



# 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, October 14, 2025**

**7:00 PM**

**Municipal Building – 4000 Main**

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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.**

## **Invocation**

## **Pledges of Allegiance**

### **1. Call to Order**

### **2. Presentations**

**2.A.** Presentation of Blue Star Service Family Banner to Heather Cortes.

**2.B.** Presentation of Blue Star Service Family Banner to Amber Smith.

**2.C.** Presentation of Blue Star Service Family Banner to Krista Smith.

**2.D.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

### **3. 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.

### **4. 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.

### **4.A. Consider action approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): September 15, 2025, City Council Work Session, September 16, 2025, and September 17, 2025, City Council Meetings and September 30, 2025, Joint City Council and Planning & Zoning Commission Work Session.

**4.B. Consider action to approve an Interlocal Agreement (ILA) with Dallas County to provide Mosquito Ground Control Services for FY26.**

Consider an action to adopt a resolution authorizing the City Manager to enter into an Interlocal Agreement (ILA) with Dallas County on behalf of the Dallas County Health and Human Services Department (DCHHS) to provide Mosquito Ground Control Services for FY26; authorizing the City Manager or his designee to execute all necessary documents; and providing an effective date.

**4.C. Consider action to authorize a change order for drainage infrastructure improvements to Kids Kingdom.**

Consider action to adopt a resolution authorizing a change order to the contract with Play By Design, Inc., for drainage infrastructure improvements to the Kids Kingdom facility in the amount of \$58,800.

**4.D. Consider action to deny the rate increase application submitted by Oncor Electric Delivery Company.**

Consider action to adopt a resolution finding that Oncor Electric Delivery Company LLC's application to change rates with the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and Legal Counsel.

**4.E. Consider action to rescind the Community Services Grant Program and Policy.**

Consider action to adopt a resolution to rescind the Community Services Grant Program and Policy.

**5. Individual Consideration**

**5.A.** Conduct a public hearing regarding a request by Rhyan Weirich, on behalf of property owner John Stone, to amend the Comprehensive Zoning Ordinance and Map, as previously amended, for an approximately 94.4799 acre lot located east of President George Bush Turnpike and north of Liberty Grove Road, in the James Hamilton Survey, Abstract Number 544, in the City of Rowlett, Dallas County, Texas from Planned Development (PD-008-22) to Planned Development Amended (PD-008-22-Amended).

**5.B.** Consider action to adopt an ordinance amending the Comprehensive Zoning Ordinance and Map, as Previously Amended, for an approximately 94.4779 acre tract situated exact of President George Bush Turnpike and north of Liberty Grove Road, situated in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett, Texas from Planned Development with Limited Commercial/Retail and Light Manufacturing Base Zoning Districts to 1) (PD-008-22) to Planned Development with Limited Commercial/Retail and Light Manufacturing Base Zoning to (1) allow the use of college, university and commercial school by right, and 2) to amend the development standards/regulations regarding required landscaped islands (PD-008-22-Amended).

**5.C.** Consider action to adopt a resolution to nominate a candidate to fill two seats on the Board of Directors of the Rockwall County Central Appraisal District.

**5.D.** Consider action to adopt a resolution to nominate a candidate to fill two seats on the Board of Directors of the Dallas County Central Appraisal District.

**5.E.** Consider action to cast a ballot for the Texas Municipal League (TML) Region 13 Director of the TML Board of Directors.

**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.**

**6. Executive Session**

- 6.A.** The City Council will convene into closed, executive session pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) to seek legal advice about pending litigation, to wit: *Essential Education, Inc. d/b/a Primrose School of Rowlett, Plaintiff & RK Healthcare, Inc., d/b/a Beehive Home of Rowlett, Intervenor vs. City of Rowlett, Liberty Grove Development 2, LLC and Circle H Contractors, L.P.*, Cause No. DC-25-13918 in the 116th Judicial District Court of Dallas County, Texas.
- 6.B.** The City Council will convene into closed executive session pursuant to Texas Government Code Section 551.071 - consultation with attorney, to receive legal advice regarding the Sapphire Bay Development Agreement and other matters related to the Sapphire Bay development project.

**7. Reconvene Into Open Session and Take Any Necessary or Appropriate Action on Closed/Executive Session Matters**

**8. 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 the October 8, 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](http://www.rowlett.com)**

**Meeting Date:** 10/14/2025

**Agenda Item:** 2.A.

**Title**

Presentation of Blue Star Service Family Banner to Heather Cortes.


**Staff Representative**

Jeff Winget, Mayor

**Executive Summary**

The Rowlett Rotary Club has partnered with the City of Rowlett to present Blue Star Service Banners to families of members of the U.S. Armed Forces.

**Strategic Priority and Goal(s)**

	Strategic Priority	Strategic Goal
	<p><b>Govern Transparently &amp; Inclusivity</b></p>	<p>1.3 Effectively leverage community, civic, faith-based, and other strategic partnerships.</p>

**Background Information**

Originating during World War I, the tradition of displaying a Blue Star Banner in a home's window honors loved ones actively serving in the U.S. Armed Forces. This simple yet powerful symbol serves as a reminder that the impact of military service—and the realities of war—reach into every community across the nation.

The Blue Star Service Banner was created in 1917 by U.S. Army Captain Robert L. Queisser during World War I. With two sons serving on the front lines, he designed the banner as a tribute to their service. It quickly became a powerful and unofficial symbol for families with loved ones serving in the military.

Each blue star on the banner represents one family member serving in the U.S. Armed Forces, with banners displaying up to five stars, according to The American Legion. Following the September 11, 2001 terrorist attacks, The American Legion played a key role in reintroducing this tradition to American households.

You may have heard of Gold Star Banners. These banners are a solemn and powerful symbol, honoring service members who made the ultimate sacrifice—giving their lives in service to our country. As part of this program, Gold Star Banners are also presented to the families of these fallen heroes, offering recognition and remembrance of their loved

one's profound sacrifice.

### **Discussion**

Rowlett's Blue Star Service Banner is presented to Heather Cortes. She receives a 2-Star Banner as Mother of Servicemembers Arieh Cortes and Dariel Cortes.

Arieh is a Private First Class in the Marines. He attended Back Elementary and Coyle Middle School before graduating from Rockwall High School. He joined the Marines on February 10, 2025 alongside his brother Dariel.

Dariel currently serves as a Private First Class in the Marines. He attended back Elementary, Cullins Elementary, and Williams Middle School before graduating from Rockwall High School. As part of the aircrew, he will be flying aboard the V-22 Osprey - an advanced aircraft capable of vertical takeoff and landing like a helicopter, while also achieving the speed and range of a fixed-wing airplane.

### **Financial/Budget Implications**

N/A

### **Recommended Action**

N/A

### **Attachments**

1. Certificate of Blue Star Service Banner- Heather Cortes

# Blue Star Service Banner

Presented by the City of Rowlett and the Rowlett Rotary Club to

## Heather Cortes

In proud recognition of your unwavering support and sacrifice as the beloved mother of two honorable members of our United States Armed Forces:

**Arieh Cortes**, serving with distinction in the **United States Marine**, and  
**Dariel Cortes**, serving with pride in the **United States Marine**.

Your family's commitment to the defense and service of our nation reflects the highest values of patriotism, courage, and honor. As a Blue Star Family, your strength and dedication embody the spirit of America.

This certificate is a tribute to your enduring love and the legacy of service your family upholds.

*In official recognition thereof, I hereby affix my signature  
this 14th day of October 2025.*

*Mayor, Jeff Winget*



**Meeting Date:** 10/14/2025

**Agenda Item:** 2.B.

**Title**

Presentation of Blue Star Service Family Banner to Amber Smith.


**Staff Representative**

Jeff Winget, Mayor

**Executive Summary**

The Rowlett Rotary Club has partnered with the City of Rowlett to present Blue Star Service Banners to families of members of the U.S. Armed Forces.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <p><b>Govern Transparently &amp; Inclusivity</b></p>	<p>1.3 Effectively leverage community, civic, faith-based, and other strategic partnerships.</p>

**Background Information**

Originating during World War I, the tradition of displaying a Blue Star Banner in a home's window honors loved ones actively serving in the U.S. Armed Forces. This simple yet powerful symbol serves as a reminder that the impact of military service—and the realities of war—reach into every community across the nation.

The Blue Star Service Banner was created in 1917 by U.S. Army Captain Robert L. Queisser during World War I. With two sons serving on the front lines, he designed the banner as a tribute to their service. It quickly became a powerful and unofficial symbol for families with loved ones serving in the military.

Each blue star on the banner represents one family member serving in the U.S. Armed Forces, with banners displaying up to five stars, according to The American Legion. Following the September 11, 2001 terrorist attacks, The American Legion played a key role in reintroducing this tradition to American households.

You may have heard of Gold Star Banners. These banners are a solemn and powerful symbol, honoring service members who made the ultimate sacrifice—giving their lives in service to our country. As part of this program, Gold Star Banners are also presented to the families of these fallen heroes, offering recognition and remembrance of their loved

one's profound sacrifice.

### **Discussion**

Rowlett's Blue Star Service Banner is presented to Amber Smith. She receives a 1-Star Banner as Mother of Servicemember Caleb B. Smith.

Caleb joined the Marines on August 2, 2024. He is currently as Private First Class. Caleb attended Cullins Elementary, Williams Middle School and three years at Rockwall High School. While at Rockwall High School, he participated and competed in the Law Club, where his team placed locally and competed at the State level. Caleb decided to finish his final high school year homeschooling, so he could focus more on preparing for joining the Marines, and spending extra time with family.

PFC Smith completed bootcamp on December 6, 2024. He graduated from Marine Combat Training in February 2025 and is completing his studies at 29 Palms, CA for his MOS (2847) which means occupational specialty for Electro-Mechanical/Information and Communication Technology specialty.

### **Financial/Budget Implications**

N/A

### **Recommended Action**

N/A

### **Attachments**

1. Certificate of Blue Star Service Banner- Amber Smith

# Blue Star Service Banner

Presented by the City of Rowlett and the Rowlett Rotary Club to

## Amber Smith

In proud recognition of your unwavering support and sacrifice as the beloved mother of an honorable member of our United States Armed Forces:

**Caleb B. Smith**, serving with distinction in the **United States Marine**.

Your family's commitment to the defense and service of our nation reflects the highest values of patriotism, courage, and honor. As a Blue Star Family, your strength and dedication embody the spirit of America.

This certificate is a tribute to your enduring love and the legacy of service your family upholds.

*In official recognition thereof, I hereby affix my signature  
this 14th day of October 2025.*



*Mayor Jeff Winget*



**Meeting Date:** 10/14/2025

**Agenda Item:** 2.C.

**Title**

Presentation of Blue Star Service Family Banner to Krista Smith.


**Staff Representative**

Jeff Winget, Mayor

**Executive Summary**

The Rowlett Rotary Club has partnered with the City of Rowlett to present Blue Star Service Banners to families of members of the U.S. Armed Forces.

**Strategic Priority and Goal(s)**

	Strategic Priority	Strategic Goal
	<p><b>Govern Transparently &amp; Inclusivity</b></p>	<p>1.3 Effectively leverage community, civic, faith-based, and other strategic partnerships.</p>

**Background Information**

Originating during World War I, the tradition of displaying a Blue Star Banner in a home's window honors loved ones actively serving in the U.S. Armed Forces. This simple yet powerful symbol serves as a reminder that the impact of military service—and the realities of war—reach into every community across the nation.

The Blue Star Service Banner was created in 1917 by U.S. Army Captain Robert L. Queisser during World War I. With two sons serving on the front lines, he designed the banner as a tribute to their service. It quickly became a powerful and unofficial symbol for families with loved ones serving in the military.

Each blue star on the banner represents one family member serving in the U.S. Armed Forces, with banners displaying up to five stars, according to The American Legion. Following the September 11, 2001 terrorist attacks, The American Legion played a key role in reintroducing this tradition to American households.

You may have heard of Gold Star Banners. These banners are a solemn and powerful symbol, honoring service members who made the ultimate sacrifice—giving their lives in service to our country. As part of this program, Gold Star Banners are also presented to the families of these fallen heroes, offering recognition and remembrance of their loved

one's profound sacrifice.

### **Discussion**

Rowlett's Blue Star Service Banner is presented to Krista Smith. She receives a 1-Star Banner as Mother of Servicemember Jeremy Smith.

Jeremy joined the US Coast Guard on July 8, 2025 and holds the rank of Seaman E3. He has lived in Rowlett since 2012 and was home-schooled through 8th grade. He was active in his church's youth group at FBC Rowlett. He attended Pioneer Technology & Arts Academy in fate for high school and graduated in 2023.

Jeremy made the decision to join the US Coast Guard over the summer of 2025, following in his uncle's footsteps, who served in the US Coast Guard from 2009–2015. Jeremy is fresh out of boot camp and headed to his first duty station in New Orleans, La.

### **Financial/Budget Implications**

N/A

### **Recommended Action**

N/A

### **Attachments**

1. Certificate of Blue Star Service Banner- K Smith

# Blue Star Service Banner

Presented by the City of Rowlett and the Rowlett Rotary Club to

## Krista Smith

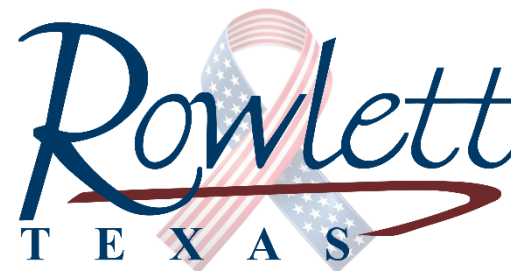
In proud recognition of your unwavering support and sacrifice as the beloved mother of an honorable member of our United States Armed Forces:

**Jeremy Smith**, serving with distinction in the **United States Coast Guard**.

Your family's commitment to the defense and service of our nation reflects the highest values of patriotism, courage, and honor. As a Blue Star Family, your strength and dedication embody the spirit of America.

This certificate is a tribute to your enduring love and the legacy of service your family upholds.

*In official recognition thereof, I hereby affix my signature  
this 14th day of October 2025.*



*Mayor Jeff Winget*



**Meeting Date:** 10/14/2025

**Agenda Item:** 4.A.

**Title**

**Consider action approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): September 15, 2025, City Council Work Session, September 16, 2025, and September 17, 2025, City Council Meetings and September 30, 2025, Joint City Council and Planning & Zoning Commission Work Session.

**Staff Representative**


Deborah Sorensen, City Secretary

**Executive Summary**

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
  - (1) state the subject of each deliberation; and
  - (2) indicate each vote, order, decisions or other action taken.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <p><b>GOVERN TRANSPARENTLY &amp; INCLUSIVELY</b></p>	<p>1.8 Provide accurate and timely information to policy-makers and the public.</p>

**Background Information**

N/A

**Discussion**

In compliance with State Law and to provide access to citizens of the business conducted by the City, minutes are generated for each public meeting of the City Council. Once approved, these minutes are then published to the website, the City's electronic document storage system and kept on permanent file in the Office of the City Secretary.

**Financial/Budget Implications**

N/A

**Recommended Action**

Move to approve minutes from the following City Council meeting(s): August 18, 2025, City Council Work Session, August 19, 2025, City Council Meeting.

**Attachments**

1. 09.15.25 WS Minutes
2. 09.16.25 City Council Meeting Minutes
3. 09.17.25 City Council Special Meeting Minutes
4. 09.30.25 Joint City Council PZ Work Session Minutes



## CITY COUNCIL WORK SESSION MINUTES

*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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Monday, September 15, 2025

6:00 P.M.

Municipal Building – 4000 Main

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**Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Elise Bowers, Councilmember Marvin Gibbs, and Councilmember John Bowers III**

**1. CALL TO ORDER**

Mayor Winget called the meeting to order at 6:00 p.m.

**2. EXECUTIVE SESSION - None**

**3. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS – N/A**

**4. CITIZENS INPUT**

No Online Input Forms were received. There were no citizens input.

**5. WORK SESSION**

**5A.** Presentation from the Economic Development Advisory Board.

Michael Weaver, Chair of the Economic Development Advisory Board, presented this item. He reviewed the mission statement, and accomplishments and activities of the Board. They changed their meetings to meet every other month, unless an incentive request is submitted. The plans for FY26 are to continue to pursue master developers, site selectors, and commercial realtors for North Shore; participate in marketing and business attraction events; participate in updating target industry study and gap analysis; and continue to fulfill the goals outlined in the Downtown Strategic Plan.

Rhonda Wolfe, Chair of the Downtown Subcommittee, gave a presentation on the purpose, composition, and priorities of the Downtown Subcommittee. The Subcommittee's activities were reviewed.

**5B.** Presentation and discussion of the "Landscaping, Infrastructure, & Fences on Thoroughfares", or LIFT Plan.

Michelle Stout-Wright, with Keep Rowlett Beautiful (KRB), stated this is an opportunity to support this plan going forward. KRB has an opportunity to qualify for a \$5,000 grant from Keep Texas Beautiful and HEB. KRB is willing to work with the two neighborhoods screening walls/fencing and to beautify two medians. The grants will be awarded by October 31st.

Karen Whitley, Rowlett, spoke regarding screening walls. For 30 years the walls have been paid for by the city. There are a lot of screening walls on city property. There should have been an agreement between the developer and the city as to who will maintain the wall. As an auditor, she would like to see the agreement.

Patrick Bandle, Rowlett, spoke regarding screening walls. He asked that the city uphold the long-standing responsibility of the maintenance and repair of the city owned wall. For 35+ years the city has maintained these walls. They were built to provide safety, privacy, protection, and a visible buffer between our homes and a major thoroughfare. They are not decorative, they are essential infrastructure and for decades the city has acknowledged and acted accordingly with their agreement with Fox & Jacobs. Walls are deteriorating significantly and have been ignored. Instead of standing by the responsibility that has been yours for generations, we are being told the burden may now fall on residents. Several residents have received code compliance notices for a wall that is the city's. Lake Bend is a small neighborhood, and many are retired and on fixed incomes. A PID would only cause many neighbors to move out. We are not asking for any favors. Do what is right, what is consistent, and what is fair. Repair and maintain the walls as it always has.

Tracie Turner, Rowlett, spoke regarding screening walls. She lives in Bayview Estates and is dissatisfied that the wall is not the responsibility of the city. She has an email from the prior City Manager, Brian Funderburk, stating that the city is responsible for the wall. She urged the city to repair the wall and clean up the city.

Sharon Hodges, Rowlett, spoke regarding screening walls. She implored City Council to please repair the wall. Most of the citizens that back up to Dalrock Road in Land Bend Estates are senior citizens. She has a document from the Public Works Department dated September 20, 2023, that shows the 24 screening walls that the city was taking care of. The senior citizens can't afford more taxes, and she has spoken to everyone possible to help. City Council needs to rebuild the wall and trust of the citizens.

Deandre Wright, Rowlett, spoke regarding screening walls. He is the son of Ramona Wells. He does everything he can for his mom's home. He is worried about her safety. He has installed cameras all around the house. Her backyard is one of the ones missing the wall. He has been trying since 2023 to get the wall repaired.

Mayor Winget presented this item. Mayor Winget thanked City Council for their hard work on this topic and residents for speaking. Mayor Winget reviewed what was discussed and decided at the June 30<sup>th</sup> meeting. He presented the pictures he took around the city and pointed out the deficiencies. He does not blame current staff for this situation. Public Works Department has been doing a great job. We have a spectrum of needs of repair. There is a difference between walls with the alley separating backyards and backyards where the wall is the fence. There is also a hodgepodge of fences along Dalrock Road. He reviewed examples of success of neighborhood entry and screening walls. Mayor Winget reviewed the historical inconsistencies of the screening wall policies. Screening wall maintenance reported to be in place prior to 2015. There were Community Enhancement Programs launched in FY2015 budget cycle. Former City Manager stated screening walls "are owned and maintained by the city." In 2017 a live screening wall program was implemented. Mayor Winget reviewed the complexity of the code stating that interpretation is difficult and varies. Difficulty introduces doubt and variety introduces inconsistency. Mayor Winget reviewed how the Cities of Plano, Richardson, Mansfield, and Sachse are handling screening walls. He reviewed options for possible solutions. We can do nothing or change the code and adopt a plan. The three things to consider are changes to code of ordinances, operational

impacts, and funding sources. The plan Mayor Winget is proposing focuses on enhancing gateways and thoroughfares to the city and neighborhoods. The plan balances respecting property ownership, consistency and aesthetic appeal, and fiscal responsibility.

Mayor Winget introduced the LIFT Plan, which stands for Landscaping Infrastructure and Fences on Thoroughfares. Landscaping focuses on maintaining grass and plantings, irrigation that works and conserves water, inclusion of drought-tolerant plantings, and street trees and canopy development. Infrastructure focuses on walkable, safe sidewalks, clear street signage that's free of clutter, median design features that show community identity, high-quality, well-placed street lighting, and upkeep of neighborhood entryways. Fences focus on well-maintained screening walls, consistent and fairly enforced fence regulations, noise and visual buffering, and integrated with streetscape where possible. The plan identifies the following thoroughfares 1) Rowlett Road, 2) Merritt Road, 3) SH 66/Lakeview Parkway, 4) Dalrock Road, 5) Princeton Road, and 6) Miller Road. The component of the policy is needing to add clarity around "common areas" for non-HOA-owned public spaces within a residential development being city-maintained. Providing landscape requirements along key thoroughfares (mowing, edging, etc.) is the responsibility of the city to maintain. Provide that non-HOA-owned screening walls along key thoroughfares are the responsibility of the city to maintain. This may include screening walls located partially/entirely on private property. Maintain that HOA-owned screening walls are the responsibility of the HOA to maintain. Clarify the list of items to be maintained by a property owner with respect to: the curb/property line to the front; the curb/property line to the sides; the curb/alley/property line to the rear. Have a matching "Thoroughfare Vitality" grant for enhancements residents make along major thoroughfares to fences. Possibility for grants that expand beyond fences in the future. Grants would have an annual funding allocation, like the sidewalk grant program.

Operations of the policy are to contract repair to screening walls. Contract/in-house mowing/edging of grassy areas/strips. Contract for tree and landscape pruning. Cleanup and upkeep of sidewalks and medians, and restoration of median aesthetic features. Conduct a citywide screening wall inventory. Funding of the Plan could be a General Obligation (GO) bond, general fund balance, existing capital allocation, ongoing operational funding, tree replacement fund, or/and GCAA Grant. Next the Plan proposes updating Section 54-189 to clearly define the responsibilities of a property owner with respect to each of the items listed. Councilmember Gibbs stated the subsection 1 is for the front of the house, 2 is for the back of the house, and 3 is if there is a sidewalk, then it is the owner who is responsible. Mr. Hall stated that three is about \$800,000 remaining that we had dedicated at one point in time towards screening walls. Mr. Hall asked what is the direction from Council and where do we want to go? Once staff has that information, we can work to achieve the objectives of Council. Mayor Winget stated that he wants to give some type of direction to staff tonight.

Mayor Pro Tem Schupp asked should we rewrite the allocation of tree preservation funds? Victoria Thomas, City Attorney, stated that it is mandated by state law. It is a very restrictive fund. Mayor Pro Tem Schupp thanked the Mayor for doing this. This is a tremendous presentation, and a tremendous amount of work went into this. We have a lot of work ahead, but this is great. Councilmember Gibbs stated he agrees with everything Mayor Pro Tem Schupp said. He requested that when discussing the medians, we make sure that we are not taking away people's ability to be able to see to turn onto the roadway.

Mayor Winget reviewed the various options. Option #1 is to update the Code of Ordinances to add clarity, immediate repair to missing screening wall segments and walls leaning beyond a threshold.

\$2.5 million from fund balance, allocated to targeted roadways. Engage engineering/surveying firm to initiate a citywide screening wall survey, plan for long-term debt issuance to maintain. Have long-term maintenance of screening walls according to citywide survey. Long-term debt issuance via GO infrastructure bonds. Initiate a Thoroughfare Vitality grant program to help rehabilitate fences along thoroughfares. \$500,000 from fund balance, Grants of up to \$2,000 (matching) for fence replacement program. City maintains landscaping maintenance along major thoroughfares by way of contracted services. City invests long-term in median features to upgrade/enhance gateway points.

Option #2 is screening wall repair is put to a vote via a standalone GO bond issuance in May 2026. If successful, update code to allow repairs to be made by City. Initiate a Thoroughfare Vitality grant program to help rehabilitate fences and screening walls. \$500,000 from fund balance, with grants of up to \$2,000 (matching) for fence replacement program. This applies to screening walls too at up to \$5,000 if GO bond fails. City maintains landscape maintenance along major thoroughfares by way of contracted services. City invests long-term in median features to upgrade/enhance gateway points.

Option #3 is City works with residents in affected areas to establish PID program. Code enhancement continues in problem areas to rectify thoroughfare deficiencies. City maintains landscape maintenance along major thoroughfares by way of contracted services.

Councilmember Reaves thanked Mayor Winget for doing this. This is what good servant leadership looks like. This is about the look and feel of our city. For the record, it is going to cost a lot of money. He leans towards option #1. He doesn't know the bond capacity the city has. Mayor Winget stated that he is asking for Council to give staff direction on one of the options he presented tonight. Mr. Hall asked do you want to do the program? How do you fund it? There are options. You can borrow from the general fund and pay it back. There may be additional bonding capacity. Councilmember J. Bowers III stated this underscores the community. He is in agreement with option #1. Mayor Pro Tem Schupp stated he appreciates the financial budget talk. This may be the most important issue we have right now. Councilmember E. Bowers stated that she agrees with option #1. She also agrees with all of council's comments. She thanked Mayor Winget for doing this. Councilmember Gibbs stated that he is also in agreement with option #1. There were several emails received saying don't spend the money. He doesn't feel that a GO Bond would pass. Mr. Hall stated staff will develop criteria for council to approve for when a screening wall should be replaced and will have to work around a few legal hurdles. Staff will have to contract this work. We already pay contractors to prune the medians. He asked if there was a target on how many walls or how much you want to spend a year. Staff can bring this back in a month. Mayor Winget would like to replace Lake Bend Estates' screening wall. Councilmember Reaves asked what is the long term of the budget? What is the long-term commitment to the city? Councilmember E. Bowers stated that she has always been concerned about long-time liability. If we say yes this is our responsibility, then from this point forward it is our responsibility. Mayor Winget asked is \$3 million was enough for the first year? Mr. Hall stated that he will bring back different options for repair or replacement and what type of materials, etc. Victoria Thomas, City Attorney, will draft proposed language to make this legal.

**Mayor Winget adjourned the meeting for a break at 8:17 pm.**

**Mayor Winget reconvened the meeting at 8:29 pm.**

- 5C.** Discuss and consider updates to the code of ordinances related to short-term rentals (STRs) and long-term rentals (LTRs).

Mayor Winget stated at the April 1, 2025 City Council meeting, the City Council adopted ORD-12-25 regarding STR. Some STR properties have been disallowed from holding a STR permit. The permit has been revoked and those properties have reverted to a greater than 30-day rental model. In doing so they are attempting to get around the STR regulations. Since that time Mayor Winget has discussed additional options with the City Attorney that would help address concerns addressed by residents. Mayor Winget reviewed the various options. Option 1 is to consider language to automatically decline a new application if another STR is actively operating with a valid permit within a 1,000-foot radius of the applicant's property. Option 2 is to consider adding language to require STRs to place solid waste for collection according to Section 50-6 of the Code of Ordinances, unless this already applies. Victoria Thomas stated that this does already apply. Option 3 is to consider amending the STR permit application to require that the rentals be made to a single party. Option 4 is regarding LTR Section 10-413 of the Code to consider adding additional requirements to the LTR Code. Changes might impact far more people. If council is deciding to proceed, establish a City Council Subcommittee to provide suggestions. Councilmember Reaves proposed a 30-day to 6-month rental as a medium term residential. He does not want to disrupt long-term home renters and corporate apartments/condominiums. Councilmember J. Bowers III agreed that something needs to be done. Councilmember E. Bowers is hesitant to constrain people's ability to do what they want with their property but agrees with a Subcommittee. Mayor Winget appointed Councilmembers Reaves, Gibbs, and J. Bowers III to the Subcommittee. All agreed to serve.

**5D.** Discussion of Code Enforcement Division Update.

This item was continued to the next work session.

**6. DISCUSS CONSENT AGENDA ITEMS FOR SEPTEMBER 16, 2025, CITY COUNCIL MEETING.**

No items were removed from the Consent Agenda.

**7. ADJOURNMENT**

Mayor Winget adjourned the meeting at 8:50 pm.

*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 September 16, 2025

7:00 P.M.

Municipal Building – 4000 Main

**Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Marvin Gibbs, Councilmember Elise Bowers, and Councilmember John Bowers III**

**INVOCATION**

The invocation was led by Pastor Kason

**PLEDGES OF ALLEGIANCE**

The Pledges of Allegiance were led by the City Council.

**1. CALL TO ORDER**

Mayor Winget called the meeting to order at 7:00 p.m.

**2. PRESENTATIONS**

**2A.** Presentation of Proclamation recognizing September 17-23, 2025, as Constitution Week.

Councilmember E. Bowers presented the Proclamation recognizing September 17-23, 2025, as Constitution Week to the Daughters of the American Revolution (DAR).

**2B.** Presentation of Proclamation recognizing September as National Service Dog Month.

Councilmember Reaves presented the Proclamation recognizing September as National Service Dog Month to Canine Companions.

**2C.** Presentation of Proclamation recognizing September as National Suicide Awareness & Prevention Month.

Deputy Mayor Pro Tem Britton presented the Proclamation recognizing September as National Suicide Awareness & Prevention Month.

**2D.** Presentation of Winners of the 2025 Photo Contest Sponsored by the Arts & Humanities Commission.

Mayor Winget and Laura Tschoerner, Library Services Director, presented the Winners of the 2025 Photo Contest.

- 2E.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Pro Tem Schupp provided the following announcements:

**COMMUNITY ENGAGEMENT** - Oktoberfest in Downtown Rowlett is this Friday, September 19, from 7:00 to 9:30 p.m. This free, family-friendly celebration will feature live music by *The Moravians*, authentic German food, traditional games, and festive activities for all ages. Attendees are encouraged to wear Oktoberfest attire and take part in the prize drawing. More information is available at [www.rowlett.com](http://www.rowlett.com).

The City of Rowlett is excited to announce the return of our annual *Scarecrows on Main* competition! This family-friendly tradition invites individuals, families, businesses, and community groups to create their very own one-of-a-kind scarecrow. Winners will be named in the categories of *Best in Show*, *Best Fall Theme*, and *Most Texan*, with first-place winners highlighted on the City's social media pages. Submissions are now open at [www.rowlett.com](http://www.rowlett.com).

On Saturday, October 11, from 8:00 a.m. to 12:00 noon, the cities of Garland, Rowlett, and Dallas will join together for the 9th Annual Tri-City Litter Cleanup. This community-wide effort helps protect and restore our shared waterways. Volunteers are encouraged to sign up at [Keep Rowlett Beautiful.org](http://KeepRowlettBeautiful.org).

**LIBRARY** - September is Library Card Sign Up Month. Be sure to visit the Library to get your family the most important school supply – a library card!

In a galaxy in your neighborhood, it's Star Wars Day on Saturday, September 27 at 11:00 am! Test your Force abilities, go on a quest, and build your own Jedi accessories. We'll have out of this world activities and snacks for all ages.

Drop your paid eBook subscriptions and read from the Library's collection of eBooks with Libby, CloudLibrary, and Hoopla. Not sure how to get started? Call the library at 972-412-6161.

**POLICE** - Seventeen neighborhoods have registered with the Rowlett Police Department to participate in National Night Out 2025. As a reminder, NNO 2025 is on Tuesday, October 7, 2025. Do not let your neighborhood miss out. The Rowlett Fire Department will also be participating and visiting registered neighborhoods. For more information, any special requests, or to register your event, please get in touch with Officer Erick Mitchell at [emitchell@rowlett.com](mailto:emitchell@rowlett.com).

Stay tuned to the Rowlett Police Department's social media for upcoming classes regarding our Dog Walker Watch Program and Women's Safety Course.

Councilmember Reaves introduced the Featured Pets, Katy, her gorgeous white coat and those unforgettable eyes, she's a showstopper who's ready for adventure. Hopper is sweet, affectionate, and big feet. He's fantastic with kids and dogs, loves walks, and splashing in the water. Meet Sitka, she turns heads with her striking eyes and would love to win your heart with her sweet nature! To meet Katy, Hopper, Sitka or one of their companions, please contact Animal Services at 972-412-6219 or come by the Shelter at 4402 Industrial St. from 10 am to 5 pm, Tuesday through Saturday. The animal shelter is currently at code red. This means that the kennels are full. All adoptions are \$25 and include spay/neuter, microchip, and up-to-date vaccinations. Please consider fostering a

pet for the weekend. Saturday, October 25, 2025, is Adopt-A-Thon from 10 am to 3 pm at the Animal Shelter.

Councilmember E. Bowers added that Homecoming is this week. The Homecoming Football Game is this Friday night at the HBJ Stadium. Residents that are 65 and older and veterans can get free GISD VIP Passes.

### **3. CITIZENS INPUT**

One Online Input Form was received.

Dave Holl, Rowlett – spoke regarding ADA dock at Paddle Point Park. There is broken equipment at the ADA dock, which the city removed all equipment and installed a sign stating under repair. He handed out pictures of the dock.

Mary DuBose, Rowlett – spoke regarding ambulance bill. She has been a Rowlett resident for almost 27 years. She had two incidents in June and had to call 911 for an ambulance. They told her to go to the ER so she did. They took her insurance information and she received a bill for over \$200 both times. She asked that City Council review the policy. Citizens should not have to pay for the ambulance.

Margie Manns, Rowlett – spoke regarding Lake Bend Estates screening wall. The wall is still ugly. Dalrock should be a beautiful street. She gave a story of a family with kids wanting to move to Rowlett because it was so beautiful.

