



CITY OF ROWLETT CITY COUNCIL MEETING 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.

Tuesday, April 5, 2022

5:00 P.M.

Municipal Building

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 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

- 2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), to seek legal advice from the City Attorney regarding the proposed zoning change by Jackson Shaw for a commercial/industrial planned development project east of the President George Bush Turnpike and north of Liberty Grove Road. (30 minutes)

3. WORK SESSION (5:30 P.M.)* Times listed are approximate.

City Council may receive public input on the following items:

- 3A.** Joint meeting of Library Advisory Board and Council. (30 minutes)
- 3B.** Receive a presentation and discuss proposed amendments to Section 77-508 of the Rowlett Development Code regarding residential building standards. (30 minutes)
- 3C.** Receive a presentation and discuss proposed modifications to the public hearing notification process. (30 minutes)

- 3D.** Discuss a proposal approving a list of projects for Waterview Golf Club for an estimated amount of \$37,350. (30 minutes)

4. DISCUSS CONSENT AGENDA ITEMS

INVOCATION – Thomas Oyebisi, Redeemed Christian Church of God

PLEDGES OF ALLEGIANCE

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation recognizing April as Volunteer Appreciation Month.
- 5B.** Presentation recognizing the annual Volunteer Award recipients for 2021.
- 5C.** Presentation of proclamation recognizing the week of April 10-16, 2022 as National Public Safety Telecommunicators Week.
- 5D.** Presentation of a proclamation recognizing the week of April 10-16, 2022, as Autism Awareness Week in the City of Rowlett on the behalf of the Rowlett Diversity Equity and Inclusion Commission (RDEIC) and requesting the lighting of the water tower in blue during this week.
- 5E.** 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. City Council 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): March 15, 2022 Meeting.

7B. Consider a resolution approving a contract for pavement analysis.

Consider action to approve a resolution approving the engagement of H2O Partners/Roadway Asset Services (RAS) for the total amount of \$128,998 to perform a Pavement Assessment for the City of Rowlett, to include capturing 360-degree photos of all City Streets and Alleys, capturing City assets in the right-of-way, and providing GIS layers of all information captured.

7C. Consider a resolution approving a depository and merchant services.

Consider an action to approve a resolution authorizing the City Manager to negotiate and execute an agreement for Depository Bank and Merchant Bank Services with American National Bank of Texas, subject to City Attorney approval.

7D. Consider a resolution approving a renewal for Section III mowing services.

Consider action to approve a resolution exercising the second of four one-year renewal options for Parks and Recreation Section III mowing services to DD Commercial Landscape in the unit amounts bid in an estimated annual amount of \$131,708.25.

7E. Consider a resolution approving a renewal for Section IV mowing services.

Consider action to approve a resolution exercising the second of four one-year renewal options for Parks and Recreation Section IV mowing services with Good Earth Corporation in the unit amounts bid in an estimated annual amount of \$248,110.

7F. Consider a resolution approving the purchase of water meters.

Consider action to approve a resolution for the purchase of 2,840 Sensus brand water meters from Aqua Metric Sales Company in the amount of \$399,446.

7G. Consider a resolution approving an Economic Development Incentive Agreement.

Consider action to approve a resolution approving an Economic Development Incentive Agreement with AllofOur Heritage House, LLC, and authorizing the Mayor to execute the agreement on the City's behalf.

7H. Consider a resolution approving a contract for traffic signal installation.

Consider action to approve a resolution accepting the bid of and awarding a contract to Roadway Solutions, Inc. in the amount of \$308,325, and authorizing staff to set aside funds for a construction contingency in the amount of \$50,000, and a maximum allowance of up to \$5,000 for an early completion bonus as set forth in the project bidding documents resulting in a total project budget of \$363,325 for the installation of a traffic signal at the intersection of Martin Drive and SH66 (Lakeview Parkway), and authorizing the Mayor to execute the necessary documents for said services.

7I. Consider a resolution approving a task authorization for engineering design work.

Consider action to approve a resolution approving Task Authorization FY21-RJN-03-SUPP1 to PO#22100327 in the amount of \$17,618 with RJN Group, Inc. (RJN) for engineering design work associated with the Lakeside Park Restroom Sanitary Sewer Service Line Project and authorizing the Mayor to execute the necessary documents for said services.

7J. Consider a resolution approving a task authorization for engineering design work.

Consider action to approve a resolution approving Task Authorization FY22-PK-01 in the amount of \$79,400 with Pacheco Koch Consulting Engineers, LLC (Pacheco Koch) for engineering and landscape architecture design work associated with the Garner/Fuqua Trail Project and authorizing the Mayor to execute the necessary documents for said services.

8. INDIVIDUAL CONSIDERATION

- 8A.** Conduct a public hearing and take action to approve an ordinance on a request by Michael Flowers, Jackson Shaw, on behalf of property owners Nathan E. and Ida H. Bush, GWB Cherokee Land, LLC., Larry E. Hester, Homer B. Johnson Estate/Johnson Family Trust, McEntee Family Limited, Roger Dale and Vickie Darlene Trent, and Trent Family Partnership, Ltd., to: (1) Rezone approximately 171.09 acres from Form-Based Commercial Center (FB-CC) District and Form-Based Urban Village (FB-UV) District to Planned Development (PD) District for Light Industrial (M-1) and Limited Commercial/Retail (C-1) District for Mixed Commercial/Office/Residential Uses and approval of a Concept Plan to develop approximately 164.57 acres with light industrial uses; and (2) Amend the Comprehensive Plan if in conflict; and (3) Amend the Zoning Map of the City of Rowlett. The subject property is located east of the President George Bush Turnpike and north of Liberty Grove Road, situated in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett, Dallas County, Texas.
- 8B.** Conduct a public hearing and take action to approve an ordinance on a request by Jeff Bethke, RLG Consulting Engineers, on behalf of property owner Amin Mawani, Rowlett Consolidated, LLC., regarding a Special Use Permit to allow a restaurant with a drive-thru on a portion of an approximately 0.81-acre property zoned Planned Development (PD) District with a base zoning of General Commercial/Retail (C-2) District. The subject property is located approximately 1,050 feet northeast of the intersection of Lakeview Parkway and Dalrock Road, being a portion of Lot 3, Block A of the 8900 Lakeview Parkway Addition, in the City of Rowlett, Rockwall County, Texas.
- 8C.** Conduct a public hearing and take action to approve an ordinance on a request by Danny Giesbrecht, 151 Coffee, on behalf of property owner Lakeview Parkway Ventures, LLC., regarding a Special Use Permit to allow a restaurant with a drive-thru on a portion of an approximately 5.52-acre property zoned General Commercial/Retail (C-2) District. The subject property is located approximately 360 feet east of the intersection of Lakeview Parkway and Rowlett Road, being a portion of Lot 2, Block 1 of the A.S.P.I. No. 1 Addition, in the City of Rowlett, Dallas County, Texas.

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

9. ADJOURNMENT



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) on the 1st day of April 2022, by 5:00 p.m.

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, 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