



CITY OF ROCKWALL
PLANNING AND ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087
972-771-7745

PLATTING APPLICATION

☐ Master Plat ☐ Preliminary Plat
☐ Final Plat ☒ Replat
☐ Vacation Plat ☒ Administrative/Minor Plat
☐ Treescape Plan ☐ Landscape Plan

Property Information

Addition Name: <u>COMFORT INN & SUITES</u>		Address / Location:	
Lot(s): <u>1</u>	Block: <u>A</u>	Current Zoning:	Proposed Zoning:
# of Acres:	# of Lots:	# of Units:	

Applicant Information

Name: <u>PASTEM CORPORATION</u>	Company: <u>T. DAYALII</u>
Mailing Address: <u>PO BOX 600433</u>	
City: <u>DALLAS</u>	State: <u>TX</u> Zip: <u>75360</u>
Phone: <u>903-520-9524</u>	Fax: Email:

Owner Information

Name: <u>SAME</u>	Company:
Mailing Address:	
City:	State: Zip:
Phone:	Fax: Email:

I waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code

[Signature]
Name

Date

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct, and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on This _____ day of _____.

[Signature]
Applicant Signature

SUBSCRIBED AND SWORN TO before me, this _____ day of _____.

My Commission Expires

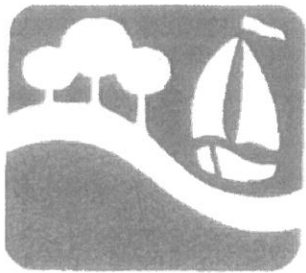
Notary Public in & for the State of Texas

The application is not considered accepted by City until the Planning Director and City Engineer have signed below.

Chuck Todd 6-22-09
City Engineering Signature

[Signature]
Planning Director Signature

P&Z Case No: 2009-013



RECEIPT

Project Number: P2009-013

**Job Address: RIDGE RD
ROCKWALL, TX 75087**

Receipt Number: B47070

Printed: 6/22/2009 10:02 am

Fee Description	Account Number	Fee Amount
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PLATTING		
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	01-4280	
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		\$ 334.80
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Total Fees Paid:

\$ 334.80

Date Paid: 6/22/2009 12:00:00AM

Paid By: Pastem Corporation

Pay Method: Check 8129

Received By: IH



DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW SHEET
CITY OF ROCKWALL ♦ PLANNING AND ZONING DEPARTMENT
PHONE (972) 771-7745 ♦ FAX (972) 771-7748 ♦ PLANNING@ROCKWALL.COM

To: Amy Williams, Engineering
Ariana Adair, Fire
Andy Villarreal, Police

From: Chris Spencer, Planning

Date: 6/23/2009

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. **Comments and/or plan mark-ups should be input or attached as a "Project Review" to the applicable project number in CRW no later than Monday, 6/29/2009.** Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/30/2009 at 2:00 p.m. and the Planning and Zoning Commission worksession on 6/30/2009 at 6:00 p.m.

Project Number: P2009-013
Project Name: Comfort Inn and Suites (Replat)
Project Type: PLAT
Project Subtype: Replat
Applicant Name: Alexander Marcus Design Group
Owner Name: Pastem Corp