Alan Hogan, Rowlett – spoke regarding code enforcement and screening walls. He has lived in Lake Bend Estates since 1991. He has met some neighbors that he never would have met if it wasn't for the screening wall. Ramona is a neighbor that he met. Her son helps her when he can, however, her house is the backyard without a wall. She has received a letter from code enforcement threatening a lien on her house due to the wall. She is retired on a fixed income. His other neighbor James, is also being harassed by the city to fix the wall. Kathy a neighbor on the corner has also received a letter from the city. She is recovering from a heart attack.

Patrick Bandle, Rowlett – spoke regarding screening walls. City Council's time, leadership, and commitment to addressing concerns regarding the wall are appreciated. We just want the wall repaired. The wall is not decorative, it is a critical infrastructure. He is encouraged by the mayor's ideas and thanked him for the work. He suggested that is there is a 50/50 program that the city adds the condition that the new wood fence had pickets lining the major street, rather than the framing side of the fence. This would add consistency and a sharper image.

Tamara Hess, Rowlett – spoke regarding Lake Bend Estates screening walls. She is not a public speaker and is missing the Ranger's game to speak tonight. She has been a resident of Lake Bend Estates for 26 years. Why has the upkeep of the screening wall stopped the last two years? Where is that money? Why would the city choose to walk away from keeping Rowlett residents safe and our thoroughfares attractive. The commonly used city phrase is Keep Rowlett Beautiful. This doesn't just affect Lake Bend Estates residents, it affects all of Rowlett. Our property values will decrease and crime will increase. It is despicable that the city is asking residents to repair the wall. Let's honor commitment and repair the walls. Go Rangers!

Ron Manns, Rowlett – spoke regarding screening walls. Thanked the mayor and council for addressing the wall and beautification of Rowlett. If you give ownership to individual plot owners it will lead to inconsistency of the wall. The entire wall should be included in the plan and that would ensure a consistent level of quality and consistency throughout.

**4. CONSENT AGENDA**

**4A. Consider action approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): September 2, 2025, City Council Meeting.

**This item was approved on the Consent Agenda.**

**4B. Consider action to approve an Interlocal Agreement (ILA) with Dallas County to provide Household Hazardous Waste Disposal Services for FY26.**

Consider action to adopt a resolution approving and authorizing the City Manager to enter into an Interlocal Agreement (ILA) with Dallas County to provide Household Hazardous Waste Disposal Services for FY26.

**This item was approved on the Consent Agenda as RES-103-25.**

**4C. Consider action approving declaration of certain city property as surplus property and transferring ownership of such property to the Rowlett Citizen Corps Council (RCCC).**

Consider action to adopt a resolution declaring certain city property as surplus property and authorizing the City Manager to transfer ownership of such property to the Rowlett Citizen Corps Council (RCCC); and providing an effective date.

**This item was approved on the Consent Agenda as RES-104-25.**

**4D. Consider action to approve participation in the Texas Range.**

Consider action to adopt a resolution authorizing participation in Texas Range, a Local Government Investment Pool (LGIP).

**This item was approved on the Consent Agenda as RES-105-25.**

**4E. Consider action to approve a five-year agreement with Axon Enterprises, Inc. for the consolidation of existing contracts.**

Consider action to adopt a resolution authorizing a five-year agreement with Axon Enterprises Inc., for the consolidation of the six existing contracts for a total price not to exceed \$2,469,403.42 and authorizing the City Manager to execute the necessary documents.

**This item was approved on the Consent Agenda as RES-106-25.**

**A motion was made by Councilmember Reaves, seconded by Deputy Mayor Pro Tem Britton, to approve all the preceding items marked as having been approved on the Consent Agenda. Motion passed 7-0.**

**5. INDIVIDUAL CONSIDERATION**

**5A.** Conduct a public hearing on the proposed budget for Fiscal Year 2026.

Wendy Baggett, Finance Director, presented this item, as well as items 5B, 5C, and 5D. Ms. Baggett reviewed the Budget development process. FY26 Budget challenges are market relevant salary and benefits, keeping pace with City growth, and utility rates. Ms. Baggett explained the major operational funded initiatives city wide. The FY25 adopted tax rate is \$0.769691, with \$0.531341 being Operations & Maintenance and \$0.238350 being Interest & Sinking. The FY26 proposed tax rate is \$0.807891, with \$0.538841 being Maintenance & Operations and \$0.269050 being Interest & Sinking. The required actions are to conduct a public hearing on the Fiscal Year 2026 proposed budget and consider action to postpone the vote to adopt the FY26 Budget to September 17, 2025, and announce the date, time, and location of the vote to adopt the FY26 Budget as Wednesday, September 17, 2025, at 6 pm in the Council Chambers located at 4000 Main Street, Rowlett, TX 75088. Then conduct a public hearing for the FY26 ad valorem tax rate. Announce the date, time, and location of the vote to approve the FY26 ad valorem tax rate as Wednesday, September 17, 2025, at 6 pm in the Council Chambers located at 4000 Main Street, Rowlett, TX 75088.

**Mayor Winget opened the public hearing at 8:02 pm.**

No one spoke for or against.

**Mayor Winget closed the public hearing at 8:02 pm.**

**5B.** Consider action to postpone the vote to approve the proposed budget for Fiscal Year 2026 to September 17, 2025, and announce the date, time, and location of the vote to approve the budget for Fiscal Year 2026.

Because Texas Local Government Code 102.006(b) requires the proposed budget hearing to be held before the date of the adoption of the tax levy, City staff recommends the City Council consider an action to postpone the vote to approve the proposed budget for Fiscal Year 2026 to September 17, 2025.

A motion was made by Mayor Pro Tem Schupp, seconded by Councilmember Gibbs, that the City Council of the City of Rowlett postpone the vote on adoption of the fiscal year 2026 budget to Wednesday, September 17, 2025, at 6:00 pm in the Council Chambers located at 4000 Main Street, Rowlett, Texas. **Motion passed 7-0.**

**5C.** Conduct a public hearing on the ad valorem tax rate for Fiscal Year 2026.

Since the proposed rate set by City Council of \$0.841997 exceeds the no-new-revenue tax rate of \$0.791518, the governing body is required to hold one public hearing on the tax rate. City Council voted on August 11th to hold this property tax rate hearing on September 16, 2025, at 7:00 pm in

the Council Chambers located at 4000 Main Street, Rowlett, TX 75088. The public was invited to attend and provide comments.

**Mayor Winget opened the public hearing at 8:03 pm.**

No one spoke for or against.

**Mayor Winget closed the public hearing at 8:03 pm.**

- 5D.** Announce the date, time, and location of the vote to approve the ad valorem tax rate for Fiscal Year 2026.

Mayor Pro Tem Schupp announced the City of Rowlett City Council will vote on the tax rate on Wednesday, September 17, 2025, at 6:00 pm in the Council Chambers located at 4000 Main Street, Rowlett TX 75088. The public is invited to attend.

Councilmember Reaves stated that he received a lot of emails regarding this. There are really two buckets for the budget, one is I&S, which is the Interest & Sinking bond debt, and the other is O&M, which is Operations & Maintenance. The majority of the tax increase up for the vote tomorrow night is based on the May 2023 voter approved. There is a very small portion of that is for increasing salaries, maintenance, and operations of the city. The challenge he sees with Rowlett is in the last 15 to 20 or 25 years, Rowlett went wide with a lot of things and did not maintain things in a very proper manner. With the new city management, that has changed. Everything costs a lot of money to keep up. As we see in our personal lives the increases in cost of goods, the city does not have a price freeze on services and goods that they buy. For the infrastructure and maintenance costs are higher. You have seen and will continue to see massive increases in improvements in our infrastructure and maintenance. Regarding the new city hall, voter approved the amount of money that was supposed to be spent. The CO Bond that Council approved previously, did not increase the tax rate over what the voters approved. One other thing that is really important is that staff are doing a really great job and they do deserve the cost-of-living increases that they get. There is a contingent online that paints a really negative picture around here and that is built on a lack of real knowledge of what is happening in the city. Our city staff are dedicated and throw a ton of effort into their jobs. We just had a public works crew spend time overnight, 24 hours, to keep Liberty Grove from being shut down, because of the sewer line issue. Our city manager was out there with them. Not because he had to, but because he wanted to show leadership. That gets lost with a lot of the citizens. Our PD, Fire Department, and Economic Development are doing a fantastic job to really promote our city. We often get compared to other cities around us as to why our taxes are so much higher. If you look at the other cities, they have a very big commercial center. Our sales tax is only 14% of our overall budget. We are a bedroom community, and property taxes are what drive the revenue here. We don't have the sales tax support that some of the neighboring cities have. The increase in tax that is proposed for tomorrow night is about 3.8 cents per \$100 of property valuation. For every \$1,000 of your property value, that is an increase of \$38.20 a year. The median home price in Rowlett is about \$330,000, so that means an increase of about \$126 annually or about \$10 a month. Apple TV costs more than that. Being on city council is a heavy responsibility and just knowing this council, no one takes that responsibility lightly. The decision made impact a lot of people. He is in favor of approving this tomorrow. We have put in the work, and you will continue to see good things happen. None of us want a higher tax, but he feels that this is warranted.

Councilmember E. Bowers stated this has been an ongoing comment that she has had for the last two years. One of the things that we need to remember is that we are giving real tax relief to senior citizens, disabled veterans, and disabled community members. Together all those exemptions equal about 11.34 cents on our tax rate or about \$1.2 million in city revenue. As we move forward, please remember that we are doing good things for our seniors and our disabled neighbors. That is something to be proud of. She is very aware that we need to have ongoing money for ongoing positions. She would never be in favor of using one time money to staff positions because those positions always need to go forward into the future. We need to have that money from a funding source that is going to continue to exist. She is very proud that we do support our seniors, but she also asks that the seniors realize that this is a great benefit.

Mayor Winget stated with respect to our senior tax freeze, what is very noticeable is the increase in the amount of revenue that is foregone by the city because of those freezes. He appreciates the City Council that passed the senior tax rate freeze because at that time it was a very noble cause to pass the tax freeze. At the time there are only 8 cities in Dallas County with senior tax freeze. When you look at what is being added to the budget, they are not flippant. When you look at one half of a million dollars in raises to firefighters, adding two police officers, and adding a detention officer, these are things are for public safety enhancements. That is about 45% of the overall enhancement to the budget. They are needs that the city has.

- 5E.** Consider action to adopt a resolution authorizing the City Manager to enter into the Purdue Settlement and authorizing the submission of the subdivision participations and release form regarding the Purdue Settlement and full release of all claims.

Victoria Thomas, City Attorney, presented this item and item 5F. Both of the agenda items are the same, just different manufacturers. The State has finalized the claims for the opioid settlement. 15% goes to city/county, 15% goes to state, and 70% goes opioid trust fund. Funds received have to be used and address the effects of opioids in the community.

A motion was made by Deputy Mayor Pro Tem Britton, and seconded by Councilmember J. Bowers III, to adopt a resolution authorizing the City Manager to enter into the Purdue Settlement and authorizing the submission of the subdivision participations and release form regarding the Purdue Settlement and full release of all claims. **Motion passed 7-0.**

**This item was approved as RES-107-25.**

- 5F.** Consider action to adopt a resolution authorizing the City Manager to enter into the Opioid settlements with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus, and authorizing the submission of the subdivision participation and release form(s) regarding the settlement and full release of all claims.

A motion was made by Councilmember E. Bowers, and seconded by Councilmember Gibbs to adopt the resolution as presented. **Motion passed 7-0.**

**This item was approved as RES-108-25.**

**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.**

Councilmember E. Bowers requested to have a CIP Update. Mr. Hall stated an update was given at the July 12 Strategy meeting. Councilmember E. Bowers wants a timeline. Deputy Mayor Pro Tem Britton seconded the request.

Councilmember Gibbs requested to discuss ambulance charges, policy, and billing. Councilmember J. Bowers III seconded the request.

**6. EXECUTIVE SESSION**

- 6A.** The City Council will convene into closed executive session pursuant to Texas Government Code Section 551.071 - consultation with attorney, to receive legal advice regarding the Sapphire Bay Development Agreement and other matters related to the Sapphire Bay development project.

**Mayor Winget adjourned the meeting into Executive Session at 8:25 pm.**

**7. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

**Mayor Wingett reconvened the meeting at 9:11 pm.**

No Action Taken.

**8. ADJOURNMENT**

Mayor Winget adjourned the meeting at 9:11 pm.

*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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Wednesday September 17, 2025

6:00 P.M.

Municipal Building – 4000 Main

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**Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Marvin Gibbs, Councilmember Elise Bowers, and Councilmember John P. Bowers III.**

## **PLEDGES OF ALLEGIANCE**

The Pledges of Allegiance were led by the City Council.

### **1. CALL TO ORDER**

Mayor Winget called the meeting to order at 6:00 p.m.

### **2. EXECUTIVE SESSION - None**

### **3. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS – N/A**

### **4. CITIZENS' INPUT**

Jerra Herrin, Rowlett – spoke regarding City Council. She has been a resident of Rowlett for 24 years. For a city of 68,000 attendance tonight is very low. Her neighbors don't attend because they don't feel City Council listens. City Council keeps allowing apartments to be built when we need more commercial. You should put city hall to a vote of the residents. Why do you keep doing what the citizens do not want. She will be hanging around after the meeting if anyone would like to talk to her.

Betsy Chapman-White, Rowlett – spoke regarding the budget. She thanked all of the work that went into this budget. You can please some of the people some of the time, but not all of the people all of the time. She knows City Council tried their best to accomplish that. This budget is comprised of bonds voted on and passed by the citizens, and most importantly to help fund first responders equipment and personnel. Community policing is vital to a community. It lets the officers get to know the kids, watch them grow up and build relationships. This also helps identify at-risk youth and families and provide literature that names places of support and assistance. We have wise, experienced, and tenure chiefs in Chief Denning and Chief Gauthier. They ask for what they need, not what they want. When seconds count and lives are on the line, I want the best equipped and well trained responding to calls for service. She has no doubt that she is in the safest of hands. This City has truly turned around in the last two years. She wanted to say thank you for all of the people that don't say thank you.

## 5. INDIVIDUAL CONSIDERATION

### 5A. Consider action to approve an ordinance to adopt the Budget for FY2026.

Wendy Badgett, Finance Director, presented this item. This is the final step of the budget process that started on February 13, 2025. The public hearings were held last night.

A motion was made by Mayor Pro Tem Schupp, and seconded by Councilmember Reaves, for City Council to adopt an ordinance approving the Fiscal Year 2025-2026 Budget as presented.

Deputy Mayor Pro Tem Britton stated that every since we had our budget session, he has been at odds with this. The odds are not that I am wavering on the tax increase. He is wavering on the budget. This is a good budget. It provides the things that we need to ensure that our public safety is well funded, and we maintain a competitive edge with our police and fire so that we are not losing them to other cities. Hats off to the City Manager and his staff for getting us to a point where we are solvent. He still has a problem with raising the taxes, maybe even more since we are in such good shape. He would be more prone to accept a tax increase if we weren't in such good shape. We are a city that is vastly different than others because we don't have the luxury of depending on a large commercial base to offset the property taxes that we have to get from the citizens. This was a last minute decision. We have received about 24 emails opposed to this tax rate. He would think that the chambers would be filled if the sentiment was widespread. We need to take a hard look at starting to reduce the tax rate. He knows that it is important for the council to be unified, but he apologized because he is going to be voting against this. He respects everybody's opinion. His heart tells him that he needs to vote no.

Councilmember Gibbs stated he met with the city manager and started talking about budget. He told the city manager he was not going to vote for any tax increase. They went into the city finances, and it became clear that we do not have a lot of money to do all of the things we really need to do. One of his top priorities is to keep the police and fire departments with competitive pay to keep them in their seats. If we don't keep them here, then they will leave to go somewhere else, and we have to train someone else, and it will cost us more money in the long run. Then we lose all the experience that comes with it. He wants to see all the officers stay 20 or 30 years. He wants the citizens to get to know their officers and that we aren't putting a new person in their beat every three months. Don't want to put a new firefighter that is behind the driver's seat getting to a fire having to use mapsco or google maps to get there. We need seasoned officers that know how to do their job, and you don't have to stand over them every minute. Attracting qualified candidates is very important. He doesn't want to be the highest paying but needs to keep competitive. Our public safety is very important. We need officers to have free time to patrol. He urged all senior citizens 65 and over to go get the tax freeze if they haven't already, as well as disabled veterans. The state doesn't give us anything for all their mandates. He will be voting for the tax rate. He is on a fixed income as well since he retired.

Councilmember Reaves stated that he was clear last night on this stance on the tax rate. The budget increase is \$3.82 cents, 75% of that is voter approved on the bond. Only 25% of the increase is for Operations & Maintenance. For example, the total tax rate per \$100,000 of property value is only \$38.20 for the year. Of that it is only \$9.55 on the budget that had a part of that, so the vast majority of the increase was approved by the voters. If you live in a median house of \$330,000, which is the average price, that is about \$28 more per year based on the budget that the City Manager and City Council put together. There is so much that goes out of the city that we have to

offer. This is a very reasonable budget, there is no fat and again, go to last night's video and watch comments.

Mayor Pro Tem Schupp stated it is important to hear from the citizens. We also pay the taxes and he is also on a fixed income. These are not things we take lightly. We love this City. What we are charged with doing is to be as consciences as we possibly can. One of the things that we hear all the time are all the apartments coming in. These things were done 10 years ago, pre-COVID, which was prior to this council. For the last 2 ½ years, we have been trying to undo a lot of what was done. If you are getting your information on how this city is run and how money is being spent and how taxes are being handled from Facebook, do your research. There is a lot of misinformation out there. We keep hearing the same thing over and over. He applauds this Council and City Manager for the last two years. This city is getting better. When he first came in, we were having negative \$2 million budget. We take this extremely seriously. What it comes down to is, what kind of city do we want to be? We invest in what is important to us. He believes in Rowlett and believes in the future of this city. We try to minimize the impact on everybody; you certainly don't want to put anybody in a dire situation. He sees the greatness in this City, and he sees great opportunity. He sees great people behind the scenes. He knows the direction that we are going and he is so excited about the future, but it doesn't come for free. This is a very conscientious, well-designed, deeply discussed and thought through budget. It's not just a bunch of throwing things against the wall and seeing what sticks. He appreciates all of the work that the City Manager's office and Wendy with her group in the finance office. This has been a huge undertaking to come to you with the very best budget that we can for you, the City, and everybody involved. Because of this, he will be voting to support this.

**Motion passed 6-1, with Deputy Mayor Pro Tem Britton voting against.**

**This item was approved as ORD-029-25.**

- 5B.** Consider an ordinance approving and adopting the ad valorem tax rate of \$0.807891 per \$100 of taxable value for fiscal year 2025-2026 (FY2026).

Wendy Badgett, Finance Director, presented this item.

A motion was made by Councilmember E. Bowers, and seconded by Councilmember Gibbs, that the property tax rate be increased by the adoption of a tax rate of \$0.807891, which is effectively a 2.07 percent increase in the tax rate.

Councilmember E. Bowers stated that she made comments last night and is delighted that this is passing.

Councilmember J. Bowers III stated that when he thinks about all of the comments made by his fellow colleagues and also thinking of his hometown of Rowlett. What city are we moving towards as we get bigger? That all comes at a price and public safety is what this budget is really based on and he is 100% in agreement with it passing.

**Motion passed 6-1, Deputy Mayor Pro Tem Britton voting against.**

**This item was approved as ORD-030-25.**

**5C.** Consider action to ratify the property tax revenue increase reflected in the Budget for FY2026.

A motion was made by Mayor Pro Tem Schupp, and seconded by Councilmember J. Bowers III, that the resolution ratifying the property tax increase reflected in the adopted FY 2026 budget be approved.

Mayor Winget stated that it is so important that we acknowledge the work of our finance staff and department heads. He thanked the City Manager's office for making this a smooth process. This is the smoothest process that he has been a part of. To those that spoke tonight, he deeply appreciates them being here and speaking up. It shows you are committed. We are just residents too that have chosen to try to make Rowlett better. He also thanked those that sent the emails. He wants to address the emails. He believes that Rowlett is facing an identity crisis. Residents expect high quality roads, reliable traffic management and well-funded police and fire departments, and at the same time, many are understandably concerned about the impact of rising taxes. People want an efficient, transparent government, but they also have doubts about investing in the facilities that are needed to house staff and make that possible. While we want new businesses to call Rowlett home, there's often frustration when that growth requires new housing or incentives for commercial growth. He wants to acknowledge those concerns directly because they are real and reflect the difficult balance that we face as a growing city. Tonight's proposed budget and tax rate represent a modest but necessary step to keep Rowlett stable and moving forward. More importantly most of the increase you see is not from new discretionary spending but from projects voters approved in the 2023 bond election. About \$0.03 of that rate is tied to the bond which funds the new public safety facility, animal shelter, and improvements. The portion we considered that is not voter approved is less than a penny. It's actually 3 quarters of a cent to support day-to-day operations. That is an investment of our people. Nearly half of all the new enhancements are going directly to public safety including \$500,000 or almost \$500,000 in raises for our firefighters, \$170,000 in raises for police officers, the addition of two new police officers, and a detention officer. We are also strengthening our own backbone by adding a purchasing agent, a fleet technician, and a traffic operations technician. All of which are roles that keep every department running more efficiently. We are also honoring commitments the City has made in the past. The senior tax freeze that was mentioned has been implemented in a Council long ago. It is expected to put nearly \$8 million back in the pockets of seniors this coming fiscal year alone. That is about 10% of our city's entire tax levy. To the Tax Increment Reinvestment Zone Districts (TIRZ), we are committing another \$4 million this year, which is about another 5% of that levy, into the areas designed to attract new businesses. Without those commitments, our tax rate would look very different than it does today. He knows that investing in infrastructure, parks, and city facilities is not always popular in the short term, but these are the things that make a community sustainable in the long term. The CO Bond for City Hall approved unanimously by this council last December will allow us to modernize processes, streamline our systems and provide better customer service, all without raising the tax rate. We also garner the cost savings associated with a single construction project including architectural engineering and site planning to come with doing this at one time instead of at some point in the future separate from the public safety and animal shelter buildings. The budget we are adopting is about balance. It reflects our responsibility to protect taxpayer dollars while ensuring Rowlett remains a safe vibrant and welcoming community. It is not a perfect answer to the identity crisis that he referenced but is a thoughtful step toward stability and balance. He is proud to support this budget and wants to thank staff. He believes that it positions Rowlett well for the opportunities that lie ahead.

Councilmember Gibbs thanked Mr. Hall for making this budget process easier for City Council and did a very good job of explaining. Mr. Hall knows what he is doing. He will take care of the city. The city is first and foremost in his mind every day and is trying to do the right thing every time. Councilmember J. Bowers III echoed the same sentiment.

**Motion passed 6-1, with Deputy Mayor Pro Tem Britton voting against.**

**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.**

None.

**6. ADJOURNMENT**

Mayor Winget adjourned the meeting at 6:35 pm.

DRAFT

*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 September 30, 2025

6:00 P.M.

Fire Station #2 – 8602 Schrade Rd.

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**City Council Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Marvin Gibbs, Councilmember Elise Bowers, and Councilmember John P. Bowers III.**

**Planning & Zoning Commission Present: Chairman John Cote, Vice-Chair Tamra Williams, Commissioner Stanley Pollard, Commissioner Michael Hernandez, Commissioner Larry Tucker, and Commissioner Yolanda Wilson. (Alternate Commissioner Tyrone White)**

**Planning & Zoning Commission Absent: Commissioner Laura Weis (Alternate Commissioner Byron Fassett).**

**1. CALL TO ORDER OF THE CITY COUNCIL**

Mayor Winget called the meeting to order at 6:00 p.m.

**2. CALL TO ORDER OF THE PLANNING & ZONING COMMISSION**

Chair Cote called the meeting to order at 6:00 p.m.

**3. CITIZENS' INPUT**

Dave Holl, Rowlett – Spoke about egress and ingress easement and utility easement at 6809 Miller Road. The retaining wall was illegally built.

Jerra Herrin, Rowlett – Spoke about Oasis Complex on Main Street. When the complex was built, she and her husband were not comfortable with the plans. It looks into their backyard. Originally, they were supposed to be sold as condos. They are now apartments that are just rented. Will this happen to all the condos in the city? Can City Council and Planning & Zoning Commission prevent condos that are supposed to be sold as individuals from turning into apartments?

**4. WORK SESSION**

**4A. Receive an update regarding Planning & Zoning Commission's statistics of cases heard, hearings held, plats considered, and related information.**

Derek Hull, Community Development Director, stated that the Planning & Zoning Commission heard 54 cases and 34 public hearings. They reviewed 4 preliminary plats, 4 re-plats, 4 final plats, heard 25 Zoning/SUP/Major Warrants cases, had 6 site development plans, 7 tree removal

applications and 4 requests for text amendments. All plats are ministerial actions by Planning & Zoning Commission.

Councilmember E. Bowers thanks the Commissioners for their time and efforts. Mayor Pro Tem Schupp asked if there is a list of SUPs. Mr. Hull stated that there is a map with all applications and locations.

**4B.** Discussion regarding Planning & Zoning Commission's performance, objectives, and responsibilities.

Derek Hull, Community Development Director, gave a brief background of the Planning & Zoning Commission as to membership, tenure, and meeting dates. He also reviewed the summary of administrative roles.

Mayor Winget asked if Planning & Zoning Commissioners were getting what they need from staff, etc. Chair Cote stated yes, they receive the packet about 5 days ahead of the meeting. Commissioner Pollard stated that it would be nice if there were 4 or 5 items with public hearings, to get the packets earlier. Chair Cote stated that they used to have access to Bluebeam but no longer have access to it. Kristoff Bauer, Deputy City Manager, stated Bluebeam is the software we use for developers to submit civil plans to get reviewed by staff. They are subject to change. There may be a problem with having enough licenses for Bluebeam. Chair Cote complained that staff is short-staffed, and it is tough to get in touch with someone. Mayor Winget asked Mr. Hull if the Commissioners have a primary contact. Mr. Hull stated no it is a shared contact. Right now, everyone is their contact. Councilmember Gibbs would like to get this tightened up. Mayor Winget asked if Planning & Zoning Commissioners wanted city emails. Staff will investigate it. Councilmember E. Bowers asked if the training that was in January was good. Chair Cote that it was. The material was good. Commissioner Pollard thought that it was really good.

Councilmember Gibbs stated that he has watched the meetings of Planning & Zoning Commission, and he is impressed. They seem to be very professional. He appreciates the Planning & Zoning Commission and the work they do. Councilmember J. Bowers III echoed what Councilmember Gibbs stated. Commissioner Pollard stated that he is open to answering questions from City Council on certain items. Deputy Mayor Pro Tem Britton stated that there are times that City Council agrees with the Commission and sometimes we don't. Councilmember Reeves asked if it would be easier to have council priorities like with the downtown strategic plan. Chair Cote agreed that it would. Mayor Winget stated that we have an objective lens and a subjective lens. Try to stay away from negotiations, we want unfiltered opinions from the Commission. You don't have to justify saying no. Commissioner Wilson stated that it is sticky to say no when there is a zoning request/SUP and it complies with the rules. Mayor Winget agreed and added that you must stick to the rules. Deputy Mayor Pro Tem Britton stated that sometimes let the yes be a yes and no be a no without commentary. Commissioner Pollard stated that sometimes it's nice to know why Council approved or disapproved opposite of what the Commissioners did. Councilmember Gibbs stated the Commission brings good perspective.

**4C.** Receive an update on the Recode Rowlett Committee's progress, next steps, and anticipated completion of work.

Derek Hull, Community Development Director, gave a background on the Recode Rowlett Committee. The first Recode Meeting occurred on April 22, 2025, to establish the objectives, goals,

planning principles, and to offer comparisons of density-based zoning to current zoning practices. Eight meetings have occurred since April 22, 2025, including examining and offering and recommendations for all Residential and Commercial Zoning Districts. He discussed the objectives of the Committee and the planning process. You should have intent or purpose statements for each zone. We want developers to have flexibility but within the toolbox. Mr. Hull also reviewed the nonconforming uses, which the goal is to minimize legal nonconforming uses. We are just over 21 square miles but have 25 zoning districts. Is there a possibility to combine some of the zoning districts. Mr. Hull discussed the next steps of the Committee. The goal is to have public hearings to consider zoning ordinance amendment to Planning & Zoning Commission and City Council by the end of 2025.

- 4D.** Update from staff regarding continuing education opportunities for Commissioners, as well as required attendance at such opportunities.

Derek Hull, Community Development Director, gave an update on training opportunities for Planning & Zoning Commissioners.

- 4E.** Legislative Update: H.B. 24 and Land Use.

Victoria Thomas, City Attorney, provided a legislative update regarding H.B. 24 and Land Use.

**5. ADJOURNMENT OF PLANNING & ZONING COMMISSION**

Chair Cote adjourned the meeting at 8:22 pm.

**6. ADJOURNMENT OF CITY COUNCIL**

Mayor Winget adjourned the meeting at 8:22 pm.



**City of Rowlett  
City Council Agenda Item**

**Meeting Date:** 10/14/2025

**Agenda Item:** 4.B.

**Title**

**Consider action to approve an Interlocal Agreement (ILA) with Dallas County to provide Mosquito Ground Control Services for FY26.**

Consider an action to adopt a resolution authorizing the City Manager to enter into an Interlocal Agreement (ILA) with Dallas County on behalf of the Dallas County Health and Human Services Department (DCHHS) to provide Mosquito Ground Control Services for FY26; authorizing the City Manager or his designee to execute all necessary documents; and providing an effective date.


**Staff Representative**

Derek Hull, Director of Community Development

**Executive Summary**

The purpose of this item is to provide mosquito ground control services for the City of Rowlett. Dallas County has provided these services to Rowlett for over 20 years. The most recent agreement for these services expired on September 30, 2025.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <p><b>PROMOTE OPERATIONAL EXCELLENCE</b></p>	<p>7.1 Provide responsive, reliable, and cost-efficient public services.</p>

**Background Information**

On October 7, 2024, the City Council adopted resolution 086-24 approving an agreement with DCHHS to provide mosquito ground control services for fiscal year 2025, expiring on September 30, 2025.

Mosquito Ground Control services offered by DCHHS largely remained unnoticed until the West Nile Virus (WNV) outbreak in 2012, in which there were 398 confirmed cases and 19 deaths despite mosquito control efforts. Of the 398 cases, 173 cases were West Nile Neuroinvasive Disease (WNND) and 225 were West Nile fever (WNF). Infection with WNV can be asymptomatic, lead to WNF or lead to WNND, which can cause paralysis or death.

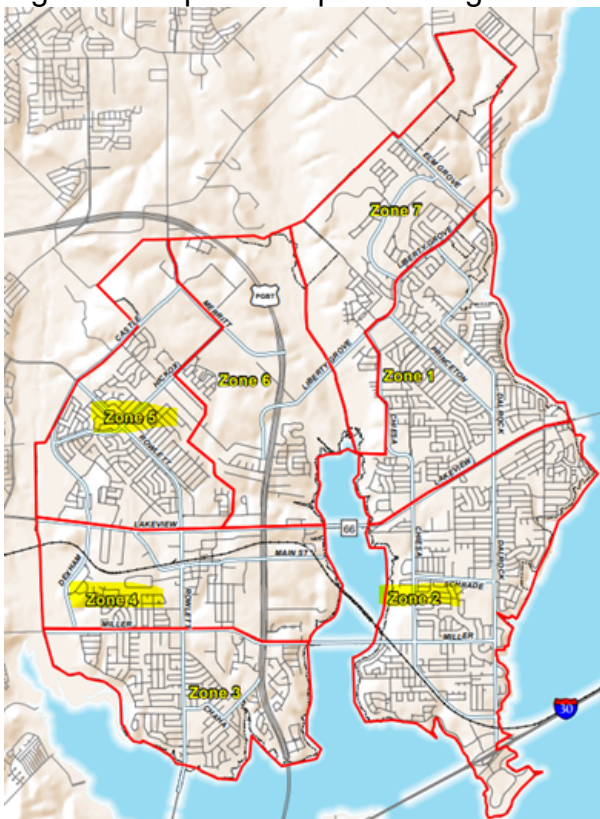
WNV is endemic to this area so it is not a question of will WNV be present in the mosquito population, but rather a question of when the mosquitoes will start testing positive for WNV.

To date this year in Dallas County there have been five (5) human cases reported of WNV, one (1) of those was a resident in Rowlett and zero deaths.

After the 2012 epidemic, DCHHS strengthened mosquito control efforts county wide. Since April of 2013 DCHHS has been setting gravid traps and testing captured mosquitoes in Rowlett weekly during mosquito season, which typically runs from April to November. Prior to that the Texas Department of State Health Services (DSHS) was performing the testing. DCHHS also implemented ground control spraying protocols off recommendations from the Centers for Disease Control and Prevention (CDC). Mosquito ground control spaying is conducted starting the night of a positive WNV test result and is conducted on two consecutive nights, weather permitting. Spraying normally begins around 9 p.m. and is concluded by 5 a.m. Ground spraying cannot be conducted at temperatures below 55 degrees Fahrenheit or wind speeds above 10 mph.

At the time of this report, sixteen (16) mosquito trap samples have tested positive for WNV in FY25, two in zone 1, eight in zone 2, two in zone 3, zero in zone 4, one in zone 5, one in zone 6 and two in zone 7. Map of zones are shown in Figure 1 below.

Figure 1: Map of mosquito management zones



DCHHS has conducted thirty-two (32) mosquito ground control spaying events, set 182 mosquito traps, and captured over 6,000 mosquitoes in Rowlett from October 1, 2024, to September 8, 2025. Numbers for previous years are shown in Figure 2 below:

Figure 2: Number of positive traps tested, and number of spray events conducted by

DCHHS

Year	Number of Positive Mosquito Traps	Number of Mosquito Spray Events
2020	0	0
2021	1	2
2022	1	2
2023	3	6
2024	20	40
2025	16 (through September 8)	32

**Discussion**

The Mosquito Ground Control Services agreement includes trapping, mosquito testing, larviciding and adulticiding services. Aerial spraying would only be completed through the Dallas County Emergency Aerial Mosquito Spraying Plan for St. Louis Encephalitis (SLE) and/or West Nile virus (WNV) outbreaks. Participation in aerial spraying is a decision that is based on individual city preference and would be brought forward for discussion if needed and is not part of this ILA.

