



## 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, December 5, 2023**

**7:00 P.M.**

**Municipal Building – 4000 Main**

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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.

**Process for Public Input:** If you are not able to attend in person, you may complete the [Public Input Form](#) on the City's website by 3:30 p.m. the day of the meeting. All forms will be forwarded to the City Council prior to the start of the meeting.

**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 Attorney) to seek legal advice from the City Attorney regarding pending litigation involving the Greenway-Miller and Rowlett-Miller eminent domain case and pending condemnation matters. (30 minutes)

**INVOCATION**

**PLEDGES OF ALLEGIANCE**

**3. PRESENTATIONS**

- 3A.** Presentation of a Proclamation recognizing December 10<sup>th</sup> as International Human Rights Day and a request to light the downtown water tower in yellow.
- 3B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

**4. CITIZENS' INPUT**

*At this time, comments will be taken from the audience on any topic. No action can be taken by the Council during Citizens' Input.*

**5. 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.*

**5A. Consider action approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): November 27, 2023 City Council Special Work Session and the November 28, 2023 City Council Special Meeting.

**5B. Consider action approving the execution of an Improvement Agreement.**

Consider action to approve a resolution authorizing the Mayor to execute an Improvement Agreement between the City of Rowlett, Texas, and Jackson-Shaw Company, that provides for a surety bond in the amount of \$3,775,900 as financial guaranty, to ensure and secure the installation of public improvements to serve the Lakeview Business District commercial development.

**6. INDIVIDUAL CONSIDERATION**

**6A.** Conduct a public hearing and take action on a request by TX Harmony Apartments LLC, for Major Warrants to Article 5.4.11(b) of the Form-Based Code to allow a monument sign and Article 5.4.1 Wall Signs to increase the maximum size from 30 square feet to 137 square feet for a wall sign. The property is zoned Form-Based Urban Village (FB-UV) District and is located at 10001 and 11010 Harmony Hill Lane, south/east of the intersection of Merritt Road and the President George Bush Turnpike (PGBT), being Lot 1, Block B and Lot 1, Block A of Harmony Hill Addition in the City of Rowlett, Dallas County, Texas.

**6B.** Conduct a public hearing and take action on a request by Joe Soliz, regarding an amendment to a Special Use Permit to allow an increase in height and size for an accessory structure in a residential zoning district that is over 500 square feet in size on property zoned Single-Family Residential (SF-9) District. The 1.65-acre property is located at 4818 Chiesa Road, southeast of the intersection of Chiesa Road and Pennridge Circle, Lot 1 Block 1 of the Soliz Estate Plat, in the City of Rowlett, Dallas County, Texas.

**7. MEMBERS OF THE CITY COUNCIL MAY REQUEST TOPICS TO BE PLACED ON AN AGENDA FOR A SUBSEQUENT MEETING. ANY DELIBERATION OR DECISION SHALL BE LIMITED TO A PROPOSAL TO PLACE TOPIC ON THE AGENDA FOR A SUBSEQUENT MEETING.**

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

**8. ADJOURNMENT**

*Evette Whitehead*

Evette Whitehead, Interim 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 1<sup>st</sup> day of December 2023, by 5:30 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 St., Rowlett, Texas, 75088, at least 48 hours in advance of meeting.***

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