanked his staff for all**
97 **they do, and thanked Mayor Pruitt for this honor.**
98
99

100 IX. OPEN FORUM

101 Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to
102 come forth and speak at this time. There being no one in the audience indicating such,
103 Mayor Pruitt stated he will leave this agenda item open, as he would like to come back to
104 it shortly.
105

106
107 Following Action Item #1, Mayor Pruitt readdressed the Open Forum portion of the
108 meeting agenda, sharing the statement below, which he read into the public record as
109 follows:
110

111 *I want to thank our outgoing Mayor and County Judge David Sweet for the*
112 *excitement and leadership he has shown for our city over the past four*
113 *years. I also want to thank my fellow councilmen who have worked*
114 *tirelessly in making Rockwall not just a city but a community. I look*
115 *forward to serving you as Mayor of this dynamic growing community, and*
116 *want to share some of my visions for the upcoming year.*
117

118 *Fiscal Responsibility*
119

120 *We must concentrate on fiscal responsibility that focuses on the growth in*
121 *expenditures. Increases in expenditures in the city should be no greater*
122 *than the rate of inflation plus the increase in population. I am proud that I*
123 *was part of a council that decreased the tax rate paid by our citizens this*
24 *past year. I hope to continue this conservative trend.*
25

26 *Residential Development*
127

128 *We should encourage developers to increase the quality and size of homes*
129 *on the remaining developable residential land in our city. Increases in size*
130 *and quality of homes will add increased taxable valuation.*
131

132 *Business Development*
133

134 *This city is committed to attracting quality commercial and retail projects.*
135 *Our Economic Development Corporation must continue to attract great*
136 *companies like the ones that now call Rockwall home.*
137

138 *The downtown revitalization project should be completed in late summer*
139 *and will make downtown Rockwall more visitor and pedestrian friendly. We*
140 *will have entertainment activities on the new plaza and courthouse stages*
141 *that will continue to support Rockwall being called "The Live Music Capital*
142 *of North Texas".*
143

144 *The Harbor District is a jewel that needs to be redefined to encourage its*
145 *use by residents of our city as well as the many visitors that it attracts*
146 *annually. The city put money into the Harbor because the council at the*
147 *time believed in the project – we still believe in that original vision.*
48 *However, unfortunately, in recent years, communication has broken down*
49 *between the city and the group that currently owns the harbor retail center*
150 *and manages or mismanages the assets. While we have on many*

occasions requested meetings with that group, we have instead been met with lawsuits instead of cooperation. Therefore, I am ready to move forward with developing additional property that the City still owns in the district and try to move beyond the barriers of the past. The Harbor is a jewel that needs to be enjoyed by our residents. Additional parking is a key to that enjoyment and the new parking garage that recently opened will provide some relief from the congested events in the past. I would encourage our residents to rediscover the Harbor and see what a truly spectacular complex it is.

Roadways/Transportation

The council remains committed to improving roadways and transportation. We will continue to partner with Rockwall County to provide relief in this area. But we also need to be vigilant about making repairs to existing streets that have deteriorating concrete and asphalt surfaces which are constantly requiring temporary repairs. I will be asking the city staff to do a comprehensive survey to determine the roads that need these major improvements.

Parks

We must do a better job of informing our citizens of what park facilities, bike and hike trails we already have. We must continue to invest in our existing ball fields, senior and kids programs, and camps.

We have already approved the construction of one of the first all accessible parks in North Texas. Yellowjacket Park will be a place in which children of all abilities can play together without the barriers that exist in many parks. Hopefully this new park can be used as an educational tool to promote better communications between all our residents. In the future, I would additionally like to see the City design a lakeside park which will enhance our lakeside community image.

Volunteerism

I encourage each citizen to get involved in our city in one of our many volunteer opportunities. We must do a better job of publicizing the different volunteer positions available, however. We have a lot of positions that are open. For example, we have a top notch, well trained and well-staffed volunteer fire department, but we can always use additional interested people.

If you want to get involved in this city, we will do our very best to find you a spot that gels with your experience level, interests, or available time commitment. It doesn't matter if you have ever been involved before. If you want a voice in this city, come talk to us at city hall or go onto our website www.rockwall.com.