Beginning in 2026, Dallas County Health and Human Services (DCHHS) service fees will increase to align with current market rates and industry standards. The updated fee schedule is as follows:

- Adulticiding: Adjusted from a per-hour rate to a per-mile rate at \$55 per mile
- WNV PRC Testing: \$35/PCR test
- Trapping: \$0
- Larvicide: \$0

In alignment with prior years, the proposed agreement—if approved by City Council—will extend the City’s contract with Dallas County, on behalf of DCHHS, for the provision of Mosquito Ground Control Services for FY-26.

Should the City Council be amenable to approve a resolution to enter into an Interlocal Agreement with Dallas County the new term will begin on October 1, 2025, and terminate on September 30, 2026.

**Financial/Budget Implications**

The budgeted amount is expected to remain within the allotted amount for FY-26.

Budget Account Number and/or Project Code	Account or Project Title	FY2026 Budget Amount	FY2026 Available Amount	FY2026 Proposed Amount
1014015-6407	Health Services	\$31,500	\$31,500	\$25,000
<b>Total</b>		<b>\$31,500</b>	<b>\$31,500</b>	<b>\$25,000</b>

**Recommended Action**

Consider an action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County on behalf of DCHHS for Mosquito Ground Control services for FY-26; authorize the City Manager or his designee to execute all necessary documents ; and provide an effective date.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY ON BEHALF OF THE HEALTH AND HUMAN SERVICES DEPARTMENT, FOR MOSQUITO GROUND CONTROL SERVICES AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY FOR FISCAL YEAR 2026 AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rowlett has determined that Mosquito Ground Control services are necessary in the City of Rowlett; and

**WHEREAS**, Dallas County, on behalf of the Health and Human Services Department, has agreed to provide the Mosquito Gound Control services in the City as set forth in an interlocal agreement governing those services; and

**WHEREAS**, the City Council finds that it is in the best interest of the public health and safety to provide these services by entering into an Interlocal Agreement with Dallas County on behalf of Dallas County Health and Human Services,

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

**SECTION 1:** The City Council of the City of Rowlett hereby approves an Interlocal Agreement for mosquito ground control services with Dallas County, attached hereto and incorporated herein by this reference as Exhibit "A," and authorizes the City Manager to execute the Interlocal Agreement with Dallas County, on behalf of the Health and Human Services Department, in substantially the form of that attached hereto as Exhibit "A."

**SECTION 2:** This resolution shall become effective immediately upon its passage.

**Attachments**

1. FY26 ILA for Mosquito Control Services - Rowlett

STATE OF TEXAS           §       **MOSQUITO GROUND CONTROL AGREEMENT**  
   §       **BETWEEN DALLAS COUNTY, TEXAS ON BEHALF**  
   §       **OF DALLAS COUNTY HEALTH AND HUMAN**  
   §       **SERVICES DEPARTMENT, AND THE CITY OF**  
 COUNTY OF DALLAS       §       **ROWLETT, TEXAS, A MUNICIPALITY**

**1. PARTIES**

This Interlocal Agreement (“Agreement”) is an Interlocal contract made by and between the City of Rowlett, Texas, a “Municipality” as defined by Section 1.005(3) of the Texas Local Government Code (“Municipality”), and Dallas County, Texas (“County”), on behalf of the Dallas County Health and Human Services Department (“DCHHS”), based on the authority of the Interlocal Cooperation Act in Chapter 791 of the Texas Government Code, and the Local Public Health Reorganization Act in Chapter 121 of the Texas Health and Safety Code, to protect the public health by controlling the population of mosquitoes by ground spraying of adult mosquitoes (“adulticiding”) and by treating standing water to destroy mosquito larvae (“larvaciding”) in order to prevent and control the outbreak of diseases associated with mosquitoes.

**2. DURATION OF THIS AGREEMENT**

This Agreement is effective from October 1, 2025, through September 30, 2026, unless otherwise stated in this Agreement (the “Term”).

**3. ADULTICIDING AND LARVACIDING SPRAYING SERVICES**

- A. Upon written request from Municipality, County will provide adulticiding and larvaciding by way of **ground application** at the rate set forth in Paragraph 4.
- B. In the event that aerial spraying is needed to control the St. Louis Encephalitis or the West Nile virus throughout the County, Municipality will have the option to participate in the County’s separate emergency aerial mosquito spraying plan. If Municipality agrees to participate in the County’s separate emergency aerial mosquito spraying plan, Municipality must provide written notice to County and agree in writing to the following:
  - 1) Indicate in writing the areas and amount of acres to be sprayed; and
  - 2) Pay Municipality’s proportioned share of the cost based upon the number of acres to be sprayed multiplied by the per-acre spraying cost, as determined by County.

**4. BUDGET AND PAYMENT BY MUNICIPALITY TO COUNTY**

- A. Municipality will pay County at a rate of Fifty Five (\$55.00) Dollars per mile in accordance with the DCHHS fee schedule.
- B. Municipality must pay County the assessed fees within thirty (30) days of receipt by Municipality of the monthly written request for payment, or if County fails to make any written payment request(s), then Municipality will pay any remaining assessed fees no later than the last day of the Term of this Agreement.
- C. Any payment not made within thirty (30) days of its due date will bear interest in accordance with Chapter 2251 of the Texas Government Code. Municipality’s obligation

to pay fees assessed and interest accrued under this Agreement will survive the Term of this Agreement until the Municipality pays the assessed fees and accrued interest.

**5. AUDITING AND WITHHOLDING OF PAYMENTS**

The Dallas County Auditor has the exclusive right and authority to audit this Agreement or to demand access to or copies of County's records concerning this Agreement or the County's administration of this Agreement. Municipality will have no right or authority to audit this Agreement or to demand access to or copies of County's records concerning this Agreement or the County's administration of this Agreement. Municipality has no right to withhold payments to County pending any audit of or inquiry about this Agreement or the County's administration of this Agreement.

**6. TERMINATION**

A. Without Cause: This Agreement may be terminated in writing, without cause, by either party upon thirty (30) days prior written notice to the other party.

B. With Cause: The County reserves the right to terminate the Agreement immediately, in whole or in part, at its sole discretion, for the following reasons:

- 1) Municipality's lack of or reduction in funding or resources, financial or otherwise; or
- 2) Municipality's misuse of resources, financial or otherwise; or
- 3) Municipality's failure to comply with the terms of this Agreement; or
- 4) Municipality's submission of inaccurate, incomplete, or false data, statements, or reports.

**7. NO INDEMNIFICATION**

**COUNTY AND MUNICIPALITY, INCLUDING THEIR RESPECTIVE ELECTED OFFICIALS AND EMPLOYEES, AGREE THAT EACH WILL BE RESPONSIBLE FOR ITS OWN NEGLIGENT ACTS OR OMISSIONS OR OTHER TORTIOUS CONDUCT IN THE COURSE OF PERFORMANCE OF THIS AGREEMENT, WITHOUT WAIVING ANY GOVERNMENTAL IMMUNITIES AVAILABLE TO COUNTY OR MUNICIPALITY UNDER TEXAS LAW OR OTHER APPLICABLE LAWS AND WITHOUT WAIVING ANY AVAILABLE DEFENSES UNDER TEXAS LAW OR OTHER APPLICABLE LAWS. NOTHING IN THIS PARAGRAPH MAY BE CONSTRUED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, IN OR TO ANY THIRD PERSONS OR ENTITIES.**

**8. INSURANCE**

Municipality agrees that Municipality will at all times during the Term of this Agreement maintain in full force and effect general liability insurance; or self-insurance, to the extent permitted by applicable law under a plan of self-insurance, that is also maintained in accordance with sound, generally accepted accounting practices. Municipality expressly understands and agrees that it is solely responsible for 1) all costs of such general liability insurance; 2) any and all deductible amounts in any general liability insurance policy; and 3) any liability in the event that any insurance company denies coverage for any incident reasonably related to the performance of this Agreement.

**9. NOTICE**

Any notice or certification required or permitted to be delivered under this Agreement will be deemed to have been given when personally delivered, or if mailed, seventy-two (72) hours after deposit of the notice or certification in the United States Mail, postage prepaid, by certified or registered mail, return receipt requested, and properly addressed to the contact person shown at their respective addresses set forth below, or at such other addresses as may be specified by written notice delivered by the methods described above in this subsection:

**TO DALLAS COUNTY:**

Dallas County Department of Health and Human Services  
Dr. Philip Huang, Director, DCHHS  
2377 N. Stemmons Freeway  
Dallas, Texas 75207  
Tel. (214) 819-2101

*With a copy to:*

Dallas County District Attorney’s Office  
Chief, Civil Division  
500 Elm Street, Suite 6300  
Dallas, Texas 75202

**TO CITY OF ROWLETT, TEXAS:**

David Hall JD, City Manager  
City of Rowlett  
4000 Main St.  
Rowlett, Texas 75088

**10. ENTIRE AGREEMENT AND AMENDMENTS**

This Agreement, including any Exhibits and Attachments, constitutes the entire agreement between the parties and supersedes any other agreement concerning the subject matter of this transaction, whether oral or written. No modification, amendment, novation, renewal, or other alteration of this Agreement can be effective unless mutually agreed upon in writing and executed by the parties.

**11. COUNTERPARTS, NUMBER, GENDER, AND HEADINGS**

This Agreement may be executed in multiple counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument when considered together in context. Words of any gender used in this Agreement will be held and construed to include any other gender any words in the singular will include the plural and vice versa, unless the context clearly requires otherwise. Headings are for the convenience of reference only and cannot be considered in any interpretation of this Agreement.

**12. SEVERABILITY**

If any term of this Agreement is construed to be illegal, invalid, void or unenforceable, this construction will not affect the legality or validity or any of the remaining terms. The unenforceable or illegal term will be deemed stricken and deleted, but the remaining terms will not be affected or impaired and such remaining terms will remain in full force and effect.

### **13. FISCAL FUNDING CLAUSE**

Notwithstanding any terms contained in this Agreement, the obligations of the County under this Agreement are expressly contingent upon the availability of funding for each item and obligation for the Term of the Agreement and any pertinent extensions. Municipality has no right of action against County in the event County is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure to budget or authorize funding for this Agreement during the current or future fiscal years. In the event that County is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding, or if funds become unavailable, County, at its sole discretion, may provide funds from a separate source or may terminate this Agreement by written notice to Municipality at the earliest possible time prior to the end of its fiscal year.

### **14. DEFAULT - CUMULATIVE RIGHTS - MITIGATION**

It is not a waiver of default if the non-defaulting party fails to immediately declare a default or delays in taking any action. The rights and remedies provided by this Agreement are cumulative, and either party's use of any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise. Both parties have a duty to mitigate damages.

### **15. SOVEREIGN IMMUNITY**

**THIS AGREEMENT IS EXPRESSLY MADE SUBJECT TO MUNICIPALITY'S AND COUNTY'S GOVERNMENTAL IMMUNITIES, INCLUDING, WITHOUT LIMITATION, TITLE 5 OF THE TEXAS CIVIL PRACTICE AND REMEDIES CODE AND ALL APPLICABLE STATE AND FEDERAL LAWS. THE PARTIES EXPRESSLY AGREE THAT NO TERM OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER OF ANY IMMUNITIES FROM SUIT OR FROM LIABILITY, OR A WAIVER OF ANY TORT LIMITATION, AND ANY DEFENSES THAT MUNICIPALITY OR COUNTY HAVE BY OPERATION OF LAW, OR OTHERWISE. NOTHING IN THIS AGREEMENT IS INTENDED TO OR DOES BENEFIT ANY THIRD-PARTY BENEFICIARY.**

### **16. COMPLIANCE WITH LAW, CHOICE OF LAW, AND VENUE**

In providing services required by this Agreement, Municipality and County must observe and comply with all licenses, legal certifications, or inspections required for the services, facilities, equipment, or materials, and all applicable Federal, State, and local statutes, ordinances, rules, and regulations. The laws of the State of Texas govern this Agreement. Exclusive venue for any action or claim arising from this Agreement is in the State or Federal District Courts that are physically located in Dallas County, Texas.

### **17. RELATIONSHIP OF PARTIES**

County and Municipality are each independent political subdivisions of the State of Texas. Neither is an agent, servant, joint enterpriser, joint venturer, or employee of the other. Municipality and County agree and acknowledge that each governmental entity will be responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees in conjunction with the performance of work covered under this Agreement.

## **18. OPEN RECORDS**

To the extent, if any, that any provision in this Agreement is in conflict with Tex. Gov't. Code §552.001 *et seq.*, as amended (the “**Open Records Act**”), the same shall be of no force and effect. Furthermore, it is expressly understood and agreed that County, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Open Records Act to any information, or any part thereof, or other items or data furnished to County whether or not the same are available to the public. It is further understood that County, its officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that County, its officers and employees shall have no liability or obligations to Municipality for the disclosure to the public, or to any person or persons, of any information, or a part thereof, or other items or data furnished to County by Municipality in reliance on any advice, decision or opinion of the Attorney General of the State of Texas.

## **19. FORCE MAJEURE**

Neither party shall be deemed to have breached any provision of this Agreement as a result of any delay, failure in performance, or interruption of service resulting directly or indirectly from acts of God, network failures, acts of civil or military authorities, civil disturbances, wars, energy crises, fires, transportation contingencies, interruptions in third-party telecommunications or Internet equipment or service, other catastrophes, or any other occurrences which are reasonably beyond any party's control. The parties are required to use due caution and preventive measures to protect against the effects of force majeure, and the burden of proving that a force majeure event has occurred shall rest on the party seeking relief under this provision. The party seeking relief due to force majeure is required to promptly notify the other parties in writing, citing the details of the force majeure event and relief sought, and shall resume performance immediately after the obstacles to performance caused by a force majeure event have been removed, provided the Agreement has not been terminated. Delay or failure of performance, by either party to this Agreement, caused solely by a force majeure event, shall be excused for the period of delay caused solely by the force majeure event.

## **20. SIGNATORY WARRANTY**

Municipality and County represent that each has the full right, power, and authority to enter and perform this Agreement in accordance with all of its terms and conditions, and that the

execution and delivery of this Agreement has been made by authorized representatives of the parties to validly and legally bind the parties to all terms set forth in this Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**[SIGNATURES ON FOLLOWING PAGE]**

**DALLAS COUNTY:**

**CITY OF ROWLETT, TEXAS:**

\_\_\_\_\_  
BY: Clay Lewis Jenkins  
County Judge

\_\_\_\_\_  
BY: David Hall JD  
City Manager  
City of Rowlett, Texas

DATE SIGNED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

**Recommended:**

\_\_\_\_\_  
BY: Philip Huang  
Director, DCHHS

**APPROVED AS TO FORM\*:**

**DALLAS COUNTY**

**JOHN CREUZOT  
DISTRICT ATTORNEY**

**BARBARA NICHOLAS  
CHIEF, CIVIL DIVISION**

**Approved as to Form:**

**CITY OF ROWLETT, TEXAS**

\_\_\_\_\_  
BY: Lacey B. Lucas  
Assistant District Attorney  
Civil Division

\_\_\_\_\_  
BY: Victoria Thomas  
City Attorney

\*By law, the District Attorney’s Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

**Meeting Date:** 10/14/2025

**Agenda Item:** 4.C.

**Title**

**Consider action to authorize a change order for drainage infrastructure improvements to Kids Kingdom.**

Consider action to adopt a resolution authorizing a change order to the contract with Play By Design, Inc., for drainage infrastructure improvements to the Kids Kingdom facility in the amount of \$58,800.


**Staff Representative**

Kristoff Bauer, Deputy City Mgr

**Executive Summary**

The Council authorized a \$1,522,527.10 contract with Play By Design, Inc., to recondition and add to the Kids Kingdom playground facility on June 6, 2025. A change order of \$58,800 is recommended to address drainage issues previously unidentified.

**Strategic Priority and Goal(s)**

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

**Background Information**

The 2024 General Obligation Bond ballot measure, Prop. B, identified \$1 million in debt authorization for a reconditioning of the Kids Kingdom mega play space. Staff’s investigations regarding this project after that funding was approved by voters identified adverse conditions that expanded the scope of the proposed project. Council authorized an increase in funding to \$2 million on February 18, 2025.

Council authorized a contract with Play By Design, Inc., on June 6, 2025, in the amount of \$1,522,527.10 and identified a 5% contingency of \$76,126.36. The project progressed in two phases with the second beginning in early September.

**Discussion**

It was discovered after demolition and removal of the existing rubberized play surface that the

existing drainage was a combination of insufficient and non-functional. The subsurface in general was very inconsistent, that is, not level and graded to drain consistently. The rubber surface material varied in depth from four to eight inches or more responding to this uneven surface. There were a couple of drains, but they are not effective; that is, they don't appear to be connected to a system that manages the flow of surface water effectively. The proposed change order would install more drains and subsurface piping to collect and convey the water away from the facility. The vendor states that addressing this issue will extend the life of the new play surfaces yet to be installed and minimize the accumulation of surface water during rain events.

Texas law requires that change orders in excess of \$50,000 must be approved by the agency policy body. This change order does not exceed the previously identified contingency. The process of obtaining authorization for the change order has delayed the progress of the project. The completion date is preliminarily estimated to now be the end of November, weather permitting.

**Financial/Budget Implications**

The contract plus contingency is already encumbered on the project for \$1,598,653.46, so no additional budget will be encumbered.

<b>Project Code</b>		<b>Funding Amount</b>
PK2133	Kids Kingdom	<b>\$1,598,653.46</b>
	Play By Design Contract	(\$1,522,527.10)
	Change order	(\$58,800.00)
<b>Total</b>		<b>(\$1,581,327.10)</b>
	Remainder	\$17,326.36

**Recommended Action**

Adopt a resolution authorizing a change order of \$58,800 to the contract with PlayByDesign Inc., for Kids Kingdom increasing the total contract amount to \$1,581,327.10, and authorizing the City Manager or his designee to execute all necessary documents to effectuate said change order; and providing an effective date.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS APPROVING THE DRAINAGE CHANGE ORDER TO THE CITY'S INITIAL CONTRACT WITH PLAY BY DESIGN, INC. IN THE AMOUNT OF \$58,800.00; AUTHORIZING AND RATIFYING THE CITY MANAGER'S EXECUTION OF THE DRAINAGE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on or about June 6, 2025, the City Council authorized execution of and the City Manager entered into an initial contract with Play By Design, Inc., for renovation of Kids Kingdom, including replacement of rubberized play surfaces, for a total price not to exceed \$1,522,527.10, with an identified 5% contingency of \$76,126.36; and

**WHEREAS**, as work commenced, Play By Design, Inc. discovered, after demolition and removal of the existing rubberized play surface, that there were issues with the existing drainage and recommended addressing the drainage issues to extend the life of the

new play surfaces yet to be installed and to minimize ponding during rain events; and

**WHEREAS**, Play By Design, Inc. has submitted the Drainage Change Order, in the amount of \$58,800.00, to address the drainage issues; and

**WHEREAS**, the City Council finds it to serve the general welfare of the citizens of the City to approve the Drainage Change Order;

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

**SECTION 1.** The Drainage Change Order to the City's initial contract with Play By Design, Inc. for renovation work at the Kids Kingdom, attached hereto and incorporated herein by this reference as Exhibit "A" in the amount of \$58,800.00 (the "Change Order") is hereby approved and execution of the Change Order, in substantially the form of that attached as Exhibit A, by the City Manager or his designee is hereby approved and/or ratified.

**SECTION 2.** This resolution shall take effect immediately upon its passage.

**Attachments**

1. PlayByDesign Drainage Change Order



304 north geneva street  
ithaca, ny 14850

PBD Proposal – Drainage Change Order

9/16/2025

City of Rowlett  
5304 Main Street  
Rowlett, TX 75088  
RE: Kids Kingdom Renovation  
Attn: Kristoff Bauer – 469.596.3678  
kbauer@rowlett.com

Description	Units	Cost Per Unit	Amount
Drainage Pipe Change Order	1	\$58,800.00	\$58,800.00
Drainage install per the proposed plan. Upon site inspection, the existing drainage system is non-functional. Approximately 900 LF of French drains and solid core pipe - 25 collection box allowance - 3 slope edge drains Installation, labor, and materials included			
<b>QUOTE VALID FOR 30 DAYS</b>			
Invoice Subtotal			\$58,800.00
Tax Rate			0.00%
<b>TOTAL</b>			<b>\$ 58,800.00</b>

\*\*See Page 2 for drainage plan recommended by the surfacing company\*\*

X

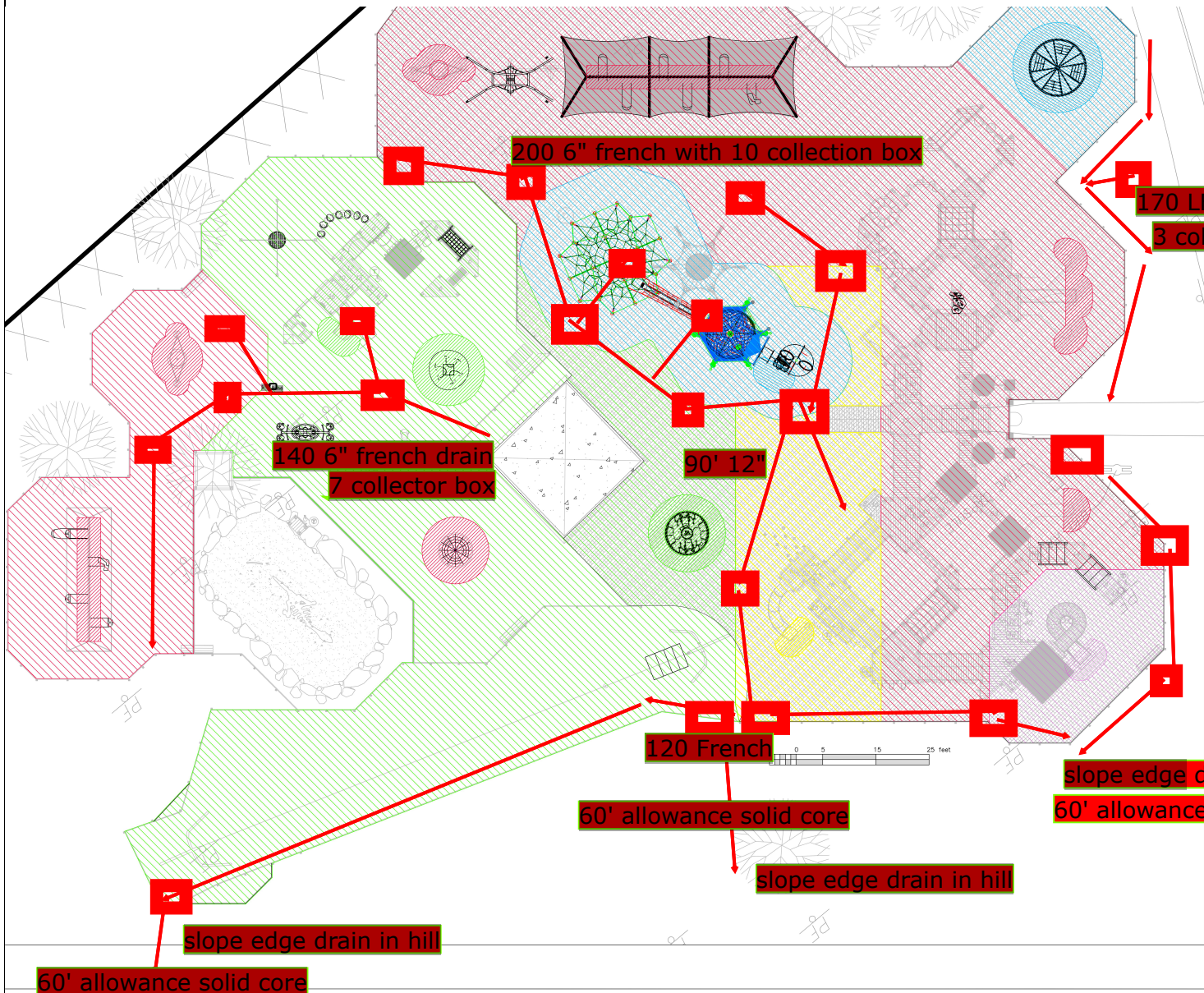
*Dara L. Archin*

Lee Archin  
Play By Design

X

Kristoff Bauer  
City of Rowlett

Contact The PBD Office For More Information: Kristi@PBDplaygrounds.com |(607)882-4914



SLOPE OF 1:12  
 CONFORMING WITH ADA 1008.2.5 WITH MINIMUM 60" LONG LANDINGS  
 5.) ELEVATED ACCESSIBLE ROUTE IS MINIMUM 36" WIDE,  
 CONFORMING WITH ADA 1008.2.4.2  
 6.) FLOURED RUBBER IS TO BE INSTALLED UNDER A SEPARATE  
 CONTRACT THAT WILL BE SELECTED BY THE CITY. THICKNESS  
 OF RUBBER SURFACE WILL BE SPECIFIED BY THAT CONTRACTOR BASED  
 ON PLAY BY DESIGN SPECIFIED FALL HEIGHTS (SEE NUMBERS ON  
 DECKS - LISTED AS INCHES ABOVE FINISHED SURFACE).

Concrete Pad (By Others) = 441 sf

- Calculations (Color TBD):  
 Aromatic; 100% = Aliphatic
- 4' Fall Height (50% Black/50% Color) = 6,767 sf
  - 4' Fall Height (100% Color) = 180 sf
  - 8' Fall Height (50% Black/50% Color) = 1,909 sf
  - 8' Fall Height (100% Color) = 315 sf

**900 LF allowance**  
**25 collection box allowance**

Rubber Safety Surface Area Calculations (Color TBD):  
 50/50 = Aromatic; 100% = Aliphatic

- 4' Fall Height (50% Black/50% Color) = 1,064 sf
- 4' Fall Height (100% Color) = 165 sf
- 6' Fall Height (50% Black/50% Color) = 35 sf
- 6' Fall Height (100% Color) = 1,764 sf
- 8' Fall Height (50% Black/50% Color) = 7,592 sf
- 8' Fall Height (100% Color) = 379 sf
- 10' Fall Height (50% Black/50% Color) = 38 sf
- 10' Fall Height (100% Color) = 810 sf
- 12' Fall Height (50% Black/50% Color) = 260 sf
- 12' Fall Height (100% Color) = 2,125 sf

Build Date:  
 By:

G.C. Name:

G.C. Phone:

G.C. Email:

Revised:  
 3-20-25

Safety Surface  
 Calculations

Project Name:  
 Kid's Kingdom  
 Pecan Grove Park, Rowlett, TX

304 N. Geneva Street  
 Itasca, NY 14850  
 Phone: 716-337-1400  
 PBD@playdesign.com



Drawing No:  
 1

**Meeting Date:** 10/14/2025

**Agenda Item:** 4.D.

**Title**

**Consider action to deny the rate increase application submitted by Oncor Electric Delivery Company.**

Consider action to adopt a resolution finding that Oncor Electric Delivery Company LLC's application to change rates with the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and Legal Counsel.


**Staff Representative**

Victoria Thomas, City Attorney  
 ReNissa Wade, Asst City Manager

**Executive Summary**

Oncor filed for a rate increase that the Steering Committee of Cities Served by Oncor has determined to be unreasonable and excessive. Because the City of Rowlett retains original jurisdiction, the City Council must take final action to deny the increase by October 29, 2025. The Steering Committee recommends adoption of the attached denial resolution to formally reject Oncor's proposed rates and preserve the City's standing in ongoing Public Utility Commission proceedings.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <p><b>Promote Operational Excellence</b></p>	<p>7.1 Provide responsive, reliable, and cost-efficient public services.</p>

**Background Information**

On July 15, 2025, the City Council approved a resolution suspending the July 31, 2025 effective date of the rate increase submitted by Oncor Electric Delivery Company for the maximum period permitted by law (90 days) to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

## Discussion

The Steering Committee has advised that the proposed rates are unreasonable and excessive based on preliminary analysis. As such, the Steering Committee recommends that cities with original jurisdiction, including Rowlett, adopt a denial resolution.

### Required Action:

Cities with original jurisdiction must take final action by October 29, 2025. Adoption of the denial resolution ensures that the City formally rejects Oncor's proposed rates and preserves the City's standing in the ongoing proceedings before the Public Utility Commission of Texas ("PUC").

### Next Steps:

- Upon adoption of the denial resolution, staff will provide a copy to the Steering Committee and to Oncor, as directed.
- Oncor is expected to appeal cities' actions to the PUC. The PUC will ultimately render a decision that applies to all of Oncor's service territory, both inside and outside of cities.
- The Steering Committee, in coordination with consultants, continues to evaluate Oncor's application, conduct discovery, and prepare expert testimony. A hearing before the PUC is scheduled for **November 17–21, 2025**.

## Financial/Budget Implications

N/A

## Recommended Action

It is recommended that the City Council approve a resolution following the Steering Committee's guidance to reject Oncor's July 25, 2025 rate request.

**A RESOLUTION OF THE CITY OF ROWLETT, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Rowlett, Texas ("City") is an electric utility customer of Oncor

Electric Delivery Company LLC (“Oncor” or “Company”), and a regulatory authority with an interest in the rates and charges of Oncor; and

**WHEREAS**, the City is a member of the Steering Committee of Cities Served by Oncor (“Steering Committee”), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor’s service area; and

**WHEREAS**, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

**WHEREAS**, the Steering Committee is coordinating its review of Oncor’s application and working with the designated attorneys and consultants to resolve issues in the Company’s filing; and

**WHEREAS**, through review of the application, the Steering Committee’s consultants determined that Oncor’s proposed rates are excessive; and

**WHEREAS**, the Steering Committee’s members and attorneys recommend that members deny the Application; and

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

Section 1. The recitals set forth above are determined to be true and correct and are incorporated herein by this reference and the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City’s reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Section 6. This resolution shall be effective from and after its passage.

**Attachments**

None



**City of Rowlett  
City Council Agenda Item**

**Meeting Date:** 10/14/2025

**Agenda Item:** 4.E.

**Title**

**Consider action to rescind the Community Services Grant Program and Policy.**

Consider action to adopt a resolution to rescind 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
 <p><b>Govern Transparently &amp; Inclusivity</b></p>	<p>1.5 Maintain equitable and competitive tax rates, fees, and service charges.</p>

**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. At the October 13, 2025, Work Session, City Council discussed options to rescind the program.

**Discussion**

Please refer to the discussion held during the October 13, 2025, Work Session.

**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**

This is the action item to approve a resolution associated with the discussion held during the October 13, 2025, Work Session. Depending on the outcome of the discussion, this item may be approved as-is, postponed or tabled indefinitely.

**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.

**Attachments**

None

**Meeting Date:** 10/14/2025

**Agenda Item:** 5.A.

**Title**

Conduct a public hearing regarding a request by Rhyan Weirich, on behalf of property owner John Stone, to amend the Comprehensive Zoning Ordinance and Map, as previously amended, for an approximately 94.4799 acre lot located east of President George Bush Turnpike and north of Liberty Grove Road, in the James Hamilton Survey, Abstract Number 544, in the City of Rowlett, Dallas County, Texas from Planned Development (PD-008-22) to Planned Development Amended (PD-008-22-Amended).


**Staff Representative**

Derek Hull, Director of Community Development

**Executive Summary**

Conduct a public hearing regarding a request by Rhyan Weirich, on behalf of property owner John Stone, to amend the Comprehensive Zoning Ordinance and Map, as previously amended, for an approximately 94.4799 acre lot located east of President George Bush Turnpike and north of Liberty Grove Road, in the James Hamilton Survey, Abstract Number 544, in the City of Rowlett, Dallas County, Texas from Planned Development (PD-008-22) to Planned Development Amended (PD-008-22-Amended).

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <b>STRENGTHEN NEIGHBORHOOD LIVABILITY</b>	<ol style="list-style-type: none"> <li>1. Invest in enjoyable places of lasting value and distinctive character.</li> <li>2. Ensure that the Comprehensive Plan is observed and followed.</li> </ol>

**Background Information**

All supporting information and documents are included in the Take Action Item.

**Discussion**

N/A

**Financial/Budget Implications**

N/A

**Recommended Action**

Request to open the public hearing

**Attachments**

None



**City of Rowlett  
City Council Agenda Item**

**Meeting Date:** 10/14/2025

**Agenda Item:** 5.B.

**Title**

Consider action to adopt an ordinance amending the Comprehensive Zoning Ordinance and Map, as Previously Amended, for an approximately 94.4779 acre tract situated exact of President George Bush Turnpike and north of Liberty Grove Road, situated in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett, Texas from Planned Development with Limited Commercial/Retail and Light Manufacturing Base Zoning Districts to 1) (PD-008-22) to Planned Development with Limited Commercial/Retail and Light Manufacturing Base Zoning to (1) allow the use of college, university and commercial school by right, and 2) to amend the development standards/regulations regarding required landscaped islands (PD-008-22-Amended).


**Staff Representative**

Derek Hull, Director of Community Development

**Executive Summary**

Consider a Take Action item for a Planned Development (PD) Amendment to allow the use of college, university and commercial school by right and to amend development standards/regulations regarding landscaping island requirements.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <b>STRENGTHEN NEIGHBORHOOD LIVABILITY</b>	<ol style="list-style-type: none"> <li>1. Invest in enjoyable places of lasting value and distinctive character.</li> <li>2. Ensure that the Comprehensive Plan is observed and followed.</li> </ol>

**Background Information**

The subject property is in the James Hamilton Survey, Abstract Number 544.