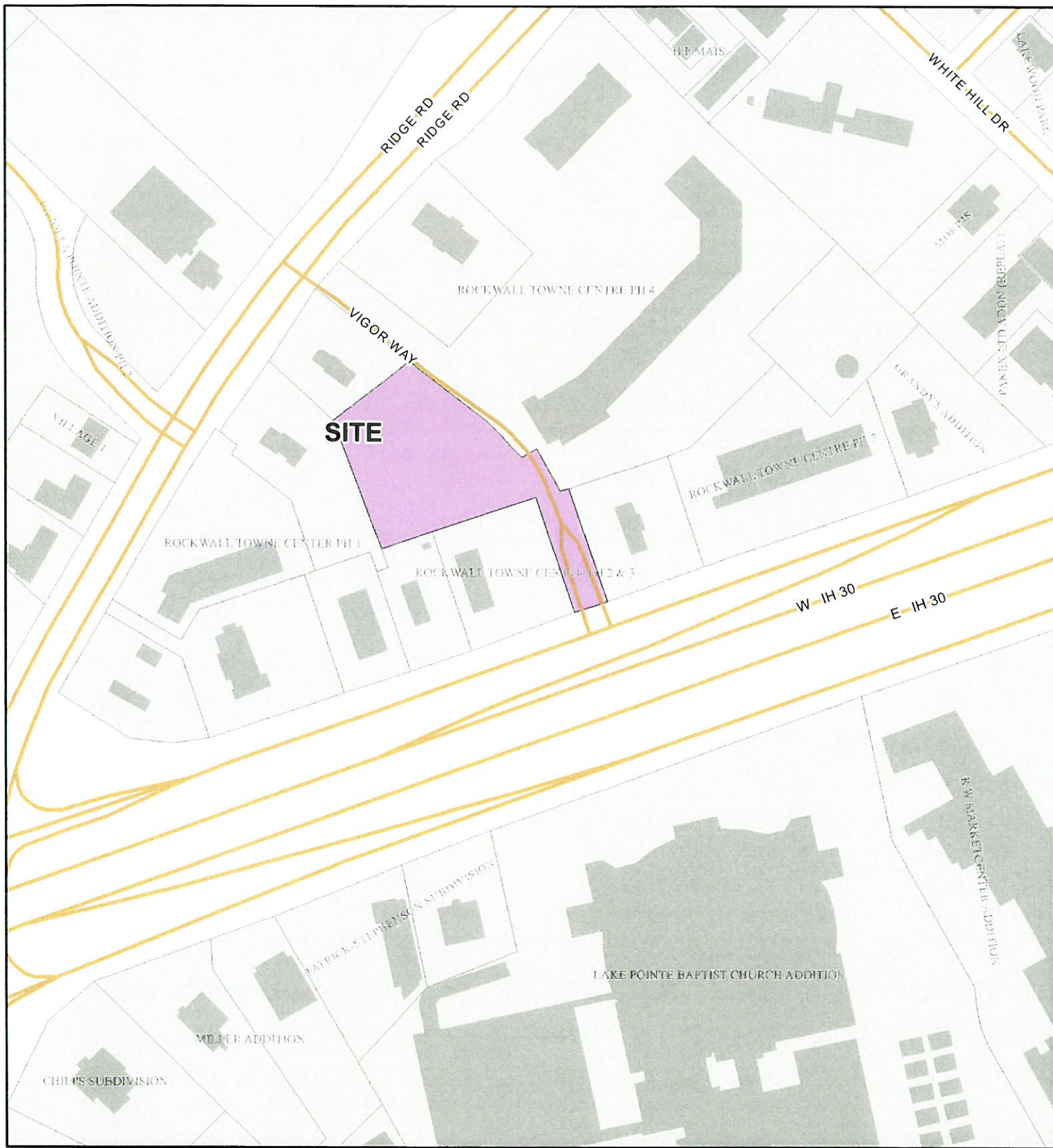
Comments: _____

Reviewing Office _____ By: _____ Date: _____

Legend

 SUBJECT PROPERTY

City of
Rockwall
www.rockwall.com



P2009-013 Final Plat Comfort Inn & Suites Vigor Way

0 100 200 400 Feet

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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Project Number: P2009-013
Project Name: Comfort Inn and Suites (Replat)
Project Type: PLAT
Project Subtype: Replat
Applicant Name: Alexander Marcus Design Group
Owner Name: Pastem Corp

Comments: adjust based on Engineering comments - minor

Reviewing Office Eng. By: AT Date: 6-30-09

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 6/30/2009

APPLICANT: Pastem Corp

AGENDA ITEM: P2009-013; Comfort Inn and Suites (Replat)

Discuss and consider a request by Tek Dayalji of the Pastem Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.74-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.

BACKGROUND INFORMATION:

The applicant Tek Dayalji is submitting a replat for Lot 8, Rockwall Town Centre, Phase 4, to accommodate development of a 1.74-acre tract for a Comfort Inn and Suites.

The Specific Use Permit and the Site Plan were approved by the Planning and Zoning Commission and City Council in 2008.

The subject property is zoned (C) Commercial district and is located within both the Scenic and I-30 Overlay Districts. The replat appears to conform to all area requirements specified in the Commercial (C) district. The development will have access to Ridge Road (F. M. 740) and I-30 via that existing Vigor Way Private Drive.

RECOMMENDATIONS:

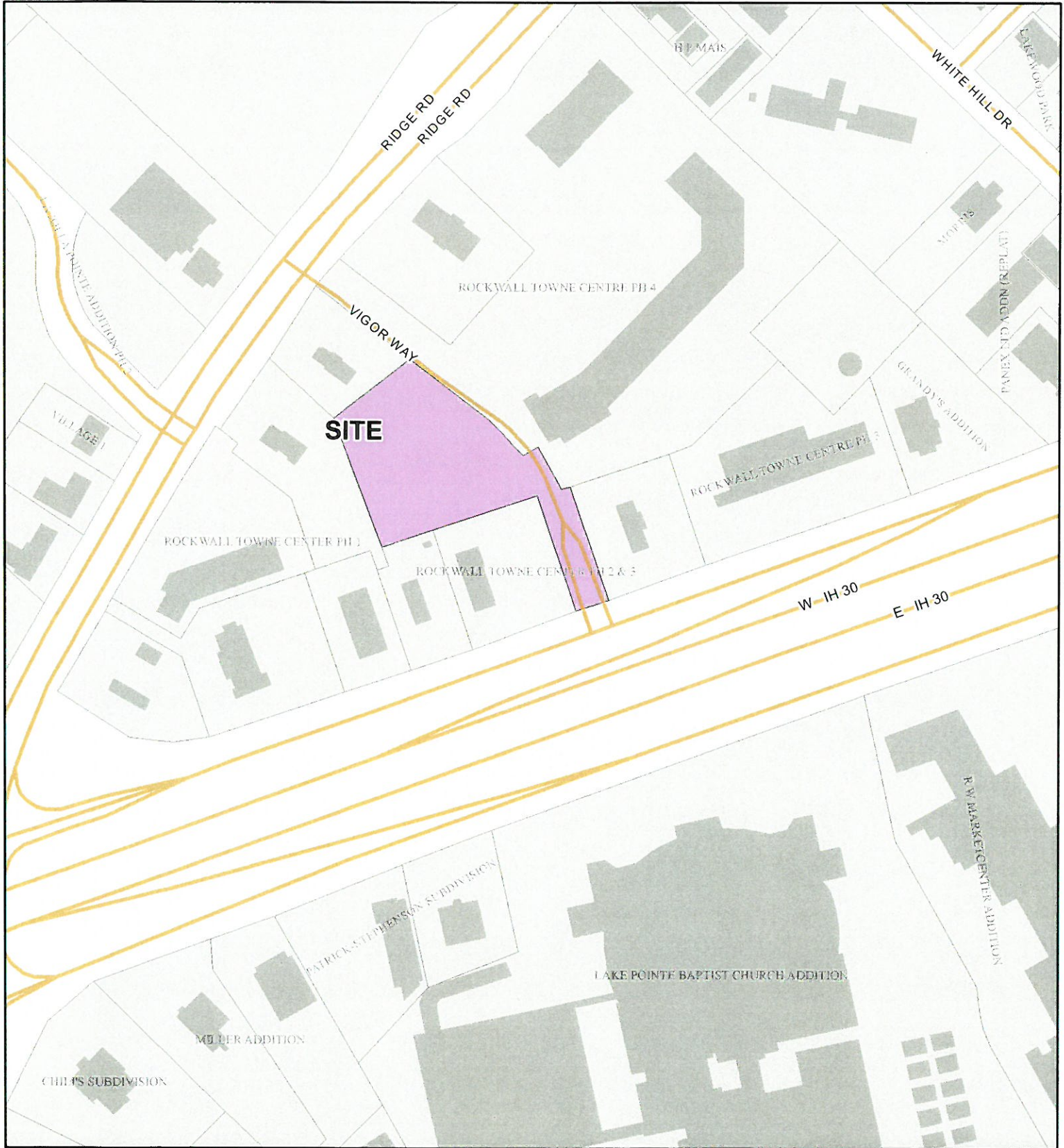
Staff Recommends approval of the request with the following conditions:

