



# City of Rowlett

## Meeting Agenda

### City Council

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.*

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Tuesday, September 4, 2018

5:00 P.M.

Municipal Building – 4000 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**1. CALL TO ORDER**

**2. EXECUTIVE SESSION (5:00 P.M.)\* Times listed are approximate.**

**2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), and §551.072 (Deliberations Regarding Real Property) to consult with and receive legal advice from the City Attorney and to deliberate the purchase, exchange, lease, or value of real property regarding easement acquisition for the Main Street project. (20 minutes)

**2B.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney relating to the Development Agreement for the Bayside project. (25 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

**2C.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney relating to Brandi Bull vs. City of Rowlett/Kimberly Wilson vs. City of Rowlett. (15 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

**3. WORK SESSION (5:20 P.M.)\* Times listed are approximate.**

**3A.** Joint Work Session of the City Council and Strategic Plan Steering Committee to Discuss the Proposed Strategic Plan. (60 minutes)

**3B.** Hear annual update from the Rowlett Chamber of Commerce. (30 minutes)

**3C.** Discuss funding options for civil site improvements for the Public Safety Training Facility site located at 8491 Schrade Road. (30 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

**CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)\***

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**TEXAS PLEDGE OF ALLEGIANCE**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

**5. PRESENTATIONS AND PROCLAMATIONS**

**5A.** Presentation of the 2018 Senior Friendly Business Award.

**5B.** Presentation from the Texas Municipal Courts Education Center, Texas Court Clerks Association, and Texas Municipal Courts Association recognizing Jacob Wetzel, Rowlett Court Administrator, for his achievement of Level III Court Clerk Certification, the highest level.

**5C.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

**6. CITIZENS' INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. No action can be taken by the Council during Citizens' Input.*

**7. CONSENT AGENDA**

*The following may be acted upon in one motion. A City Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.*

**7A.** Consider action to approve minutes from the City Council Regular Meeting August 21, 2018.

**7B.** Consider action to approve a resolution accepting the bid of and awarding contracts for the purchase of two 2019 Ram 3500 trucks to Grapevine Dodge/Chrysler/Jeep for a total amount of \$91,109 for the Parks and Recreation Department through the Interlocal Cooperative Purchasing Agreement with Tarrant County, Contract #2018-022.

**7C.** Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Mosquito Ground Control Services for Fiscal Year 2019 (FY2019).

**7D.** Consider an action to approve an ordinance amending Section 42-54 of Article II ("Rules and Regulations") of Chapter 42 ("Parks and Recreation") of the Code of Ordinances to revise fees and reservations for the use of athletic facilities.

- 7E.** Consider an action to approve an ordinance amending Division 6 (“Skate Park”), Article II (“Rules and Regulations”), Chapter 42 (“Parks and Recreation”) of the Code of Ordinances to establish skate park rules and regulations.
- 7F.** Consider an action to approve an ordinance repealing Section 42-101 from Article II (“Rules and Regulations”) of Chapter 42 (“Parks and Recreation”) of the Code of Ordinances to remove limitations on activities permitted on tennis courts.

**8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A.** Conduct a public hearing (2nd) on the ad valorem tax rate for Fiscal Year 2018-2019.
- 8B.** Conduct a public hearing (2nd) on the proposed budget for Fiscal Year 2018-2019 and vote to postpone formal adoption until September 18, 2018.
- 8C.** Conduct a public hearing and take action on a request by Tim and Deanna Sewell for a Special Use Permit (SUP) for the construction of an accessory structure on property zoned Single-Family-40 (SF-40). The 0.66-acre site is generally located at 3913 Castle Drive further described as being Lot 2, Block A of the Misty Valley Addition, in the City of Rowlett, Dallas County, Texas. (File Number PR-000177-2018).
- 8D.** Conduct a public hearing and take action on a request by RLG Consulting Engineers on behalf of Rahim Mawani for a zoning change from Form-Based Code, Urban Village (FBC-UV) District to a Planned Development (PD) District with a base zoning of Commercial (C-2) District. The 3.8054-acre site is located at 8900 Lakeview Parkway and generally described as a tract of land within the J. Hart Survey, Abstract No. 111, City of Rowlett, Rockwall County, Texas and being all of a tract of land described in a Special Warranty Deed with Vendor’s Lien to Rowlett Consolidated, LLC recorded in Instrument Number 20150000000346, Deed Records, Rockwall County, Texas. (RDC-ZONE-000418-2018)
- 8E.** Conduct a public hearing and take action on a request by the Skorburg Company for a zoning change from Single-Family Residential SF-9 District to a Planned Development (PD) with a base zoning of Single-Family Residential SF-5 District. The 5.924-acre site is generally located at 1 Woodside Drive, in the J.W. Gardener Survey Abstract No. 526 & James Saunders Survey, Abstract No. 1424, Lot 1, Block 1 of the Pearson Addition, City of Rowlett, Dallas County, Texas. (RDC-ZONE-000443-2018)
- 8F.** Conduct a public hearing and consider the approval of an ordinance based on a request by Brad Williams of Winstead PC, on the behalf of the property owners, Emmanuel Snoy, Charles-Albert Snoy, and Maric Pascale Snoy for; 1) A change in zoning from Form-Based Urban Village District (FB-UV) to General Commercial/Retail (C-2) on approximately 6.0 acres and 2) A Special Use Permit (SUP) to permit a drive-through restaurant on approximately 1.3 acres of the 6.0 acres. The property is located at 9103 and 9301 Lakeview Parkway, generally located north of Lakeview Parkway west of Scenic Drive, in the Josiah Hart Survey, Abstract No. 111, and in the Zalcon Center 1 Addition, Block A, Lot 2, City of Rowlett, Rockwall County, Texas (RDC-ZONE-000416-2018 and RDC-ZONE-000413-2018).

**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

**9. ADJOURNMENT**

*Laura Hallmark*

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Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website ([www.rowlett.com](http://www.rowlett.com)) on the 31<sup>st</sup> day of August 2018, by 5:00 p.m.