At the January 11, 2022, Planning & Zoning Commission meeting considered a request to rezone the property 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. The Planning & Zoning Commission voted to recommend denial of the request. The City Council approved the rezoning request

at its meeting on April 5, 2022, as established by Ordinance 008-22.

The property is developed as a light industrial warehouse business district.

The existing Planned Development ordinance lists the uses of college or university and commercial schools as permitted by Special Use Permit in Subdistrict 1 and Subdistrict 2. The applicant is requesting to amend the PD to allow these uses by right. Both uses are permitted under the C-1 and M-1 districts by Special Use Permit in the zoning ordinance.












Additionally, the applicant is requesting a variance to the parking landscape islands requirements in RDC Section 77-504 (D)(3)(d) which requires "landscape islands must be located no farther apart than every 12 parking spaces." The potential education tenant will be in Building 3. The parking lot located south of Building 3 has already been constructed to accommodate tractor trailer and truck parking. The applicant is requesting to vary from the code to allow the restriping of the parking lot for smaller, personal vehicles instead of tearing up the concrete parking to install the required parking islands with landscaping.

The Planning and Zoning Commission meeting may be viewed at the following link: [September 9, 2025 Planning and Zoning Commission - Rowlett, TX](#). This request was considered as Item 4B.

### COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The request to amend the PD conditions to allow *College, University or Commercial school* uses by right. This request affects only the Planned Development standards and does not change the overall property's use, or any surrounding future land use.

The proposed amendment will not alter the existing land use pattern or compatibility with nearby commercial and residential properties.

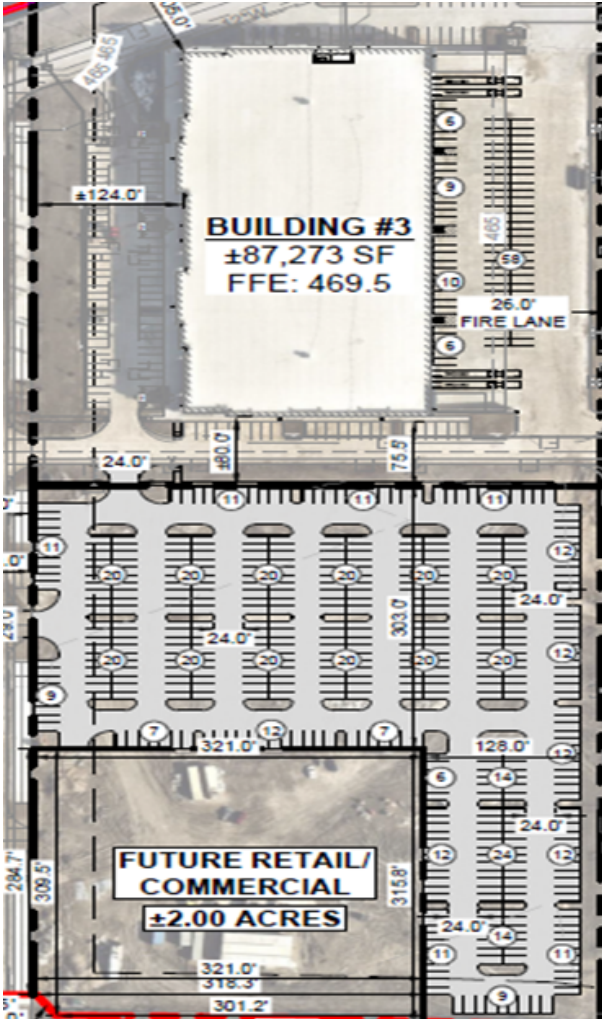
Future Land Use	
Land Use	
	Estate Residential
	Low Density Residential
	Medium Density Residential
	Multi-Family
	Mixed Use
	Employment Center
	Retail/Commercial/Office
	Light Industrial
	Public/Semi-Public
	Parks and Open Space
	Floodplain

### COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN (FLUP) GOALS

The property's FLUP designation Employment Center, which is intended for a large-scale office park or corporate campus to serve as the City's major employment hub. Appropriate uses within this category include office, institutional, and research and development

facilities. This request applies to a specific lot within the Planned Development (PD) originally intended for Light Manufacturing and Retail/Commercial/Office uses. The amendment only addresses an allowed use addition and minor variance on parking landscaping which does not change the property's existing FLUP designation.

**Discussion**



- The applicant is requesting a deviation to the Subdivision Ordinance parking island landscape requirements for the particular lot located directly south of the building proposed for the PD Amendment, shown in this figure east of Building 3.
- Applicant proposes to adhere to parking landscape island landscape requirements in the parking lot west of Building #3, shown in this figure on the south side of Building 3 and north/east of the Future Retail/Commercial Building and to meet the parking count requirement under the zoning ordinance.

Section 77-805 of the *RDC* states that the Planning and Zoning Commission

considered the following when making a recommendation on rezoning requests.

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

The proposed action is to amend the PD to allow previous identified uses by right instead of requiring a Special Use Permit (SUP).

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code; The proposed action is consistent with the comprehensive plan for Employment Center, which envisions institutional uses such as a college, university, or technical school for the Planning Area.
3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public; The proposed action will protect or enhance the health, safety, morals, or general welfare of the public. The existing building will not be expanded beyond its current footprint and, with the removal of truck parking, the proposed action will eliminate potential nuisances from tractor trailers.
4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development; With the completion of the Lakeview Business District, there are sufficient transportation and utility facilities and services for the subject property and to the existing development.
5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation; The proposed action will not have a significant adverse impact on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation because the business park already exist and there is no expansion anticipated for the building.
6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract; The proposed action will not have significant adverse impacts on other property in the vicinity, in part because the nearby properties have similar warehouse and institutional uses.
7. The suitability of the subject property for the existing zoning classification and proposed zoning classification; The existing zoning classification will not change. The PD Amendment allows for a college, university or commercial school permitted "by right".
8. Whether there is determined to be an excessive proliferation of the use or similar uses; The PD Amendment will not contribute to an excessive proliferation of the use or similar uses.
9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; The building is already constructed and is part of the Lakeview Business District and will ensure that future uses will be compatible in scale.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land. The supply of land is acceptable and will not be impacted by the proposed PD Amendment.

### **Financial/Budget Implications**

N/A

### **Recommended Action**

The governing body may take one of the following actions on this request:

- Approve
- Approve with conditions
- Deny

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATELY 94.4799 ACRE TRACT OF REAL PROPERTY SITUATED EAST OF PRESIDENT GEORGE BUSH TURNPIKE AND NORTH OF LIBERTY GROVE ROAD, IN THE JAMES HAMILTON SURVEY, ABSTRACT NO. 544, IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS FROM PLANNED DEVELOPMENT WITH LIMITED COMMERCIAL/RETAIL AND LIGHT MANUFACTURING BASE ZONING DISTRICTS (PD 008-22) TO PLANNED DEVELOPMENT-AMENDED WITH LIMITED COMMERCIAL/RETAIL (C-1) AND LIGHT MANUFACTURING (M-1) BASE ZONING DISTRICTS (PD 008-22-AMENDED) TO ALLOW BY RIGHT THE USES OF COLLEGE OR UNIVERSITY AND COMMERCIAL SCHOOL AND TO PROVIDE ADDITIONAL DEVELOPMENT REGULATIONS ADDRESSING LANDSCAPE ISLAND REQUIREMENTS; APPROVING AMENDED DEVELOPMENT REGULATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that the Comprehensive Zoning Ordinance and Zoning Map should be amended to allow the requested change in zoning.

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

**SECTION 1.** The recitals set forth above are determined to be true and correct and

are hereby adopted and incorporated herein by this reference.

**SECTION 2.** The Comprehensive Zoning Ordinance and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a change in zoning for an approximately 94.4799 acre tract of real property situated east of the President George Bush Turnpike and north of Liberty Grove Road, in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett, Dallas County, Texas, being more particularly described and/or depicted in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property") from Planned Development with Limited Commercial/Retail and Light Manufacturing base zonings (PD 008-22) to Planned Development-Amended with Limited Commercial/Retail and Light Manufacturing base zonings (PD 008-22-Amended) to allow by right the uses of college or university and commercial school and to provide additional development regulations addressing landscape island requirements.

**SECTION 3.** The Development Standards and regulations, attached hereto and incorporated herein by this reference as Exhibit "B" are hereby approved and shall be applicable to all land uses, structures, the use and occupancy of all structures and the land, and the development, construction, operation, and maintenance of the Property and all improvements on the Property. In addition to the Development Standards and regulations attached hereto as Exhibit "B," the following additional development standards and requirements shall apply to the development and use of the Property:

1. A Noise Modeling Report shall be submitted conforming to the requirements of Section 22, Article V of the City of Rowlett Code of Ordinances regarding noises for both day and night.
2. No semi- tractors will idle or queue on any public rights- of-way abutting the site and all stacking or parking will be accommodated on site. Queuing and circulation shall be in general conformance with the Circulation and Queuing Plan
3. The location and dimensions of bike lanes will be determined during Development Site Plan and Civil Plan review.
4. The pavement design will be determined by standard engineering practices and principles based on the traffic load generated by this development, as determined by the final Traffic Impact Analysis ( TIA).

**SECTION 4.** The Site Plan and Landscape Plan previously adopted by Ordinance No. 008-22 and attached to that prior ordinance as Exhibits "E," and "F" are not amended by this ordinance and remain in full force and effect and shall be applicable to all development, use and occupancy of the Property.

**SECTION 5.** The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended and as amended herein. The development, use, and occupancy of the Property shall conform to the standards and regulations set forth in this Ordinance and in its Exhibit "B" attached hereto and incorporated herein, and to Exhibits "E" and "F" previously approved and attached to Ordinance No. 008-22, as well as the provisions of the Rowlett

Development Code and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development by the Rowlett Development Code, or Code of Ordinances, then the standard or regulation required by the Rowlett Development Code or Code of Ordinances shall apply.

**SECTION 6:** All provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 7:** An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

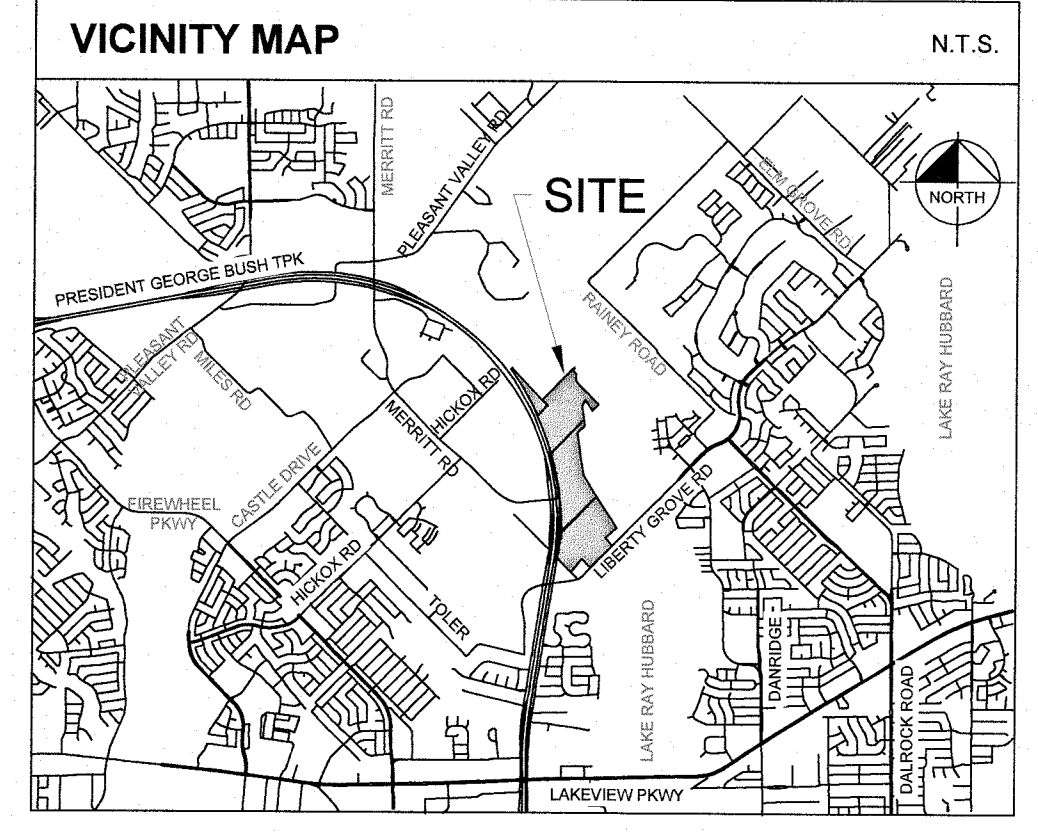
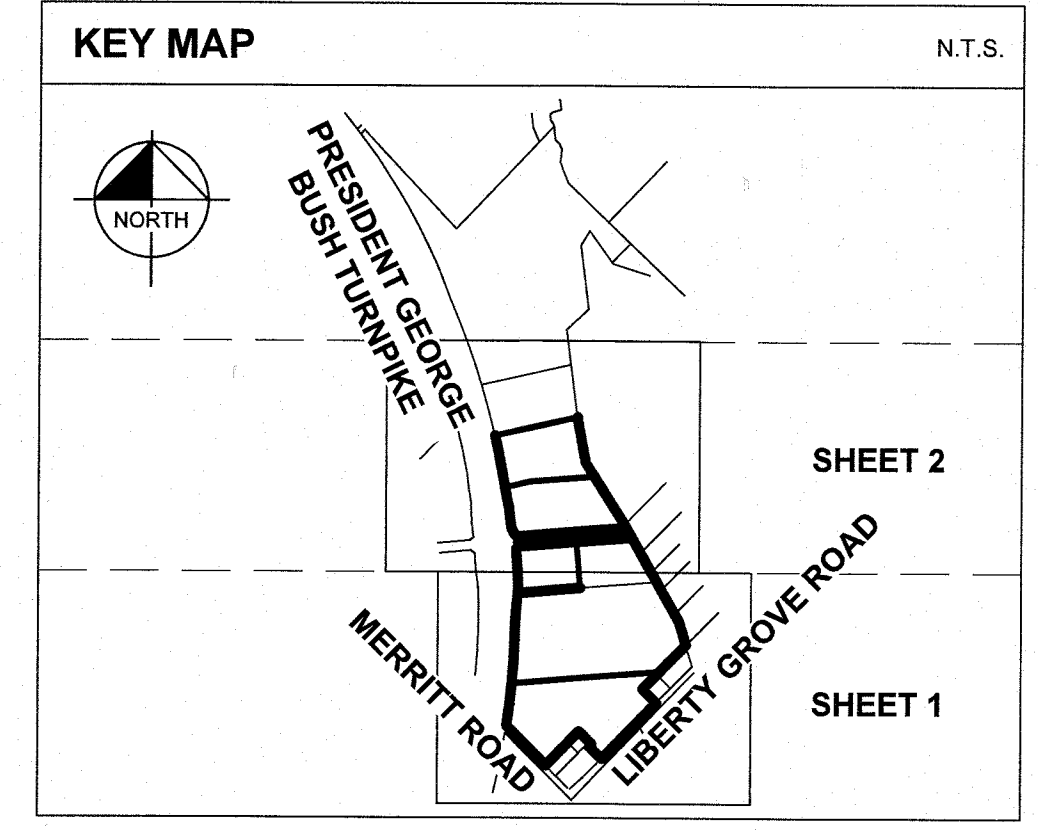
**SECTION 8:** Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 9:** Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 10:** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**Attachments**

1. Exhibit A - Plat of the Property
2. Exhibit B - Amended Development Standards and Regulations
3. Original PD\_Exhibits C - E ORD-008-22 Granting a change in zoning from FB-CC and FB-UV district to a PD District



LEGEND

A	CENTRAL ANGLE
ADPNTA	3-1/4" ALUMINUM DISK STAMPED "PRESIDENT GEORGE BUSH TURNPIKE NORTH TEXAS TOLLWAY AUTHORITY FOUND"
BDFTX	BRASS DISK STAMPED "TEXAS DEPT. OF TRANSPORTATION FOUND"
CMF	CONCRETE MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
XF	"X" CUT IN CONCRETE FOUND
N.T.S.	NOT TO SCALE
F.K.A.	FORMERLY KNOWN AS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
P.G.	PAGE
VOL.	VOLUME
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	21.0665	917,655
LOT 1, BLOCK B	12.7551	555,612
LOT 2, BLOCK A	33.2500	1,448,369
LOT 2, BLOCK B	10.8105	470,905
LOT 3, BLOCK A	7.1475	311,343
LOT 4, BLOCK A	6.5952	287,285
R.O.W. DED. LIBERTY	0.2712	11,822
R.O.W. DED. MERRITT	2.5839	112,553
TOTAL	94.4799	4,115,544

- NOTES:
- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  - All abstract lines shown hereon are approximate survey line locations.
  - The purpose of this plat and replat is to create 6 lots from platted and unplatted land.
  - All document recording references noted hereon are per the Deed Records or Official Public Records of Dallas County, Texas.
  - All lot corners are a 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0245K, for Collin County, Texas and incorporated areas, dated July 7, 2014, a portion of this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"; and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Filed for Record in the Official Records of: Dallas County On: 3/19/2024 4:01:33 PM in the PLAT Records

Doc Number: 2024-202400054861  
Number of Pages: 3  
Amount: 109.00  
Order#: 20240319000900  
By: TB

FINAL PLAT

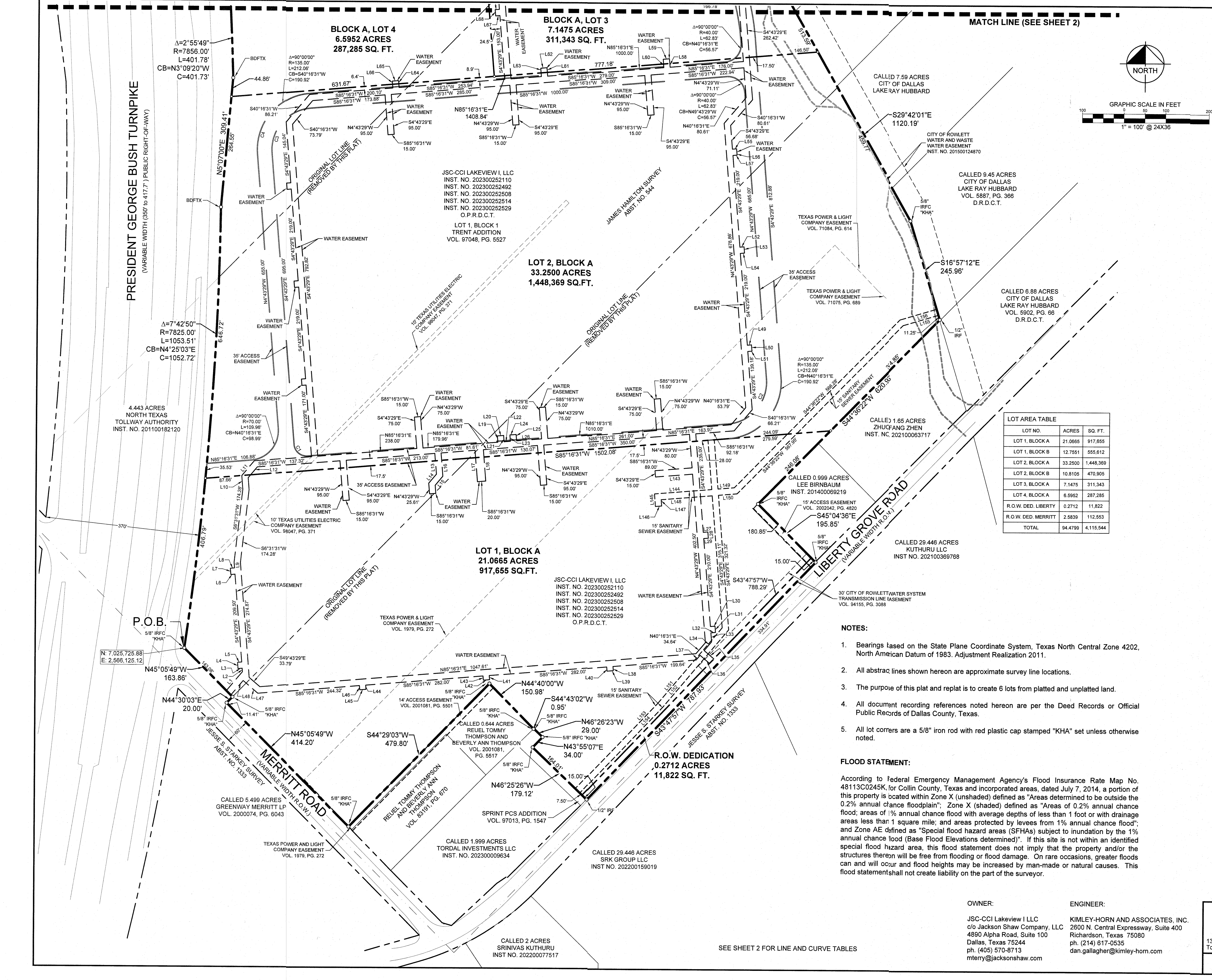
LAKEVIEW BUSINESS DISTRICT, PHASE 1

BLOCK A, LOTS 1-4  
BLOCK B, LOTS 1-2

A REPLAT OF LOT 1, BLOCK 1 OF THE TRENT ADDITION AND BEING 94.4799 ACRES SITUATED IN THE JAMES HAMILTON SURVEY, ABSTRACT NO. 544 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

**Kimley»Horn**

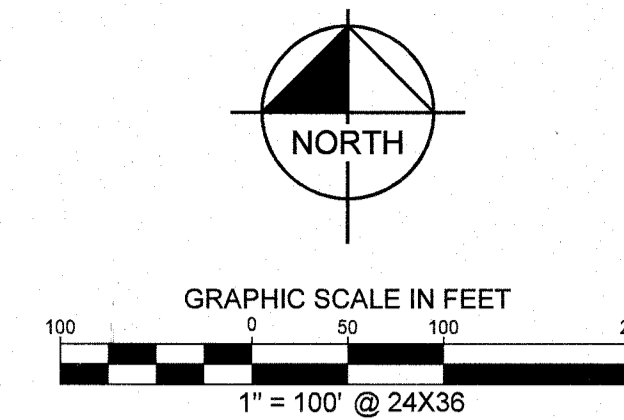
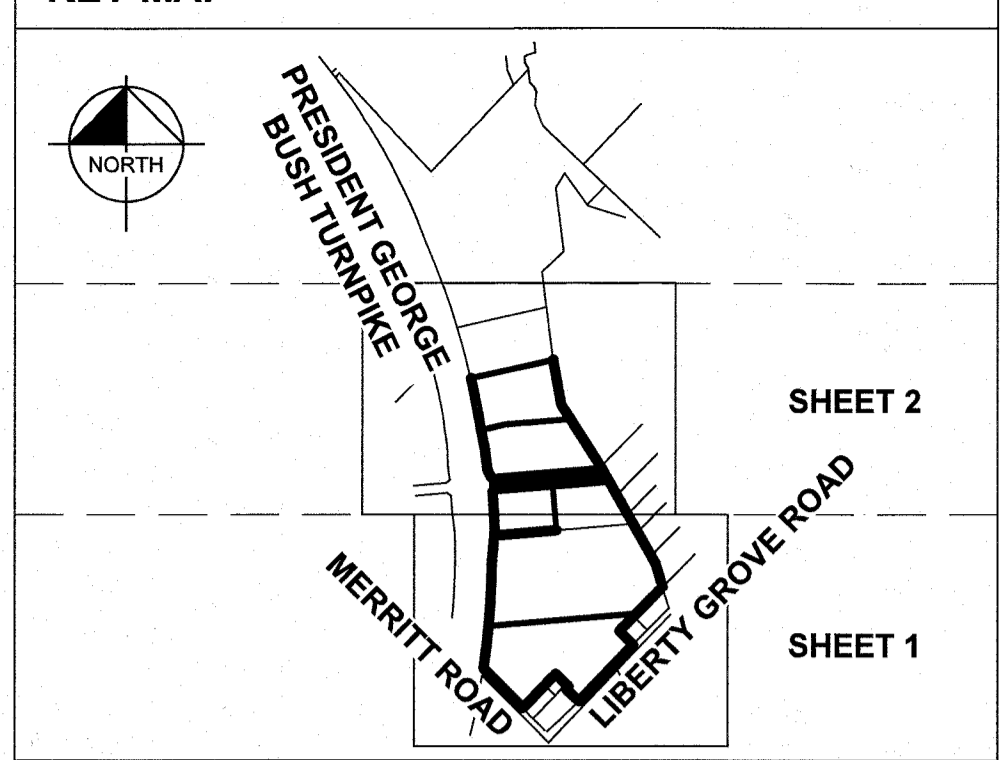
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820  
Scale 1" = 100' Drawn by SRD Checked by DJD Date March 2024 Project No. 064552705 Sheet No. 1 OF 3



SEE SHEET 2 FOR LINE AND CURVE TABLES

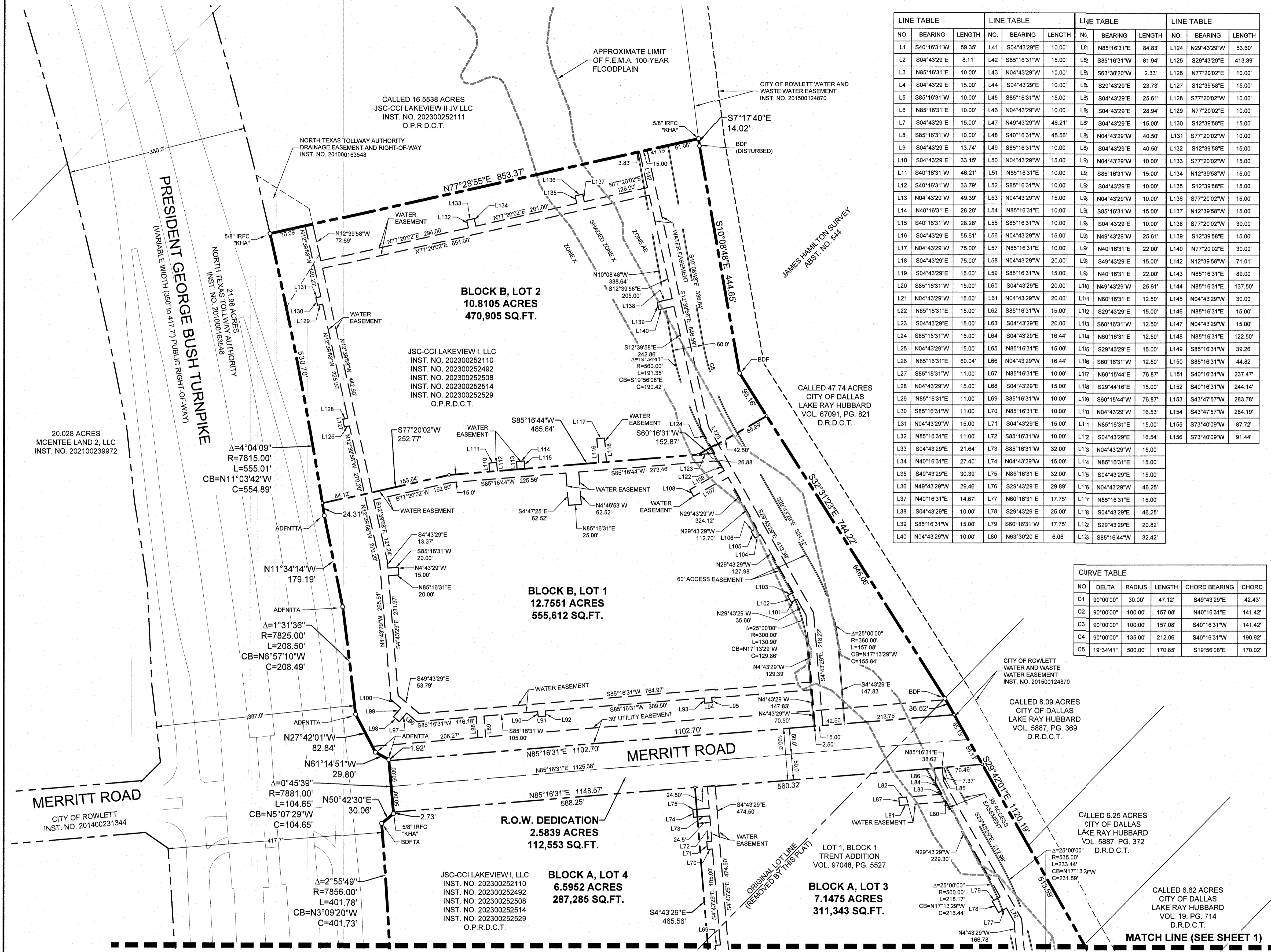
OWNER: JSC-CCI Lakeview I LLC  
c/o Jackson Shaw Company, LLC  
4890 Alpha Road, Suite 100  
Dallas, Texas 75244  
ph. (405) 570-8713  
mtery@jacksonshaw.com

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
2600 N. Central Expressway, Suite 800  
Richardson, Texas 75080  
ph. (214) 617-0535  
dan.gallagher@kimley-horn.com



LINE TABLE with columns for NO., BEARING, LENGTH, and four columns of line data (L1-L133).

CURVE TABLE with columns for NO., DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD.



LEGEND table with symbols and descriptions for various survey markers and features.

- NOTES: 1. Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. 2. All abstract lines shown hereon are approximate survey line locations. 3. The purpose of this plat and replat is to create 6 lots from platted and unplatted land. 4. All document recording references noted hereon are per the Deed Records or Official Public Records of Dallas County, Texas. 5. All lot corners are a 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0245K, for Collin County, Texas and incorporated areas, dated July 7, 2014, a portion of this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"; and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)".

FINAL PLAT LAKEVIEW BUSINESS DISTRICT, PHASE 1 BLOCK A, LOTS 1-4 BLOCK B, LOTS 1-2 A REPLAT OF LOT 1, BLOCK 1 OF THE TRENT ADDITION AND BEING 94.4799 ACRES SITUATED IN THE JAMES HAMILTON SURVEY, ABSTRACT NO. 544 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

OWNER: JSC-CCI Lakeview I LLC c/o Jackson Shaw Company, LLC 4890 Alpha Road, Suite 100 Dallas, Texas 75244 ph. (405) 570-8713 mnterry@jacksonshaw.com

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. Central Expressway, Suite 400 Richardson, Texas 75080 ph. (214) 617-0535 dan.gallagher@kimley-horn.com

Kimley Horn logo and contact information including address, phone, fax, and email.