1. Adherence to all Engineering and Fire Department Standards.
2. Replace "Administrative Signature Block" with "Standard Signature Block".

Legend

 SUBJECT PROPERTY

City of
Rockwall
www.rockwall.com



P2009-013 Final Plat Comfort Inn & Suites Vigor Way

0 100 200 400 Feet

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**CITY OF ROCKWALL
CITY COUNCIL MEMO**

AGENDA DATE: 7/6/2009

APPLICANT: Pastem Corp

AGENDA ITEM: **P2009-013**; Comfort Inn and Suites (Replat)

*5-2 ✓
(Scott, Smart against?)*

Discuss and consider a request by Tek Dayalji of the Pastem Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.74-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.

BACKGROUND INFORMATION:

The applicant Tek Dayalji is submitting a replat for Lot 8, Rockwall Town Centre, Phase 4, to accommodate development of an 1.74-acre tract for a Comfort Inn and Suites.

The Specific Use Permit and the Site Plan were approved by the Planning and Zoning Commission and City Council in 2008. The subject property is zoned (C) Commercial district and is located within both the Scenic and I-30 Overlay Districts.

The development will have access to Ridge Road (F. M. 740) and I-30 via that existing Vigor Way Private Drive. The replat appears to conform to all area requirements specified in the Commercial (C) district.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. Adherence to all Engineering and Fire Department Standards.
2. Replace "Administrative Signature Block" with "Standard Signature Block".

On 6/30/09 the Planning and Zoning Commission recommended approval of the replat with staff conditions by a vote of 5 to 0 (Bricker and Davis absent).



City of Rockwall
The New Horizons

7/7/2009

Pastem Corp
Tek Dayalji
PO Box 600433
Dallas, TX 75360

RE: P2009-013, Comfort Inn and Suites (Replat)
Project Type: PLAT (Replat)

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 7/6/2009. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request with the following conditions:

- 1. Adherence to all Engineering and Fire Department Standards.*
- 2. Replace "Administrative Signature Block" with "Standard Signature Block".*

On 6/30/09 the Planning and Zoning Commission recommended approval of the replat with staff conditions by a vote of 5 to 0 (Bricker and Davis absent).

On 7/6/09 the City Council approved the replat with staff conditions by a vote of 5 to 2 (Scott and Sweet against).

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date (i.e. 1/4/2010). If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely yours,

Chris Spencer

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MINUTES
ROCKWALL CITY COUNCIL

Monday, July 06, 2009

4:00 p.m. Pre-Council Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL TO ORDER

Mayor Cecil called the meeting to order at 4:00 p.m. Present were Mayor Cecil, Mayor Pro Tem David Sweet and Council Members Matt Scott, Margo Nielsen, Mark Russo, Cliff Sevier and Glen Farris. Also present were City Manager Julie Couch and City Attorney Pete Eckert. Mayor Cecil immediately recessed the public meeting into Executive Session.

II. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.071, 551.072, 551.074 AND 551.087 OF TEXAS GOVERNMENT CODE TO DISCUSS:

1. Deliberation regarding the purchase, exchange, lease, or value of real property.
2. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters.
3. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
4. Pursuant to Section 551.071(2) of the Open Meetings Act: with regard to matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 and regarding legal services

III. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

See Executive Session held at end of meeting for action taken.

IV. ADJOURNMENT

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
this 20th day of July, 2009.

ATTEST:

Kristy Ashberry

Kristy Ashberry, City Secretary

William R. Cecil

William R. Cecil, Mayor



**MINUTES
ROCKWALL CITY COUNCIL**

Monday, July 06, 2009
6:00 p.m. Regular Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL TO ORDER

Mayor Cecil called the meeting to order at 6:00 p.m. Present were Mayor Cecil, Mayor Pro Tem David Sweet and Council Members Matt Scott, Margo Nielsen, Mark Russo, Cliff Sevier and Glen Farris. Also present were City Manager Julie Couch and City Attorney Pete Eckert.

II. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM SWEET

Mayor Pro Tem David Sweet delivered the invocation and led the Pledge of Allegiance.

III. PROCLAMATIONS / AWARDS

1. Rockwall University Graduation Recognition

Mayor Cecil spoke briefly about the Rockwall University Program, which was started in the year 2002. He congratulated seven graduates of the program, including Donna Allen, Tim Duke, Lisa Coppler, David Gonzales, Cliff Griffin, John Shannon, and Seven Carpenter. Each graduate had an opportunity to speak, and Mayor Cecil presented them with a certificate and a small monetary check.