202 **Schools**

203
204 *We must maintain a partnership with our schools and continue to put*
205 *School Resource Officers on the premises of our schools to encourage a*
206 *safe friendly learning environment. We also need to be vigilant to make*
207 *sure that these resources are effectively used. SRO's need to spend more*
208 *time talking to kids about safety, drugs and other crime related prevention*
209 *programs. The schools have some great outreach programs for parents –*
210 *but sometimes they aren't effectively publicized. We can use city*
211 *resources to help publicize these great programs which include prevention*
212 *against drug use, teen suicide, the dangers of the internet, etc.*
213

214 **Customer Service**

215
216 *Our city employees are our best asset. We are in a customer service*
217 *business – whether you are the water meter reader or a patrol officer. We*
218 *expect every employee to treat citizens with respect and to do their job as*
219 *professionally as possible.*
220

221 *As your mayor, I plan to be very accessible to all Rockwall citizens. Open*
222 *office hours for any citizen wishing discuss any topic with me will be every*
223 *Monday from noon until 4:00 p.m. If you need to meet another day or*
224 *another time, just call and we will work out the details. Again, I am so*
225 *honored to be your mayor, and I look forward to working with each of you*
226 *to make this the best city in the State of Texas.*
227

228 Following his comments, Mayor Pruitt called for agenda section XIII (City Manager's
229 Report) to be addressed.
230

231 **X. CONSENT AGENDA**

- 232
233 1. Consider approval of the minutes from the December 15, 2014 regular
234 city council meeting, and take any action necessary.
- 235 2. Consider authorizing the Rockwall Fire Chief to execute an interlocal
236 agreement for purchase of radio equipment for the following cities/fire
237 departments: Rockwall Fire, Heath DPS, Fate DPS, Royse City Fire and
238 McLendon Chisolm Volunteer Fire Department, and take any action
239 necessary.
- 240 3. **Z2014-035** – Consider a request by Chris & Jill Blasé for the approval of
241 an ordinance for a zoning change from Planned Development District 3
242 (PD-3) to a Single Family 10 (SF-10) District for a one (1) acre portion of
243 land located within Tract 11-3 being a 13.3-acre tract of land situated
244 within the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall
245 County, Texas, being zoned Planned Development District 3 (PD-3) for
246 Commercial (C) District land uses, situated east of the intersection of East
247 Fork Road and North Lakeshore Drive, and take any action necessary.
248 **(2nd reading)**

- 250 4. **P2014-041** - Consider a request by Dave Hanby of TKC CLXXXVI, LLC
251 on behalf of the owner Rick Sharp for the approval of a replat creating
252 Lots 4, 5 & 6, Block A, Sharp Addition being three (3) non-residential lots
253 currently identified as Lot 2, Block A, Sharp Addition, City of Rockwall,
254 Rockwall County, Texas, being a 6.22-acre parcel of land zoned Planned
255 Development District 46 (PD-46) for Commercial (C) District land uses,
256 situated within the SH-276 Overlay (SH-276 OV) District, generally
257 located east of the intersection of Corporate Crossing [FM-549] and SH-
258 276, and take any action necessary.
- 259 5. **P2014-042** - Consider a request by John Spiars of Spiars Engineering,
260 Inc. on behalf of Bill Lavin of Security Holdings, LLC for the approval of a
261 replat creating Lot 1, Block A, Nissan of Rockwall Addition, being one (1)
262 non-residential lot currently identified Lot 1, Block A, Lafon Subdivision,
263 and a portion of Tract 2 & Tract 12 of the J. Lockhart Survey, Abstract No.
264 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
265 and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30
266 OV) District, and take any action necessary.
- 267 6. Consider approval of a resolution approving submission of a co-op grant
268 application to the Texas Parks and Wildlife Department (100%
269 reimbursement grant), and take any action necessary.
- 270 7. Consider approval of the Facilities Agreement for the Breezy Hill Estates,
271 Phase Four water line installation and allow the City Manager to execute
272 the agreement with BH Phase IV SF, Ltd. and take any action necessary.

