



# 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, May 21 2013

7:30 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**
3. **WORK SESSION**
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. Proclamation recognizing the week of May 19 – 25, 2013 as National Public Works Week.
  - 5B. Proclamation recognizing the week of May 19 – 25, 2013 as National Emergency Medical Services Week.
  - 5C. Hear Second Quarter Investment Report for March 31, 2013.
  - 5D. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.

## **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 approving minutes from the May 7, 2013 City Council Regular Meeting.
- 7B.** Consider action to approve three additional appointments to the Downtown RFQ Advisory Committee to include a commercial architect, commercial broker, and a commercial banker.
- 7C.** Consider action to approve a resolution to enter into an agreement with Greater Dallas Healthcare Enterprises d/b/a/ Greater Texas Physician Enterprises to provide professional medical services for City employees.

## **8. ITEMS FOR INDIVIDUAL CONSIDERATION**

*If a Public Hearing is listed, the City Council will conduct such public hearing to receive comments concerning the specific items listed in the agenda. Any interested persons may appear and offer comments, either orally or in writing; however, questioning of those making presentations will be reserved exclusively to the presiding officer as may be necessary to ensure a complete record. While any person with pertinent comments will be granted an opportunity to present them during the course of the hearing, the presiding officer reserves the right to restrict testimony in terms of time and repetitive content. Organizations, associations, or groups are encouraged to present their commonly held views and identical or similar comments through a representative member when possible. Presentations must remain pertinent to the issues being discussed. A person may not assign a portion of his or her time to another speaker.*

- 8A.** Consider a resolution canvassing the results of the General Election held Saturday, May 11, 2013, for the positions of Mayor, Councilmember Place Two, Councilmember Place Four, and Councilmember Place Six.
- 8B.** Consider an ordinance canvassing the results of the Special Charter Amendment Election held Saturday, May 11, 2013, for the purpose of considering four proposed amendments to the Rowlett City Charter and adopting said amendments to the Charter per Texas Local Government Code.
- 8C.** Conduct a public hearing and consider an ordinance approving a request to rezone 4701 Rowlett Road and 3410 Main Street from Mixed Use Downtown to General Commercial, further described as Lot 1, Block 1 of the Toler Business Park and a 0.94 acre +/- tract in the Thomas Collins Survey, Abstract 332 in the City of Rowlett, Dallas County, Texas and to remove the Oliver Village Sub-district Overlay and use the base zoning districts of Institutional Urban,

Multifamily Urban and Limited Office, respectively, on three properties at 3926, 4000, and 4016 Rowlett Road, further described as Lot 1, Block A of the Primera Iglesia Bautista Rowlett Addition; a 2.3 acre +/- tract the William Crabtree Survey, Abstract 3447; and Lot 1, Block 1 of the Nolan Addition to the City of Rowlett, Dallas County, Texas.

- 8D.** Conduct a public hearing and consider an ordinance approving text amendments to the Rowlett Development Code as it pertains to Chapter 77-200 Zoning Districts; Section 77-301 Table of Allowed Uses; Section 77-303 Accessory Uses and Structures; Section 77-401 Table of Dimensional Requirements, Section 77-402 General Measurements and Standards; Section 77-504 Landscaping and Screening; Section 77-506 Off-street Parking and Loading; Section 77-507 Public and Institution Commercial Building Standards; Section 77-510 Exterior Lighting; Section 77-512 Signage; Chapter 77-800 Review and Approval Procedures; Section 77-1103 Definitions of general use chart categories and specific use types; Section 86-32 Special Use Permits; and Part VI Downtown Land Use Plan of the Rowlett Code of Ordinances.
- 8E.** Conduct a public hearing and consider approving an ordinance rezoning property located at 8701 Liberty Grove Road, described as a 12.26 + acre tract of land, part of the James M. Hamilton Survey, Abstract 544, and being a part of that called 40 acre tract of land (Tract I) described in a warranty deed to Raney Family Partnership, Ltd. as recorded Volume 94164, Page 3198, City of Rowlett, Dallas County, Texas, to rezone the subject property from the Urban Village Form Based District to the New Neighborhood Form Based District.
- 8F.** Conduct a public hearing and consider an ordinance rezoning properties located at 2910 and 3200 Castle Drive (respectively further described as a 1 acre portion of Tract 59 and 33.98 acre portion of Tract 50); 3621, 3713, 3717 and 3937 Hickox Road (respectively further described as a 19.93 acre portion of Tract 88, 4.02 acre portion of Tract 6.1, 4.02 acre portion of Tract 89, and 2.21 acre portion of Tract 100); all properties are of the Reason Crist Survey, Abstract No. 225, Page 585, in the City of Rowlett, Dallas County, Texas, to rezone the Properties from the existing Single Family 40 Zoning District to the New Neighborhood Form Based Zoning District for the purposes of building a pedestrian-oriented, single-family neighborhood under the City of Rowlett's Form Based Code. (FA13-648)
- 8G.** Consider action to approve a resolution appointing a Councilmember to serve on the Board of Directors for the Rockwall Emergency Services Corporation.

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

**9. ADJOURNMENT**

  
Stacey Chadwick, Deputy City Secretary

I certify that the above notice of meeting was posted on the bulletin board inside the Municipal Center, as well as, outside the Municipal Center, 4000 Main Street, Rowlett, Texas on the 17<sup>th</sup> day of May 2013, by 5:00 p.m.