



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.

Monday, October 13, 2025

6:00 PM

Municipal Building – 4000 Main

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

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, request to speak forms/instructions are available inside the door of the City Council Chambers.

- 1. Call to Order**
- 2. Executive Session - N/A**
- 3. Reconvene Into Open Session and Take Any Necessary or Appropriate Action on Closed/Executive Session Matters**
- 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. Work Session**
 - 5.A.** Discussion regarding Code Enforcement Division Update.
 - 5.B.** Discussion regarding Rowlett Community Centre Renovations.
 - 5.C.** Discussion regarding the City's Procurement Process
 - 5.D.** Discussion regarding a resolution rescinding the Community Services Grant Program and Policy.
 - 5.E.** Discussion regarding possible amendments to Sec. 77-510 (Exterior lighting) of the Code of Ordinances.
- 6. Discuss Consent Agenda Items for October 14, 2025, City Council Meeting**
- 7. Adjournment**

Deborah Sorensen

Deborah Sorensen, TRMC, MMC, 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](#) on October 7, 2025, 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 972-412-6109 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

Meeting Date: 10/13/2025

Agenda Item: 5.A.

Title

Discussion regarding Code Enforcement Division Update.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

The Code Enforcement Division will provide an update to Code activities across the City.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 STRENGTHEN NEIGHBORHOOD LIVABILITY	3.2 Sustain a community that is appealing to people at all stages of life.

Background Information

The City's Code Enforcement Division is responsible for enforcing municipal ordinances that preserve community standards, promote public safety, and maintain neighborhood quality of life. Typical areas of enforcement include high grass and weeds, trash and debris, property maintenance, signage, junk vehicles, and other nuisances that may impact residents and businesses. They are also responsible for the rental program, which consists of single-family rentals, short-term rentals, multi-family rental and hotel/motel rental.

Code Enforcement staff conduct proactive inspections as well as respond to complaints received from residents, businesses and internal departments/divisions. Cases are tracked through the City's code case management system, which allows staff to monitor timelines, outcomes, and repeat violations.

The Code Enforcement team is composed of six Code Officers and one Manager. Responsibilities are divided geographically, with four code officers assigned to residential areas, one code officer dedicated to commercial properties, and one code officer focused on rental inspections. Staff also collaborate closely with departments such as Police, Fire Marshal, Public Works, and Planning to address cross-functional issues and ensure comprehensive enforcement.

Over the past several years, the demand for Code Enforcement services has continued to grow, driven by population growth, aging housing stock, and increased community expectations for property maintenance.

Performance is tracked using metrics such as the number of violations observed, compliance rates, number of proactive inspections, number of citations, number of abatements, number of complaints and number of rental inspections. While compliance is generally achieved voluntarily, some cases require escalated enforcement, including abatement, citations, or legal action.

Discussion

The presentation provides a comprehensive look at current staffing, processes, and performance to inform discussion on resource needs, program priorities, and potential process improvements.

Financial/Budget Implications

No financial impact - Information only

Recommended Action

This presentation is for informational purposes only.

Attachments

None

Meeting Date: 10/13/2025

Agenda Item: 5.B.

Title

Discussion regarding Rowlett Community Centre Renovations.

Staff Representative

Ryan Mullins, Director of Parks & Rec
 Kristoff Bauer, Deputy City Mgr

Executive Summary

Discuss the current conditions of the Rowlett Community Centre and propose potential solutions for improvement and enhancement.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 ENHANCE QUALITY OF LIFE	4.2 Create a destination-centered parks system. 4.4 Create spaces, activities, and events for the arts, cultural enrichment, and community celebrations.

Background Information

The Rowlett Community Centre opened in 1996 and expanded in 2005, now faces maintenance and operational issues. This presentation highlights current issues, proposed solutions, and potential enhancements to ensure the facility is enjoyable for Rowlett residents.

Discussion

The facility's maintenance issues include aging infrastructure, foundation shifts, roof leaks, HVAC problems, damaged flooring, and outdated equipment. These issues are affecting daily operations and user experience.

Proposed remedies involve having a facility assessment report performed by an engineering firm. That will guide investments such as replacing HVAC units, replacing roofing, replacing plumbing fixtures, replacing flooring, upgrading lighting, renovating common areas, adding technology, and enhancing amenities.