IV. OPEN FORUM

**Pastor Joe Robbins
St. Paul's Church
805 Peters Colony**

He thanked the Council for repairing the pool and for supporting the Juneteenth Celebration

**Harold Eavenson
1330 Shores Circle
Rockwall, TX**

He explained that he is here on behalf of the Shores Country Club. He asked the City Council to consider scheduling a public hearing to hear public comment related to the Shores Golf Course.

V. CONSENT AGENDA

- 1. Consider approval of the minutes from the June 15, 2009 regular City Council meeting and take any action necessary.**
- 2. Consider Change Order Number 7 for the John King Blvd. Project, from FM-1141 to Quail Run, and take any action necessary.**

- 93 3. Consider the Engineering Services Agreement Amendment for the
94 Squabble Creek Lift Station and Forcemain Project for design of the
95 replacement of the sub-standard asphalt section of Quail Run, from
96 Memorial Drive to John King Blvd., due to the proposed sanitary sewer
97 construction and take any action necessary.
- 98 4. P2009-012 - Consider a request by Brandon Davidson of Corwin
99 Engineering, Inc. for approval of a final plat for the Right-of-Way
100 dedication of the eastern extension of Featherstone Road, located
101 between Deverson Drive and John King Blvd., being 2.382-acres zoned
102 (PD-70) Planned Development No. 70 District, and take any action
103 necessary.
- 104 5. P2009-013 - Consider a request by Tek Dayalji of the Pastem
105 Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne
106 Center Phase 4 Addition, being a 1.74-acre tract zoned (C) Commercial
107 and situated on Vigor Way (private street) between IH-30 and Ridge Rd,
108 and take any action necessary.
- 109 6. Z2009-010 - Consider approval of an ordinance for a request by Lynette
110 Coughlin for approval of a zoning change from (NS) Neighborhood
111 Services district to (GR) General Retail district on a tract known as Block
112 80A, B F Boydston Addition, being approximately 0.74-acre and located
113 at 603 South Goliad, and take any action necessary.(2nd Reading)
- 114 7. Discuss and consider adoption of an ordinance related to the City's Water
115 Conservation Plan and take any action necessary.(2nd Reading)

116 **Councilmember Farris pulled Consent Agenda item #1 for discussion. Councilmember**
117 **Scott pulled Consent Agenda item #5 for discussion. Councilmember Farris then made a**
118 **motion to approve the remainder of the agenda (#2, 3, 4, 6 and 7). Councilmember Scott**
119 **seconded the motion. The ordinances were read as follows:**

120
121 CITY OF ROCKWALL
122 ORDINANCE NO. 09-24
123

124 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
125 AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS
126 PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (NS)
127 NEIGHBORHOOD SERVICES DISTRICT TO (GR) GENERAL RETAIL DISTRICT, ON
128 A TRACT OF LAND CONTAINING APPROXIMATELY 0.74-ACRE AND KNOWN AS
129 BLOCK 80A, B F BOYDSTON ADDITION, LOCATED AT 603 SOUTH GOLIAD;
130 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
131 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A
132 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING
133 FOR AN EFFECTIVE DATE.

134
135 CITY OF ROCKWALL
136 ORDINANCE NO. 09-25
137

138 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
139 ADOPTING A WATER CONSERVATION PLAN TO PROMOTE RESPONSIBLE USE
140 OF WATER AND TO PROVIDE FOR PENALTIES AND/OR DISCONNECTION OF
141 WATER SERVICE FOR NONCOMPLIANCE WITH THE PROVISIONS OF THE WATER
142 CONSERVATION PLAN; PROVIDING FOR A FINE NOT TO EXCEED THE SUM OF
143 TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR AN
144 EFFECTIVE DATE.
145

Councilmember Farris indicated that he will abstain from approval of the minutes on Consent Agenda #1 because he was absent from that particular meeting. Councilmember Scott then made a motion to approve Consent Agenda item #1. Councilmember Sevier seconded the motion. The motion passed by a vote of 6 ayes to 1 abstention (Farris).

Councilmember Nielsen made a motion to approve P2009-013 for the Comfort Inn and Suites. Councilmember Farris seconded the motion. The motion passed by a vote of 4 ayes to 2 nays (Scott, Sweet).

VI. APPOINTMENTS

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

No discussion took place related to this item, and no council action was taken.

2. Appointment with Bill Bricker to discuss amending the sign ordinance related to directional signs for new homes for sale and take any action necessary.

Bill Bricker
505 Westway Drive
Rockwall, Texas

Mr. Bricker brought forth a sample sign related to the type of sign he would like the City Council to consider related to new homes being constructed and for sale in Rockwall. He would like the Council to consider allowing these directional signs in an effort to support home builders in Rockwall, specifically subdivisions that are building new homes that are for sale. He does not propose these signs be allowed for individual builders, but rather for the subdivisions. He would like these signs to direct drivers to the subdivisions themselves, not specifically to builders, and would like the signs to be allowed Friday through Sunday. He is proposing the Council allow three or four signs per subdivision (not per builder).

Councilmember Scott made a motion to direct staff to work on a revision to the city's existing sign ordinance to bring forth for Council consideration. Councilmember Sevier seconded the motion.

Councilmember Farris expressed that he likes limiting the number of signs per subdivision. He also likes the quality of Bricker's sample sign (a metal sign, rather than paper).

Councilmember Nielsen expressed that some developers are constructing 'in fill' housing in existing subdivisions in Rockwall. She asked if these developers would be eligible to have some signs to direct potential buyers to their subdivision. Bricker indicated that, yes, signage would be allowed in any subdivision where new homes are being constructed and currently available within the City.