Scale, Drawn by, Checked by, Date, Project No., Sheet No. table.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS JSC-CCI LAKEVIEW I LLC, is the owner of a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas and being all of a called 35.3486-acre tract of land described in the Special Warranty Deed to JSC-CCI Lakeview I LLC, recorded in Instrument No. 202300252110, Official Public Records of Dallas County, Texas; all of a called 31.3353-acre tract of land described in the Special Warranty Deed to JSC-CCI Lakeview I LLC, recorded in Instrument No. 202300252508, Official Public Records of Dallas County, Texas; all of a called 6.2439-acre tract of land described in the Special Warranty Deed to JSC-CCI Lakeview I LLC, recorded in Instrument No. 202300252514, Official Public Records of Dallas County, Texas; all of a called 2.4117-acre tract of land described in the Special Warranty Deed to JSC-CCI Lakeview I LLC, recorded in Instrument No. 202300252529, Official Public Records of Dallas County, Texas; and all of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97048, Page 5527, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found at the northeast corner of the intersection of the northeast right-of-way line of Merritt Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443-acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, recorded in Instrument No. 201100182120, Official Public Records of Dallas County, Texas and at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 07°42'50", and a chord bearing and distance of North 04°25'03" East, 1,053.51 feet;

THENCE with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 1,053.51 feet to a 3-1/4" brass disk stamped "Texas Department of Transportation" found for corner;

North 05°07'00" East, a distance of 309.41 feet to a 3-1/4" brass disk stamped "Texas Department of Transportation" found for corner at the beginning of a non-tangent curve to the left with a radius of 7,856.00 feet, a central angle of 02°55'49", and a chord bearing and distance of North 03°09'20" West, 401.73 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 401.78 feet to a 3-1/4" brass disk stamped "Texas Department of Transportation" found for corner;

North 50°42'30" East, a distance of 30.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the beginning of a non-tangent curve to the left having a central angle of 0°45'39", a radius of 7881.00 feet, a chord bearing and distance of North 05°07'29" West, 104.65 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 104.65 feet to a 3-1/4" aluminum disk stamped "North Texas Tollway Authority" found (hereafter called aluminum disk found) for corner;

North 61°14'51" West, a distance of 29.80 feet to an aluminum disk found for corner;

North 27°42'01" West, a distance of 82.84 feet to an aluminum disk found at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 01°31'36", and a chord bearing and distance of North 06°57'10" West, 208.49 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 208.50 feet to an aluminum disk found for corner;

North 11°34'14" West, a distance of 179.19 feet to an aluminum disk found at the beginning of a non-tangent curve to the left with a radius of 7,815.00 feet, a central angle of 04°04'09", and a chord bearing and distance of North 11°03'42" West, 554.89 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 555.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northwest corner of said 35.3486-acre tract of land;

THENCE North 77°28'55" East, with the north line of said 35.3486-acre tract, a distance of 853.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the west line of a called 47.74-acre tract of land described in the Confirmation Warranty Deed to the City of Dallas, recorded in Volume 67091, Page 821, Deed Records of Dallas County, Texas, at the northeast corner of said 35.3486-acre tract;

THENCE with the west line of said 47.74-acre tract, the following courses and distances:

South 07°17'40" East, a distance of 14.02 feet to a 3-1/4" brass disk stamped "City of Dallas Marker" found (hereafter called brass disk found) (disturbed) for corner;

South 10°08'48" East, a distance of 444.65 feet to a brass disk found for corner;

South 32°31'23" East, a distance of 744.22 feet to a brass disk found at the northernmost corner of the aforementioned Lot 1, Block 1, Trent Addition, and the westernmost corner of a tract of land described in the deed to the City of Dallas, recorded in Volume 5887, Page 369, Deed Records of Dallas County, Texas;

THENCE with the northeast line of said Lot 1, Block 1, the southwest line of a tract of land described in the deed to the City of Dallas, recorded in Volume 5887, Page 372, Deed Records of Dallas County, Texas, the southwest line of a tract of land described in the deed to the City of Dallas, recorded in Volume 19, Page 714, Deed Records of Dallas County, Texas, the southwest line of a called 8.09-acre tract of land described in the deed to the City of Dallas, recorded in Volume 5887, Page 369, Deed Records of Dallas County, Texas, and the southwest line of a called 9.45-acre tract of land described in the deed to the City of Dallas, recorded in Volume 5887, Page 366, Deed Records of Dallas County, Texas, South 29°42'01" East, a distance of 1,120.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the southwest line of said 9.45-acre tract;

THENCE South 16°57'12" East, continuing with said southwest line of the 9.45-acre tract, a distance of 245.96 feet to a 1/2" iron rod found at the southernmost corner of said 9.45-acre tract, the westernmost corner of a called 6.88-acre tract of land described in the deed to the City of Dallas, recorded in Volume 5902, Page 66, Deed Records of Dallas County, Texas, and the northernmost corner of a called 1.65-acre tract of land described in the Special Warranty Deed to Zhoufang Zhen, recorded in Instrument No. 202100063717, Official Public Records of Dallas County, Texas;

THENCE South 44°36'22" West, with the northwest line of said 1.65-acre tract and the northwest line of a called 0.999-acre tract of land described in the Special Warranty Deed to Lee Birnbaum, recorded in Instrument No. 201400069219, Official Public Records of Dallas County, Texas, a distance of 620.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the westernmost corner of said 0.999-acre tract;

THENCE South 45°04'36" East, with the southwest line of said 0.999-acre tract, a distance of 195.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the northwest right-of-way line of Liberty Grove Road (a variable width right-of-way) at the southernmost corner of said 0.999-acre tract;

THENCE South 43°47'57" West, with said northwest right-of-way line, a distance of 787.93 feet to a 1/2" iron rod found at the southeast corner of Sprint PCS Addition, an addition to the City of Rowlett, Texas according to the plat thereof recorded in Volume 97013, Page 1547, Deed Records of Dallas County, Texas;

THENCE with the northeast line of said Sprint PCS Addition, the following courses and distances:

North 46°25'26" West, a distance of 179.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 43°55'07" East, a distance of 34.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 46°26'23" West, a distance of 29.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northernmost corner of said Sprint PCS Addition;

THENCE South 44°43'02" West, with the northwest line of said Sprint PCS Addition, a distance of 0.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the easternmost corner of a called 0.644-acre tract of land described in the Special Warranty Deed to Reuel Tommy Thompson and Beverly Ann Thompson, recorded in 2001081, Page 5517, Deed Records of Dallas County, Texas;

THENCE North 44°40'00" West, with the northeast line of said 0.644-acre tract, a distance of 150.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northernmost corner of said 0.644-acre tract;

THENCE South 44°29'03" West, with the northwest line of said 0.644-acre tract, a distance of 479.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the westernmost corner of said 0.644-acre tract, in said northeast right-of-way line of Merritt Road;

THENCE North 45°05'49" West, with said northeast right-of-way line, a distance of 414.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 44°30'03" East, continuing with said northeast right-of-way line, a distance of 20.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southernmost corner of said Lot 1, Block 1, Trent Addition;

THENCE North 45°05'49" West, continuing with said northeast right-of-way line, a distance of 163.86 feet to the POINT OF BEGINNING and containing a computed area of 4,115,544 square feet or 94.4799 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

OWNER'S DEDICATION

That, JSC-CCI LAKEVIEW I LLC, Owner, does hereby bind itself and its heirs, assignees and successors of title this plat designating the hereinabove described property as LAKEVIEW BUSINESS DISTRICT, PHASE 1, an addition to the City of Rowlett, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

By: JSC-CCI Lakeview I LLC, a Delaware limited liability company;

By: JSC Manager LLC, a Delaware limited liability company;

By: Michele Wheeler, President and CEO

STATE OF Texas
COUNTY OF Dallas

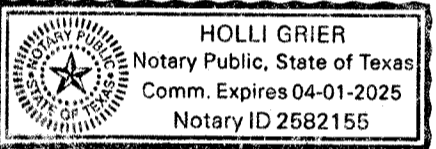
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michele Wheeler, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 5th day of March, 2024.

Notary Public in and for the State of Texas

Signature: Hollie Grier

Printed Name: Hollie Grier



SURVEYOR'S STATEMENT

THAT I, David J. De Weirdt, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett.

Signature: David J. De Weirdt
DATE: 03/04/24

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
ph. (972) 770-1300
david.dewirtdt@kimley-horn.com



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said State, on this day personally appeared David J. De Weirdt, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 4th day of March, 2024.

Notary Public in and for the State of Texas

Signature: Nicole Tribbett

Printed Name: Nicole Tribbett



This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas.

Signature: [Signature]
18 MAR 24
Chairman, City of Rowlett, Date Planning and Zoning Commission

ATTEST:
Signature: [Signature]
18 March 2024
Date

The Director of Community Development of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to the which his/her approval is required.

Signature: [Signature]
Director of Community Development
Date: 3/12/24

ATTEST:
Signature: Tara Bradley
3/18/24
Date

Tara Bradley, Planning Supervisor
Name and Title

FINAL PLAT
LAKEVIEW BUSINESS DISTRICT, PHASE 1
BLOCK A, LOTS 1-4
BLOCK B, LOTS 1-2
A REPLAT OF LOT 1, BLOCK 1 OF THE TRENT ADDITION AND BEING 94.4799 ACRES SITUATED IN THE JAMES HAMILTON SURVEY, ABSTRACT NO. 544 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

OWNER: JSC-CCI Lakeview I LLC
c/o Jackson Shaw Company, LLC
4890 Alpha Road, Suite 100
Dallas, Texas 75244
ph. (405) 570-8713
mtery@jacksonshaw.com
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. Central Expressway, Suite 400
Richardson, Texas 75080
ph. (214) 617-0535
dan.gallagher@kimley-horn.com

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. Tel. No. (972) 770-1300, Fax No. (972) 239-3820. FIRM # 10115500. Scale: N/A, Drawn by: SRD, Checked by: DJD, Date: March 2024, Project No: 084552705, Sheet No: 3 OF 3.

Vertical text on the right edge: DWG NAME: K:\DALLAS\SURVEY\2024\03\LAKEVIEW BUSINESS DISTRICT ROWLETT\DWG\084552705- LAKEVIEW BUSINESS DISTRICT ROWLETT\PP PHASE 1.DWG PLOTTED BY: DE WEIRDT, DATE: 3/20/24 4:00 PM LAST SAVED: 3/20/24 4:38 PM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

## PD Regulations

### 1. General Standards.

- a. The Property shall be governed by this Ordinance and the Rowlett Development Code, as amended. In the event of a conflict between this Ordinance and the Rowlett Development Code, as amended, this Ordinance shall control.
- b. The Property is not subject to any overlay district or other special purpose district zoning ordinances.
- c. Development of Subdistrict 1 shall be in general conformance with the Concept Plan (Exhibit E), the Landscaping Plan (Exhibit F) and the Building Facade Plan (Exhibit G), all as amended in accordance with this Ordinance. The Director of Planning may approve minor amendments to these plans that the director determines are consistent with the spirit and intent of the original plans attached to this Ordinance and that comply with all applicable regulations. In addition:
  - i. Building size, number, and placement and driveway and parking configurations shown on the Concept Plan are preliminary, conceptual and subject to change, and will be finalized at the time of development plan approval without requiring an amendment to the Concept Plan or this Ordinance. Landscaping shown on the Concept Plan is illustrative only, and all landscaping shall be in accordance with the requirements of the Ordinance and an approved landscaping plan.
  - ii. The Landscaping Plan is preliminary, conceptual and subject to change, and will be finalized at the time of development plan approval without requiring an amendment to the Landscaping Plan or this Ordinance. All changes to the Landscaping Plan shall comply with applicable landscaping regulations. *Truck Court retrofitted to accommodate for automotive parking shall not be required to adhere by Sec. 77-504.(D)(3)(d) – Parking landscape islands.*
  - iii. The Building Facade Plan is preliminary, conceptual and subject to change, and will be finalized at the time of development plan approval without requiring an amendment to the Building Facade Plan or this Ordinance. Sample building elevations are provided on select building facades to illustrate the type of architecture contemplated for this planned development, and are not intended to be final building facades for construction purposes. All changes to the Building Facade Plan shall comply with applicable zoning regulations and shall be consistent with the style of architecture illustrated on the Building Facade Plan. The aerial drawing and building rendering that are included with the Building Façade Plan are included for illustrative purposes only, and are not binding.

2. Comprehensive Plan. The City Council finds that this Ordinance is consistent with the City of Rowlett Comprehensive Plan.
3. Definitions.
  - a. Office/Warehouse. An enclosed permanent facility for general storage or warehousing of goods and subordinate office uses not to exceed 20,000 square feet. Little or no sales activity takes place with the exception of will-call pickups.
  - b. Wholesale distribution center: A permanent facility for the storage of products, supplies, and equipment offered for wholesale distribution (not for direct sale to the general public).
4. Subdistrict 1.
  - a. Subdistrict 1 shall be governed by the provisions of the Rowlett Development Code applicable to land in the Light Manufacturing M-1 zoning district, as modified by this Ordinance.
  - b. The written authorization of the owner(s) of Subdistrict 2 is not required to file an application to amend the PD regulations or exhibits with respect to Subdistrict 1.
  - c. A development plan for Subdistrict 1 shall be approved administratively if it complies with applicable development regulations.
  - d. The following uses are permitted by right in Subdistrict 1:
    - i. Accessory uses
    - ii. Amateur radio antenna, CB antenna, or satellite dish antenna
    - iii. Assembly of heavy electronics and devices
    - iv. Automated Teller Machine
    - v. Financial Institution (without drive-in facilities)
    - vi. Library
    - vii. Light manufacturing, general
    - viii. Medical laboratory
    - ix. Municipal uses
    - x. Office/Warehouse
    - xi. Park or playground (public)

- xii. Primary or secondary school (public or private)
- xiii. Radio Broadcasting without tower
- xiv. Religious assembly
- xv. Research and production of medical, biological, high technology and similar “clean” manufacturing
- xvi. Research and scientific laboratory
- xvii. Single phase office building or office complex with less than 100,000 sq. ft/gfa
- xviii. Single phase office building or office complex with 100,000 sq. ft/gfa or more
- xix. Single tenant office use
- xx. Small Scale Manufacturing for on-site retail sale
- xxi. Utility facility, Minor
- xxii. Wholesale distribution center
- xxiii. College or university
- xxiv. Commercial school

e. The following uses are permitted by Special Use Permit in Subdistrict 1:

- ~~i. College or university~~
- ~~ii. Commercial school~~
- iii. Dry cleaning plant or commercial laundry
- iv. Heliport
- v. Recreation and Entertainment, Indoor
- vi. Tower (commercial, radio, television, relay, cellular or microwave over 40 feet)
- vii. Transit station
- viii. Utility facility, Major

- f. The following dimensional standards shall apply and constitute the exclusive lot size, setback, building size, and height requirements for Subdistrict 1:

Lot Size				Minimum Setback Requirements			Floor Area (sq. ft.)	Maximum Height (ft.)
Min. Lot Area (sq. ft./lot)	Min. Width (ft.)	Min. Depth (ft.)	Max. Lot Coverage (%)	Front (ft.)	Side	Rear (ft.)		
None	None	None	80	50	<i>Yard adjoining residential district or intersecting street: 50 Corner lot: 50 ft. from all street rights-of-way</i>	25	None	60

- g. The minimum off-street parking requirement for industrial uses shall be one space for every 2,000 square feet of floor area. The minimum off-street parking requirement for an office use shall be one space for every 300 square feet of floor area. No parking lot layout and design plan shall be required in connection with the parking of unloaded trailers in Subdistrict 1.
- h. Public street access to the site owned by the North Texas Tollway Authority north of the property will not be required for Subdistrict 1.
- i. Pedestrian on-site circulation shall be in general conformance with the Concept Plan. The provisions from Section 77-505(E)(2)(H)(2) the Rowlett Development Code (continuous pedestrian access, on-site pedestrian connections, and block connections) shall not apply.
- j. A single tenant monument sign may have a maximum area of 80 square feet in Subdistrict 1, not including the frame.
- k. Subdistrict 1 shall not be subject to the commencement of development requirements in Section 77-805(D)(6) of the Rowlett Development Code.
- l. A minimum of 20 percent of Subdistrict 1 shall be devoted to open space as shown on the Concept Plan, and a maximum of 50 percent of the required open space area may contain floodplain. In addition, the open space area shall contain a pollination garden and trail as shown on the Concept Plan.
- m. No truck idling is permitted on public rights-of-way, and all truck stacking shall occur on-site.
- n. Truck courts and car parks will be illuminated via wall packs that direct light from a building facade outward. Wall packs shall not be installed higher than 50 feet in height. All other exterior lighting luminaries shall be mounted no higher than 35 feet.

- o. Section 77-507 through Section 77-509 of the Rowlett Development Code shall not apply to Subdistrict 1.
- p. The following provisions shall constitute the exclusive building material and building design regulations applicable to Subdistrict 1. These requirements are developer/applicant initiated.
  - i. A colored facade plan showing the plan view and elevation view shall be made a part of the development plan approval process. The colored facade plan shall include notes listing all material types, finishes, and colors for all exterior elements.
  - ii. Buildings shall be 100 percent masonry construction per elevation, exclusive of roofs, doors, and windows. For all purposes of these regulations, the term "masonry" shall include concrete tilt-wall, stone, brick, tile, cast or cultured stone, painted, coated or stained brick, stone, concrete masonry units, or stucco meeting American Society for Testing and Materials (ASTM) standards with a minimum thickness of three-quarter inches. Building entries facing George Bush will be comprised of painted tilt-wall accents with high-glass entries and aluminum sunscreens. Other exterior materials may be allowed by recommendation of the planning and zoning commission and approval of the city council.
  - iii. A single, large, dominant building mass containing 20,000 square feet or more or over one story in height shall adhere to the following wall articulation standards: Projections, recesses, or other reveals, with a minimum change of plane of two feet, are required at least every 200 linear feet along a facade containing the primary pedestrian building entrance. No other facade shall be required to include articulation. No other articulation requirements apply.
  - iv. Each primary structure shall have a clearly defined main pedestrian entrance featuring the following elements: canopies or porticos, overhangs, recesses or projections.
  - v. Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 lineal feet of facade. No parapet wall is required adjacent to the dock sides of a building.
  - vi. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall. Screens shall be at least as high as the equipment they hide, and shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. If equipment is visible because a screen does not meet this minimum height requirement, the director of planning shall require additional construction to provide adequate screening prior to issuance of a permanent certificate of occupancy. Notwithstanding anything in this

section, rooftop screening shall only be required if rooftop mounted units can be seen at the property line at the adjacent street level, not including the President George Bush Turnpike.

- vii. Buildings shall incorporate a human scale near ground level on commercial buildings and along street facades and entryways through the use of such scale elements as windows, doors, columns, and beams. "Human scale" means the entrances, windows, doors, columns, and beams on large buildings are in proportion to and not significantly larger than the people using the building. For example, a ten-foot high entrance cover is in proportion to a person using it; a 30-foot high colonnade is not.
- viii. Facade building materials shall not create excessive glare when viewed from any public street or from any residential area. Mirrored glass with a reflectance greater than 20 percent shall not cover more than ten percent of any exterior facade of a primary or accessory structure.
- ix. Intense, bright, or fluorescent colors shall not be used on windows or as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than ten percent of the area of each elevation of a building. Permitted sign areas shall be excluded from this calculation. Painting or coating masonry shall be considered as an alternative material and as such shall receive a recommendation from the commission and approved by the city council.

#### 5. Subdistrict 2.

- a. Subdistrict 2 shall be governed by the provisions of the Rowlett Development Code applicable to land in the Limited Commercial/Retail C-1 zoning district, as modified by this Ordinance
- b. The following uses are permitted in Subdistrict 2: the uses permitted in the C-1 zoning district, except that (i) restaurants with a drive-thru shall be permitted by SUP; (ii) convenience stores with gas pumps shall be permitted by SUP; (iii) office buildings, retail uses, personal service uses, and shopping centers of all sizes shall be permitted by right; (iv) multifamily shall be permitted by SUP; (v) **education shall be permitted by right.**
- c. For a multifamily use, the permissible number of dwelling units shall be determined by the SUP ordinance.
- d. The maximum number of stories for any type of building shall be four. The minimum number of stories for any type of building shall be one.
- e. Subdistrict 1 shall not be subject to the commencement of development requirements in Section 77-805(D)(6) of the Rowlett Development Code.
- f. The written authorization of the owner(s) of Subdistrict 1 is not required to file an application to amend the PD regulations or exhibits with respect to Subdistrict



# City of Rowlett

## Official Copy

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

Ordinance: ORD-008-22

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**AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE PLAN, COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM FORM-BASED COMMERCIAL CENTER (FB-CC) DISTRICT AND FORM-BASED URBAN VILLAGE (FB-UV) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH UNDERLYING ZONING DISTRICTS OF LIGHT MANUFACTURING (M-1) AND LIMITED COMMERCIAL/RETAIL FOR PROPERTY LOCATED EAST OF THE PRESIDENT GEORGE BUSH TURNPIKE AND NORTH OF LIBERTY GROVE ROAD, SITUATED IN THE JAMES HAMILTON SURVEY, ABSTRACT NUMBER 544, IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBITS “B” AND “C”; PROVIDING A CONCEPT PLAN FOR 164.57 ACRES, AND DEVELOPMENT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owners of the property described herein have made application for a change in zoning, requesting that the subject property be rezoned from Form-Based Commercial Center (FB-CC) District and Form-Based Urban Village (FB-UV) District to a Planned Development (PD) with underlying base zoning districts of Light Manufacturing (M-1) District and Light Commercial/Retail (C-1) District; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein and should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:**

**SECTION 1:** That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a change in zoning from Form-Based Commercial Center (FB-CC) District and Form-Based Urban Village (FB-UV) District to a Planned Development (PD) with underlying base zoning districts of Light Manufacturing (M-1) District and Light Commercial/Retail (C-1) District for property located east of the President George Bush Turnpike and north of Liberty Grove Road, situated in the James Hamilton Survey, Abstract Number 544, in the City Of Rowlett, Dallas County, Texas and being more specifically described in Exhibits “B” and “C”, attached hereto and incorporated herein (hereinafter the “Property”).

**SECTION 2:** (a) That the development standards and regulations set forth in the following exhibits:

- Exhibit A – Statement of Intent and Purpose
- Exhibit B – Legal Description
- Exhibit C – Existing Site Conditions
- Exhibit D – Planned Development Standards
- Exhibit E – Proposed Site Concept
- Exhibit F – Landscape Plan

all of which are attached hereto and made a part hereof, shall be applicable to all land uses, structures, the use and occupancy of all structures and the development constructions, operation maintenance of all improvements on the Property, unless otherwise expressly provided for herein.

(b) In addition to the foregoing, the following additional development standards and requirements shall apply to the development and use of the Property:

- (1) A Noise Modeling Report shall be submitted conforming to the requirements of Section 22, Article V of the City of Rowlett Code of Ordinances regarding noise for both day and night.
- (2) No semi-tractors will idle or queue on any public rights-of-way abutting the site and all stacking or parking will be accommodated on site. Queuing and circulation shall be in general conformance with the Circulation and Queuing Plan.
- (3) The location and dimensions of bike lanes will be determined during Development Site Plan and Civil Plan review.
- (4) The pavement design will be determined by standard engineering practices and principles based on the traffic load generated by this development, as determined by the final Traffic Impact Analysis (TIA).

**SECTION 3:** The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use, and occupancy of the Property shall conform to the standards and regulations set forth in Exhibits "A" through "F," the provisions of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provisions of Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by Light Manufacturing (M-1) District and Light Commercial/Retail (C-1) District regulations, the other provisions of the Rowlett Development Code, or other ordinance shall be applied to development and use of the Property.

**SECTION 4:** That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 5:** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 6:** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7:** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8:** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

At a meeting of the City Council on April 5, 2022 this Resolution be adopted. The motion carried by the following vote:

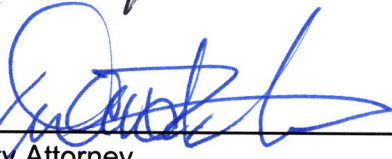
**Ayes: 5** Mayor Pro Tem Grubisich, Deputy Mayor Pro Tem Sherrill, Councilmember Laning, Councilmember Bell and Councilmember Brown

**Noes: 1** Councilmember Margolis

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Approved by   
Mayor Pro Tem

Date April 5, 2022

Approved to form by   
City Attorney

Date April 5, 2022

Certified by   
City Secretary

Date April 5, 2022

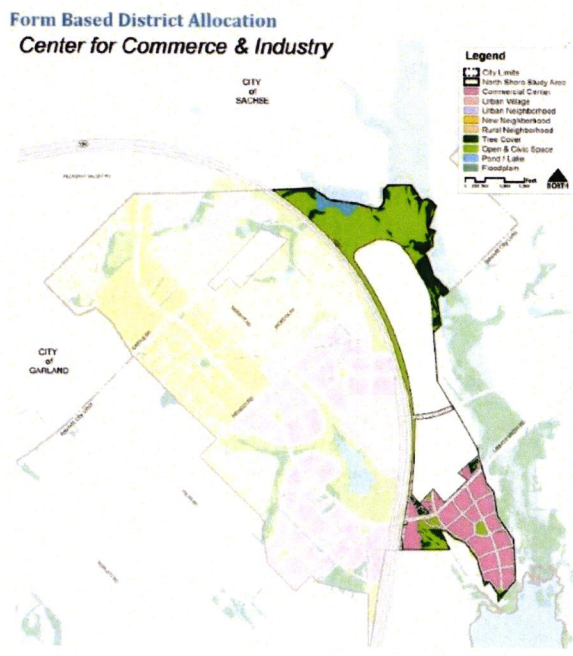
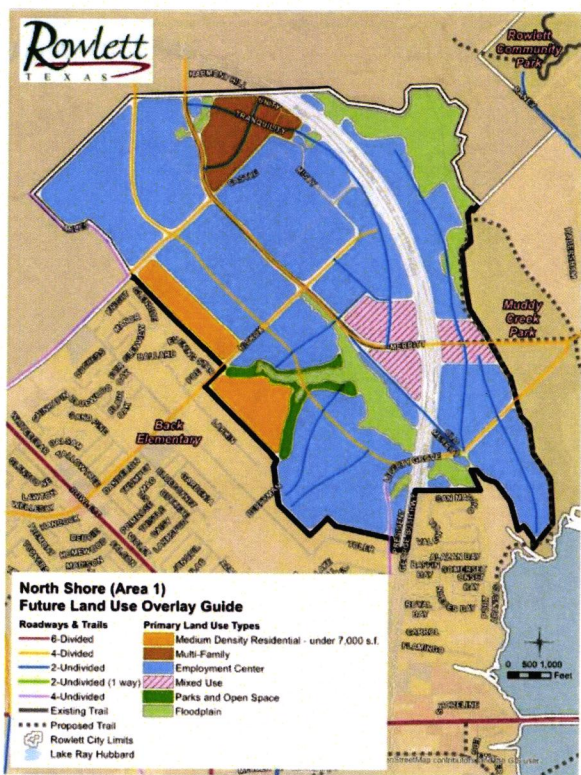


**Rowlett Business District -- Executive Summary**

**Introduction and Existing Framework**

Subject property is located at the intersection of Merritt Road and George Bush Turnpike, totaling 171.09 acres across seven different tracts and six different landowners. The future development site is currently situated in the North Shore Center for Commerce and Industry and is intended to be the City of Rowlett's major employment hub. High quality standards, design parameters and preservation of natural features are requirements for entities developing within the North Shore.

The City's vision for this property is a major employment hub that capitalizes off the access and frontage to President George Bush Turnpike; and the area is intended to be a corporate campus environment, with a mix of office, commercial and retail uses.



**Concerns with the Current Framework and Permitted Uses**

Beginning in the first quarter of 2020, the COVID-19 pandemic acted as an accelerant to an ongoing consumer behavioral shift (online shopping) and compressed it from a 20-year change to a 20-day necessity, and the habits are here to stay. Global consumer research shows that the home continues to be the focus for living, working, and shopping, despite restrictions lifting.

According to the Harvard Business Review, in early 2021, the EY Future Consumer Index, which has surveyed thousands of consumers since the early days of the pandemic, found that 80% of U.S. consumers are still changing the way they shop. 60% are currently visiting brick-and-mortar stores less than before the pandemic, and 43% shop more often online for products they would have previously bought in stores. These consumer behavioral patterns have led to a steep decline in the commercial / retail markets across the country.

Additionally, the traditional office market has been negatively impacted as well. Existing suitability of Employment Center with office corporate campus should raise concern as the office market in Dallas-Fort Worth is roughly 19.7% vacant. A major factor in selecting a site for a successful office campus is its proximity to an intersection of two major freeways and its immediate access to key amenities already in-place, such as dining and hotels. The North Shore District's lack of these critical elements combined with the adjusted patterns of office workers make the vision of office corporate campus have little to no feasibility.

Providing for the orderly and efficient use of land is important for future development. The pattern of land use that exists today and should evolve to accommodate the City's present and future needs.

**Rowlett Business District – Proposed Development and New Uses (Sub-District 1)**

Requested Use for Sub-District One is Light Industrial, which shall be in general conformance with the intent of the North Shore Center for Commerce and Industry, to be a major employment hub.

According to the U.S Bureau of Labor Statistics, the ecommerce and tech ecosystem added 1.4 million jobs between September 2017 and September 2021. The previous job creation leader, the health care sector, added 500,000 jobs, roughly one-third of the ecommerce/tech total, while the rest of the economy lost 900,000 jobs.

David Pettit Economic Development Associates, was engaged to prepare an independent third-party analysis of the overall economic benefit to the City of Rowlett, which has been provided to The City EDC. Once the project is complete, the 1.8 million square foot development would create over 1,035 jobs and generate approximately \$120 million in taxable value.

**Light Industrial – The Future Success of Lakeview Business District (SD-1)**

Due to the growth in e-commerce, demand for industrial properties and fulfillment centers has led to substantial job growth and tax benefits for local municipalities.

The DFW E-Commerce / Industrial market is experiencing record setting absorption, on pace to eclipse over 44 million square feet of positive net absorption in 2021. The previous high-water mark was approximately 25 million square feet of leasing absorption in 2016. City-wide vacancy rates are at an all-time low of 4.6%.

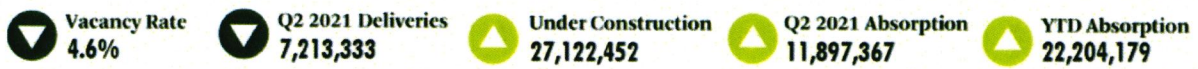


Figure 1: DFW Industrial Market (Annual)



Source: CBRE Research, Q2 2021

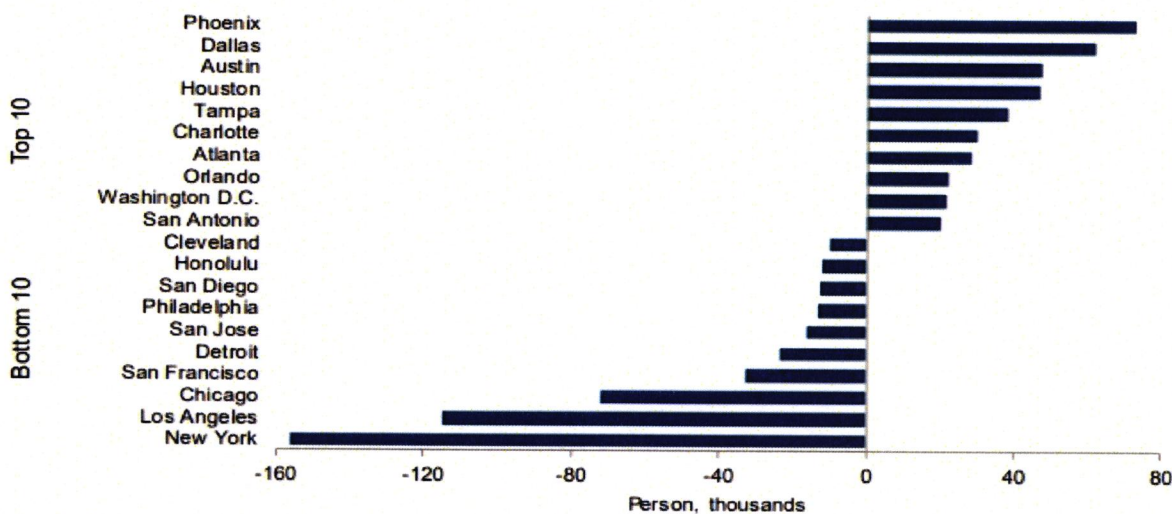
The dramatic rise in the absorption rates for E-Commerce and Light Industrial building in DFW has been for two reasons; consumer pattern changes in behavior following the COVID-19 pandemic and a rapidly increasing population in DFW.

The Dallas-Fort Worth area led the country in 2020 population growth, adding almost 120,000 residents, the largest numerical increase among metro areas in the U.S. According to the U.S. Census, during the last five years, D-FW's population has grown by more than 650,000 and in 2020, almost 75,000 people moved to North Texas, second nationally to the Phoenix area.

The surge in population growth has given the D-FW metro area a total population of almost 7.7 million. The metro area is now just ahead of Houston as the country's fourth-largest metro area, behind only New York, Los Angeles and Chicago, which all experienced significant population declines in the last year.

The significant rise in population has impacted the D-FW housing market as record homes sales and tight inventories continue to boost prices. Home prices rose at their fastest monthly pace on record in March of 2021 at 2.5% and year over year from 2020 to 2021 prices were up 12.4 percent in Dallas.

**Top 10 and bottom 10 US metros: 2020 net migration**



Source: Oxford Economics, US Census Bureau

**Sub-District 1 -- Development Overview**

Lakeview Business District is a 1.8 million square foot master planned corporate campus. The eight Class-AA light industrial facilities have been carefully designed with the highest architectural standards; complete with high quality masonry construction, building articulation, glass curtain wall entries, accents and unique design features which make it desirable and highly attractive.



The site was selected due its accessibility and visibility on George Bush Turnpike, proximity to skilled labor, and adjacency to the high-growth population areas of DFW. Despite its flood plain challenges, this development is positioned to perform well as the DFW E-Commerce and Light Industrial markets continue to perform at record setting levels.

The site plan and building layout was intended to be compatible with the planned adjacent uses while overcoming significant flood plain challenges. The effective utilization of open space requirements, enhanced landscaping features and connecting the site with the Rowlett trail system are a few of the features.

**Sub-District 2 – Lakeview Business District**

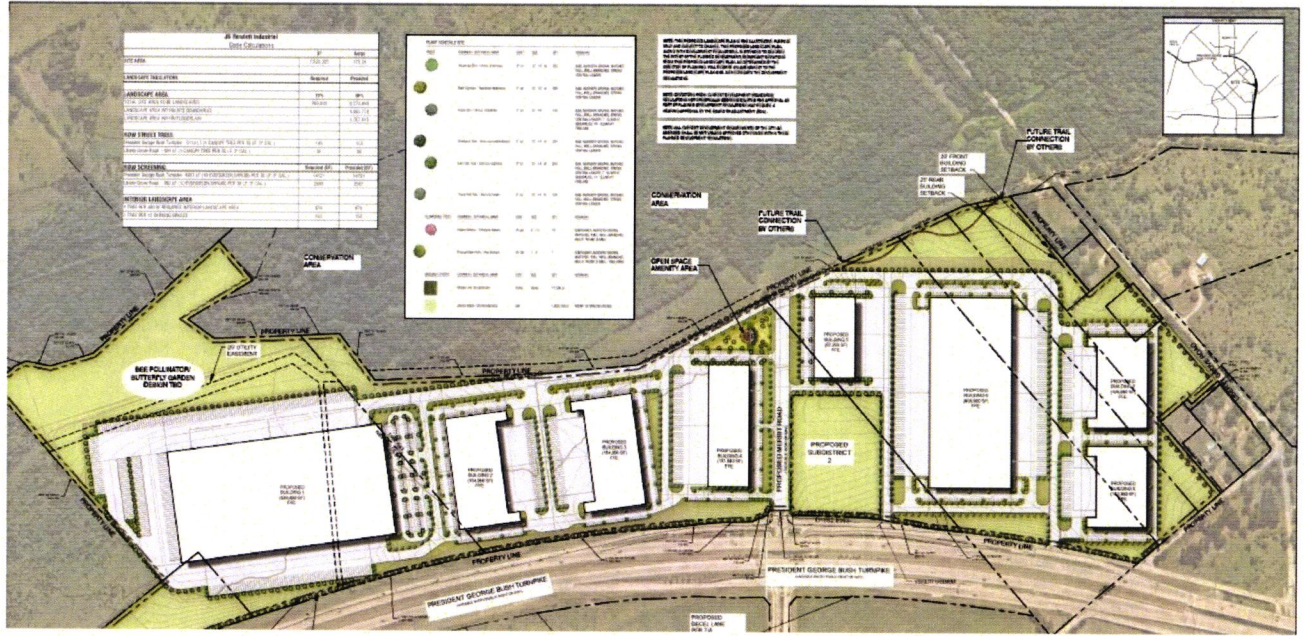
Sub-District 2 of Lakeview Business District shall consist of approximately 6-acres at the hard corner of Merritt Road and GBT and shall be intended for Limited Commercial/Retail or Multi-Family.