Addressing these issues will extend the Rowlett Community Centre's lifespan and ensure it stays a vibrant, welcoming facility for community gatherings, recreation, and education opportunities well into the future.

Financial/Budget Implications

\$1,250,000 Bond Proposal passed in 2024 for Rowlett Community Centre Renovations and enhancements

Facility Conditions Assessment - \$80,000
Roof Replacement 39,234 SF - \$2,025,000
Glass Wall Leak Repairs - \$250,000
HVAC 11 Units - \$400,000
Building Envelope - \$250,000
Retaining Wall - \$150,000
Lighting LED Upgrade - \$165,000
Painting - \$600,000
Flooring Common Areas - \$450,000
Flooring Gyms - \$250,000
Doors - \$400,000
Millwork - \$100,000
Lockers - \$100,000
Patio Decking - \$100,000
Retaining Wall Repairs - \$150,000
Permenant Generator - \$350,000
Gym Scoreboards, Goals, Padding and Bleachers \$85,000
New Cardio and Strength Equipment - \$285,000
New Cardio Space - \$35,000
Indoor Playground - \$150,000
AV Upgrades - \$30,000
Building PA System - \$60,000
Expanded Camera Coverage - \$120,000

Recommended Action

For discussion purposes only

Attachments

None

Meeting Date: 10/13/2025

Agenda Item: 5.C.

Title

Discussion regarding the City's Procurement Process

Staff Representative

January Calhoun, Purchasing Mgr

Executive Summary

This discussion will provide an overview of the City's current procurement policies, procedures, and legal requirements related to purchasing goods and services.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
	7.1 Provide responsive, reliable, and cost-efficient public services.
PROMOTE OPERATIONAL EXCELLENCE	

Background Information

At the September 2, 2025 Council Meeting, the City Council requested that a discussion regarding the City's procurement process be placed on a future agenda.

Discussion

The City's procurement process is governed by a combination of state law, City Charter/Code of Ordinances, and internal purchasing policies. These frameworks establish thresholds for competitive bidding, professional service selection, cooperative purchasing, and approval authority.

Key guiding principles include:

- Compliance with Texas Local Government Code (Chapters 252 and 271, among others).
- Fairness and transparency to vendors and the public.
- Efficient use of resources to maximize taxpayer value.

- Internal controls to prevent waste, fraud, or abuse.

Procurement responsibilities are shared among the Finance Department, requesting departments, and the City Manager's Office, depending on the dollar value and type of purchase.

Following Council discussion, staff will capture feedback and, if directed, prepare recommendations or proposed amendments to procurement policies and procedures.

Financial/Budget Implications

N/A

Recommended Action

No action required. Information only.

Attachments

None

Meeting Date: 10/13/2025

Agenda Item: 5.D.

Title

Discussion regarding a proposed resolution rescinding the Community Services Grant Program and Policy.

Staff Representative

Jeff Winget, Mayor

Executive Summary

The Community Services Grant Program and Policy has existed for several years under a variety of names and implementation strategies, and was formally adopted on March 18, 2025.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Govern Transparently & Inclusivity	1.5 Maintain equitable and competitive tax rates, fees, and service charges.

Background Information

On March 21, 2023, the City Council discussed concepts of a formalized Community Services Grant (CSG) program. Following two budget cycles of using an informal process, a formalized process was adopted on March 18, 2025. With this process, several applications were considered during the 2026 fiscal year budget planning process.

Discussion

Following a rigorous budget cycle which saw 3 separate discussions of the Community Services Grant Program grant applications, each more lengthy than the prior, City Council is asked to consider the worthiness of the Community Services Grant Program and Policy. Prior to FY'26, funds were allocated as shown below:

Agency	FY21	FY22	FY23	FY24	FY25	Total
Keep Rowlett Beautiful	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00	\$160,000.00

Rowlett Citizen Corp	25,000.00	35,000.00	50,000.00	60,000.00	150,000.00	\$320,000.00
Rowlett Chamber Foundation	5,000.00			5,000.00		\$10,000.00
Friends of Rescue Animals				10,000.00	20,000.00	\$30,000.00
Operation Community Outreach					6,000.00	\$6,000.00
Senior Citizens of Rowlett					30,000.00	\$30,000.00
Total	\$70,000.00	\$75,000.00	\$90,000.00	\$115,000.00	\$206,000.00	\$556,000.00

Notably, in FY25, the allocation to Keep Rowlett Beautiful was formalized into a memorandum of use (MOU) agreement.