After additional, brief discussion, the motion passed by a vote of 7 ayes to 0 nays.

- 195
196 3. Appointment with Roger Hamm of Speed Fab Crete for an update on the
197 Fire Stations #3 and #4 project and take any action necessary.

198 **Roger Hamm**
199 **9852 Highland Prairie**
200 **Forney, TX**
201

202 **Mr. Hamm was present and offered an update on construction progress at Fire Stations**
203 **#3 and #4. He indicated that fire station #3 will likely be completed at the end of July, and**
204 **fire station #4 is expected to be complete on or about August 14. No action was taken by**
205 **Council related to this item.**
206

207 **VII. PUBLIC HEARING ITEMS**
208

- 209 1. Z2009-009 - Continue a public hearing and consider approval of an
210 ordinance for a request by Randall Edmiston of Randall Ross Design
211 Build for approval of a Specific Use Permit (SUP) to allow for a detached
212 garage/accessory structure exceeding the maximum height requirement
213 of 15-ft, on the property located at 3815 Pinebluff, which is zoned (SF-10)
214 Single Family Residential district and known as Lot 1, Block E, Timber
215 Creek Estates, and take any action necessary. (1st Reading)

216 **Planning Director Robert LaCroix offered brief background information on this item. He**
217 **is asking for a height variance on this accessory structure. Notices were mailed out to**
218 **those within 200 feet of this address, as required by law. No responses have been**
219 **received to date. LaCroix stated that the Planning & Zoning Commission did approve**
220 **this SUP by a vote of 7 to 0.**
221

222 **Mayor Cecil then opened the public hearing. There being no one to come forth and**
223 **speak at the public hearing, Mayor Cecil then closed the public hearing.**

224 **Randall Edmiston**
225 **5222 Alcod Street**
226 **Dallas, TX**
227

228 **Mr. Edmiston indicated that he is the builder and is doing this project for the homeowner.**
229

230 **Mayor Pro Tem Sweet made a motion to approve Z2009-009. Councilmember Scott**
231 **seconded the motion. The ordinance was read as follows:**

232 **CITY OF ROCKWALL**
233 **ORDINANCE NO. 09-**
234

235 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,**
236 **TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY**
237 **OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT**
238 **A SPECIFIC USE PERMIT WITHIN THE (SF-10) SINGLE-FAMILY**
239 **RESIDENTIAL DISTRICT ALLOWING FOR A DETACHED GARAGE /**
240 **ACCESSORY BUILDING EXCEEDING THE MAXIMUM HEIGHT**
241 **REQUIREMENT OF 15-FT, ON A TRACT LOCATED AT 3815 PINEBLUFF,**
242 **BEING LOT 1, BLOCK E, TIMBER CREEK ESTATES; PROVIDING FOR**
243 **SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO**
244 **EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR**
245 **EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;**

246 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN
247 EFFECTIVE DATE.
248

249 The motion passed by a vote of 7 ayes to 0 nays.
250

- 251 2. FF2009-002 - Hold a public hearing and consider a request from Nick
252 Lixaudais for approval of a front yard fence, including a variance to the
253 maximum height requirement of 48-inches (proposed 60-inches), at the
254 property located at 2705 Rolling Meadows Drive, being Lot 3, Rolling
255 Meadows Estates, zoned (SF-E/4.0) Single Family Estate district, and
256 take any action necessary.

257 Planning Director Robert LaCroix offered brief background information on this item.
258 LaCroix indicated that notices were mailed out to property owners located within 200 feet
259 of the property in question. One response was received back in favor of the front yard
260 fence.

261 Mayor Cecil opened the public hearing. There being no one to come forth and address
262 the Council on this item, Mayor Cecil then closed the public hearing.

263 Councilmember Scott made a motion to approve FF2009-002. Mayor Pro Tem Sweet
264 seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

- 265 3. Hold a Public Hearing regarding the issuance of a tax exempt note and
266 related loan agreement by the Milford Higher Education Facilities
267 Corporation for the benefit of Heritage Christian Academy and take any
268 action necessary.

269 Finance Director Mary Smith indicated that HCA intends to issue debt through Milford
270 Higher Education Facilities Corporation. This Corporation assists private school with
271 issuing debt at a lower interest rate. The city will have no obligation related to the debt,
272 but state law stipulates that the city must hold a public hearing and pass a resolution in
273 order for them to proceed with the debt issuance.
274

275 Jeff Matyre
276 302 Meadowdale Drive
277 President, Board of Trustees at HCA
278

279 He explained that the schools are consolidating two loans in an effort to save money and
280 are refinancing them at a much lower rate.
281

282 Mayor Cecil opened the public hearing. There being no one to come forth and address
283 the Council on this item, Mayor Cecil then closed the public hearing.
284

285 Mayor Cecil then moved to Action Item #5 for discussion and action by Council.
286

287 Action Item #5 was discussed after this item (see below).
288

289 VIII. ACTION ITEMS
290

- 291 1. Discuss and consider the method of tracking executive sessions of the
292 city council and take any action necessary.

Councilmember Sevier expressed concern that only a very brief synopsis is available related to actions taken as a result of Executive Sessions. Sevier expressed that he would like the Council to consider audio recording Executive Sessions. He understands that having these sessions typed would be expensive, but he expressed that audio recordings would be helpful so that they can be referenced if needed.

City Attorney Pete Eckert stated that by statute, the Council can either keep a certified agenda or it can chose to audio record the sessions verbatim. Either one can only be released pursuant to the order of a District Judge.