Subdistrict 2 shall be governed by the provisions of the Rowlett Development Code applicable to land in the Limited Commercial/Retail C-1 zoning district, as modified by this Ordinance

The following uses are permitted in Subdistrict 2: the uses permitted in the C-1 zoning district, except that (i) restaurants with a drive-thru shall be permitted by SUP; (ii) convenience stores with gas pumps shall be permitted by SUP; (iii) office buildings, retail uses, personal service uses, and shopping centers of all sizes shall be permitted by right; (iv) multifamily shall be permitted by SUP.

For a multifamily use, the permissible number of dwelling units shall be determined by the SUP ordinance.

The maximum number of stories for any type of building shall be four. The minimum number of stories for any type of building shall be one.



## Legal Description of the Property

### PROPERTY DESCRIPTION - OVERALL

**BEING** a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas and being all of a called 51.732 acre and a called 7.656 acre tract of land described in the Special Warranty Deed to McEntee Land 1, LLC, recorded in Instrument No. 202100228114, Official Public Records of Dallas County, Texas; part of a 76.00 acre tract of land conveyed to GWB-Cherokee Land Company, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 201800268129, Official Public Records of Dallas County, Texas; part of a called 36.127 acre tract of land described in the Special Warranty Deed to Trent Family Partnership, Limited, recorded in Volume 93204, Page 1032, Deed Records of Dallas County, Texas; part of a called 12.389 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Nathan East Bush and Ida H. Bush, recorded in Volume 98204, Page 170, Deed Records of Dallas County, Texas; all of a called 6.751 acre tract of land described in the Warranty Deed with Vendor's Lien to Nathan Bush, recorded in Volume 2001075, Page 5913, Deed Records of Dallas County, Texas; all of a called 2.406 acre tract of land described in the Warranty Deed with Vendor's Lien to Homer B. Johnson and Billie Johnson, recorded in Volume 2002042, Page 4820, Deed Records of Dallas County, Texas; all of a called 1.002 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Larry E. Hester, recorded in Volume 2000079, Page 3797, Deed Records of Dallas County, Texas; all of a 1 acre tract of land described in the Quitclaim Deed to Roger Dale Trent and Vickie Darlene Trent, recorded in Instrument No. 201000326831, Official Public Records of Dallas County, Texas and that 2.6183 acre tract of land described in Warranty Deed with Vendor's Lien to Larry Hester, recorded in Volume 2000169, Page 2711, Deed Records, Dallas County, Texas; and all of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97048, Page 5527, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the intersection of the northeast right-of-way line of Merritt Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443 acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, Instrument No. 201100182120, Official Public Records of Dallas County, Texas and at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 07°52'50", and a chord bearing and distance of North 04°30'03" East, 1,075.42 feet;

**THENCE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,076.27 feet to a point for corner;

North 05°07'00" East, a distance of 309.41 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,856.00 feet, a central angle of 02°55'49", and a chord bearing and distance of North 03°09'20" West, 401.73 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 401.78 feet to a point for corner;

North 50°42'30" East, a distance of 30.06 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,881.00 feet, a central angle of 00°45'39", and a chord bearing and distance of North 05°07'29" West, 104.65 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 104.65 feet to a point for corner;

North 61°14'51" West, a distance of 29.80 feet to a point for corner;

North 27°42'01" West, a distance of 82.84 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 01°31'36", and a chord bearing and distance of North 06°57'10" West, 208.49 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 208.50 feet to a point for corner;

North 11°34'14" West, a distance of 179.19 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,815.00 feet, a central angle of 14°39'04", and a chord bearing and distance of North 16°21'10" West, 1,992.94 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,998.38 feet to a point at the beginning of a non-tangent curve to the left with a radius of 6,489.36 feet, a central angle of 14°28'08", and a chord bearing and distance of North 27°54'46" West, 1,634.40 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,638.75 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,865.51 feet, a central angle of 01°52'06", and a chord bearing and distance of North 36°39'10" West, 256.47 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 256.48 feet to the westernmost northwest corner of said 7.656 acre tract and in the southeast right-of-way line of Hickox Road (a 60-foot wide right-of-way);

**THENCE** with the southeast right-of-way line of Hickox Road and with the northwest line of said 7.656 acre tract, North 41°21'46" East, a distance of 55.49 feet to the northernmost corner of said

7.656 acre tract and in the southwest line of a called 154.335 acre tract of land described in the Deed without Warranty to North Texas Tollway Authority, recorded in Volume 99098, Page 4761, Deed Records of Dallas County, Texas;

**THENCE** with the northeast line of said 7.656 acre tract and the southwest line of said 154.335 acre tract, South 43°28'07" East, a distance of 1,359.66 feet to the southernmost southeast corner of said 154.335 acre tract and in the northwest line of said 76.000 acre tract;

**THENCE** with the southeast line of said 154.335 acre tract and a 20.00 acre tract of land described in Deed without Warranty to Dallas County, recorded in Volume 99117, Page 6817, Deed Records, Dallas County, Texas and the northwest line of said 76.00 acre tract, North 43°44'25" East, a distance of 1,412.37 feet to a point for corner in Muddy Creek and in the southwest line of a called 225.448 acre tract of land described in the Special Warranty Deed to the City of Garland, recorded in Volume 85194, Page 4295, Deed Records of Dallas County, Texas;

**THENCE** along the Muddy Creek, the following courses and distances:

South 08°00'12" East, a distance of 38.58 feet to a point for corner;

South 06°49'59" East, a distance of 98.68 feet to a point for corner;

South 45°44'17" East, a distance of 54.74 feet to a point for corner;

South 26°20'50" East, a distance of 59.97 feet to a point for corner;

South 05°46'16" West, a distance of 126.11 feet to a point for corner;

South 20°39'36" East, a distance of 133.60 feet to a point for corner;

South 22°06'54" East, a distance of 93.79 feet to a point for corner;

**THENCE** with the southwest line of said 225.448 acre tract and a southwest line of a called 172.287 acre tract described in the Special Warranty Deed with Vendor's Lien to Liberty Grove Rowlett Holdings, LLC, recorded in Instrument No. 201200052145, Official Public Records, Dallas County, Texas, South 46°37'40" East, a distance of 868.07 feet the northernmost corner of a called 4.204 acre tract of land described in the Special Warranty Deed to McEntee Family Limited Partnership, recorded in Volume 97149, Page 1652, Deed Records of Dallas County, Texas;

**THENCE** with the northwest line of said 4.204 acre tract, South 43°54'59" West, a distance of 265.23 feet to a point for corner in the northeast line of a called 47.74 acre tract of land described in the Confirmation Warranty Deed to the City of Dallas, recorded in Volume 67091, Page 821, Deed Records of Dallas County, Texas;

**THENCE** with the north line of said 47.74 acre tract, North 36°02'27" West, a distance of 389.49 feet to the northernmost corner of said 47.74 acre tract;

**THENCE** with the west line of said 47.74 acre tract, the following courses and distances:

South 30°44'41" West, a distance of 168.68 feet to a point for corner;

South 07°13'53" East, a distance of 644.25 feet to a point for corner;

South 47°32'31" West, a distance of 299.81 feet to a point for corner;

South 07°17'40" East, a distance of 905.07 feet to a point for corner;

South 10°08'48" East, a distance of 444.65 feet to a point for corner;

South 32°31'23" East, a distance of 744.22 feet to the southernmost corner of said 47.74 acre tract, the southeast corner of said 51.732 acre tract, the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 5887, Page 379, Deed Records of Dallas County, Texas, and the northernmost corner of said Lot 1, Block 1, Trent Addition;

**THENCE** with the southeast line of said City of Dallas tract and the southwest lines of four tracts of land described in deeds to the City of Dallas recorded in Volume 5887, Page 372, Volume 19, Page 714, Volume 5887, Page 369, and Volume 5887, Page 366, all of the Deed Records of Dallas County, Texas, the following courses and distances:

South 29°38'50" East, a distance of 753.41 feet to a point for corner;

South 29°45'09" East, a distance of 367.21 feet to a point for corner;

South 16°54'15" East, a distance of 245.52 feet to the south corner of said City of Dallas tract (Volume 5887, Page 366) and at the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 5902, Page 66, Deed Records of Dallas County, Texas, at the easternmost corner of said 2.406 acre tract, and at the northernmost corner of a called 1.65 acre tract of land described in the Special Warranty Deed to Zhuofang Zhen, recorded in Instrument No. 202100063717, Official Public Records of Dallas County, Texas;

**THENCE** with the northwest line of said 1.65 acre tract and the southeast line of said 2.406 acre tract, and the northwest line of a called 0.999 acre tract of land described in the Special Warranty Deed to Lee Birnbaum, recorded in Instrument No. 2014000069219, Official Public Records of

Dallas County, Texas, South 44°46'34" West, a distance of 637.16 feet to the westernmost corner of said 0.999 acre tract and the southernmost corner of said 2.406 acre tract;

**THENCE** with the southwest line of said 0.999 acre tract, South 45°01'25" East, a distance of 196.62 feet to a point for corner in the northwest right-of-way line of Liberty Grove Road (a variable width right-of-way) and at the southernmost corner of said 0.999 acre tract;

**THENCE** with said northwest right-of-way line of Liberty Grove Road, South 43°54'09" West, a distance of 772.91 feet to the easternmost corner of Sprint PCS Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97013, Page 1547, Deed Records of Dallas County, Texas;

**THENCE** with the northeast line of said Sprint PCS Addition, the following courses and distances:

North 46°23'16" West, a distance of 179.74 feet to a point for corner;

North 43°57'17" East, a distance of 34.00 feet to a point for corner;

North 45°06'31" West, passing at a distance of 29.00 feet the north corner of said Sprint PCS Addition continuing with the northeast line of a tract of land described in the Special Warranty Deed to Reuel Tommy Thompson, recorded in Volume 2001001, Page 5517, Deed Records of Dallas County, Texas, a distance of 178.86 feet to a point for corner in the southeast line of said 6.751 acre tract and at the northernmost corner of said Thompson tract;

**THENCE** with said southeast line of the 6.751 acre tract and the northwest line of said Thompson tract, South 44°34'42" West, a distance of 478.67 feet to a point for corner in said northeast right-of-way line of Merritt Road, at the westernmost corner of said Thompson tract and at the southernmost corner of said 6.751 acre tract;

**THENCE** with said north right-of-way line, North 44°54'08" West, a distance of 561.36 feet to the **POINT OF BEGINNING** and containing 171.09 acres of land more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**Legal Description of Subdistrict 1****PROPERTY DESCRIPTION - SUBDISTRICT 1**

**BEING** a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas and being all of a called 51.732 acre and a called 7.656 acre tract of land described in the Special Warranty Deed to McEntee Land 1, LLC, recorded in Instrument No. 202100228114, Official Public Records of Dallas County, Texas; part of a 76.00 acre tract of land conveyed to GWB-Cherokee Land Company, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 201800268129, Official Public Records of Dallas County, Texas; part of a called 36.127 acre tract of land described in the Special Warranty Deed to Trent Family Partnership, Limited, recorded in Volume 93204, Page 1032, Deed Records of Dallas County, Texas; part of a called 12.389 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Nathan East Bush and Ida H. Bush, recorded in Volume 98204, Page 170, Deed Records of Dallas County, Texas; all of a called 6.751 acre tract of land described in the Warranty Deed with Vendor's Lien to Nathan Bush, recorded in Volume 2001075, Page 5913, Deed Records of Dallas County, Texas; all of a called 2.406 acre tract of land described in the Warranty Deed with Vendor's Lien to Homer B. Johnson and Billie Johnson, recorded in Volume 2002042, Page 4820, Deed Records of Dallas County, Texas; all of a called 1.002 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Larry E. Hester, recorded in Volume 2000079, Page 3797, Deed Records of Dallas County, Texas; all of a 1 acre tract of land described in the Quitclaim Deed to Roger Dale Trent and Vickie Darlene Trent, recorded in Instrument No. 201000326831, Official Public Records of Dallas County, Texas and that 2.6183 acre tract of land described in Warranty Deed with Vendor's Lien to Larry Hester, recorded in Volume 2000169, Page 2711, Deed Records, Dallas County, Texas; and all of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97048, Page 5527, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the intersection of the northeast right-of-way line of Merritt Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443 acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, Instrument No. 201100182120, Official Public Records of Dallas County, Texas and at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 07°52'50", and a chord bearing and distance of North 04°30'03" East, 1,075.42 feet;

**THENCE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,076.27 feet to a point for corner;

North 05°07'00" East, a distance of 264.55 feet to a point for corner;

**THENCE** over and across said 51.732 acre tract, said 36.127 acre tract and said Lot 1, Block 1, the following courses and distances:

North 85°16'31" West, a distance of 631.67 feet to a point for corner;

North 4°43'29" West, a distance of 460.00 feet to a point for corner;

South 85°16'31" West, a distance of 592.36 feet to a point for corner in said east right-of-way line of President George Bush Turnpike;

**THENCE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

North 50°42'30" East, a distance of 4.99 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,881.00 feet, a central angle of 00°45'39", and a chord bearing and distance of North 05°07'29" West, 104.65 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 104.65 feet to a point for corner;

North 61°14'51" West, a distance of 29.80 feet to a point for corner;

North 27°42'01" West, a distance of 82.84 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 01°31'36", and a chord bearing and distance of North 06°57'10" West, 208.49 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 208.50 feet to a point for corner;

North 11°34'14" West, a distance of 179.19 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,815.00 feet, a central angle of 14°39'04", and a chord bearing and distance of North 16°21'10" West, 1,992.94 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,998.38 feet to a point at the beginning of a non-tangent curve to the left with a radius of 6,489.36 feet, a central angle of 14°28'08", and a chord bearing and distance of North 27°54'46" West, 1,634.40 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,638.75 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,865.51 feet, a central angle of 01°52'06", and a chord bearing and distance of North 36°39'10" West, 256.47 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 256.48 feet to the westernmost northwest corner of said 7.656 acre tract and in the southeast right-of-way line of Hickox Road (a 60-foot wide right-of-way);

**THENCE** with the southeast right-of-way line of Hickox Road and with the northwest line of said 7.656 acre tract, North 41°21'46" East, a distance of 55.49 feet to the northernmost corner of said 7.656 acre tract and in the southwest line of a called 154.335 acre tract of land described in the Deed without Warranty to North Texas Tollway Authority, recorded in Volume 99098, Page 4761, Deed Records of Dallas County, Texas;

**THENCE** with the northeast line of said 7.656 acre tract and the southwest line of said 154.335 acre tract, South 43°28'07" East, a distance of 1,359.66 feet to the southernmost southeast corner of said 154.335 acre tract and in the northwest line of said 76.000 acre tract;

**THENCE** with the southeast line of said 154.335 acre tract and a 20.00 acre tract of land described in Deed without Warranty to Dallas County, recorded in Volume 99117, Page 6817, Deed Records, Dallas County, Texas and the northwest line of said 76.00 acre tract, North 43°44'25" East, a distance of 1,412.37 feet to a point for corner in Muddy Creek and in the southwest line of a called 225.448 acre tract of land described in the Special Warranty Deed to the City of Garland, recorded in Volume 85194, Page 4295, Deed Records of Dallas County, Texas;

**THENCE** along the Muddy Creek, the following courses and distances:

South 08°00'12" East, a distance of 38.58 feet to a point for corner;

South 06°49'59" East, a distance of 98.68 feet to a point for corner;

South 45°44'17" East, a distance of 54.74 feet to a point for corner;

South 26°20'50" East, a distance of 59.97 feet to a point for corner;

South 05°46'16" West, a distance of 126.11 feet to a point for corner;

South 20°39'36" East, a distance of 133.60 feet to a point for corner;

South 22°06'54" East, a distance of 93.79 feet to a point for corner;

**THENCE** with the southwest line of said 225.448 acre tract and a southwest line of a called 172.287 acre tract described in the Special Warranty Deed with Vendor's Lien to Liberty Grove Rowlett Holdings, LLC, recorded in Instrument No. 201200052145, Official Public Records, Dallas County, Texas, South 46°37'40" East, a distance of 868.07 feet to the northernmost corner of a called 4.204 acre tract of land described in the Special Warranty Deed to McEntee Family Limited Partnership, recorded in Volume 97149, Page 1652, Deed Records of Dallas County, Texas;

**THENCE** with the northwest line of said 4.204 acre tract, South 43°54'59" West, a distance of 265.23 feet to a point for corner in the northeast line of a called 47.74 acre tract of land described in the Confirmation Warranty Deed to the City of Dallas, recorded in Volume 67091, Page 821, Deed Records of Dallas County, Texas;

**THENCE** with the north line of said 47.74 acre tract, North 36°02'27" West, a distance of 389.49 feet to the northernmost corner of said 47.74 acre tract;

**THENCE** with the west line of said 47.74 acre tract, the following courses and distances:

South 30°44'41" West, a distance of 168.68 feet to a point for corner;

South 07°13'53" East, a distance of 644.25 feet to a point for corner;

South 47°32'31" West, a distance of 299.81 feet to a point for corner;

South 07°17'40" East, a distance of 905.07 feet to a point for corner;

South 10°08'48" East, a distance of 444.65 feet to a point for corner;

South 32°31'23" East, a distance of 744.22 feet to the southernmost corner of said 47.74 acre tract, the southeast corner of said 51.732 acre tract, the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 5887, Page 379, Deed Records of Dallas County, Texas, and the northernmost corner of said Lot 1, Block 1, Trent Addition;

**THENCE** with the southeast line of said City of Dallas tract and the southwest lines of four tracts of land described in deeds to the City of Dallas recorded in Volume 5887, Page 372, Volume 19, Page 714, Volume 5887, Page 369, and Volume 5887, Page 366, all of the Deed Records of Dallas County, Texas, the following courses and distances:

South 29°38'50" East, a distance of 753.41 feet to a point for corner;

South 29°45'09" East, a distance of 367.21 feet to a point for corner;

South 16°54'15" East, a distance of 245.52 feet to the south corner of said City of Dallas tract (Volume 5887, Page 366) and at the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 5902, Page 66, Deed Records of Dallas County, Texas, at the easternmost corner of said 2.406 acre tract, and at the northernmost corner of a called 1.65 acre tract of land described in the Special Warranty Deed to Zhuofang Zhen, recorded in Instrument No. 202100063717, Official Public Records of Dallas County, Texas;

**THENCE** with the northwest line of said 1.65 acre tract and the southeast line of said 2.406 acre tract, and the northwest line of a called 0.999 acre tract of land described in the Special Warranty Deed to Lee Birnbaum, recorded in Instrument No. 2014000069219, Official Public Records of

Dallas County, Texas, South 44°46'34" West, a distance of 637.16 feet to the westernmost corner of said 0.999 acre tract and the southernmost corner of said 2.406 acre tract;

**THENCE** with the southwest line of said 0.999 acre tract, South 45°01'25" East, a distance of 196.62 feet to a point for corner in the northwest right-of-way line of Liberty Grove Road (a variable width right-of-way) and at the southernmost corner of said 0.999 acre tract;

**THENCE** with said northwest right-of-way line of Liberty Grove Road, South 43°54'09" West, a distance of 772.91 feet to the easternmost corner of Sprint PCS Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97013, Page 1547, Deed Records of Dallas County, Texas;

**THENCE** with the northeast line of said Sprint PCS Addition, the following courses and distances:

North 46°23'16" West, a distance of 179.74 feet to a point for corner;

North 43°57'17" East, a distance of 34.00 feet to a point for corner;

North 45°06'31" West, passing at a distance of 29.00 feet the north corner of said Sprint PCS Addition continuing with the northeast line of a tract of land described in the Special Warranty Deed to Reuel Tommy Thompson, recorded in Volume 2001001, Page 5517, Deed Records of Dallas County, Texas, a distance of 178.86 feet to a point for corner in the southeast line of said 6.751 acre tract and at the northernmost corner of said Thompson tract;

**THENCE** with said southeast line of the 6.751 acre tract and the northwest line of said Thompson tract, South 44°34'42" West, a distance of 478.67 feet to a point for corner in said northeast right-of-way line of Merritt Road, at the westernmost corner of said Thompson tract and at the southernmost corner of said 6.751 acre tract;

**THENCE** with said north right-of-way line, North 44°54'08" West, a distance of 561.36 feet to the **POINT OF BEGINNING** and containing 164.57 acres of land more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**Legal Description of Subdistrict 2****PROPERTY DESCRIPTION - SUBDISTRICT 2**

**BEING** a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas and being part of a called 51.732 acre tract of land described in the Special Warranty Deed to McEntee Land 1, LLC, recorded in Instrument No. 202100228114, Official Public Records of Dallas County, Texas; part of a called 36.127 acre tract of land described in the Special Warranty Deed to Trent Family Partnership, Limited, recorded in Volume 93204, Page 1032, Deed Records of Dallas County, Texas; and part of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97048, Page 5527, Deed Records of Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at the northeast corner of the intersection of the northeast right-of-way line of Merritt Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443 acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, Instrument No. 201100182120, Official Public Records of Dallas County, Texas and at the beginning of a non-tangent curve to the left with a radius of 7,825.00 feet, a central angle of 07°52'50", and a chord bearing and distance of North 04°30'03" East, 1,075.42 feet;

**THENCE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 1,076.27 feet to a point for corner;

North 05°07'00" East, a distance of 264.55 feet to the **POINT OF BEGINNING**;

North 05°07'00" East, a distance of 44.86 feet to a point at the beginning of a non-tangent curve to the left with a radius of 7,856.00 feet, a central angle of 02°55'49", and a chord bearing and distance of North 03°09'20" West, 401.73 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 401.78 feet to a point for corner;

North 50°42'30" East, a distance of 25.07 feet to a point for corner;

**THENCE** departing said east right-of-way line, over and across said 51.732 acre tract and said Lot 1, Block 1, the following courses and distances:

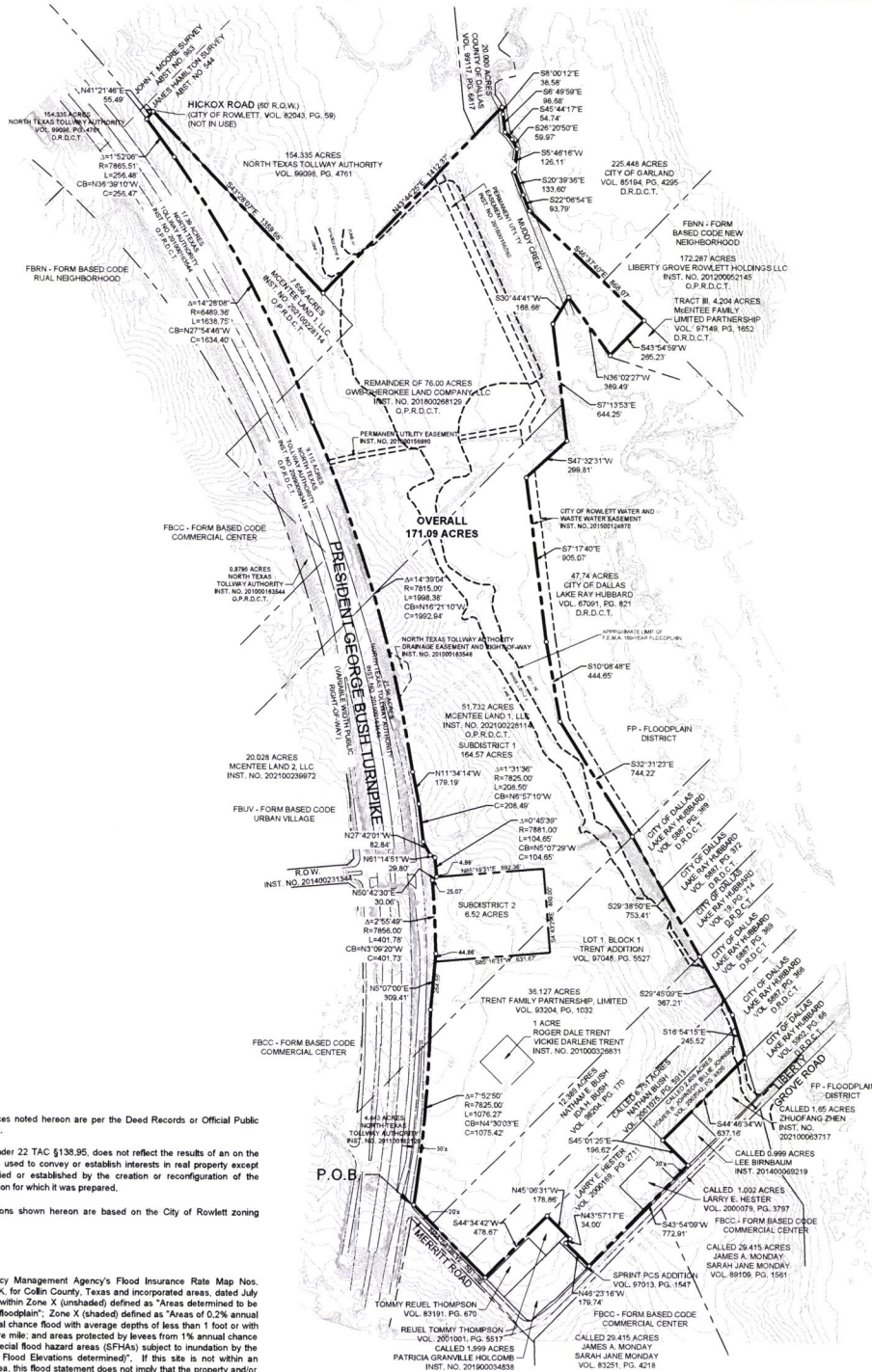
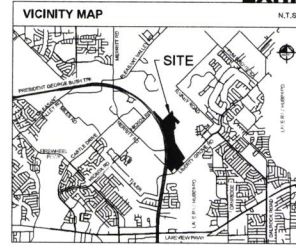
North 85°16'31" East, a distance of 592.36 feet to a point for corner;

South 04°43'29" East, a distance of 460.00 feet to a point for corner;

South 85°16'31" West, a distance of 631.67 feet to the **POINT OF BEGINNING** and containing 6.52 acres of land more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



**NOTES:**

All document recording references noted herein are per the Deed Records or Official Public Records of Dallas County, Texas.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The zoning types and descriptions shown herein are based on the City of Rowlett zoning website.

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map Nos. 48113C0235K and 48113C0245K, for Collin County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain; Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood". Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**EXHIBIT C - EXISTING SITE CONDITIONS**

**LAKEVIEW BUSINESS DISTRICT**  
 BEING 171.09 ACRES SITUATED IN THE  
 JAMES HAMILTON SURVEY, ABST. NO. 544  
 CITY OF ROWLETT  
 DALLAS COUNTY, TEXAS

**PRELIMINARY**

David J. De Weirdt Date  
 Registered Professional Land Surveyor No. 5066  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road  
 Two Galleria Office Tower, Suite 700  
 Dallas, Texas 75240  
 Ph. (972) 770-1300  
 david.deweirdt@kimley-horn.com

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPRODUCED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel No. (972) 770-1300 Fax No. (972) 230-3800

No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Sheet No.	Sheet Tot.
1	12/02/21	add zoning designations	1" = 300'	SRD	DJD	Dec. 2021	063411014	1 OF 2

PROPERTY DESCRIPTION - OVERALL

BEING a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Dallas, Dallas County, Texas and being part of a called 51,732 acre tract and called 1,856 acre tract of land described in the Special Warranty Deed to McInnis Land, L.L.C., recorded in Instrument No. 202100228114, Official Public Records of Dallas County, Texas, part of a called 76,000 acre tract conveyed to OMBP-Chesson Land Company, L.L.C. as endorsed by the Special Warranty Deed recorded in Instrument No. 20100028129, Official Public Records of Dallas County, Texas, part of a called 36,127 acre tract of land described in the Special Warranty Deed to Trent Family Partnership, Limited, recorded in Volume 9324, Page 1032, Deed Records of Dallas County, Texas, part of a called 12,389 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Nathan Ezer Bush and Lisa H. Bush, recorded in Volume 99204, Page 170, Deed Records of Dallas County, Texas, all of a called 6,751 acre tract of land described in the Warranty Deed with Vendor's Lien to Nathan Bush recorded in Volume 2001975, Page 5913, Deed Records of Dallas County, Texas, all of a called 2,406 acre tract of land described in the Warranty Deed with Vendor's Lien to Homer B. Johnson and Bille Johnson, recorded in Instrument No. 20090242, Deed Records of Dallas County, Texas, all of a called 1,002 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Larry E. Heider, recorded in Volume 2000078, Page 3737, Deed Records of Dallas County, Texas, all of a 1 acre tract of land described in the Outdwell Deed to Roger Dale Trent and Vickie Doret Trent recorded in Instrument No. 20100302833, Official Public Records of Dallas County, Texas, and of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97046, Page 1022, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the intersection of the northeast right-of-way line of Merrit Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443 acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, Instrument No. 20100101210, Official Public Records of Dallas County, Texas; and at the beginning of a non-adjacent curve to the left with a radius of 7,825.00 feet, a central angle of 07°52'00", and a chord bearing and distance of North 04°30'00" East, 1.07542 feet;

**TENACE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,076.27 feet to a point for corner.

North 05°07'00" East, a distance of 599.1 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,856.00 feet, a central angle of 02°55'40", and a chord bearing and distance of North 00°09'00" West, 401.73 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 401.78 feet to a point for corner;

North 05°42'30" East, a distance of 30.06 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,851.00 feet, a central angle of 06°40'30", and a chord bearing and distance of North 09°29'30" West, 104.65 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 194.65 feet to a point for corner;

North 61°14'51" West, a distance of 29.80 feet to a point for corner;

North 27°42'01" West, a distance of 62.84 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,815.00 feet, a central angle of 07°13'30", and a chord bearing and distance of North 06°57'10" West, 208.49 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 208.50 feet to a point for corner;

North 11°34'14" West, a distance of 176.19 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,815.00 feet, a central angle of 14°39'04", and a chord bearing and distance of North 18°21'10" West, 1,992.94 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,993.38 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 4,498.88 feet, a central angle of 14°28'08", and a chord bearing and distance of North 27°54'48" West, 1,634.40 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,634.75 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,865.51 feet, a central angle of 01°29'06", and a chord bearing and distance of North 30°39'10" West, 256.47 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 256.48 feet to a point for corner at the westernmost northwest corner of said 7,856 acre tract and in the southeast right-of-way line of Hickox Road (a 60-foot wide right-of-way);

**TENACE** with the southeast right-of-way line of Hickox Road and with the northwest line of said 7,856 acre tract, North 41°21'40" East, a distance of 65.49 feet to a point for corner at the northeastern corner of said 7,856 acre tract and at the southwest line of a called 154,335 acre tract of land described in the Deed without Warranty to North Texas Tollway Authority, recorded in Volume 99004, Page 4761, Deed Records of Dallas County, Texas;

**TENACE** with the northeast line of said 7,856 acre tract and the southwest line of said 154,335 acre tract, South 43°28'07" East, a distance of 1,359.66 feet to a point for corner at the southwestern southeast corner of said 154,335 acre tract and in the northwest line of said 76,000 acre tract;

**TENACE** with the southeast line of said 154,335 acre tract and the northwest line of said 76,000 acre tract, North 43°44'25" East, a distance of 1,412.37 feet to a point for corner at the northwest corner of a called 225,448 acre tract of land described in the Special Warranty Deed to the City of Garland, recorded in Volume 65166, Page 4295, Deed Records of Dallas County, Texas;

**TENACE** along said Muddy Creek, the following courses and distances:

South 08°00'12" East, a distance of 38.58 feet to a point for corner;

South 06°49'59" East, a distance of 86.68 feet to a point for corner;

South 45°44'17" East, a distance of 54.74 feet to a point for corner;

South 26°20'50" East, a distance of 59.87 feet to a point for corner;

South 05°46'16" West, a distance of 126.11 feet to a point for corner;

South 20°39'36" East, a distance of 133.60 feet to a point for corner;

South 22°05'44" East, a distance of 93.79 feet to a point for corner;

**TENACE** with said southwest line of said 225,448 acre tract, South 46°37'40" East, a distance of 868.07 feet to a point for corner in the southwest line of a called 172,287 acre tract of land described in the Special Warranty Deed to Liberty Grove Rowlett Holdings LLC, recorded in Instrument No. 20210002145, Official Public Records of Dallas County, Texas, and at the northeastern corner of a called 4,204 acre tract of land described in the Special Warranty Deed to McInnis Family Limited Partnership, recorded in Volume 97149, Page 1662, Deed Records of Dallas County, Texas;

**TENACE** with the northeast line of said 4,204 acre tract, South 43°54'59" West, a distance of 205.22 feet to a point for corner in the northeast line of a called 47.74 acre tract of land described in the Confirmation Warranty Deed to the City of Dallas, recorded in Volume 67091, Page 621, Deed Records of Dallas County, Texas;

**TENACE** with the north line of said 47.74 acre tract, North 36°02'27" West, a distance of 388.49 feet to a point for corner at the northeastern corner of said 47.74 acre tract;

**TENACE** with the west line of said 47.74 acre tract, the following courses and distances:

South 30°44'41" West, a distance of 166.68 feet to a point for corner;

South 07°13'57" East, a distance of 644.25 feet to a point for corner;

South 47°32'31" West, a distance of 299.81 feet to a point for corner;

South 07°17'40" East, a distance of 805.07 feet to a point for corner;

South 10°00'48" East, a distance of 444.65 feet to a point for corner;

South 33°31'23" East, a distance of 744.22 feet to a point for corner at the southwestern corner of said 47.74 acre tract; the southeast corner of said 51,732 acre tract; the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 5887, Page 372, Volume 19, Page 714, Volume 5887, Page 369, and Volume 5887, Page 366, all of the Deed Records of Dallas County, Texas, the following courses and distances:

South 29°38'50" East, a distance of 753.41 feet to a point for corner;

South 29°45'09" East, a distance of 367.21 feet to a point for corner;