In FY26, the following funds were allocated under the CSG:

Agency	FY26
Rowlett Citizens Corps Council (RCCC)	\$100,000.00
Friends of Rescue Animals (FRAS)	25,000.00
DEI Community Outreach	5,500.00
Harvest Life Ministries	20,000.00
Sensory Tent Pals, Inc.	23,500.00
Children's	6,160.00

Advocacy Center of Rockwall County	
TOTAL	\$180,160.00

*this chart omits any non-discretionary financial commitments

Should Council decide to approve a resolution rescinding the Community Services Grant Program and Policy, any existing grants allocated by the City Council would continue to be overseen, executed and administered as if the policy were still in place. No future grant allocation would be made based on the program for any existing program after FY26. Going forward, funding opportunities would only be made available via contractual obligations, memorandums of use, or other similar agreements. Like the existing MOUs and other agreements the City has with various entities, these arrangements provide structure, clarity, and expectations for both the partner entity and the City of Rowlett.

Financial/Budget Implications

The Community Services Grant Program and Policy is an annual discretionary allocation made by the City Council, so there is no ongoing budget commitment or impact outside of that which the Council might have otherwise allocated in future years.

Recommended Action

RECOMMENDED ACTION The City Council is encouraged to consider its intent for the CSG Program and Policy to determine if it is viable as an ongoing program. The draft resolution included in the packet would fully rescinds the program, however City Council may wish to simply amend the existing policy, or make no changes whatsoever.

Attachments

1. Resolution - Rescinding the Community Services Grant Program

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, REPEALING RESOLUTION NO. RES-040-25 ADOPTED ON MARCH 18, 2025 AND RESCINDING THE CITY'S COMMUNITY SERVICES GRANT PROGRAM AND POLICY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 18, 2025, the City Council of the City of Rowlett adopted Resolution No RES-040-025 whereby the City Council approved and adopted the City of Rowlett Community Services Grant Program and Policy to provide, at Council's discretion, funding to local organizations that deliver essential services to City residents; and

WHEREAS, since that time, the City Council has reviewed the effectiveness, administrative capacity, and fiscal impact of the Community Services Grant Program; and

WHEREAS, due to budget constraints and realignment of strategic priorities, the City Council has determined that the continuation of the program is no longer in the best interest of the City; and

WHEREAS, the City Council has determined that repealing the resolution and rescinding the program will allow the City to reallocate resources to higher priority needs and serves the general welfare of the citizens of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, THAT:

SECTION 1. Resolution No. RES-040-25, adopted by the City Council of the city of Rowlett, Texas on March 18, 2025, is hereby repealed.

SECTION 2. The City's Community Service Grant Program, including the policy and procedures therefore, previously adopted on March 18, 2025 by Resolution No. RES-040-25, are hereby rescinded, except that the program policy and procedures shall continue in force and effect for the limited purpose of and to the extent required for the proper oversight, execution, and administration of all Community Services Grants for which the City Council has previously approved funding.

SECTION 3. Should any word, phrase, paragraph, or section of this Resolution be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Resolution as a whole.

SECTION 4. All provisions of the resolutions of the City of Rowlett, Texas, in conflict with the provisions of this Resolution shall be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 5. This Resolution shall take effect immediately from and after its passage as the law and charter in such cases provide.

Meeting Date: 10/13/2025

Agenda Item: 5.E.

Title

Discussion regarding possible amendments to Sec. 77-510 (Exterior lighting) of the Code of Ordinances.

Staff Representative

Jeff Winget, Mayor
 Marvin Gibbs

Executive Summary

Section 77-510 of the Rowlett Code of Ordinances address Exterior Lighting and was last revised June 3, 2014.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Promote Operational Excellence	7.1 Provide responsive, reliable, and cost-efficient public services.

Background Information

Following a request by members of City Council, staff undertook the task of providing an assessment of exterior lighting policies which are in place in surrounding communities. This assessment revealed that there could be some room for improvement within the existing code.

