



# CITY OF ROWLETT CITY COUNCIL AGENDA

*Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.*

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Tuesday, December 7, 2021

5:45 P.M.

Municipal Building

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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.

**To provide comment for the meeting (if you are NOT attending in person), please send an email to [CitizenInput@rowlett.com](mailto:CitizenInput@rowlett.com) by 3:30 p.m. the day of the meeting. Please specifically state whether your comment is regarding a specific City Council meeting agenda item or a general comment to the City Council. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).**

**For in-person comments, registration forms/instructions are available inside the door of the City Council Chambers.**

**1. CALL TO ORDER**

**2. EXECUTIVE SESSION (5:45 P.M.)\* Times listed are approximate.**

**2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding a proposed Housing Finance Corporation project located north of the intersection of Merritt Road and Castle Drive. (20 minutes)

**3. WORK SESSION (6:05 P.M.)\* Times listed are approximate.**

City Council may receive public input on the following items:

**3A.** Presentation of Year-End Update from the City Manager for FY2021. (45 minutes)

**3B.** Discuss the long-term use of the Fire Station #2 facility and surrounding property located at 5100 Dalrock Road. (30 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

**INVOCATION** – Thomas Oyebisi, Redeemed Christian Church

**PLEDGES OF ALLEGIANCE**

**CONVENE REGULAR SESSION (7:30 P.M.)\*** Times listed are approximate.

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** 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. 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 approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): November 16, 2021 Regular Meeting and November 18, 2021 Special Meeting.

**7B. Consider a resolution approving the financing and authorize leasing of a fire ladder truck.**

Consider action to approve a resolution authorizing the purchase of a 2021 Spartan 75' Ladder Truck with equipment options through the Sourcewell pricing contract with a corresponding rental lease agreement for an S-180 Pumper from Metro Fire Apparatus Specialists, Inc (Metro Fire), and accepting the bid and approving an associated 2021 Lease Purchasing Finance Agreement with Signature Public Funding Corp in the amount of \$1,121,726 for said purchase.

**7C. Consider an ordinance abandoning a right-of-way section of Dalrock Road.**

Consider and take action on an ordinance vacating and abandoning a portion of Dalrock Road south of Interstate Highway 30 to and in favor of Sapphire Bay Land Holdings I, LLC, consisting of 8,783 square feet of land situated in the H. McMillan Survey Abstract N. 853 and the William Crabtree Survey N.346, City of Rowlett, Dallas County, and the H. McMillan Survey Abstract No.143, City of Rowlett, Dallas County and Rockwall County, Texas.

**7D. Consider a resolution to cast a vote for representation.**

Consider approval of a resolution casting all 110 of the City of Rowlett's votes for a member of the Rockwall Central Appraisal District (RCAD) Board of Directors.

**7E. Consider a resolution to cast a vote for representation.**

Consider approval of a resolution casting a vote for a representative for the Suburban Cities to the Dallas Central Appraisal District Board of Directors.

## **8. INDIVIDUAL CONSIDERATION**

- 8A.** Consider and take action on a resolution authorizing a bond issuance for financing by the Rowlett Housing Finance Corporation for the residential development known as Vista North Shore Apartments, the 13.94-acre tract of land is located north of the intersection of Merritt Road and Castle Drive, in the City of Rowlett, Dallas County, Texas.
- 8B.** Consider and take action to adopt a resolution approving a Payment In Lieu of Taxes (PILOT) Agreement with TX Vista Northshore, LP., for the residential development known as Vista North Shore Apartments, the 13.94-acre tract of land is located north of the intersection of Merritt Road and Castle Drive, in the City of Rowlett, Dallas County, Texas.
- 8C.** Conduct a public hearing and take action on a request by Adam Shiffer, Skorburg Company, on behalf of property owners Brookside Lot Venture, Ltd. and Windsor Homes Cumberland, LLC., to: 1) Amend the Planned Development to include a requirement that street-facing garage doors shall comprise no more than 70 percent of the total length of a dwelling's façade; 2) Confirm the rezoning of the subject property to Planned Development (PD) District for Single-Family Residential (SF-5) Uses; 3) Amend the Comprehensive Plan to the extent of any inconsistency; and 4) Amend the zoning map of the City of Rowlett. The subject site is located at the northeast corner of Rowlett and Miller Roads, being the Villas at Long Branch Addition, in the City of Rowlett, Dallas County, Texas.
- 8D.** Conduct a public hearing and take action on a request by Stefan Sansone regarding a Special Use Permit to allow a carport in excess of 500 square feet on property zoned Single-Family Residential (SF-10) District. The subject property is located at 8010 Garner Road, approximately 1,473 feet west of the intersection of Dalrock and Garner Roads, in the City of Rowlett, Dallas County, Texas.
- 8E.** Conduct a public hearing and take action on a request by Louis Clark, KinoD LLC., on behalf of property owner Skyview at Rowlett, LLC., regarding a request for a Special Use Permit to allow for multi-family dwellings on properties zoned Form-Based Urban Village (FB-UV) District. The subject properties are located at the southwest corner of Main and Oliver Streets, being Lot 1, Block A of Wall Addition, and the northwest corner of Dennis and Oliver Streets, being Lot 6, Block A of Oliver's Addition No. 1, in the City of Rowlett, Dallas County, Texas.
- 8F.** Conduct a public hearing and take action on a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings I, LLC, and Sapphire Bay Marina, LLC, regarding a request for a Major Warrant to allow for private streets on properties zoned Form-Based Bayside Special (FB-BS) District. The approximately 115-acre site is located South of the intersection of Dalrock Road and Interstate 30 situated in the H. McMillan Survey Abstract N. 853 and the William Crabtree Survey N.346, City of Rowlett, Dallas County, and the H. McMillan Survey Abstract No.143, City of Rowlett, Rockwall County, Texas.

## **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 3<sup>rd</sup> day of December 2021, by 5:00 p.m.

***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.***

***City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ [www.rowlett.com](http://www.rowlett.com)***