South 16°54'15" East, a distance of 245.52 feet to a point for corner at the south corner of said City of Dallas tract (Volume 5887, Page 366) and at the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 9902, Page 66, Deed Records of Dallas County, Texas, all the easternmost corner of said 2,406 acre tract, and at the northeastern corner of a called 1.65 acre tract of land described in the Special Warranty Deed to Zhuofeng Zhen, recorded in Instrument No. 20210008717, Official Public Records of Dallas County, Texas;

**TENACE** with the northeast line of said 1.65 acre tract and the southwest line of said 2,406 acre tract, and the northwest line of a called 0.999 acre tract of land described in the Special Warranty Deed to Lee Limbam, recorded in Instrument No. 201400069219, Official Public Records of Dallas County, Texas, South 44°49'34" West, a distance of 637.16 feet to a point for corner at the westernmost corner of said 0.999 acre tract and the southwestern corner of said 2,406 acre tract;

**TENACE** with the southwest line of said 0.999 acre tract, North 45°01'07" East, a distance of 184.82 feet to a point for corner in the northwest right-of-way line of Liberty Grove Road (a variable width right-of-way) and at the southwestern corner of said 0.999 acre tract;

**TENACE** with said northeast right-of-way line of Liberty Grove Road, South 43°54'09" West, a distance of 772.91 feet to a point for corner at the easternmost corner of Sprint PCS Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97013, Page 1547, Deed Records of Dallas County, Texas;

**TENACE** with the northeast line of said Sprint PCS Addition, and the northeast line of a tract of land described in the Special Warranty Deed to Rowlett Tammy, recorded in Volume 2001001, Page 5517, Deed Records of Dallas County, Texas, the following courses and distances:

North 46°23'16" West, a distance of 179.74 feet to a point for corner;

North 43°57'17" East, a distance of 34.00 feet to a point for corner;

North 45°06'31" West, a distance of 178.86 feet to a point for corner in the southeast line of said 6,751 acre tract and at the northernmost corner of said Thompson tract;

**TENACE** with said southeast line of the 6,751 acre tract and the northwest line of said Thompson tract, South 44°34'42" West, a distance of 478.87 feet to a point for corner in said northeast right-of-way line of Merrit Road, at the westernmost corner of said Thompson tract and at the southwestern corner of said 6,751 acre tract;

**TENACE** with said north right-of-way line, North 44°54'08" West, a distance of 561.36 feet to the **POINT OF BEGINNING** and containing 171.63 acres of land more or less;

Beating system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

PROPERTY DESCRIPTION - SUBDISTRICT 1

**BEING** a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Dallas, Dallas County, Texas and being part of a called 51,732 acre tract and called 1,856 acre tract of land described in the Special Warranty Deed to McInnis Land, L.L.C., recorded in Instrument No. 202100228114, Official Public Records of Dallas County, Texas, part of a called 76,000 acre tract conveyed to OMBP-Chesson Land Company, L.L.C. as endorsed by the Special Warranty Deed recorded in Instrument No. 20100028129, Official Public Records of Dallas County, Texas, part of a called 36,127 acre tract of land described in the Special Warranty Deed to Trent Family Partnership, Limited, recorded in Volume 9324, Page 1032, Deed Records of Dallas County, Texas, all of a called 6,751 acre tract of land described in the Warranty Deed with Vendor's Lien to Nathan Bush recorded in Volume 2001975, Page 5913, Deed Records of Dallas County, Texas, all of a called 2,406 acre tract of land described in the Warranty Deed with Vendor's Lien to Homer B. Johnson and Bille Johnson, recorded in Instrument No. 20090242, Deed Records of Dallas County, Texas, all of a called 1,002 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Larry E. Heider, recorded in Volume 2000078, Page 3737, Deed Records of Dallas County, Texas, all of a 1 acre tract of land described in the Outdwell Deed to Roger Dale Trent and Vickie Doret Trent recorded in Instrument No. 20100302833, Official Public Records of Dallas County, Texas, and of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97046, Page 1022, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the intersection of the northeast right-of-way line of Merrit Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443 acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, Instrument No. 20100101210, Official Public Records of Dallas County, Texas; and at the beginning of a non-adjacent curve to the left with a radius of 7,825.00 feet, a central angle of 07°52'00", and a chord bearing and distance of North 04°30'00" East, 1.07542 feet;

**TENACE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,076.27 feet to a point for corner;

North 05°07'00" East, a distance of 599.1 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,856.00 feet, a central angle of 02°55'40", and a chord bearing and distance of North 00°09'00" West, 401.73 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 401.78 feet to a point for corner;

North 05°42'30" East, a distance of 30.06 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,851.00 feet, a central angle of 06°40'30", and a chord bearing and distance of North 09°29'30" West, 104.65 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 194.65 feet to a point for corner;

North 61°14'51" West, a distance of 29.80 feet to a point for corner;

North 27°42'01" West, a distance of 62.84 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,815.00 feet, a central angle of 07°13'30", and a chord bearing and distance of North 06°57'10" West, 208.49 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 208.50 feet to a point for corner;

North 11°34'14" West, a distance of 176.19 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,815.00 feet, a central angle of 14°39'04", and a chord bearing and distance of North 18°21'10" West, 1,992.94 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,993.38 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 4,498.88 feet, a central angle of 14°28'08", and a chord bearing and distance of North 27°54'48" West, 1,634.40 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,634.75 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,865.51 feet, a central angle of 01°29'06", and a chord bearing and distance of North 30°39'10" West, 256.47 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 256.48 feet to a point for corner at the westernmost northwest corner of said 7,856 acre tract and in the southeast right-of-way line of Hickox Road (a 60-foot wide right-of-way);

**TENACE** with the southeast right-of-way line of Hickox Road and with the northwest line of said 7,856 acre tract, North 41°21'40" East, a distance of 65.49 feet to a point for corner at the northeastern corner of said 7,856 acre tract and at the southwest line of a called 154,335 acre tract of land described in the Deed without Warranty to North Texas Tollway Authority, recorded in Volume 99004, Page 4761, Deed Records of Dallas County, Texas;

**TENACE** with the northeast line of said 7,856 acre tract and the southwest line of said 154,335 acre tract, South 43°28'07" East, a distance of 1,359.66 feet to a point for corner at the southwestern southeast corner of said 154,335 acre tract and in the northwest line of said 76,000 acre tract;

**TENACE** with the southeast line of said 154,335 acre tract and the northwest line of said 76,000 acre tract, North 43°44'25" East, a distance of 1,412.37 feet to a point for corner at the northwest corner of a called 225,448 acre tract of land described in the Special Warranty Deed to the City of Garland, recorded in Volume 65166, Page 4295, Deed Records of Dallas County, Texas;

**TENACE** along said Muddy Creek, the following courses and distances:

South 08°00'12" East, a distance of 38.58 feet to a point for corner;

South 06°49'59" East, a distance of 86.68 feet to a point for corner;

South 45°44'17" East, a distance of 54.74 feet to a point for corner;

South 26°20'50" East, a distance of 59.87 feet to a point for corner;

South 05°46'16" West, a distance of 126.11 feet to a point for corner;

South 20°39'36" East, a distance of 133.60 feet to a point for corner;

South 22°05'44" East, a distance of 93.79 feet to a point for corner;

**TENACE** with said southwest line of said 225,448 acre tract, South 46°37'40" East, a distance of 868.07 feet to a point for corner in the southwest line of a called 172,287 acre tract of land described in the Special Warranty Deed to Liberty Grove Rowlett Holdings LLC, recorded in Instrument No. 20210002145, Official Public Records of Dallas County, Texas, and at the northeastern corner of a called 4,204 acre tract of land described in the Special Warranty Deed to McInnis Family Limited Partnership, recorded in Volume 97149, Page 1662, Deed Records of Dallas County, Texas;

**TENACE** with the northeast line of said 4,204 acre tract, South 43°54'59" West, a distance of 205.22 feet to a point for corner in the northeast line of a called 47.74 acre tract of land described in the Confirmation Warranty Deed to the City of Dallas, recorded in Volume 67091, Page 621, Deed Records of Dallas County, Texas;

**TENACE** with the north line of said 47.74 acre tract, North 36°02'27" West, a distance of 388.49 feet to a point for corner at the northeastern corner of said 47.74 acre tract;

**TENACE** with the west line of said 47.74 acre tract, the following courses and distances:

South 30°44'41" West, a distance of 166.68 feet to a point for corner;

South 07°13'57" East, a distance of 644.25 feet to a point for corner;

South 47°32'31" West, a distance of 299.81 feet to a point for corner;

South 07°17'40" East, a distance of 805.07 feet to a point for corner;

South 10°00'48" East, a distance of 444.65 feet to a point for corner;

South 33°31'23" East, a distance of 744.22 feet to a point for corner at the southwestern corner of said 47.74 acre tract; the southeast corner of said 51,732 acre tract; the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 5887, Page 372, Volume 19, Page 714, Volume 5887, Page 369, and Volume 5887, Page 366, all of the Deed Records of Dallas County, Texas, the following courses and distances:

South 29°38'50" East, a distance of 753.41 feet to a point for corner;

South 29°45'09" East, a distance of 367.21 feet to a point for corner;

South 16°54'15" East, a distance of 245.52 feet to a point for corner at the south corner of said City of Dallas tract (Volume 5887, Page 366) and at the westernmost corner of a tract of land described in Deed to the City of Dallas, recorded in Volume 9902, Page 66, Deed Records of Dallas County, Texas, all the easternmost corner of said 2,406 acre tract, and at the northeastern corner of a called 1.65 acre tract of land described in the Special Warranty Deed to Zhuofeng Zhen, recorded in Instrument No. 20210008717, Official Public Records of Dallas County, Texas;

**TENACE** with the northeast line of said 1.65 acre tract and the southwest line of said 2,406 acre tract, and the northwest line of a called 0.999 acre tract of land described in the Special Warranty Deed to Lee Limbam, recorded in Instrument No. 201400069219, Official Public Records of Dallas County, Texas, South 44°49'34" West, a distance of 637.16 feet to a point for corner at the westernmost corner of said 0.999 acre tract and the southwestern corner of said 2,406 acre tract;

**TENACE** with the southwest line of said 0.999 acre tract, North 45°01'07" East, a distance of 184.82 feet to a point for corner in the northwest right-of-way line of Liberty Grove Road (a variable width right-of-way);

**TENACE** with said centerline line of Liberty Grove Road, South 43°54'09" West, a distance of 772.91 feet to a point for corner at the easternmost corner of Sprint PCS Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97013, Page 1547, Deed Records of Dallas County, Texas, and the northeast line of a tract of land described in the Special Warranty Deed to Rowlett Tammy, recorded in Volume 2001001, Page 5517, Deed Records of Dallas County, Texas, the following courses and distances:

North 46°23'16" West, a distance of 179.74 feet to a point for corner;

North 43°57'17" East, a distance of 34.00 feet to a point for corner;

North 45°06'31" West, a distance of 178.86 feet to a point for corner in the southeast line of said 6,751 acre tract and at the northernmost corner of said Thompson tract;

**TENACE** with said southeast line of the 6,751 acre tract and the northwest line of said Thompson tract, South 44°34'42" West, a distance of 478.87 feet to a point for corner in said northeast right-of-way line of Merrit Road, at the westernmost corner of said Thompson tract and at the southwestern corner of said 6,751 acre tract;

PROPERTY DESCRIPTION - SUBDISTRICT 2

**BEING** a tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Dallas, Dallas County, Texas and being part of a called 51,732 acre tract and called 1,856 acre tract of land described in the Special Warranty Deed to McInnis Land, L.L.C., recorded in Instrument No. 202100228114, Official Public Records of Dallas County, Texas, part of a called 76,000 acre tract conveyed to OMBP-Chesson Land Company, L.L.C. as endorsed by the Special Warranty Deed recorded in Instrument No. 20100028129, Official Public Records of Dallas County, Texas, part of a called 36,127 acre tract of land described in the Special Warranty Deed to Trent Family Partnership, Limited, recorded in Volume 9324, Page 1032, Deed Records of Dallas County, Texas, and part of Lot 1, Block 1, Trent Addition, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 97046, Page 1022, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of the intersection of the northeast right-of-way line of Merrit Road (a variable width right-of-way) and the east right-of-way line of the President George Bush Turnpike (a variable width right-of-way) and at the southeast corner of a called 4.443 acre tract of land described in the Special Warranty Deed to North Texas Tollway Authority, Instrument No. 20100101210, Official Public Records of Dallas County, Texas; and at the beginning of a non-adjacent curve to the left with a radius of 7,825.00 feet, a central angle of 07°52'00", and a chord bearing and distance of North 04°30'00" East, 1.07542 feet;

**TENACE** with said east right-of-way line of the President George Bush Turnpike, the following courses and distances:

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 1,076.27 feet to a point for corner;

North 05°07'00" East, a distance of 599.1 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,856.00 feet, a central angle of 02°55'40", and a chord bearing and distance of North 00°09'00" West, 401.73 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 401.78 feet to a point for corner;

North 05°42'30" East, a distance of 30.06 feet to a point at the beginning of a non-adjacent curve to the left with a radius of 7,851.00 feet, a central angle of 06°40'30", and a chord bearing and distance of North 09°29'30" West, 104.65 feet;

In a northerly direction, with said non-adjacent curve to the left, an arc distance of 194.65 feet to a point for corner;

North 61°14'51" West, a distance of 29.80 feet to a point for corner;

South 04°43'29" West, a distance of 460.00 feet to a point for corner;

South 85°16'31" East, a distance of 631.67 feet to the **POINT OF BEGINNING** and containing 284,010 square feet or 6.52 acres of land more or less;

Beating system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §136.88, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT C - EXISTING SITE CONDITIONS

LAKEVIEW BUSINESS DISTRICT BEING 171.63 ACRES SITUATED IN THE JAMES HAMILTON SURVEY, ABST. NO. 544 CITY OF ROWLETT DALLAS COUNTY, TEXAS

**Exhibit D**  
**PD Regulations**

1. General Standards.

- a. The Property shall be governed by this Ordinance and the Rowlett Development Code, as amended. In the event of a conflict between this Ordinance and the Rowlett Development Code, as amended, this Ordinance shall control.
- b. Development of Subdistrict 1 shall be in general conformance with the Concept Plan (Exhibit E) and the Landscaping Plan (Exhibit F), all as amended in accordance with this Ordinance. In addition to Minor Modifications provided for in Section 77-811, minor amendments to the plans may be approved by the Director of Community Development that do not: (i) add uses not permitted under this ordinance, (ii) increase the maximum permitted building height set forth in this ordinance, (iii) reduce required parking, and (iv) increase the floor area within Subdistrict 1, as reflected on the Concept Plan, by no more than six percent, the total building area will not exceed 1.9 million square feet
- c. Building facades shall consist of materials stipulated by this Ordinance, and elevations will be reviewed and approved at the time of Site Development Plan.

2. Comprehensive Plan. The City Council finds that this Ordinance is consistent with the City of Rowlett Comprehensive Plan as amended.

3. Subdistrict 1.

- a. Subdistrict 1 shall be governed by the provisions of the Rowlett Development Code applicable to land in the Light Manufacturing M-1 zoning district, as modified by this Ordinance.
- b. The written authorization of the owner(s) of Subdistrict 2 is not required to file an application to amend the PD regulations or exhibits with respect to Subdistrict 1.
- c. A Site Development Plan for Subdistrict 1 shall be approved administratively if it complies with applicable development regulations.
- d. The following uses are permitted by right in Subdistrict 1:
  - i. Accessory uses
  - ii. Amateur radio antenna, CB antenna, or satellite dish antenna
  - iii. Assembly of heavy electronics and devices
  - iv. Automated Teller Machine

- v. Financial Institution (without drive-in facilities)
  - vi. Library
  - vii. Light manufacturing, general
  - viii. Medical laboratory
  - ix. Municipal uses
  - x. Office/Warehouse, defined as an enclosed permanent facility for general storage or warehousing of goods and subordinate office uses with no limitation on office square footage. Little or no sales activity takes place with the exception of will-call pickups.
  - xi. Park or playground (public)
  - xii. Primary or secondary school (public or private)
  - xiii. Radio Broadcasting without tower
  - xiv. Religious assembly
  - xv. Research and production of medical, biological, high technology and similar "clean" manufacturing
  - xvi. Research and scientific laboratory
  - xvii. Single phase office building or office complex with less than 100,000 square feet/gross floor area
  - xviii. Single phase office building or office complex with more than 100,000 square feet/gross floor area
  - xix. Single tenant office use
  - xx. Small Scale Manufacturing for on-site retail sale
  - xxi. Utility facility, Minor
  - xxii. Wholesale distribution center, defined as a permanent facility for the storage of products, supplies, and equipment offered for wholesale distribution (not for direct sale to the general public).
- e. The following uses are permitted by Special Use Permit in Subdistrict 1:
- i. College or university
  - ii. Commercial school

- iii. Dry cleaning plant or commercial laundry
- iv. Heliport
- v. Recreation and Entertainment, Indoor
- vi. Tower (commercial, radio, television, relay, cellular or microwave over 40 feet)
- vii. Utility facility, Major

f. The following dimensional standards shall apply and constitute the exclusive lot size, setback, building size, and height requirements for Subdistrict 1:

Lot Size				Minimum Setback Requirements			Floor Area (sq. ft.)	Maximum Height (ft.)
Min. Lot Area (sq. ft./lot)	Min. Width (ft.)	Min. Depth (ft.)	Max. Lot Coverage (%)	Front (ft.)	Side	Rear (ft.)		
None	None	None	80	50	<i>Yard adjoining residential district or intersecting street: 50 Corner lot: 50 ft. from all street rights-of-way</i>	25	None	50

- g. The minimum off-street parking requirement for industrial uses (including, but not limited to, warehouse and wholesale distribution center uses) shall be one space for every 2,000 square feet of floor area. All parking other uses shall comply with the parking ratios stipulated in Section 77-506(B) of the Rowlett Development Code.
- h. Public street access to the site owned by the North Texas Tollway Authority north of the property will not be required for Subdistrict 1.
- i. Pedestrian on-site circulation shall be in general conformance with the Concept Plan. The provisions from Section 77-505(E)(2)(H)(2) the Rowlett Development Code (continuous pedestrian access, on-site pedestrian connections, and block connections) shall not apply.
- j. Subdistrict 1 shall not be subject to the requirements of Section 77-805(D)(6) of the Rowlett Development Code regarding commencement of development.
- k. A minimum of 20 percent of Subdistrict 1 shall be devoted to open space as shown on the Concept Plan, and a maximum of 50 percent of the required open space area may contain floodplain. In addition, the open space area shall contain a pollination garden with a minimum area of 10,000 square feet and a pedestrian trail as shown on the Landscaping Plan.

- l. No truck idling or stacking shall be permitted on public rights-of-way. All truck stacking shall be contained within the site.
- m. Truck courts and car parks will be illuminated via wall packs that direct light from a building facade outward. Wall packs shall not be installed higher than 35 feet in height. All other exterior lighting luminaries shall be mounted no higher than 35 feet.
- n. Sections 77-507 and 77-509 of the Rowlett Development Code regarding Public/Institutional and Commercial Building Standards and Neighborhood Protection Standards, respectively, shall not apply to Subdistrict 1.
- o. The following provisions shall constitute the exclusive building material and building design regulations applicable to Subdistrict 1. These requirements are developer/applicant initiated.
  - i. A colored facade plan showing the plan view and elevation view shall be made a part of the Site Development Plan approval process. The colored facade plan shall include notes listing all material types, finishes, and colors for all exterior elements.
  - ii. Buildings shall be 100 percent masonry construction per elevation, exclusive of roofs, doors, and windows. For all purposes of these regulations, the term "masonry" shall include concrete tilt-wall, stone, brick, tile, cast or cultured stone, painted, coated or stained brick, stone, concrete masonry units, or stucco meeting American Society for Testing and Materials (ASTM) standards with a minimum thickness of three-quarter inches. Such building materials shall also be compliant with the International Building Code in effect at time of building permit application. Building entries facing George Bush will be comprised of painted tilt-wall accents with high-glass entries and aluminum sunscreens
  - iii. A single, large, dominant building mass containing 20,000 square feet or more or over one story in height shall adhere to the following wall articulation standards: Projections, recesses, or other reveals, with a minimum change of plane of two feet, are required at least every 200 linear feet along a facade containing the primary pedestrian building entrance. No other facade shall be required to include articulation.
  - iv. Each primary structure shall have a clearly defined main pedestrian entrance featuring the following elements: canopies or porticos, overhangs, recesses or projections.
  - v. Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 lineal feet of facade. No parapet wall is required adjacent to the dock sides of a building.

- vi. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be screened. Screening may consist of an extended parapet wall or a free-standing screen wall. Screens shall be at least as high as the equipment they hide, and shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. If equipment is visible because a screen does not meet this minimum height requirement, the Director of Community Development shall require additional construction to provide adequate screening during the review and approval of the Site Development Plan. Notwithstanding anything in this section, rooftop screening shall only be required if rooftop mounted units can be seen at the property line at the adjacent street level, not including the President George Bush Turnpike.
- vii. Buildings shall incorporate a human scale near ground level on commercial buildings and along street facades and entryways through the use of such scale elements as windows, doors, columns, and beams. "Human scale" means the entrances, windows, doors, columns, and beams on large buildings are in proportion to and not significantly larger than the people using the building. For example, a ten-foot high entrance cover is in proportion to a person using it; a 30-foot high colonnade is not.
- viii. Facade building materials shall not create excessive glare when viewed from any public street or from any residential area. Mirrored glass with a reflectance greater than 20 percent shall not cover more than ten percent of any exterior facade of a primary or accessory structure.
- ix. Intense, bright, or fluorescent colors shall not be used on windows or as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than ten percent of the area of each elevation of a building. Permitted sign areas shall be excluded from this calculation. Painting or coating masonry shall be considered as an alternative material and as such shall receive a recommendation from the commission and approved by the city council.

#### 4. Subdistrict 2.

- a. Subdistrict 2 shall be governed by the provisions of the Rowlett Development Code applicable to land in the Limited Commercial/Retail C-1 zoning district, as modified by this Ordinance
- b. The following uses are permitted in Subdistrict 2: the uses permitted in the C-1 zoning district, except that (i) restaurants with a drive-thru shall be permitted by SUP; (ii) convenience stores with gas pumps shall be permitted by SUP; (iii) all office uses shall be permitted by right; (iv) Institutional and Public Uses and Commercial Uses shall be allowed as set forth in Table 3.1-1; Table of Allowed Uses of the Rowlett Development Code, and (v) multifamily shall be permitted by SUP.

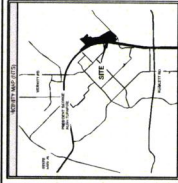
- c. The maximum number of stories for any type of building shall be four. The minimum number of stories for any type of building shall be one.
- d. Subdistrict 2 shall not be subject to the requirements of Section 77-805(D)(6) of the Rowlett Development Code regarding commencement of development.
- e. The written authorization of the owner(s) of Subdistrict 1 is not required to file an application to amend the PD regulations or exhibits with respect to Subdistrict 2.

**EXHIBIT E**



GRAPHIC SCALE IN FEET  
0 60 120 180 240

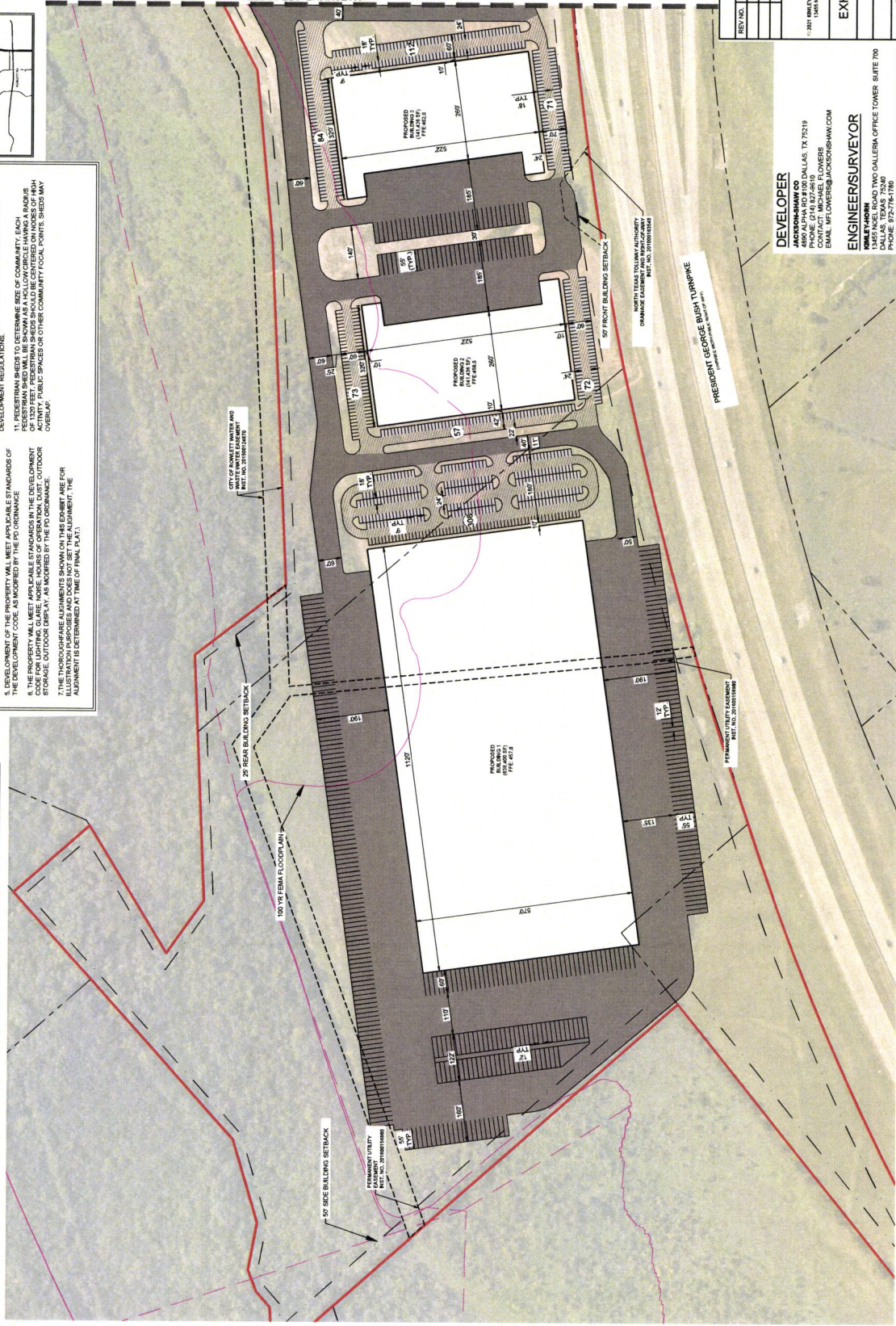
LEGEND	DESCRIPTION
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY BOUNDARY
	PROPOSED SUBDISTRICT BOUNDARY
	100' FEET FLOODPLAIN
	PROPOSED HEAVY DUTY PAVING
	PROPOSED MEDIUM DUTY PAVING
	PROPOSED LIGHT DUTY PAVING
	PROPOSED PARKING LOT



**NOTES:**

- THIS DEVELOPMENT IS LOCATED IN DALLAS COUNTY.
- THE DEVELOPMENT IS SUBJECT TO THE CITY OF ROWLETT'S SUBDISTRICT REGULATIONS.
- THE PROPOSED SITE CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFICIAL CITY OF ROWLETT DEVELOPMENT PLAN. ANY DEVELOPMENT REGULATIONS IS INTENDED TO DESCRIBE THE INTENT OF THE DEVELOPMENT REGULATIONS FROM THIS CONCEPT PLAN ARE GOVERNED BY THE CITY OF ROWLETT'S SUBDISTRICT REGULATIONS.
- ALL CURRENT DEVELOPMENT REGULATIONS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT REGULATIONS.
- PREDETERMINED SHEETS TO DETERMINE SIZE OF COMMUNITY, EACH SHEET OF 1200 FEET, PREDETERMINED SHEETS SHOULD BE CENTERED ON NODES OF HIGH TRAFFIC VOLUME OR OTHER COMMUNITY FOCAL POINTS. SHEETS MAY BE CENTERED ON OTHER COMMUNITY FOCAL POINTS WITHIN THESE PLANNED DEVELOPMENT REGULATIONS.
- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.

CONCEPTUAL BUILDING DATA	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	TOTAL
INDUSTRIAL OFFICE USE (SPT)	20,000	20,000	20,000	20,000	20,000	20,000	140,000
INDUSTRIAL OFFICE USE (SPT)	20,000	20,000	20,000	20,000	20,000	20,000	140,000
TOTAL SP	40,000	40,000	40,000	40,000	40,000	40,000	280,000
NET GROSS PARKING (1.5X SP)	60,000	60,000	60,000	60,000	60,000	60,000	420,000
NET GROSS PARKING (1.5X SP)	60,000	60,000	60,000	60,000	60,000	60,000	420,000
TOTAL NET PARKING	120,000	120,000	120,000	120,000	120,000	120,000	840,000
PROPOSED PARKING	40,000	40,000	40,000	40,000	40,000	40,000	280,000
PROPOSED BUILT-UP LIGHT	40,000	40,000	40,000	40,000	40,000	40,000	280,000



MATCHLINE SEE SHEET 2

REV. NO.	DATE	DESCRIPTION	BY

**Kimley-Horn**  
1545 RICE ROAD, TWO GALLENS OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75248  
WWW.KIMLEY-HORN.COM

REVIEWED BY	DATE	DESCRIPTION

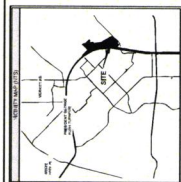
**DEVELOPER**  
JACKSON-HAWK CO  
4800 ALPHEA ROAD DALLAS, TX 75219  
CONTACT: MICHAEL FLOWERS  
EMAIL: M.FLOWERS@JACKSON-HAWK.COM

**ENGINEER/SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1545 RICE ROAD, TWO GALLENS OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75248  
CONTACT: DANIEL GALLAGHER, P.E./DAVE DEVERBOT, R.S.  
TEXAS REGISTERED ENGINEERING FIRM NO. F-228  
EMAIL: DAN.GALLAGHER@KIMLEY-HORN.COM  
EMAIL: DAVE.DEVBOT@KIMLEY-HORN.COM

# EXHIBIT E



GRAPHIC SCALE IN FEET  
0 60 120 180 240



LEGEND
EXISTING PROPERTY LINE
PROPOSED PROPERTY BOUNDARY
PROPOSED SUBTRACT BOUNDARY
100 FT FEMA FLOODPLAIN
PROPOSED HEAVY DUTY PAVING
PROPOSED MEDIUM DUTY PAVING
PROPOSED LIGHT DUTY PAVING
PROPOSED PARKING COUNT

**NOTES:**

1. THIS DEVELOPMENT IS LOCATED IN DALLAS COUNTY.

2. THE PROPERTY OWNER ACKNOWLEDGES THE APPROVAL OF THIS CONCEPT AND SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND WHERE EXCEPTIONS OR VARIANCES THAT MAY BE REQUIRED WITH A SITE PLAN APPLICATION FOR ANY PORTION OF THE SUBJECT PROPERTY.

3. A SUBTRACT 1 MAY BE DEVELOPED WITH A DISTRIBUTION CENTER AND A SUBTRACT 2 MAY BE DEVELOPED WITH A DISTRIBUTION CENTER AND A SUBTRACT 3 MAY BE DEVELOPED WITH A DISTRIBUTION CENTER.

4. DEVELOPMENT OF THE PROPERTY WILL MEET APPLICABLE STANDARDS OF THE DEVELOPMENT CODE, AS MODIFIED BY THE FLOOD ORDINANCE.

5. THE DEVELOPMENT OF THE PROPERTY WILL MEET APPLICABLE STANDARDS OF THE DEVELOPMENT CODE FOR LIGHTING GLARE, HOURS OF OPERATION, DIRT, OUTDOOR LIGHT POLLUTION, AND SMOKE AND PARTICULATE EMISSIONS FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

6. DEVELOPMENT OF THE PROPERTY WILL MEET APPLICABLE STANDARDS OF THE DEVELOPMENT CODE, AS MODIFIED BY THE FLOOD ORDINANCE.