Discussion

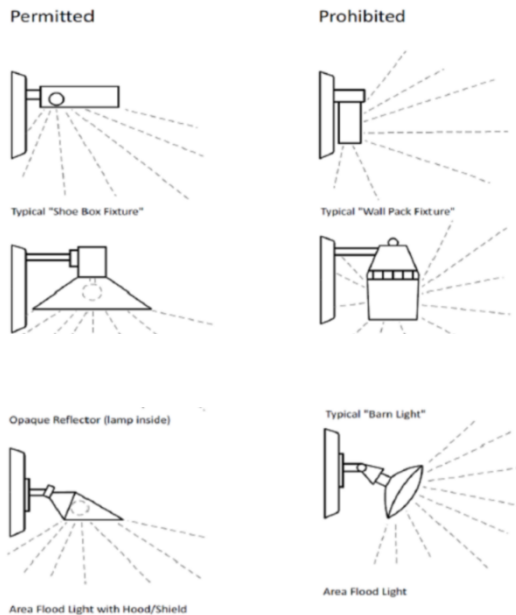
The code in question is included as an attachment to this staff report and linked here: https://library.municode.com/tx/rowlett/codes/code_of_ordinances?nodeId=VOLIIP_AIIDERE_CH77DECO_CH77-500DEDEST_S77-510EXLI

Generally speaking, there are a few issues which Council may wish to address:

1. A lack of clarity between language which applies to residential versus non-residential uses.
2. The use of words and/or phrases which might be deemed vague or difficult to interpret, such as “glare” and “trespass light.”
3. The use of lighting standards which might not be sufficient to quantify the measure of light relative to the adverse impact caused.

Furthermore, Council may wish to contemplate the inclusion of a graphic, similar to the one below, which is taken from the City of Garland.

- ☐ § 4.91 Luminaries.
 (A) General. Light sources must be of a down-light, indirect, diffused or shielded type (minimum seventy-degree cut-off when measured from horizontal), or installed and maintained in a manner to reduce glare effect and consequent interference with use of adjacent properties and streets.



Financial/Budget Implications

None

Recommended Action

City Council should provide clarity and direction around the criteria desired for residential lighting standards and request Staff and the City Attorney to work toward an updated ordinance that meets the standards outlined by the Council.

Attachments

1. Sec. 77-510 Ordinance Language
2. CM Memo on Lighting Standards
3. Garland Lighting Illustrations

Sec. 77-510. Exterior lighting.

- A. *Purpose.* The general purpose of this section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant nighttime environment. Additional specific purposes are to:
1. Provide safety and personal security as well as convenience and utility in areas of public use or traverse, for uses where there is outdoor public activity during hours of darkness;
 2. Control glare and excessive brightness to improve visual performance, allow better visibility with relatively less light, and protect residents from nuisance and discomfort;
 3. Control trespass light onto neighboring properties to protect inhabitants from the consequences of stray light shining in inhabitants' eyes or onto neighboring properties;
 4. Result in cost and energy savings to establishments by carefully directing light at the surface area or activity to be illuminated, using only the amount of light necessary; and
 5. Control light pollution to minimize the negative effects of misdirected light and recapture views to the night sky.
- B. *Applicability.*
1. *General.* All exterior lighting for any type of residential or nonresidential development shall comply with the standards of this section, unless exempted in below.
 - (a) *Lighting plan requirement.* All nonresidential developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan or subdivision application. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.
 - (b) *Exempt lighting.* The following types of lighting are exempt from the requirements of this section.
 - (1) Soffit or wall-mounted luminaries that are permanently attached to single-family residential dwellings, not to exceed the height of the eave, and that do not produce glare onto adjacent properties or public streets.
 - (2) Public street and right-of-way lighting.
 - (3) Temporary decorative seasonal lighting provided that individual lamps have a light output of 200 lumens or less.
 - (4) Temporary lighting for emergency or nighttime work and construction.
 - (5) Temporary lighting for theatrical, television, and performance areas, or for authorized special events.
 - (6) Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.
 - (7) Lighting required and regulated by the Federal Aviation Administration.
 - (8) Internally illuminated signs.
 - (9) Lighting for outdoor recreational uses such as ball diamonds, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:

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- i. Maximum permitted light post height: 80 feet.
 - ii. Maximum permitted illumination at the property line: two footcandles.
 - iii. Limits on hours of illumination: Exterior lighting shall be extinguished no later than 11:00 p.m. A waiver or deviation from this requirement may be granted by the city council.
 - (c) *General review standard.* If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design and height standards set forth in (d) and (e) below shall be deemed to not adversely affect adjacent properties or the community.
 - (d) *Design standards.* Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:
 - (1) Light sources shall be concealed or shielded with luminaries with shielding, skirts, or cut-offs with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. For purposes of this provision, "cutoff angle" is defined as the angle formed by a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted. [Illustration needed.]
 - (2) Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare. Floodlights shall not be utilized to light all or any portion of a building facade after normal business hours, except that if the seating area of a restaurant is closed and a drive-through remains open, the business shall be determined as open.
 - (3) The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
 - (4) In no case shall exterior lighting add more than one footcandle to illumination levels at any point off-site. [Illustration needed.]
 - (5) All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.
 - (6) Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
 - (7) For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
 - (8) No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.
 - (e) *Height standards for lighting.*
 - (1) *In MU-DT, MU-TR, and MU-TS Districts—Downtown.* All exterior lighting luminaries shall be mounted no higher than 15 feet.
 - (2) *In C-2 District—Lakeview Parkway Corridor.* All exterior lighting luminaries shall be mounted no higher than 15 feet, except that lighting in parking lots containing more than 100 spaces shall have a maximum height of 25 feet.

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- (3) *In C-3 District—President George Bush Turnpike Corridor south.* All exterior lighting luminaries shall be mounted no higher than 25 feet, except that lighting in parking lots containing more than 100 spaces shall have a maximum height of 35 feet, and exterior lighting luminaries within residential developments shall be mounted no higher than 15 feet.
 - (4) *In MU-WF District—Waterfront Area.* All exterior lighting luminaries shall be mounted no higher than 15 feet.
 - (5) *In other zone districts.* All exterior lighting luminaries shall be mounted no higher than 15 feet, except that lighting in parking lots containing more than 100 spaces shall have a maximum height of 25 feet.

(Ord. No. 025-06, § 1(Exh. A), 6-6-2006; Ord. No. 016-09, § 21, 6-2-2009; Ord. No. 022-14, § 7, 6-3-2014)

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

TO: KRISTOFF BAUER
DEPUTY CITY MANAGER

FROM: DEREK R. HULL
COMMUNITY DEVELOPMENT DIRECTOR

RE: MUNICIPAL LIGHTING STANDARDS COMPARISON

DATE: AUGUST 6, 2025

ATTACHMENT: Garland Lighting Standards

Overview:

The Community Development staff conducted research related to Rowlett's residential municipal lighting standards contained in Rowlett Development Code (RDC) by comparing the City's standards to nearby municipalities in North Texas, including Garland, Mesquite, and Sachse.

RDC Overview of Residential Lighting Standards

Contained within the RDC Section -77-510, entitled Exterior Lighting, the intent of the code section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activities to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant nighttime environment.

Specific to residential lighting standards in Section 77-510 B 1 (b), the RDC states the following lighting standards are exempt for compliance: Soffit or wall-mounted luminaries that are permanently attached to single-family residential dwellings, not to exceed the height of the eave, and that do not produce glare onto adjacent properties or public streets. This is the extent of the RDC's summary of residential lighting standards.

Summary of North Texas Municipalities:

Garland, TX

The Garland Development Code (GDC) outlines provisions of "glare" by providing directional and intensity guidelines. In short, lighting design standards and requirements are based on maximum intensity allowed, measured at the property line and showcases examples of types of lighting fixtures

permitted and prohibited due to their minimum 70-degree cut-off when measured horizontally. The result of glare is prohibited from operating in a manner so that the intensity or direct illumination projecting across the property boundaries and onto another public or private property is a nuisance or detracts from the use or enjoyment of adjacent property. The GDC also prohibits outside lights directed across property boundaries above a 3-foot height. Further illustrations are highlighted in the Luminaries section 4.91 of the GDC. **(Attachment A)**

Mesquite, TX

The Mesquite Code of Ordinances is similar to Garland in that it prohibits outside lights directed across property boundaries above a 3-foot height. The Code provides direction that includes maximum allowed intensity, measured at the property line, to be 0.25-foot candles.

