
ROCKWALL CITY COUNCIL MEETING

Monday, November 4, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza was absent from the public portion of the meeting but did attend Executive Session remotely via video teleconference.

Mayor Johannesen read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

1. Discussion regarding possible City Charter amendments and related legal advice, pursuant to §Section 551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city boards and commissions, pursuant to §551.074 (Personnel Matters).
3. Discussion regarding casting of votes and submission of the official voting ballot for the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).
4. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
5. Discussion regarding 380 Agreement with IKEA pursuant to §551.071 (Consultation with Attorney) and §551.087 (Economic Development).
6. Discussion regarding possible settlement re: City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center, pursuant to §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 Johannesen reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Jorif

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

VI. Proclamations / Awards / Recognitions

1. "Certificates of Merit" Recognitions by Rockwall Police Department

- Tyler Knight (Dispatch)
- Michele May (Dispatch)

These two dispatchers were recognized for their outstanding job performance during extremely high call volumes and the complications associated with severe storms that impacted the City back on May 28, 2024.

2. "Civilian Certificates of Commendation" by Rockwall Police Department

- Mercedes Hamilton
- Shanti Coleman

These two civilians were instrumental in thwarting a recent child abduction in the City and were recognized for their actions, which led to the suspect being arrested and charged.

3. "Unit Citation" Recognition by Rockwall Fire Department - Eng.1 "B" Shift (Captain Greg Givens, Driver Engineer, Erick Sotelo, Firefighter Trevor Reger, Firefighter Jeff Rich) Eng, 4 "B" Shift (Captain Lewis Johnson, Driver Engineer Hagen Jones, Firefighter Florentino Lopez, Firefighter Asa Rodberg). Battalion 1 "B" Shift (Battalion Chief Jay McKee)

This Fire Department crew was recognized for a serious vehicular accident they responded to in which people had to be extracted from the vehicle, which was trapped underneath an 18 wheeler.

VII. Appointment Items

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

This item was not addressed during the meeting.

VIII. Open Forum

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

Richard Henson
2424 S. FM 549
Rockwall, TX

Mr. Henson came forth and shared various comments pertaining to the city's 2040 Comprehensive

Plan. He shared that it is a complicated document, and he generally expressed that he has some concerns about some things within it. He encouraged the Council to allow the city's Comprehensive Plan Advisory Committee (CPAC) to convene to review it.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the City Manager to finalize negotiations and execute a 380 agreement with IKEA Property, Inc. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 nay (McCallum).

X. Consent Agenda

1. Consider approval of the minutes from the Oct. 21, 2024 city council meeting, and take any action necessary.
2. **Z2024-041** - Consider a request by Quadri Akamo of QJ Development, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary **(2nd Reading)**.
3. **Z2024-042** - Consider a request by Nadia Ramos for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary **(2nd Reading)**.
4. **Z2024-043** - Consider a request by Russ and Kim Dignam for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary **(2nd Reading)**.
5. Consider the approval of an **ordinance** abandoning a portion of Conveyor Street being a 1.451-acre public right-of-way situated within the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, generally located between Justin Road and the IH-30 Frontage Road, and take any action necessary **(2nd Reading)**.
6. **P2024-025** - Consider a request by Billy Self on behalf of Janet Self for the approval of a *Final Plat* for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.
7. **P2024-033** - Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Preliminary Plat* for Lot 2-13, Block B & Lot 2, Block C, Rockwall

Commercial Addition being a 67.475-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

8. **P2024-035** - Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
9. **P2024-036** - Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.
10. Consider approval of the construction contract for Little Buffalo Creek Wastewater System Extension and authorize the City Manager to execute a construction contract with Willco Underground, LLC, in the amount of \$2,153,373.00, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.
11. Consider approval of the construction contract for Southside Elevated Water Storage Tank Rehabilitation and authorize the City Manager to execute a construction contract with J.R. Steltzer Company, in the amount of \$946,980.00, to be funded out of the Water and Sewer Funds, and take any action necessary.

