



## 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.*

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**Tuesday, May 3, 2022**

**5:30 P.M.**

**Municipal Building – 4000 Main St.**

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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 (5:30 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 eminent domain for the acquisition of sanitary sewer utility easements on properties along Stonewall Road. (30 minutes)

**3. WORK SESSION (6:00 P.M.)\* Times listed are approximate.**

City Council may receive public input on the following items:

- 3A.** Joint Work Session of Rowlett Youth Advisory Council and City Council. (30 minutes)

- 3B.** Presentation on the status of the Community Investment Bond Program. (40 minutes)

- 3C.** Discuss supporting the Rowlett Housing Finance Corporation's Application for Reservation with the Texas Bond Review Board for a private activity bond volume cap reservation of up to \$6,000,000 of qualified mortgage revenue bonds and assign those bonds to the Texas Department of Housing and Community Affairs. (20 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

**INVOCATION** – Nathan Presley, First Rowlett United Methodist

**PLEDGES OF ALLEGIANCE**

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

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of proclamation recognizing the week of May 15-21, 2022 as National Police Week.
- 5B.** Presentation of proclamation recognizing the week of May 1-7, 2022 as Rowlett Detention Officers Week.
- 5C.** Presentation of proclamation recognizing the month of May, 2022 as National Motorcycle Awareness Month.
- 5D.** Presentation of proclamation recognizing the week of May 9-13, 2022 as Economic Development Week.
- 5E.** Presentation of the 2022 Rowlett Arts and Humanities Commission's Young Artist Exhibit winners.
- 5F.** Presentation of the second quarter investment report for March 31, 2022.
- 5G.** 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): April 19, 2022 and April 26, 2022 Special Meeting.

**7B. Consider a resolution approving a Task Authorization for engineering design work.**

Consider action to approve a resolution approving Task Authorization FY22-FNI-03 in the amount of \$833,000 with Freese and Nichols, Inc. (FNI) for engineering design work associated

with the Merritt Road 36-Inch and 30-Inch Waterline Project and authorizing the Mayor to execute the necessary documents for said services.

**7C. Consider action approving a tree removal permit.**

Consider and take action on a request by Danny Giesbrecht, 151 Coffee, on behalf of property owner Lakeview Parkway Ventures, LLC., for approval of a Tree Removal Permit application 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 Addition, in the City of Rowlett, Dallas County, Texas.

**7D. Consider a resolution supporting the reservation of qualified mortgage revenue bonds for the Rowlett Housing Finance Corporation.**

Consider and take action on a resolution supporting the Rowlett Housing Finance Corporation's Application for Reservation with the Texas Bond Review Board for a private activity bond volume cap reservation of up to \$6,000,000 of qualified mortgage revenue bonds and assign those bonds to the Texas Department of Housing and Community Affairs.

**7E. Consider a resolution approving the purchase of fuel.**

Consider action to approve a resolution authorizing the City of Rowlett to purchase fuel through a cooperative purchasing agreement with Tarrant County utilizing their Annual Contract for Fuel (Bid No. 2022-063) from Primary Vendor Jack Ray Oil Co. and Secondary Vendor Douglass Distributing for an estimated annual amount of \$495,000.

**8. INDIVIDUAL CONSIDERATION**

**8A.** Consider action to approve a resolution approving the First Amendment to Master Development Agreement and the Second Amendment to Hotel Development Agreement with Sapphire Bay Land Holdings I, LLC for the Sapphire Bay project.

**8B.** Conduct a public hearing and take action to approve an ordinance amending Chapter 77-803.F of the Rowlett Development Code to clarify and revise requirements for mailing, posting and publishing notices of public hearings and to comply with state law.

**8C.** Conduct a public hearing and consider action to approve an ordinance amending Section 77-508 "Residential Building Standards" of the City of Rowlett Code of Ordinances – Rowlett Development Code repealing provisions relating to building materials and revising building orientation standards for residential buildings.

**8D.** Conduct a public hearing and take action to approve an ordinance on a request by Sapphire Bay Land Holdings, LLC, approving Major Warrants and revising the Regulating Plan to revise requirements relating to parking lots, drive-through facilities, building orientation, front-entry garages, trail lighting standards, sidewalks, trails, signage and gas pumps on a 115.32 +/- acre site located in the Sapphire Bay peninsula.

- 8E.** Conduct a public hearing and take action to approve an ordinance on a request by Sapphire Bay Land Holdings, LLC, approving Major Warrants for a restaurant to revise façade glazing requirements and to allow for a single-story building on a 2.6 +/- acre site located approximately 400 feet northwest of the intersection of Meigan Elise Drive and Katie Drive, in the Sapphire Bay peninsula.
- 8F.** Conduct a public hearing and take action to approve an ordinance on a request by Sapphire Bay Land Holdings, LLC, approving Major Warrants to revise stoop entry, sidewalk location, and tree spacing requirements on a 2.93 +/- acre site located approximately along the eastern boundary of Marc Place and a portion of Easy Street, in the Sapphire Bay peninsula.

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

**9. ADJOURNMENT**

*Stacey Chadwick*

Stacey Chadwick, Deputy 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 29<sup>th</sup> 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](http://www.rowlett.com)***