

---

**ROCKWALL CITY COUNCIL MEETING**

**Monday, April 1, 2024 - 5:30 PM**

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

**I. Call Public Meeting to Order**

Mayor Pro Tem Anna Campbell called the meeting to order at 5:30 p.m. Present were Mayor Pro Tem Anna Campbell and Councilmembers Sedric Thomas, Mark Moeller, Clarence Jorif, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza and Mayor Trace Johannesen were absent from the meeting.

Mayor Pro Tem Campbell read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

**II. Executive Session**

1. Discussion regarding (re)appointments to city regulatory boards and commissions, including the N. TX. Municipal Water District (NTMWD) Board, pursuant to Section, §551.074 (Personnel Matters)

**III. Adjourn Executive Session**

Council adjourned from Executive Session at 5:54 p.m.

**IV. Reconvene Public Meeting (6:00 P.M.)**

Mayor Pro Tem Campbell reconvened the public meeting at 6:00 p.m.

**V. Invocation and Pledge of Allegiance - Councilmember Lewis**

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

**VI. Proclamations / Awards / Recognitions**

1. Child Abuse Prevention Month Proclamation
2. Theater in Our Schools Month Proclamation

Mayor Pro Tem Campbell called representatives up, one-by-one, regarding each of the above named proclamations. She then read and presented each of them.

## VII. Open Forum

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

Melba Jeffus  
2606 Cypress Dr  
Rockwall TX 75087

Mrs. Jeffus came forth and asked the Council to consider building a large event center for the City of Rockwall and Rockwall County. She stated as of right now there are no big venues to use for large events except the Hilton. She indicated that there is a lot of available land out on John King that would be ideal for building such events center. She stated that the City and the County need to come up with a plan. She would be willing to serve on a committee for this purpose. She suggested that such an events center could be named the Ralph M. Hall Events Center.

Ronnie Howell  
434 Jordan Farms Circle (in Park Place)  
Rockwall, TX

Mr. Howell came forth and shared that he personally owns a short-term rental (STR) within the city. He stated he has spoken at a previous City Council on the subject of STRs. He went to state that he emailed Ryan Miller (city's Planning Director) asking about how the City came up with the ordinance and who was involved in the process. Mr. Miller conveyed it was the City Attorney and the city staff. He wonders if any of those people (i.e. the City attorney or city staff) are experts regarding STRs, indicating that he is one because he owns one and knows how they work. He then suggested to the Council that there be a committee with STR owners and non-STR owners to meet once a month to discuss problems and figure out what legislation might work best for everybody involved. He indicated he doesn't want to be "legislated out of business" and he fears that could happen if those involved don't know anything about STRs.

Greg Oehler  
207 Tanya Drive  
Rockwall, TX 75087

Mr. Ohler came forth and stated he respects the gentleman who owns the STR business and just spoke, and he wishes him well. He shared that these ordinance regulations that are currently being considered and adopted have been in development for quite some time. A lot of work has been put into this process. He shared that he is a residential property owner who is surrounded by STRS (there are three in a row at the top of his street - one that is 250-500 ft. away - aka "The Party House" (he called it) - and one popping up off of Ridge Road). He shared that homeowners are adversely affected by the operation of the "party house" because trash flows down the hill from the other houses. He pleaded for the Council to go ahead and pass this ordinance. Mr. Oehler stated would love to see a committee of both owner and non-owners talking about STRs and collectively looking for long-term resolutions. He expressed that regulations on STRs are needed now because there are problems now. He believes it is like the "Wild West" out there. He urged Council to not delay and to not kick this down the street. He

urged Council to adopt the ordinance and provide homeowners with relief from the problems that are going on right now.

There being no one else wishing to come forth and speak at this time, Mayor Pro Tem Campbell closed Open Forum.

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

Councilmember Jorif made a motion to reappoint Rick Crowley to serve an additional 2-year term on the North Texas Municipal Water District (NTMWD) Board. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absent (Johannesen).