273 **Councilmember White made a motion to approve the Consent Agenda (#1, 2, 3, 4, 5, 6,**
274 **and 7). Councilmember Lewis seconded the motion.**

275
276 **The ordinance was read as follows:**

277
278 **CITY OF ROCKWALL**
279 **ORDINANCE NO. 15-01**
280

281 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,**
282 **TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE**
283 **NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED**
284 **SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN**
285 **ZONING FROM PLANNED DEVELOPMENT DISTRICT NO. 3 (PD-3) TO A**
286 **SINGLE FAMILY RESIDENTIAL (SF-10) DISTRICT FOR A 10,000 SQUARE**
287 **FOOT PORTION OF LAND LOCATED WITHIN TRACT 11-3 BEING A 13.3-**
288 **ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY,**
289 **ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**
290 **AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS**
291 **ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR**
292 **A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND**
293 **DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A**
294 **SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;**
295 **PROVIDING FOR AN EFFECTIVE DATE.**
296

297 **The motion passed by a vote of 6 ayes with 1 absent (Townsend).**
298
299

300 **XI. APPOINTMENTS**

- 301
302 1. Appointment with the Planning and Zoning Chairman to discuss and
303 answer any questions regarding cases on the agenda and related issues
304 and take any action necessary.

305 **Chairman of the Planning and Zoning Commission, Craig Renfro, came forth and**
306 **provided brief comments to the city council concerning planning-related items on**
307 **tonight's meeting agenda. The council took no action related to this item.**
308

309 **XII. ACTION ITEMS**

- 310
311 1. Discuss and consider appointments to city advisory boards including the
312 Art Review Team (ART) Commission, Architectural Review Board, and
313 nomination for the Rockwall County Open Space Master Plan Steering
314 Committee, and take any action necessary.

315 **Regarding the Rockwall County Open Space Master Plan Steering Committee, Mr.**
316 **Crowley indicated that the council is being asked to nominate individuals to be**
317 **submitted to the county for possible appointment to this steering committee. The**
318 **County Commissioner's Court will be the body to ultimately make final appointments.**
319 **Following this explanation, Councilmember White made a motion to nominate Ken**
320 **Dickson to serve on the Steering Committee and to submit Tom Hughes and Ben Weible**
321 **for nomination to assist with the committee's work to update the countywide Open Space**
322 **Master Plan. Councilmember Daniels seconded the motion, which passed by a vote of 6**
323 **ayes with 1 absent (Townsend).**

324
325 **Councilmember Milder indicated that he recently received a list of certified architects**
326 **living in Rockwall from the Texas Board of Architectural Examiners. He explained that he**
327 **hopes some of them may apply for the Architectural Review Board after receiving a letter**
328 **from the city encouraging them to do so. At this time, however, he does not have any**
329 **appointment(s) to recommend.**
330

331 **Mayor Pruitt then revisited the Open Forum portion of the meeting agenda at this time.**
332

333 **XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS,**
334 **FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.**
335

- 336 1. Departmental Reports
337 Building Inspections Monthly Report - November 2014
338 Fire Dept. Monthly Reports - November 2014
339 Harbor PD Monthly Report - November 2014
340 Internal Operations Department Monthly Report - November 2014
341 Police Department Monthly Report - November 2014
342 Recreation Monthly Report - November 2014
343 Rockwall Animal Adoption Center - November 2014
344 2. City Manager's Report
345

346 **City Manager Rick Crowley explained that the city has been dealing with power outages**
347 **for a number of years now. He indicated that staff will be looking into the possibility of**
348 **obtaining outside assistance to help evaluate the reliability of the electric system and**

compare this information against the standards that Oncor is prescribed by the Public Utilities Commission. This may or may not require a contract to come back before the council for approval, but he did want to make the council aware that this process will be underway shortly.

Council and staff wished Assistant City Manager, Mary Smith, a happy birthday.

Mayor Pruitt adjourned the public meeting at 6:23 p.m.

XIV. EXECUTIVE SESSION

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

1. Discussion regarding possible claim related to Oncor pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding Economic Development prospects pursuant to Section 551.087 (Economic Development)
3. Discussion regarding possible claim or settlement agreement related to enforcing the city's sign ordinance regarding a billboard pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding appointment of city council subcommittees, board liaisons and designation of mayor pro tem pursuant to Section, § 551.074 (Personnel Matters).

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

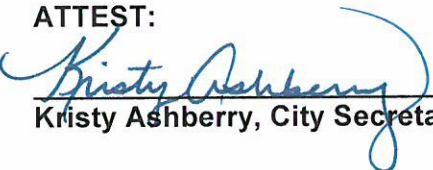
The council did not reconvene into Executive Session following the end of the public meeting agenda. See item VI. for actions taken as a result of the first Executive Session.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the public meeting at 6:23 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
this 20th day of January, 2015.**

ATTEST:


Kristy Ashberry, City Secretary




Jim Pruitt, Mayor