City Manager Julie Couch stated that audio recording equipment is not currently available in the Council Conference Room. This expense would need to be evaluated and considered.

Councilmember Farris asked how the privacy of these audio recordings could be ensured. Couch stated that taking notes is not a viable option, because doing so is an interpretation of what attendees are saying. She indicated that certified agendas are the current means for recording what happens in Executive Session, and they are very, very brief, simply reflecting what was discussed in a very broad sense and the actions taken as a result of Executive Session.

Councilmember Scott indicated that he does not desire to have Executive Sessions audio recorded. He would be in favor of having someone take general notes during Executive Session, but he does not believe it is a good idea to audio record them for fear they would be reproduced.

After some additional discussion, Councilmember Farris made a motion to direct staff to evaluate this issue including exploration of what other cities are doing to record Executive Sessions and how they ensure the safety and confidentiality of what is documented during those sessions. Councilmember Russo seconded the motion. The motion passed by a vote of 6 ayes to 1 nay (Scott).

Mayor Cecil then brought forth Action Item #3 for discussion and consideration by Council.

2. Discuss status of event parking at the Harbor and take any action necessary.

Action Item #2 was discussed after the Public Hearing items and immediately following Action Item #5. City Manager Julie Couch indicated that Concerts by the Lake are averaging 4,500 attendees per week this season. Vacant, unimproved space is currently being utilized as well as parking availability on either side of Summer Lee Drive. When all spaces are added up, about 1,500 public spaces are available (not including parking the private areas of The Harbor). Lakepointe Church is willing to discuss with the City the possibility of utilizing the church for parking space and shuttling event goers from the church to The Harbor. KART, the city's public transportation provider, can provide buses to shuttle attendees from Lakepointe Church to The Harbor; however, this option will not allow for very timely transport, and not many attendees can be shuttled in a small amount of time. Four KART buses could move about 160 people in one hour and will result in a cost of about \$9,600 for the remaining concerts this season.

Mr. Rob Whittle was present and stated that there is a parking issue that needs to be addressed in order to help the merchants' business during Concert nights.

General discussion took place related to the parking concerns and available options for alleviating parking slots for retail customers visiting The Harbor.

339 Mr. Whittle indicated that about seven of the businesses on concert nights do
340 extraordinarily well as a direct result of the Concerts by the Lake. He further stated that
341 four of the businesses get dramatically hurt because of the concerts due to the lack of
342 close parking for potential patrons. Whittle indicated that Cinemark Theater is drastically
343 affected on Concert nights. He further stated that in an ideal situation, all on-site private
344 parking would be for use by tenants and their customers/patrons.

345 Couch indicated that signs have been displayed showing "event parking" and "non-
346 event parking" during the last two Concerts by the Lake. She believes that this signage
347 as well as utilization of parking space along Summer Lee Drive has helped the parking
348 issue to some degree. She also stated that the city does currently have an agreement to
349 utilize the old Kroger parking lot for event parking.

350 Mr. Whittle suggested the City consider moving Concerts to Tuesday nights rather than
351 Thursday nights next season.

352 Councilmember Sevier expressed that the City has put in a lot of monetary investment in
353 the Concerts by the Lake already. He suggested that concert goers may need to pick up
354 some of the cost associated with off-site parking.

355 Parks Director Brad Griggs indicated that nine to eleven seasonal staff is being utilized
356 as parking attendants to direct concert goers to appropriate parking spaces. These
357 seasonal, part-time staff has been directing parking for the last 2 weeks. Mr. Whittle
358 indicated that the steps the city has taken in the last two weeks have made a significantly
359 great improvement to the parking problem.

360 Mayor Pro Tem Sweet made a motion to instruct staff to begin the process of evaluating
361 moving the Concerts from Thursday to Tuesday nights next season. Councilmember
362 Scott seconded the motion.

363 Councilmember Farris asked if the valet company is currently asking its customers if
364 they are visiting to watch the Concert or to visit a retailer or merchant business. Mr.
365 Whittle indicated that he does not believe the valet company is currently asking this type
366 of question of its customers. After some brief discussion, Councilmember Farris
367 indicated that he is not willing to ask staff to move concerts to Tuesday nights instead of
368 Thursday nights.

369 Councilmember Russo asked if retailers and restaurants could consider sponsoring
370 buses to move patrons and concert goers on Concert nights. Mr. Whittle indicated that
371 he will speak to tenants about this possibility.

372 Councilmember Farris asked if financial considerations, including sales tax impacts and
373 analysis can be included in staff's evaluation of holding concerts on Tuesday nights
374 versus Thursday nights.

375 Councilmember Scott asked if the possibility of adding a parking garage somewhere in
376 The Harbor area can be evaluated as part of this parking analysis performed by staff. He
377 indicated that he knows this will not be a feasible option this year or next year, but he
378 believes it could possibly be financially feasible, if necessary, three years from now.

379 Mayor Pro Tem made a motion to direct staff to begin the process of evaluating moving
380 Concerts by the Lake from Thursday to Tuesday nights next year; evaluate the impact
381 this would have on Thursday evening restaurant business; and evaluate the costs
382 associated with possibly adding a parking structure at The Harbor. Councilmember
383 Scott seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

- 384 3. Discuss and consider recommendations from the Youth Advisory Council
385 amending the City's scooter ordinance and take any action necessary.

386 Councilmember Farris briefed the Council on recommendations issued by the City's
387 Youth Advisory Council related to the city's existing motorized scooter ordinance.

388 Mayor Cecil suggested that the Council accept this report and take it under advisement
389 at this time. No action was taken by Council on this item.

- 390 4. Discuss and consider the status of current Council subcommittees and
391 take any action necessary.