#### IX. Consent Agenda

1. Consider approval of the minutes from the March 18, 2024, city council meeting, and take any action necessary.
2. **Z2024-006** - Consider approval of an ordinance for a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) and to establish Chapter 13, Rental Housing, of the Municipal Code of Ordinances for the purpose of creating requirements for Short-Term Rentals, and take any action necessary. **(2nd Reading)**
3. Consider approval of an ordinance for the temporary reduction of the current 70 miles per hour speed limit along IH-30 to 65 miles per hour from MP 69.27 to MP 71.23 (approximately 300 feet east of T.L. Townsend to the eastern City limits) during (re)construction of IH-30, and take any action necessary. **(1st reading)**
4. Consider approval of an ordinance amending the Code of Ordinances in Ch. 44 "Utilities," Article V. "Water," Division 6 and Division 7 to combine and update the Water Conservation Plan and the Water Resource and Emergency Management Plan, and take any action necessary. **(1st reading)**

Councilmember Jorif pulled item #2 for discussion. Councilmember Jorif then moved to approve items #1, 3 and 4. Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

#### CITY OF ROCKWALL

#### ORDINANCE NO. 24-\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY NO. 30 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VOILATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

CITY OF ROCKWALL

ORDINANCE NO. 24-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES; ARTICLE V. WATER; DIVISION 6 "WATER CONSERVATION PLAN" AND DIVISION 7 "WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN" TO REPEAL DIVISION 6. AND DIVISION 7 IN THEIR ENTIRETY AND REPLACE THEM WITH ONE NEW DIVISION 6 TO REFLECT AN UPDATED WATER CONSERVATION PLAN AND AN UPDATED WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes with 1 absence (Johannesen).

Regarding Consent Agenda item #2, Councilmember Jorif shared that he has done some additional research based on comments that were made at the last meeting when this item was previously addressed. Councilmember Jorif made a motion to approve the ordinance but he is going to request that staff review the STR regulations and look into adding an addendum regarding the prohibition of rentals to sex offenders. He stated that any residents within the City of Rockwall who is a sex offender is not allowed to live within 1000 ft. of parks, schools, etc. During his review of this STR ordinance, he found that there is no language in the ordinance to address sex offenders. Having had extensive conversations with other city councils in the area, our police department, and others within the community, he believes something needs to be in the ordinance regulations to address this topic because it is a safety-related concern for everyone. Adding some provisions to address sex offenders will also be a safeguard for the actual STR owners themselves.

Councilmember Thomas seconded the motion. He then sought clarification from staff regarding some of Jorif's concerns. Since STRs are 'single-family' homes already, he wonders if regulations are already in place that address the (sex offender) concerns. Planning Director, Ryan Miller responded by stating that staff will need to check with the city attorney and explore what the city's limitations of power may be regarding Jorif's concerns. Staff and the city attorney can absolutely research and bring an amendment forward if an amendment is needed and brief the council further at time.

Councilmember McCallum also sought clarification, wanting to ensure that this ordinance will be passed this evening, and it will go into effect, and any additional and related regulations would be considered as possible amendments that staff would bring back at a later date and time. Mr. Miller stated confirmed this to be true. Councilmember McCallum indicated he does not want to delay adopting this ordinance.

The ordinance caption was then read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 24-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF

ROCKWALL, AS HERETOFORE AMENDED, BY CREATING CHAPTER 13, *RENTAL HOUSING*, OF THE MUNICIPAL CODE OF ORDINANCES AND AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, OF THE UNIFIED DEVELOPMENT CODE (UDC) AS DEPCITED IN *EXHIBITS 'A', 'B', & 'C'* 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 Consent Agenda item #2 passed by a vote of 6 ayes with 1 absence (Johannesen).

**X. Public Hearing Items**

1. **Z2024-003** - Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of an ordinance for a *Zoning Change* and *PD Development Plan* amending Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary (**1st Reading**).

Mayor Pro Tem Campbell stated that this applicant sent a notice requesting to withdraw this case.

Councilmember Thomas moved to approve the applicant's request to withdraw the case. Councilmember Moeller seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

**XI. Action Items**

1. Discuss and consider filling a vacant seat on the city's Main Street Advisory Board, and take any action necessary.

Councilmember Moeller moved to appoint Jeremy Standifer to serve in the vacant seat on the Main Street Advisory Board (an initial, partial term to run through January of 2026). Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

**XII. 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. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

City Manager Mary Smith stated that monthly reports were included in this evening's informational packet, indicating she had nothing further to report. No discussion and no action took place.

XIII. Adjournment

The meeting was adjourned at 6:32 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 15<sup>th</sup>  
DAY OF APRIL, 2024.

  
TRACE JOHANNESSEN, MAYOR

ATTEST:

  
KRISTY TEAGUE, CITY SECRETARY

