

**ROCKWALL CITY COUNCIL AND PLANNING & ZONING COMMISSION
JOINT SPECIAL WORK SESSION MEETING**

Thursday, July 24, 2025 - 6:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 6:00 p.m. The following members of City Council were present:

Mayor Tim McCallum; Mayor Pro Tem Mark Moeller; Councilmembers Sedric Thomas, Melba Jeffus, Dennis Lewis and Richard Henson. Councilmember Campbell was absent from the meeting.

The following members of the Planning & Zoning Commission were also present:

Chair of the P&Z Commission, Dr. Jean Conway and Commissioners Ross Hustings, Doug Roth (newest member, starting his term on Aug. 1), John Hagaman, and Carin Brock. Commissioners Kyle Thompson and Ellis Bentley were absent (and Commissioner, John Womble, who was also not present is about to 'term out').

City Manager, Mary Smith; Assistant City Manager, Joey Boyd; Planning Director, Ryan Miller; Director of Administrative Services, David Sweet; and City Secretary, Kristy Teague were also present at the meeting.

II. Introductions

Mayor McCallum provided introductory comments, indicating he was given a copy of the 1966 Comp Plan map, which he shared may have prevented a lot of the traffic problems we experience today if it had been followed. He stressed that decisions that the P&Z Commission and City Council make related to zoning, building and density are not policy-related decisions that can be changed. Rather, they are 'forever' decisions, and they are really important. Issues related to the city's Comp Plan are a big reason he ran for mayor, and he believes addressing the plan is one of the most important things that needs to be worked on currently. He shared that every P&Z Commissioner and councilmember will be given an opportunity to provide feedback related to the Comp Plan this evening.

Planning Director, Ryan Miller, shared that the last update to the Comp Plan was done at the end of 2018 / the beginning of 2019. Typically a comp plan has about a 10 year lifespan, with an interim review and update typically occurring once every five years or so. He indicated feedback expressed this evening will be taken to the CPAC members, and they will then utilize the input as they review and make recommendations to Council relative to the Comp Plan.

III. Open Forum

Mayor McCallum asked if anyone would like to speak during Open Forum. There being no one indicating such, he then closed Open Forum.

IV. Work Session

- 1. Hold joint City Council/Planning and Zoning Commission work session to discuss and consider providing direction to the Comprehensive Plan Advisory Committee (CPAC) concerning updates to the City's OURHometown Vision 2040 Comprehensive Plan, and take any action necessary.**

Mayor McCallum begun discussions. Regarding density calculations, the mayor expressed that it should be simple to calculate and impossible to manipulate, should be based upon "developable acres," should not include flood plain credit in the calculation, should have no parkland credit for any flood plain and no credit for park land without full amenitization. Regarding the definition of 'density,' it should be tightly defined from high to estate based on new calculations. All high/medium density districts should be removed and replaced with 10k square foot lots, and all future multifamily potential zoning possibilities should be removed from zoning on non-developed lands, including special commercial districts. Regarding lot sizes, "estate lots" should be defined, and the minimum lot size going forward should be 10k square feet or more. Side setbacks and lot coverages should be adjusted to ensure quality development. The mayor believes reducing lot coverage percentages will assist in larger lot sized to drive the price points needed for payback. He also believes there should be family friendly neighborhood layouts, rather than developer friendly ones, noting the Klutts Farm is one that's developer friendly. He'd like to see actual curvilinear streets, cul-de-sacs, pocket parks, required sidewalks, and retention versus detention since it would create an amenity versus an eyesore.

The mayor would also like to address the anti-monotony standards. Today they are 5-1, but he believes it should change to 100-1, creating more unique neighborhoods, discouraging volume builders while encouraging customized building instead. He believes this will encourages multi-builders within a development, which will create more unique neighborhoods. John King Bypass/Future 205 should be evaluated to understand how the city wants it to look and what we do and do not want placed there when it becomes one of our major roadways. Things likes, usage, overlay district and signage standards, etc. should be considered. Finally, he stressed the need for appropriate economic and commercial development (i.e. .549 property, 552/John King Boulevard, etc.).