Councilmember McCallum pulled Consent Agenda Items #5 and #7 for further discussion. He then moved to approve the remaining items (#s 1, 2, 3, 4, 6, 8, 9, 10, and 11). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-44
SPECIFIC USE PERMIT NO. S-344**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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 RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.154-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK D, OF THE CHANDLER'S LANDING #16 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR

EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-45
SPECIFIC USE PERMIT NO. S-345

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.80-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8 OF THE HARRIS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-46
SPECIFIC USE PERMIT NO. S-346

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [*ORDINANCE NO. 15-20*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Councilmember McCallum shared that he voted against this item previously, so he will again vote 'no' on it. Councilmember Lewis moved to approve Consent Agenda item #5 (an ordinance abandoning a portion of Conveyor Street). Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING THE DEDICATED PUBLIC RIGHT-OF-WAY FOR CONVEYOR STREET MORE SPECIFICALLY DESCRIBED

IN EXHIBIT 'A' AND DEPICTED EXHIBIT 'B' OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve Consent Agenda item #5 then passed by a vote of 5 in favor with 2 against (Jorif and McCallum).

Councilmember McCallum shared he is not in support of this item. Councilmember Thomas then moved to approve Consent Agenda item #7, Councilmember Lewis seconded the motion, which passed by a vote of 5 ayes with 2 nays (Jorif and McCallum).

XI. Public Hearing Items

- 1. Z2024-044** - Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. The subject property is considered to be a part of Old Town Rockwall, and was platted with the F&M Addition prior to 1934 per the 1934 Sanborn Maps. According to the City's historic zoning maps, at some point after the time of incorporation and before January 3, 1972, the subject property was zoned Single-Family 3 (SF-3) District. Following this, sometime between January 22, 1982 and May 16, 1983, the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD) the 1,214 SF single-family home and the ~480 SF detached garage situated on the subject property were constructed in 1952. In this case, the applicant submitted a request for a Non-Owner-Occupied Short-Term Rental (STR) at 806 Austin Street, and at the time of application it was determined that there was already a permitted Non-Owner Occupied Short-Term Rental next door to the subject property, and that the applicant's request failed to meet the proximity requirements to allow another Non-Owner-Occupied Short-Term Rental. Based on this, the applicant was notified that a Specific Use Permit (SUP) would need to be requested before the Short-Term Rental Permit could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property. When evaluating a Specific Use Permit (SUP) for a Non-Owner-Occupied Short-Term Rental, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing Short-Term Rentals on nearby residential properties and their occupants. The proposed Short-Term Rental is located zero (0) feet from an existing, permitted Non-Owner-Occupied Short-Term Rental (i.e. 808 Austin Street) [Permit No. STR2024-2966] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. It is also located within the 1000-foot buffer of three (3) other Non-Owner-Occupied Short-Term Rentals (STRs) [i.e. 303 Williams, 503 Lillian, & 501 Lillian Street]. These four (4) Non-Owner-Occupied Short-Term Rentals (STRs) were in existence before the Short-Term Rental (STR) ordinance was adopted on April 1, 2024 and applied for the Short-Term Rental (STR) permit within the three (3) month grace period. The proposed Short-Term Rental is a 1,214 SF single-family home that has two (2) bedrooms and two (2) bathrooms. In this case, the City Council – pending a recommendation from the Planning and Zoning Commission – must consider if

the request for the Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental (STR) would constitute a proliferation of the land use. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On September 18, 2024, staff mailed 114 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve and Hillcrest at the Shores Homeowners Associations (HOAs), which are the only homeowners associations or neighborhood organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 6-0, with Commissioner Odom absent, and on Oct. 21, the City Council tabled this item (to allow the applicant an opportunity to actually be present at the city council meeting at which this item was being considered (he was unable to be there on Oct. 21)). Since the P&Z Commission has recommended denial of this request, this case will require a 'super majority vote' (6 out of 7 councilmembers) voting in favor of it in order for it to be approved.

The applicant then came forth to speak.

Trenton Austin
1340 Meandering Way
Rockwall, TX

Mr. Austin shared that he does not believe approval of this will bring more traffic to the neighborhood or devalue any adjacent properties. He lives in the City and would not do anything to bring anything bad to this town.

Mayor Johannesen opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Thomas spoke, sharing that Council previously tabled this item to allow the property owner an opportunity to be present at the council meeting and address Council. He acknowledged that each case has to be considered independently, and – in this instance – he does not believe there is any viable reason to not uphold the recommendation of the P&Z Commission to deny this request.