392 City Manager Couch offered brief background information on this item. Councilmember
393 Scott stated that he believes some Council members do not trust the processes involved
394 with sub-committees in general. He believes that the sub-committees should either be
395 kept, as a whole, or eliminated entirely. He does not believe it would be appropriate to
396 pick and choose which ones should be eliminated and which ones should stay.

397 Councilmember Nielsen expressed that she does believe that it may be appropriate to
398 'sunset' some subcommittees which have completed their work at this time. She spoke
399 briefly about the "facilities subcommittee," for example, and believes that its work may
400 be 'done' for the time being.

401 Mayor Pro Tem Sweet generally indicated that he believes it is appropriate to evaluate
402 keeping or doing away with subcommittees on an individual, case-by-case basis as
403 Councilmember Nielsen suggested. He offered comments related to the various
404 subcommittees and the relative completion of their work at this time.

405 Councilmember Farris expressed that dissolving subcommittees entirely would result in
406 a large, additional time commitment from all seven council members.

407 Councilmember Nielsen expressed that she generally trusts and believes in the sub-
408 committee process.

409 Mayor Cecil expressed that he believes it would be very difficult to do away with the sub-
410 committee process entirely.

411 City Manager Couch expressed that adding additional topics to existing regular Council
412 meetings in order to address the work that would otherwise be performed by sub-
413 committees would be necessary. She does not believe that this is a very feasible option.
414 If the items are not addressed at regular meetings, at least one additional work session
415 would need to be added during each month.

416 Mayor Cecil expressed that good, substantial management of the subcommittee process
417 is important, including development of a charter for each subcommittee, defining
418 reporting mechanisms for the sub-committees and defining the conclusion and possible
419 elimination of a sub-committee once its work is complete. He expressed that he believes
420 staff will need to step up and do a little better job to this end if the Council should decide
421 to keep sub-committees in place.

422 Mayor Cecil suggested that the Council go through the list of each sub-committee and
423 individually consider keeping it or eliminating it.

424 After some discussion related to the Airport Subcommittee, which is currently a
425 'standing' sub-committee, Mayor Cecil made a motion to retain the Airport
426 Subcommittee. Councilmember Russo seconded the motion. The motion passed by a
427 vote of 4 ayes to 3 nays (Sweet, Scott, Sevier)

428 Mayor Cecil made a motion to retain the Hotel/Motel Sub-Committee. Councilmember
429 Nielsen seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

430 Councilmember Nielsen made a motion to eliminate the Facilities Sub-Committee at this
431 time. Mayor Pro Tem Sweet seconded the motion. The motion passed by a vote of 6
432 ayes to 1 nay (Scott).

433 Councilmember Scott made a motion to eliminate the Sports Sub-Committee.
434 Councilmember Sevier seconded the motion, which passed by a vote of 7 ayes to 0 nays.

435 Mayor Cecil offered brief comments, and then Mayor Pro Tem Sweet made a motion to
436 eliminate the C3 Subcommittee. Councilmember Russo seconded the motion, which
437 passed by a vote of 7 ayes to 0 nays.

438 Regarding the Conservation Sub-committee, which is an 'ad-hoc' sub-committee, Mayor
439 Cecil made a motion to retain this sub-committee. Councilmember Farris seconded the
440 motion, which passed by a vote of 6 ayes to 1 against (Sevier).

441 Related to The Shores sub-committee, Councilmember Scott made a motion to eliminate
442 this sub-committee. Mayor Pro Tem Sweet seconded the motion, which passed by a vote
443 of 7 ayes to 0 nays.

444 Regarding the PD-32 sub-committee, Councilmember Scott made a motion to retain this
445 sub-committee. Councilmember Farris seconded the motion, which passed by a vote of
446 7 ayes to 0 nays.

447 In regards to the HOA sub-committee, Councilmember Scott made a motion to retain this
448 sub-committee. Councilmember Russo seconded the motion, which passed by a vote of
449 7 ayes to 0 nays.

450 Related to the Audit/Finance Committee Councilmember Sevier made a motion to retain
451 the sub-committee. Mayor Cecil seconded the motion, which passed unanimously (7
452 ayes to 0 nays).

453 Regarding the Facilities Naming sub-committee, Councilmember Russo made a motion
454 to retain the sub-committee. Councilmember Scott seconded the motion. After some
455 discussion, the motion passed by a vote of 7 ayes to 0 nays.

456 5. Discuss and consider adoption of a resolution approving the issuance of a
457 tax exempt note and related loan agreement by the Milford Higher
458 Education Facilities Corporation for the benefit of Heritage Christian
459 Academy and take any action necessary.

460 Councilmember Farris made a motion to adopt the resolution approving the issuance of
461 the tax exempt note and related loan agreement. Councilmember Sevier seconded the
462 motion. The motion passed by a vote of 7 ayes to 0 nays.

463 Mayor Cecil then addressed Action Item #2 (see above).

464 6. Discuss and consider approval of a resolution directing publication of a
465 notice of intent to issue Certificates of Obligation, resolving other matters
466 relating to the subject and take any action necessary.

467 Finance Director Mary Smith indicated that GO bonds will be issued to finish up
468 construction of the by-pass and to start some additional road projects. After some
469 additional, brief explanation by Smith, Councilmember Nielsen made a motion to direct
470 staff to publish the notice of intent to issue the Certificates of Obligation.

Councilmember Farris seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

7. Discuss and consider approval of an agreement related to the Rockwall Citizen Police Academy Alumni Association (CPAAA) utilizing three retired departmental vehicles during their volunteer efforts on behalf of the City of Rockwall and take any action necessary.