P&Z Commissioner Hagaman spoke next, indicating he would like to see the City increase its design standards, as he does not believe that developers are paying enough money to come here and develop. He shared that he also is not in favor of multi-family; however, he would like to see more opportunities for senior housing to accommodate older residents. He would also like to look at Commercial districts, as he believes that a lot of times new commercial shopping centers vary greatly in how they visually look. He gave the example of Casa Linda Plaza in Dallas, pointing out how all of those shopping areas have the same look and feel. He would like to see residential developments that essentially promote community and that have curvilinear streets.

Dr. Conway shared that she would like to somehow maintain a small town feel and culture while also having larger town amenities. She'd also like to see better traffic light engineering throughout the city.

She has heard that some cities are utilizing Artificial Intelligence to help with traffic light engineering. Also, she would like to see more traffic circles, as she believes they really can keep the traffic moving well (in lieu of traffic lights at intersections). She is concerned there will likely be a huge increase in population over the next 15 years, and she wonders what the city can do – roadway planning wise – to handle the number of people, growth-wise, who are expected to come (30k+ additional population). She also wonders if the city could possibly work with RISD to expand parks that the school is already planning to put in. This could be a way to double utilize land.

Councilmember Jeffus would like to see developers pay more money so those funds can be utilized to plan and develop parks – not just limit developers to donating raw land. Planning Director, Mr. Miller spent a few minutes explaining the various ways in which the city has leveraged resources in order to purchase and to develop parks throughout the city. She would also like drainage ditches eliminated in new developments. Instead, she would like to see developers be required to install curbs and gutters.

Commissioner Brock hopes the CPAC has good guidance on what is happening at the state level so that we don't end up with comp plan updates that do not align with state regulations that may be forthcoming. Costs associated with things that were put in 30+ years ago is also of concern to her. She is aware that old infrastructure will, at some point, have to be replaced. So she wants to ensure there are plans in place for generating revenue to make those repairs without burdening tax payers. She also would like to see an even more vibrant downtown area, and she mentioned downtown McKinney as being a nice, ideal downtown. Mayor McCallum shared that Council has recently prompted a review of the city's existing downtown plan.

Newly appointed P&Z Commissioner Doug Roth spoke next, sharing he appreciates a meeting like this being held. He's concerned about density and traffic, and – although growth cannot be stopped – how it occurs matters. He shared that the roundabouts along Lakeshore are awful, since they are too small; however, he expressed he has seen larger ones work well elsewhere. He is aware of constant drainage issues in residential areas, so he wonders how developers could be held accountable for drainage.

Commissioner Hustings expressed appreciation for the opportunity for this joint meeting with Council this evening. He knows growth is inevitable, but he wants it to be done responsibly. He pointed out that the Commission ensures that a development or site plan meets the requirements, and then discretionary decisions get left to the Council. Mayor McCallum interjected, utilizing the somewhat recent Ikea proposal as an example of how the P&Z Commission saying 'no' led to the developer coming back with more positive changes compared to what was originally proposed. Hustings went on to generally express concerns about traffic and how TXDOT seems to not listen to concerns expressed by residents as well as those expressed by the city itself. Although the Comp Plan is not required by regulation, he does believe it's a good planning tool to use, including to help leverage discretionary decisions.

Mayor McCallum believes that minor details in the Comp Plan should be carefully looked at, such as small General Retail, Neighborhood Services and/or Commercial zoning pockets that are located right beside and/or right at the entryway of residentially zoned areas. Hustings shared he is a huge fan of hiking and biking trails and interconnectivity of trails throughout a city. He prefers very wide trails that allow for strollers, bicyclers, kids and families being active along those trails. He wants to leverage these sorts of things out of developers as much as possible. He spoke about how he enjoys bike rides

that allow him to visit certain restaurants via utilization of certain trails within the city, and he would like to see more and more of these, including citywide interconnectivity.

Dr. Conway mentioned Fort Collins, Colorado, sharing that she has observed it to be a good example of a municipality that has kept a small town feel, has a lot of really good biking trails, roundabouts and parks, while – at the same time – being a larger city that has good amenities and has done a good job as it's grown.