Mayor Pro Tem Jorif went on to make a motion to deny Z2024-044. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Action Items

- 1. Z2024-046** -Discuss and consider a request by Carl and Wendy Petersen for the approval of an ordinance for a Specific Use Permit (SUP) for a Short-Term Rental on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary **(2nd Reading)**.

Indication was given that this item was placed as an Action Item since it did not receive unanimous approval at the previous Council meeting. Councilmember Thomas then moved to approve Z2024-046. Councilmember Moeller seconded the motion.

Mayor Pro Tem Jorif shared that he watched the last council meeting (although he was not physically

present). Brief comments were made regarding this request and the distance(s) involved with this case. Following the brief comments, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-47
SPECIFIC USE PERMIT NO. S-347**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.6391-ACRE PARCEL OF LAND IDENTIFIED AS LOT 25-R, BLOCK A, CHANDLER'S LANDING #20 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve Z2024-046 passed by a vote of 5 ayes with 2 nays (Jorif and Lewis).

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

Jodi Willard, Director of Tourism with the Rockwall Chamber came forth and briefed Council on recent tourism-focused events that have transpired within the City and the positive impact each has had on the community. She spoke about various marketing efforts, including social media sites and associated posts. She mentioned that the City of Rockwall was recently the 64th city in Texas to receive the "Music Friendly Designation." Councilmember Lewis complimented Ms. Willard and the Chamber on their efforts, indicating that her efforts are noteworthy and the reports (i.e. the hotel occupancy related information) were very helpful. Councilmember McCallum complimented Ms. Willard on the work she's doing regarding "Visit Rockwall" efforts. He sought and received clarification regarding increased spending in the most recent quarter (Ms. Willard shared that some contracts are paid for up front, once per year, and that's the reason for the increased expenditures compared to other times of year).

Councilmember Thomas asked Ms. Willard to comment on the various 'draws' that seem to attract visitors to Rockwall. Ms. Willard shared that The Hilton, The Harbor and our historic downtown area all serve as very positive, unique areas that The Chamber can successfully promote related to tourism.

Mayor Pro Tem Jorif indicated that efforts point to a "job well done." He asked what else, if anything, the Chamber needs to be successful. Ms. Willard shared that she wishes there was an additional staff member at some point, and she hopes that someday they could be located in the downtown area.

Mayor Pro Tem Jorif asked how she might 'sell' a possible convention center someday if the city were to ever have one. Ms. Willard shared that she would very much enjoy that type of facility, and she would book it out and promote and 'sell, sell, sell' it. Additional meeting space would be wonderful.

Councilmember Campbell asked if Ms. Willard will please email the Council numbers on "hotel occupancies" monthly, reflecting a comparison of the year 2023 months compared to the same months in 2024. Ms. Willard shared she will email that information.

No action was taken regarding this agenda item.

3. Discuss and consider approval of a resolution providing for the casting of votes and submission of the official voting ballot to the Rockwall Central Appraisal District (CAD / RCAD) for the 2025 - 2026 Appraisal District Board of Directors, and take any action necessary

Councilmember McCallum moved to approve the resolution and cast all 415 votes on the resolution's attached ballot for "Sedric Thomas." Councilmember Lewis seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

4. Discuss and consider convening the city's Comprehensive Plan Advisory Committee (CPAC) for possible changes and updates to the city's "Our Hometown Vision 2040" comprehensive plan, and take any action necessary.

Indication was given that Councilmember McCallum requested this agenda item. Councilmember McCallum shared the Council has seen a lot of development-related activity over the last several months, and developers use the city's Comp Plan as a tool. In part, it defines 'density,' and it lays out where those densities can occur within the city. He indicated it has been six or seven years since the city's Comp Plan was really looked at, and he believes the CPAC should convene once again to review the document and come back to Council with some recommendations.

Councilmember Thomas shared that he believes it is a good idea for the Comp Plan to be revisited, and he knows there have been some really phenomenal citizens and other individuals who have served on the CPAC and assisted with the development and review of the document. He believes that the Comp Plan is a very important document, and it helps guide our vision as a city. He pointed out that the Comp Plan is not just a "Council document." A lot of public input has gone into it with a lot of thoughtful consideration, including public hearings having been held to glean input from the public as well. It is a very influential guide that helps us look at the vision for our community, even beyond the year 2040, as our area and areas in and around Dallas are growing and will continue to grow. He encouraged involvement from various types of stakeholders when review of the document periodically transpires, including an ability for citizens to have input and comment on it.