Police Chief Mark Moeller explained that the CPAAA would like the Council to consider authorizing three vehicles to be taken out of the upcoming city auction so that these vehicles can be used for patrol purposes by the Citizens on Patrol group. This would involve the Council approving an agreement between the City and the CPAAA to allow retaining and using these vehicles.

Councilmember Sevier made a motion to approve the agreement between the CPAAA and the City related to use of the vehicles. Councilmember Farris seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

IX. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
 - Fire Department Monthly Reports - May 2009
 - Quarterly Report from Kaufman Area Rural Transportation.
 - Quarterly Report for Rockwall County Committee on Aging
 - Parks and Recreation Monthly Reports
 - May 2009 Monthly Building Report
 - Finance Department monthly report
 - Police Department Monthly Report
 - Police - Volunteer Vehicles
 - Police - TPCA Recognition Program

2. City Manager's Report

City Manager Couch indicated that she will get her report sent out to Council later this week.

Regarding placing an electronic sign on IH-30 in order to hopefully eliminate use of banners, Couch stated that TXDOT will not allow the City to place an electronic sign on top of the existing "Rockwall, Texas" sign on the corner of IH-30 and Ridge Road because doing so would not meet their existing standards.

Couch then briefly spoke about the current state of sales tax revenues within the City. She indicated that a slight increase in sales tax revenue has been experienced as of June. She stated that the City is on track to meet sales tax projections for the year at this time.

Mayor Cecil asked Chief Poindexter for additional explanation related to some reported response times that were reported as 'overages.' Poindexter explained that he is unable to answer Mayor Cecil's question at this time. Some additional, brief discussion took place related to the Fire Department's monthly report(s).

Some general discussion took place related to sales tax revenue projections as well as budget-related projections.

Staff indicated that reports related to the Code Enforcement Department and Lake Rockwall Estates will be sent out to the Council soon.

Council recessed into Executive Session at 9:18 p.m.

X. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.072, 551.074 AND 551.087 OF TEXAS GOVERNMENT CODE TO DISCUSS:

1. Deliberation regarding the purchase, exchange, lease, or value of real property.
2. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters.
3. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
4. Pursuant to Section 551.071, consultation between the City's attorneys and City Council where the duty of the City's attorneys to the City Council under the Code of Professional Responsibility of the State Bar of Texas clearly conflicts with the Open Meetings Act, regarding: legal issues pertaining to annexation of territory, annexation agreements, and development agreements pursuant to Tex. Loc. Gov't Code ch. 43.

XI. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Councilmember Scott made a motion to make the following board/commission appointments:

Board/Commission	Person Appointed	Re-Appt. or New Appt.?	Person Appt. is replacing who?	2 yr Term to Expire
Architectural Review Board	Ray Harton	Re-appointment	n/a	Aug. 2011
Architectural Review Board	Clark Staggs	Re-appointment	n/a	Aug. 2011
Architectural Review Board	Bill Hibbard	Re-appointment	n/a	Aug. 2011
Architectural Review Board	John Arbogast	Re-appointment	n/a	Aug. 2011
Board of Adjustments	C.F. Pratt	Re-appointment	n/a	Aug. 2011
Board of Adjustments	Ted Sansom	Re-appointment	n/a	Aug. 2011
Board of Adjustments	Larry Ewing	New appointment	Glen Carr	Aug. 2011
Building & Standards Commission	Glen Carr	New appointment	Larry Ewing	Aug. 2011
Building & Standards Commission	David Butler	New appointment	Kristen Minth	Aug. 2011

Board/Commission	Person Appointed	Re-Appt. or New Appt.?	Person Appt. is replacing who?	2 yr Term to Expire
Building & Standards Commission	Kenneth Szolosi	Re-appointment	n/a	Aug. 2011
Historic Preservation Advisory Board	Ron Harper	Re-appointment	n/a	Aug. 2011
Historic Preservation Advisory Board	Dr. Jeff West	Re-appointment	n/a	Aug. 2011
Parks & Recreation Board	Pam Kitkoski	Re-appointment	n/a	Aug. 2011
Parks & Recreation Board	Chandra Karlen	Re-appointment	n/a	Aug. 2011
Parks & Recreation Board	Glenn Varner	Re-appointment	n/a	Aug. 2011
Planning & Zoning Commission	Tony Hayes	New appointment	Earl Milner	Aug. 2011
Planning & Zoning Commission	Mark Stubbs	New appointment	Bill Bricker	Aug. 2011
Planning & Zoning Commission	Kristen Minth	New appointment	Dennis Lowry	Aug. 2011
Planning & Zoning Commission	Connie Jackson	New appointment	Lynn Davis	Aug. 2011
City Health Official	David Lensch	Re-appointment	n/a	Aug. 2011
Animal Adoption Center / Shelter Advisory Committee	David Loftis	Re-appointment	n/a	Aug. 2011
Animal Adoption Center / Shelter Advisory Committee	Sandra Solomon	Re-appointment	n/a	Aug. 2011
Construction Advisory & Appeals Board	Kevin Johnson (Civil Engineer)	New appointment	n/a	Aug. 2011

The motion to make the above listed appointments was seconded by Mayor Pro Tem David Sweet. The motion passed by a vote of 7 ayes to 0 nays.

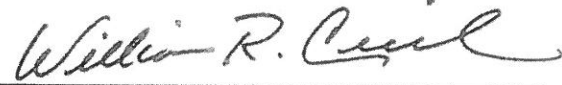
XII. ADJOURNMENT

Mayor Cecil adjourned the meeting at 10:45 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of July, 2009.

ATTEST:

Kristy Ashberry, City Secretary


William R. Cecil, Mayor