Councilmember Henson commented about the trails along White Rock Lake in Dallas and how some folks drive far distances to visit that area. He likes setbacks with a divided median, such as the divided median throughout the Stone Creek subdivision. He does not like wide road ways with the ability to drive 30 mph once you turn onto the residential street. He is concerned, in part, about 29' wide roads and them not truly allowing the ability for a fire truck to drive along such a narrow roadway and get to its destination if, for example, a boat trailer is parked along that roadway when the fire truck is attempting to come through. He commented that he likes Georgetown, TX and believes it was well designed (i.e. the Del Webb development down there). He'd like to see a certain percentage of estate lots within each residential development. Additionally, he'd like to limit the number of front entry and J-Swing garage entries. The intent is to reduce the number of vehicles parked on concrete in the front yard of homes by at least 50%. He pointed out we are a lakeside community, but we have allowed residential developments that have very small 6' side yards that won't even accommodate a jet ski. He has concerns about how low density is defined and calculated. He also has concerns about Klutts Farm. Regarding the recent industrial park proposal along the railway for an aluminum business, he shared that P&Z voted for that proposal; however, when the applicant came to Council, the Council voted to deny it because the applicant articulated they would not end up using the whole area, yet they did not know what type of additional business(es) might go in there in the future. As a separate matter, he indicated that – regarding the recent STR proposal in LRE - the P&Z denied the request by a vote of 5 to 2; however, when the applicant came to Council, the Council passed the proposed STR by a 7 to 0 vote. He believes that this particular proposal was going to result in raising the quality of the neighborhood, and the applicant was a good, established hotelier already operating well within our city. He expressed concern about the roadway that will eventually go into the new Juniper development, and that roadway will be a lot like Quail Run. He believes it will be a high traffic type street, and he'd like to see that type of roadway be wider and have a median dividing it. Indication was given that slip streets, such as that on Featherstone, would be ideal. Mr. Miller shared that the city does push for those types of streets, but developers always push back and say 'no' to installing them.

Mayor Pro Tem Moeller commented on the downtown apartments that will be forthcoming, will be multi-storied and will be a nightmare for traffic on SH-66 in that area. He went on to share that those living there will be able to walk to the downtown area, so he hopes that will be beneficial to those businesses. He wishes the city would have had more boulevards and slip streets as it has developed, but he knows that a lot of our roadways are TXDOT owned, and dealing with TXDOT is quite challenging. He looks forward to the SH-205 / John King Boulevard swap, which will really help resolve some traffic concerns in the long run. He spoke about the past discussions that transpired regarding redevelopment of the downtown square. All along, it was assumed buildings in and around downtown would always only be no more than two-stories tall. It was never imagined a developer

would buy those lots, combine them and build a multi-story apartment complex so close to downtown. He thinks 'more teeth' should be put into the downtown ordinance and regulations. Mayor McCallum shared that sidewalks in and around the downtown area are needed and desired.

Mayor McCallum went on to share that the downtown plan currently in place encourages development, and he believes – in time – this will decimate downtown. Therefore, he'd rather see the downtown plan focus on historic preservation instead of focusing on (new) development. He believes this will encourage preservation of the downtown's hometown feel.

Councilmember Thomas echoed some things others have stated this evening. He'd like to see "Commercial" areas looked at more carefully. He'd also like to look into encouraging reinvestment in older neighborhoods and older areas. He has concerns that a lot of the older neighborhoods have turned into rental properties. He does not know, legally, if at all, a city could regulate rentals. He has concerns about density calculations and wants to ensure that various densities that get proposed and approved really make sense. Roadways, parks and sidewalks are all of concern to him. He wants to also try and ensure that Rockwall remains viable for businesses. He wants to be certain that, when planning, everyone keeps in mind – not only our current population – but also future generations. He went on to really encourage the P&Z Commission to not worry about what Council may think or do on a given planning-related proposal, but – instead – just focus on bringing forth a strong recommendation to Council, whatever that may be. He shared he does his best to take bias out of decisions he evaluates and ultimately makes. He doesn't want P&Z Commissioners to be overly concerned about what Council might think such that they might pigeon hole themselves and their decisions.