Councilmember Lewis shared he is not against the Comp Plan being reviewed; however, he does not believe this is the right time for it to be reviewed. He recently attended the TX Municipal League Conference (TML), and – at that conference – he heard some very concerning things regarding the TX Legislature. He pointed out that for at least the last few legislative sessions, the State has very much been in opposition of empowerment of cities in Texas. Our state government is very likely going to be considering some very noteworthy topics and associated bills, many of which could potentially impact

cities' abilities to even enforce their own zoning-related ordinances and associated regulations. So, he believes the City should wait until after the upcoming legislative session to see what powers, if any, the state ends up taking away from cities in Texas so that nobody potentially wastes time reviewing a plan that may end up having various portions that aren't even enforceable or applicable any longer.

Mayor Johannesen asked the Planning Director for input on how long the process of reviewing the Comp Plan typically takes. Mr. Miller shared that the process is a bit 'indefinite,' but it starts with holding a joint meeting between the City Council and the Planning & Zoning Commission. Once some areas within the plan are identified from that meeting, the CPAC will convene – typically once to twice per month – with meetings that go from about 5:00 – 10:00 p.m. each time. The meetings typically ensue until the CPAC comes to an agreement on a document the committee members would like to take to City Council. Staff would prepare the document and associated information to present to Council, likely at a work session. Thereafter, the document would be taken to the public for input. If the public provides comments, then those comments are taken back to the CPAC, and they and staff go back through the process of massaging the document further. At that point, public hearings are held regarding the document, and – ultimately – it gets approved by Council. So the process is fluid and the timeline depends on several factors.

Mayor Pro Tem Jorif shared that he also has very large concerns about things he heard at the TML Conference concerning things that could possibly transpire with the Legislature and them potentially taking away more and more of cities' rights to govern themselves. Jorif shared he also agrees with Councilmember Lewis that it is probably best to wait until the State Legislature meets and finishes its session before convening the CPAC committee, especially in respect of committee members' time.

Councilmember McCallum went on to share additional comments, sharing that review of the Comp Plan is not a very fast process – it takes quite a bit of time. So, for various reasons, he believes the review CPAC should go ahead and begin meeting. He'd rather do that then start later, as he believes starting later will put us behind.

Councilmember McCallum then moved to convene the CPAC for possible changes and updates to the city's Our 2040 Comprehensive Plan. Mayor Pro Tem Jorif seconded the motion.

Mayor Johannesen acknowledged the state legislature may well take away powers of the city. He pointed out that three existing CPAC members are currently now serving on the city's Planning & Zoning Committee. He likes the idea of first identifying who should be serving on the CPAC committee. Then, have the CPAC jointly meet with the City Council and the Planning & Zoning Commission (all together).

Councilmember McCallum amended his motion to move that the City convene "a" CPAC Committee, allowing some time between now and when they first meet in order for the Council to look at those serving on the Committee and make appropriate appointments in advance. Mayor Pro Tem Jorif seconded the amended motion.

Councilmember Thomas encouraged members of the public to encourage state elected officials to be mindful of cities and stop working against them. He acknowledged the CPAC meeting and reviewing the plan will be a long process.

Councilmember Lewis again reiterated that he is not opposed to the CPAC convening – he is ‘all for it – but, he does not believe this is the proper time. He believes the State Legislature should meet first, and the city should wait to see what’s done at the State so that CPAC members don’t potentially waste their time.

Councilmember Campbell shared that she also believes the CPAC should meet to review the plan, and the Council should move forward with getting it started.

After the brief comments, the motion on the floor passed by a vote of 6 ayes with 1 nay (Lewis).

XIII. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report
2. Budget Report - Quarter End Sept. 30, 2024
3. Fire Department Monthly Report
4. Parks & Recreation Department Monthly Report
5. Police Department Monthly Report
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics


Mary Smith, City Manager commented that the busy holiday season is upon us. She encouraged Council to keep staff informed on their schedules and be watching for emails from staff member Laura Perez regarding specifics on the parade and other, upcoming events. Mayor Pro Tem Jorif briefly commented regarding how much he appreciates City staff members.

XIV. Adjournment

The meeting was adjourned at 6:58 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS
18th DAY OF NOVEMBER, 2024.**

ATTEST:



Kristy Teague, City Secretary





Trace Johannesen, Mayor