Sachse, TX

The Sachse Code of Ordinances provides general guidance by establishing minimum criteria for installing, use, and maintenance of outdoor light. The Code outlines several purposes to management impacts to lighting:

- A. Preserve and enhance the lawful nighttime use and enjoyment of property;
- B. Protect drivers and pedestrians on nearby travel ways from disabling glare from non-vehicular light sources that shine directly into their eyes, thereby, impairing safe travel;
- C. Shield neighboring properties from nuisance glare and trespass resulting from improperly directed or unshielded light sources;
- D. Prevent and/or lessen light pollution;
- E. Promote efficient design and operation with regard to energy conservation; and
- F. Curtail the degradation of the nighttime visual environment.

For single-family, residential districts, the maximum illumination is 0.25 foot-candles. Further, (A) requires all luminaries in outdoor spaces to be fully shielded except for fixtures illuminating flags and other mounted objects and building features that may be floodlighted. (D) specifies that installed lighting shall be located so as not to produce glare or direct illumination across the property line or onto rights-of-way.

Summary:

When compared to neighboring communities, Rowlett's Development Code is somewhat silent related to measuring scale of illumination relative to adjacent property owners. Specifically, the Code does not provide guidance on appropriate foot candle levels for outdoor lighting. Garland, Mesquite and Sachse provide general guidance in acceptable illumination levels including appropriate height and foot candle ratios.

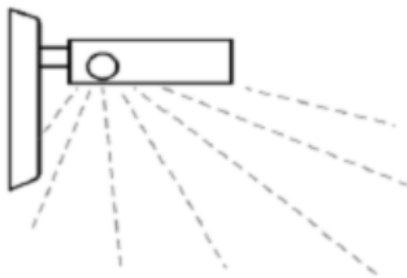
Attachment A

Garland Development Code Luminaries Lighting Standards

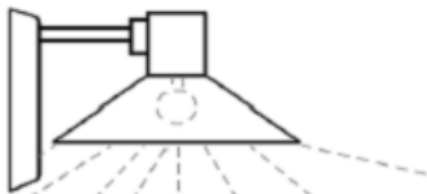
☐ § 4.91 Luminaries.

- (A) General. Light sources must be of a down-light, indirect, diffused or shielded type (minimum seventy-degree cut-off when measured from horizontal), or installed and maintained in a manner to reduce glare effect and consequent interference with use of adjacent properties and streets.

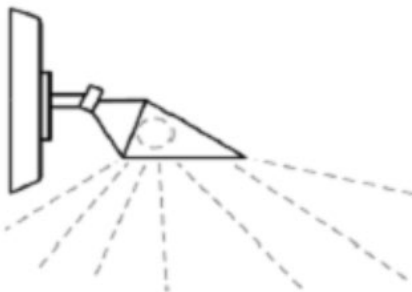
Permitted



Typical "Shoe Box Fixture"

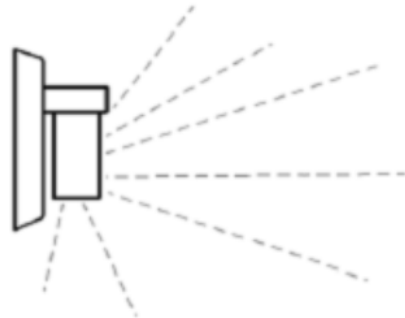


Opaque Reflector (lamp inside)

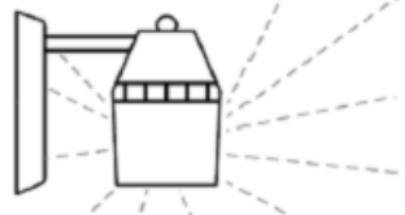


Area Flood Light with Hood/Shield

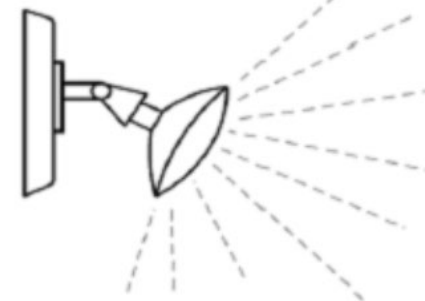
Prohibited



Typical "Wall Pack Fixture"



Typical "Barn Light"



Area Flood Light