Councilmember Jeffus shared that she really loves that those serving on P&Z are all really strong, intelligent commissioners who study and evaluate proposals and end up making good, solid decisions. Mayor McCallum agreed, and went on to share that he really enjoys when the P&Z commissioners vote with individual discretion, and the vote ends up being a split vote, rather than a unanimous one. He believes that diversity of opinions makes us stronger.

Councilmember Lewis shared that he really agrees with everything Commissioner Hustings said about the intent and role of the P&Z Commission. He went on to share that he's heard a lot of residents expressing concern about sidewalks. Many want them, but some of them are in very poor condition, and their upkeep poses challenges. He shared that there are no trails on the south side of IH-30, so there are no trails to connect to, and this is a problem. He further shared that, over the years, TXDOT has actually worked pretty well with the City. He pointed out that there is no local match money available right now; however, there are roadway plans in place. He encouraged everyone to go look up those plans on the countywide consortium's webpage online. He went on to comment on the "existing conditions report" that the Planning Director recently issued. He pointed out that the Baby Boomers demographics makes up the largest part of the population, but he does not want that to distract from the younger generations and their needs.

Mayor McCallum shared that there is only 14-15% of developable land left within the City. However, it used to be about 30% when the city was allowed to count land in its extraterritorial jurisdiction (ETJ). But, the state legislature has screwed the city over since now, those located in the ETJ, can petition for removal and be removed. He went on to share that the 'outer loop' is coming and is inevitable. The

governor wants it, and it is coming, so there will be growth down in the eastern corridor of the city and county. One huge need is for utilities so that developers have those already in place when growth comes at some point. He encouraged forward thinking pertaining to what the city wants to see in the far eastern portion of the city, both residential wise and business wise.

Mrs. Smith agreed with sentiments expressed regarding houses filling up a large part of lots and not having larger setbacks.

Mayor McCallum would like to see a minimum of quarter acre lots being a requirement, especially within the last 15% of land within the city that is yet to be developed.

Mr. Miller shared details on the city having hired an economist a number of years ago and what some of her report spoke to, in part related to her assessment that estate lots do not pay for themselves. He indicated that a 10k square foot lot was, according to the study, believed to be the most effective size in terms of the city's cost of service. Mrs. Smith shared the belief that this may be because those living on estate lots are often times gone, traveling, not at home and are, therefore, not shopping locally or spending money locally.

Mr. Miller shared that having CPAC review the Comp Plan and issue its recommendations to Council by a deadline of this December is not viable for several reasons. Councilmember Henson wonders if the city can somehow avoid developer proposals during the time period during which the Comp Plan is being reviewed. Mr. Miller shared that this may be possible, but the city attorney will have to advise in this regard. He pointed out that the existing Comp Plan is actually very strong and good in that it gives a lot of latitude for possibly saying 'no.' Mayor McCallum acknowledged that ambitious timeframes have been expressed by himself relative to review of the Comp Plan and the Downtown Plan.

Commissioner Hustings touched on rezoning and its importance. He pointed out that some things that are allowed 'by right' make it very difficult, at times, to control.

Mayor McCallum shared that his own very conservative approach to zoning was taught to him by former Rockwall Councilmember Billy Morris. He explained how he tries to leave zoning as "AG" especially when it's not known, for sure, what will end up going there. He does not believe that a property should be rezoned just so it can be marketed by a land owner and sold. Rather, he believes it should remain as "AG" until it sells and the city knows that actually will end up going there.

Mr. Miller pointed out that Council recently denying a proposal associated with 80 acres was able to be denied – in large part – because the existing Comp Plan allowed wide discretion for Council to deny it. The Comp Plan can be utilized to justify not rezoning in a of instances.

Mayor McCallum thanked everyone for attending and participating this evening. No action was taken as a result of the work session discussions.

V. Adjournment

Mayor McCallum adjourned the meeting at 8:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 4th
DAY OF AUGUST, 2025.


TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF ROCKWALL, TEXAS ON
THIS 26th DAY OF AUGUST, 2025.


DR. JEAN CONWAY, CHAIRMAN

ATTEST:


MELANIE ZAVALA, PLANNING COORDINATOR



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