7. THE DEVELOPMENT OF THE PROPERTY WILL MEET APPLICABLE STANDARDS OF THE DEVELOPMENT CODE FOR LIGHTING GLARE, HOURS OF OPERATION, DIRT, OUTDOOR LIGHT POLLUTION, AND SMOKE AND PARTICULATE EMISSIONS FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

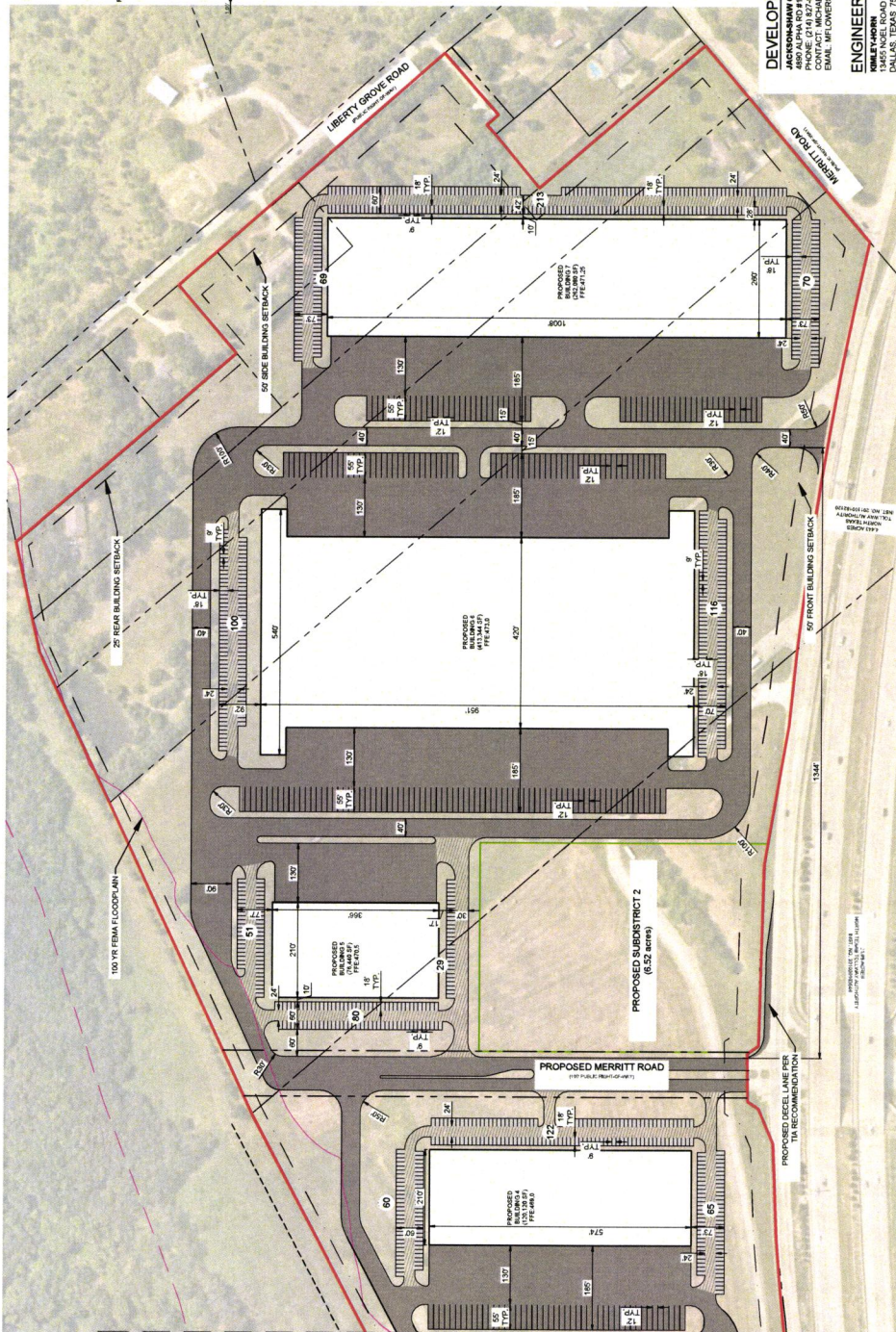
8. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY SHALL BE MET AND ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THESE PLANNED DEVELOPMENT REGULATIONS.

9. THE PROPOSED SITE CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A GUARANTEE OF RESULTS. THE PROPOSED SITE CONCEPT IS SUBJECT TO THE PLANNED DEVELOPMENT REGULATIONS FROM THE CITY OF DALLAS.

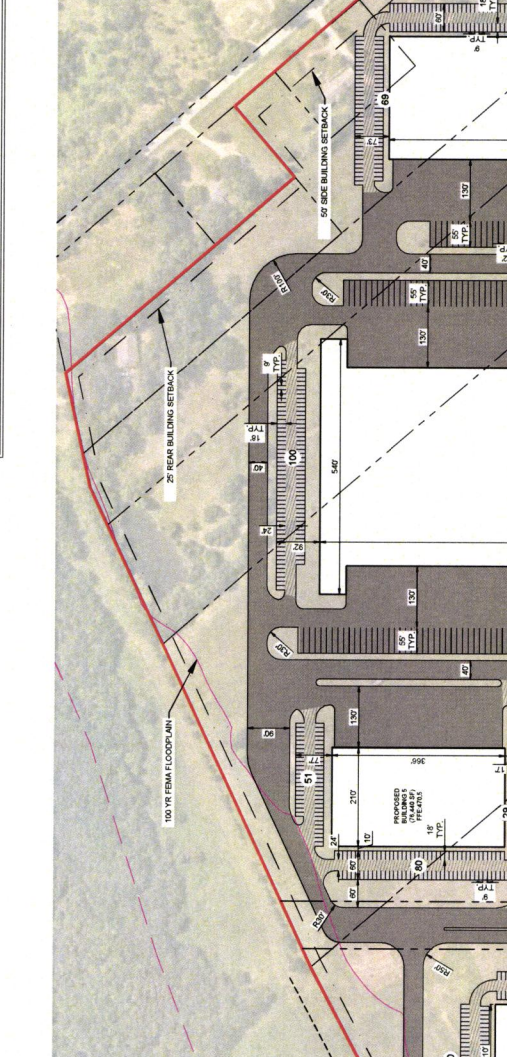
10. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS DEVELOPMENT REGULATIONS.

11. PEDESTRIAN SHEETS TO DETERMINE SIZE OF COMMUNITY, EACH SIDEWALK, PUBLIC SPACES OR OTHER COMMUNITY FOCAL POINTS, SHEETS MAY BE REQUESTED FROM THE CITY OF DALLAS.

POTENTIAL OFFICE USE (SF)	NET AREA (SF)	RENTAL RATE (\$/SF)	RENTAL INCOME (\$/MONTH)	RENTAL INCOME (\$/YEAR)
500,000	200,000	10.00	2,000,000	24,000,000
1,000,000	400,000	10.00	4,000,000	48,000,000
1,500,000	600,000	10.00	6,000,000	72,000,000
2,000,000	800,000	10.00	8,000,000	96,000,000
2,500,000	1,000,000	10.00	10,000,000	120,000,000
3,000,000	1,200,000	10.00	12,000,000	144,000,000
3,500,000	1,400,000	10.00	14,000,000	168,000,000
4,000,000	1,600,000	10.00	16,000,000	192,000,000
4,500,000	1,800,000	10.00	18,000,000	216,000,000
5,000,000	2,000,000	10.00	20,000,000	240,000,000



## TYPICAL SECTION MERRITT ROAD



REV. NO.	DATE	DESCRIPTION	BY

**Kimley-Horn**  
15495 N. GARDNER ROAD, SUITE 1700, DALLAS, TEXAS 75244  
WWW.KIMLEY-HORN.COM

EXHIBIT E-PROPOSED SITE CONCEPT

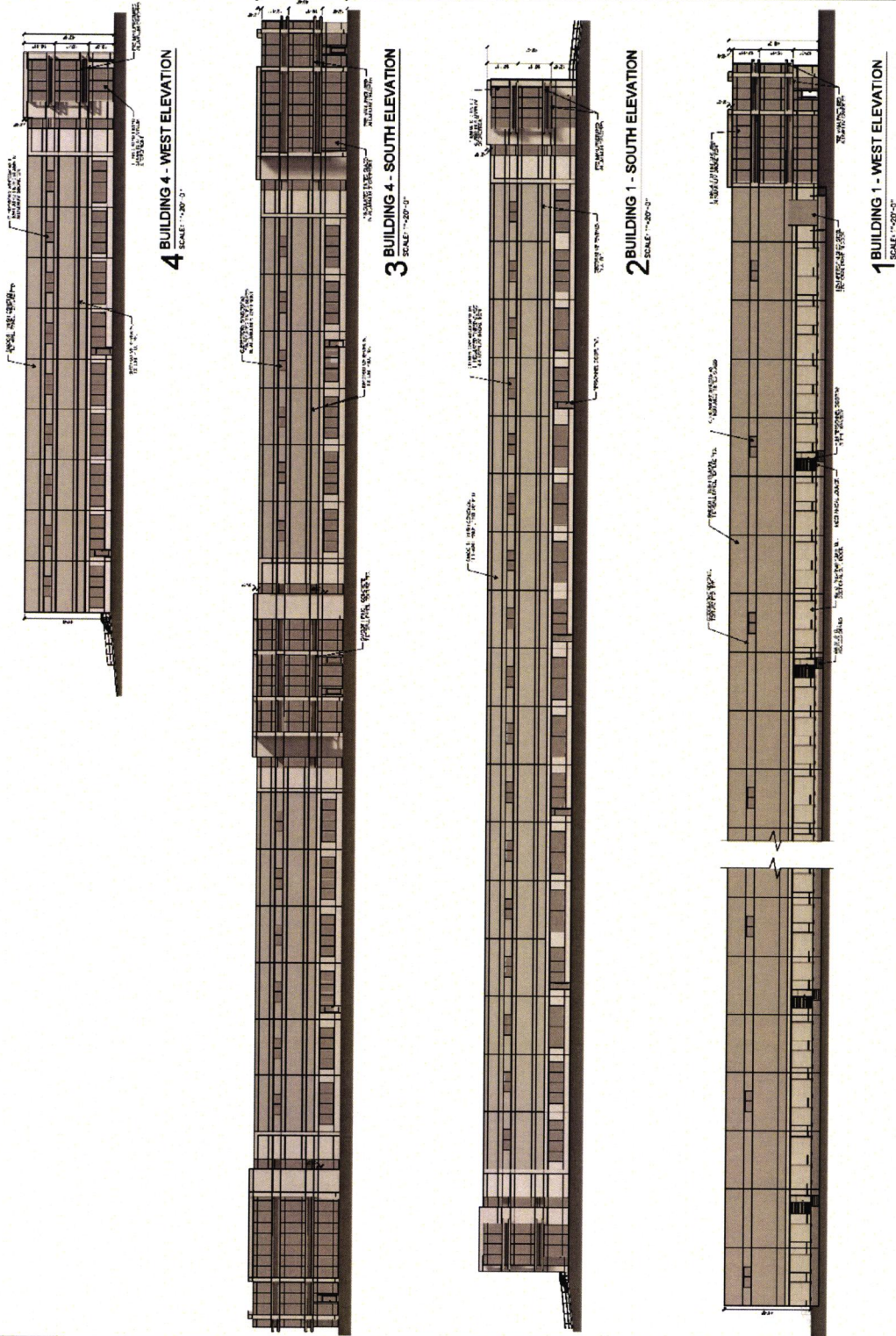
REVIEWED BY:	DRAWN BY:	DATE:	SHEET:

**DEVELOPER**  
JACKSON-HAMCO  
4800 ALPHEA ROAD, SUITE 72519  
DALLAS, TEXAS 75240  
CONTACT: DANIEL G. LAUGHER, P.E.  
EMAIL: M.FLOWERS@JACKSONHAMCO.COM

**ENGINEER/SURVEYOR**  
KIMLEY-HORN AND THE CALLAHAN OFFICE (TOGETHER, SUITE 1700)  
DALLAS, TEXAS 75240  
CONTACT: DANIEL G. LAUGHER, P.E. / DAVE DEWBERT, SPS  
TEXAS REGISTERED ENGINEERING FIRM NO. F-628  
KIMLEY-HORN AND THE CALLAHAN OFFICE (TOGETHER, SUITE 1700)  
DALLAS, TEXAS 75240  
CONTACT: DANIEL G. LAUGHER, P.E. / DAVE DEWBERT, SPS  
EMAIL: DAN.LAUGHER@KIMLEY-HORN.COM  
EMAIL: DAVE.DEWBERT@KIMLEY-HORN.COM

**Exhibit C**  
**Building Facade Plan**

This drawing is for illustrative purposes only and is subject to change at the time of final building design and engineering



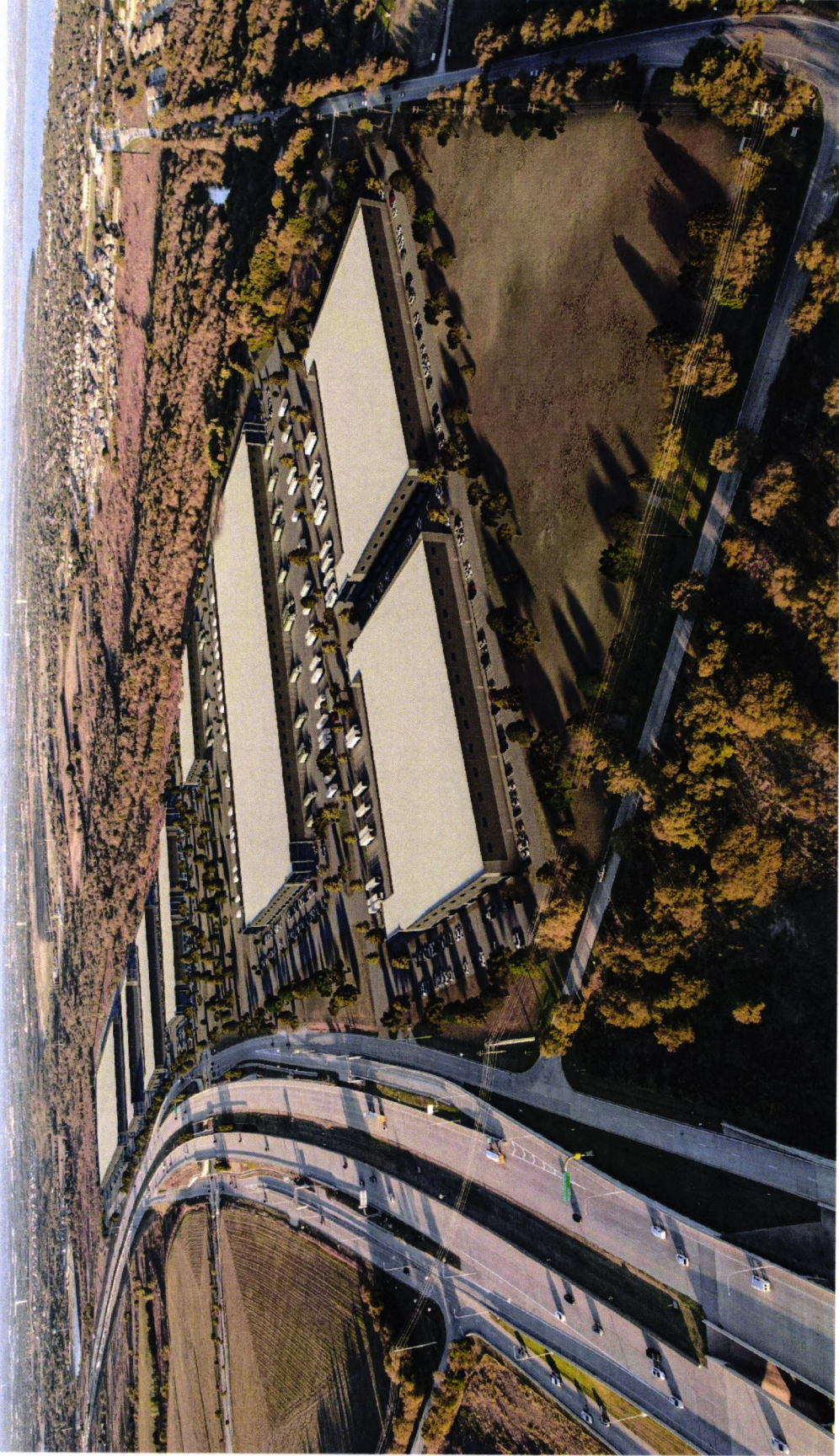
<b>JACKSON · SHAW</b>	PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION	<b>poly</b> POLYMER ENGINEERING GROUP, INCORPORATED 10000 W. NORTH TEXAS HIGHWAY, SUITE 1000, DALLAS, TEXAS 75243	<b>LAKEVIEW BUILDING ELEVATIONS ROWETT, TEXAS</b>	JOB NO. DATE SHEET <b>A3.1</b>
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This drawing is for illustrative purposes only and is subject to change at the time of final building design and engineering

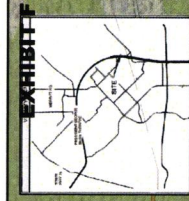
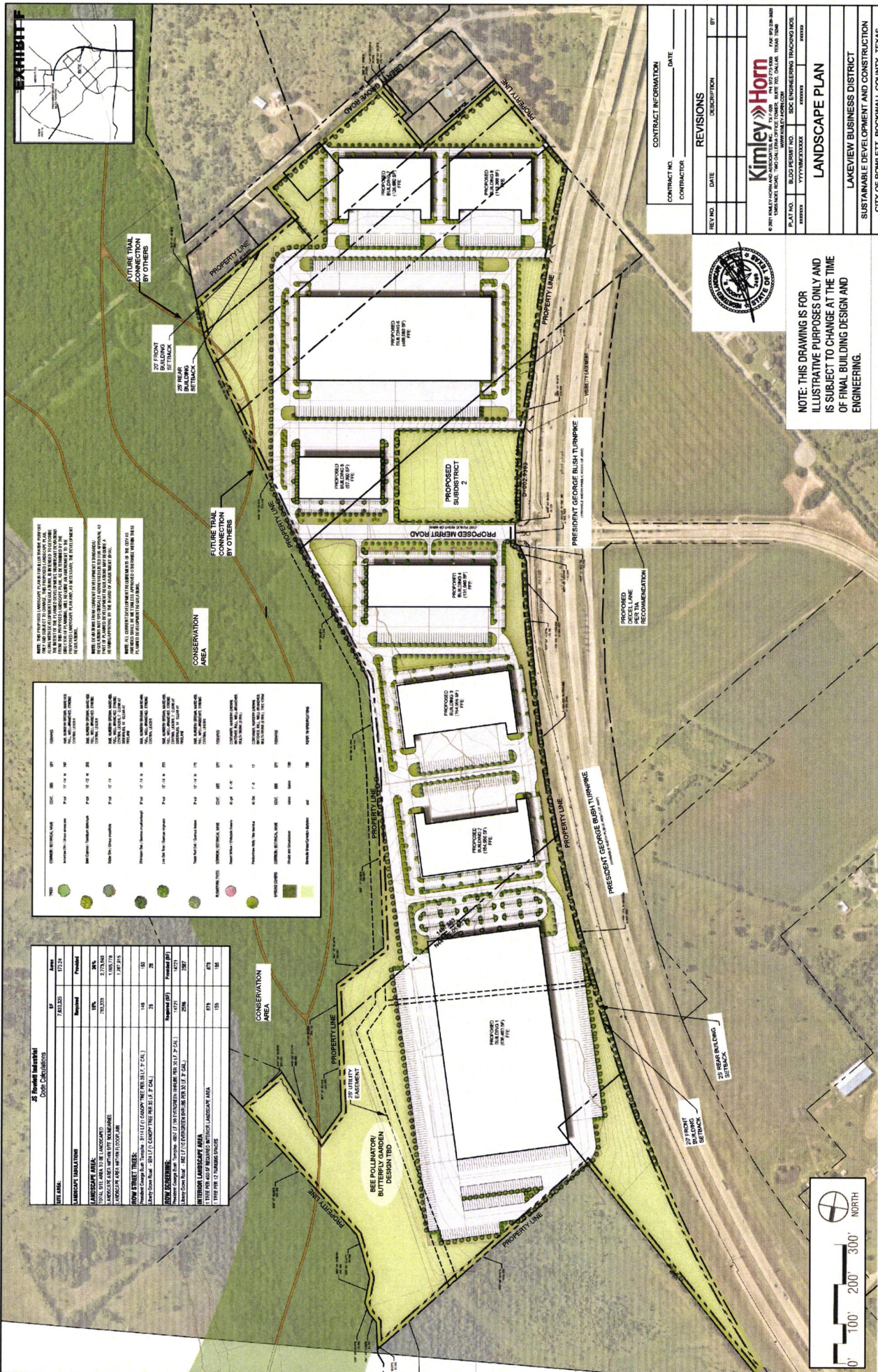


**EXHIBIT E**

This drawing is for illustrative purposes only and is subject to change at the time of final building design and engineering



1616.013\101872.7



**NOTE:** THE PROPOSED LANDSCAPE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL BUILDING DESIGN AND ENGINEERING.

**NOTE:** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROWLETT, TEXAS, SUSTAINABLE DEVELOPMENT AND CONSTRUCTION STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROWLETT, TEXAS, AND THE STATE OF TEXAS.

**NOTE:** THE PROPOSED LANDSCAPE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL BUILDING DESIGN AND ENGINEERING.

**NOTE:** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROWLETT, TEXAS, SUSTAINABLE DEVELOPMENT AND CONSTRUCTION STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROWLETT, TEXAS, AND THE STATE OF TEXAS.

NO.	COMMON NAME	HEIGHT	SPACING	PLANTING
1	Small Tree	10' - 15'	10' x 10'	10' x 10'
2	Medium Tree	15' - 20'	15' x 15'	15' x 15'
3	Large Tree	20' - 25'	20' x 20'	20' x 20'
4	Shrub	6' - 8'	6' x 6'	6' x 6'
5	Flowering Shrub	6' - 8'	6' x 6'	6' x 6'
6	Groundcover	2' - 4'	2' x 2'	2' x 2'
7	Grass	2' - 4'	2' x 2'	2' x 2'
8	Perennial	2' - 4'	2' x 2'	2' x 2'
9	Annual	2' - 4'	2' x 2'	2' x 2'
10	Tree	10' - 15'	10' x 10'	10' x 10'
11	Shrub	6' - 8'	6' x 6'	6' x 6'
12	Flowering Shrub	6' - 8'	6' x 6'	6' x 6'
13	Groundcover	2' - 4'	2' x 2'	2' x 2'
14	Grass	2' - 4'	2' x 2'	2' x 2'
15	Perennial	2' - 4'	2' x 2'	2' x 2'
16	Annual	2' - 4'	2' x 2'	2' x 2'

ITEM	QUANTITY	UNIT	PRICE	TOTAL
25' FRONT BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' REAR BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' SIDE BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' UTILITY EASEMENT	1	LINEAL FOOT	100.00	100.00
25' FRONT BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' REAR BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' SIDE BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' UTILITY EASEMENT	1	LINEAL FOOT	100.00	100.00
25' FRONT BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' REAR BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' SIDE BUILDING SETBACK	1	LINEAL FOOT	100.00	100.00
25' UTILITY EASEMENT	1	LINEAL FOOT	100.00	100.00

CONTRACT INFORMATION	
CONTRACT NO.	DATE
CONTRACTOR	

REVISIONS	
REV. NO.	DATE
DESCRIPTION	



**NOTE:** THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL BUILDING DESIGN AND ENGINEERING.

LANDSCAPE PLAN  
SCALE: 1" = 300'-0"



LAKEVIEW BUSINESS DISTRICT

**SUBDISTRICT 1 (M1)**  
162 Acres

**8-Buildings | 1,816,032 SF**

**SUBDISTRICT 2 (C1)**  
6 Acres



NORTH  
SCALE: 1"=200'  
0' 100' 200' 300'

CONCEPT PLAN - 11/22/2021

NOTE: Building size, number, and placement and driveway and parking configurations are conceptual and will be finalized at the time of development plan approval without requiring an amendment to this plan. Landscaping shown on this plan is illustrative only, and all landscaping shall be in accordance with the requirements of the PD zoning ordinance and an approved landscaping plan.







LAKEVIEW BUSINESS DISTRICT

**SUBDISTRICT 1 (M1)**  
162 Acres  
8-Buildings | 1,816,032 SF

**SUBDISTRICT 2 (C1)**  
6 Acres

INGRESS →

→ EGRESS ATTACHMENT 1



CONCEPT PLAN - 11/22/2021  
SCALE: 1"=300'-0"

NOTE: Building size, number, and placement and driveway and parking configurations are conceptual and will be finalized at the time of development plan approval without requiring an amendment to this plan. Landscaping shown on this plan is illustrative only, and all landscaping shall be in accordance with the requirements of the PD zoning ordinance and an approved landscaping plan.





**City of Rowlett  
City Council Agenda Item**

**Meeting Date:** 10/14/2025

**Agenda Item:** 5.C.

**Title**

Consider action to adopt a resolution to nominate a candidate to fill two seats on the Board of Directors of the Rockwall County Central Appraisal District.


**Staff Representative**

Jeff Winget, Mayor  
Deborah Sorensen, City Secretary

**Executive Summary**

The Rockwall Central Appraisal District has two (2) openings on its Board of Directors and is seeking nominees who meet certain qualifications.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <b>GOVERN TRANSPARENTLY &amp; INCLUSIVELY</b>	1.6 Actively educate, engage, and communicate with the community through a variety of channels.

**Background Information**

On September 5, 2025, Mayor Winget received notice from the Rockwall Central Appraisal District regarding the election/appointment of two members to the Board of Directors. The letter further identified the number of votes allocated to Rowlett as 46 of the 2,000 total votes.

**Discussion**

Currently, no candidates have been identified as nominees for the two openings. City Council is encouraged to consider if it wishes to nominate any Rowlett citizens living in Rockwall County to serve on the Board of Directors.

**Financial/Budget Implications**

None

**Recommended Action**

This item is for discussion & consideration. Council may approve a resolution with one or two nominees, or choose not to approve a resolution.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT NOMINATING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS OF THE ROCKWALL CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN**

**EFFECTIVE DATE.**

**WHEREAS**, the Chief Appraiser of the Rockwall Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Rockwall Central Appraisal District, according to the Property Tax Code of Texas; and

**WHEREAS**, Texas Property Tax Code Sections 6.03(e) and 6.03(g) provides that each taxing unit entitled to vote may nominate by resolution up to two (2) candidates to become a member of the Board of Directors to be submitted to the Chief Appraiser before October 15, 2025;

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

**SECTION 1.** That the City Council of the City of Rowlett does hereby nominate the following persons as a candidate for election to the Board of Directors of the Rockwall Central Appraisal District:

1. \_\_\_\_\_

2. \_\_\_\_\_

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**Attachments**

1. RCAD BOD Election

# Rockwall

Central Appraisal District

September 5, 2025

To All Taxing Entities,

Due to changes from the 88<sup>th</sup> legislative session, found in Sec. 5.13(d) of S.B. 2, **it is now time for the taxing units to appoint two (2) directors to serve a term of four (4) years.**

Texas Property Tax Code Sec. 6.0301(c) & (d): The Appraisal District is governed by a board of nine directors. Five directors are appointed by the taxing units that participate in the district **in the manner prescribed by Section 6.03.**

Texas Property Tax Code Sec. 6.03(d): The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled.

Texas Property Tax Code Sec. 6.03(g): Each taxing unit . . . that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. **The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.**

Texas Property Tax Code Sec. 6.03(j): Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsection (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

Enclosed is a list reflecting each taxing unit's number of votes. Also included is an overview of the upcoming BOD election cycles, along with BOD member eligibility requirements.

#### **Current Appointed Members are:**

Tim Hartley  
John Hohenshelt  
Trace Johannesen  
Richard Koepke  
Sedric Thomas

**Rockwall Central Appraisal District  
Board of Directors Election  
Jurisdiction Voting Entitlement**

Entity	Number of Votes
City of Dallas	0
City of Fate	50
City of Garland	0
City of Heath	56
City of McLendon-Chisholm	6
City of Rockwall	146
City of Rowlett	46
City of Royse City	58
City of Wylie	4
Rockwall ISD	1058
Royse City ISD	238
Rockwall County	338

BOARD OF DIRECTORS	LENGTH OF TERM	BEGIN TERM	END TERM	# OF DIRECTORS	SB 2	EFFECTIVE IMMEDIATELY
<b>APPOINTED DIRECTORS</b>						
APPOINTED BY DECEMBER 15, 2023	1 YEAR	1/1/2024	12/31/2024	5	5.13(d)	The term of an appraisal district director serving on December 31, 2024 expires on January 1, 2025.
APPOINTED BY DECEMBER 31, 2024	1 YEAR	1/1/2025	12/31/2025	2	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Two shall be appointed to serve a term of one year.
APPOINTED BY DECEMBER 31, 2024	3 YEAR	1/1/2025	12/31/2027	3	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Three shall be appointed to serve a term of three years.
APPOINTED BY DECEMBER 31, 2025	4 YEAR	1/1/2026	12/31/2029	2	5.13(d)	Thereafter all appointed directors serve a term of four years.
APPOINTED BY DECEMBER 31, 2027	4 YEAR	1/1/2028	12/31/2031	3	5.13(d)	Thereafter all appointed directors serve a term of four years.
<b>THE COUNTY ASSESSOR/COLLECTOR SERVES AS AN EX OFFICIO DIRECTOR.</b>						

# **ROCKWALL CENTRAL APPRAISAL DISTRICT**

841 JUSTIN ROAD  
ROCKWALL, TX 75087  
972-771-2034 FAX: 972-771-6871  
*www.rockwallcad.com*

## **ELIGIBILITY REQUIREMENTS\* FOR ROCKWALL CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS**

**The Chief Appraiser has neither the authority nor the duty of investigating or judging the qualifications of nominees.**

To be eligible to be a candidate for, or elected to, the Rockwall Central Appraisal District board of directors, a person must:

- 1) be a United States citizen;
- 2) be 18 years of age or older on January 1, 2025 (first day of term);
- 3) have not been determined by a final judgement of a court exercising probate jurisdiction to be:
  - a. totally mentally incapacitated; or
  - b. partially mentally incapacitated without the right to vote;
- 4) have not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities;
- 5) have been a resident of Rockwall County and must have resided in Rockwall County for at least two years immediately preceding the date the individual takes office on January 1, 2025;
- 6) on the date described by Subdivision (5), be registered to vote in Rockwall County; and
- 7) satisfy any other eligibility requirements prescribed by law for the office.
- 8) An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. (An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.)

A person is ineligible to be a candidate for, or elected to, the Rockwall Central Appraisal District board of directors if the person:

- 1) is an employee of a taxing unit that participates in Rockwall County;
- 2) is related within the second degree of consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code or of representing property owners for compensation in proceedings under the Texas Property Tax Code within Rockwall County;
- 3) owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless:
  - a. the delinquent taxes and any penalties and interest are being paid under an installment payment agreement under section 33.02 of the Texas Property Tax Code; or
  - b. a suit to collect the delinquent taxes is deferred or abated under Section 33.06 or 33.065;
- 4) has engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code at any time during the preceding three years;
- 5) has engaged in the business of representing property owners for compensation in proceedings under the Texas Property Tax Code in Rockwall County at any time during the preceding three years;
- 6) has been an employee of the Rockwall Central Appraisal District at any time during the preceding three years; or
- 7) has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD. This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity governed by the Tax Code (Tax Code Section 6.036(a)). An individual has a substantial business interest in a business entity if:
  - a. the combined ownership of the director and director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
  - b. the director or director's spouse is a partner, limited partner or officer of the business entity.

\*Eligibility requirements taken from Texas Elections Code 141.and Texas Property Tax Code 6.0301.



**City of Rowlett  
City Council Agenda Item**

**Meeting Date:** 10/14/2025

**Agenda Item:** 5.D.

**Title**

Consider action to adopt a resolution to nominate a candidate to fill two seats on the Board of Directors of the Dallas County Central Appraisal District.


**Staff Representative**

Jeff Winget, Mayor  
Deborah Sorensen, City Secretary

**Executive Summary**

The Dallas Central Appraisal District has two (2) openings on its Board of Directors and is seeking nominees who meet certain qualifications.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <b>GOVERN TRANSPARENTLY &amp; INCLUSIVELY</b>	1.6 Actively educate, engage, and communicate with the community through a variety of channels.

**Background Information**

On August 13, 2025, Mayor Winget received notice from Shane Docherty, Chief Appraiser with the Dallas Central Appraisal District, regarding the election/appointment of two members to the Board of Directors. The letter further identified the number of votes allocated to Rowlett as 14 of the 2,000 total votes.

**Discussion**

The City Council shared prospective candidates for the two openings and two candidates responded that they would be in favor of being considered for appointment: John Cote and Carter Holston. Both have indicated that they meet the requirements to serve as board members.

- John Cote is the current chair of the Planning & Zoning Commission.
- Carter Holston is president of the Rowlett Housing Finance Corporation and member of the Golf Advisory Board.

**Financial/Budget Implications**

None

**Recommended Action**

This item is for discussion & consideration. Council may approve a resolution with one or two nominees, or choose not to approve a resolution.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT NOMINATING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Chief Appraiser of the Dallas Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Dallas Central Appraisal District, according to the Property Tax Code of Texas; and

**WHEREAS**, Texas Property Tax Code Sections 6.03(e) and 6.03(g) provides that each taxing unit entitled to vote may nominate by resolution up to two (2) candidates to become a member of the Board of Directors to be submitted to the Chief Appraiser before October 15, 2025;

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

**SECTION 1.** That the City Council of the City of Rowlett does hereby nominate the following persons as a candidate for election to the Board of Directors of the Dallas Central Appraisal District:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**Attachments**

- 1. DCAD BOD Election



**Dallas Central  
Appraisal District**

Date: August 13, 2025

To: Jeff Winget, Mayor, City of Rowlett | jwinget@rowlett.com  
*Sent Via Email*

From: Shane Docherty, Executive Director/Chief Appraiser

Re: Election/Appointment of Two Members to Board of Directors of the Dallas Central Appraisal District  
**Number of Votes Allocated To: Rowlett is 14**

This letter is to notify the Taxing Entities that it is time to start the process to appoint two members on the Dallas Central Appraisal District Board of Directors whose terms will expire on December 31, 2025. Please read the following information, particularly the deadline dates.

**OVERVIEW**

Section 6.0301 of the Texas Property Tax Code provides that an appraisal district in a populous county shall be governed by a board of nine (9) directors composed of both appointed and elected directors. Five (5) of the directors are to be appointed by the taxing units that participate in the district in the manner as previously prescribed by Section 6.03 of the Tax Code (the “levy method”), and three (3) directors are to be elected by majority vote at the general election for state and county officers by the voters of the county in which the district is established. The County tax assessor-collector serves as a voting ex office member.

Effective January 1, 2025, the five (5) appointed board of directors were elected according to Tax Code Section 6.03, or the “Levy Method”. The five directors appointed by the taxing units typically serve staggered four-year terms beginning on January 1st of every other even-numbered year. To provide for the transition for the staggered terms, two (2) directors were appointed to serve a term of one year, and three (3) directors were appointed to serve a term of three years. Thereafter, all appointed directors serve four-year staggered terms (starting with 2026 and 2028). **Following the 2024 election, the Chief Appraiser in conjunction with the taxing unit appointed/levy elected directors drew lots to determine which two (2) directors were to serve a term of one year. The two directors holding the one-year terms are Kevin Carbo, Sr. - Place 4 and Pauline Medrano – Place 5, whose terms will expire December 31, 2025.**

**Therefore, a taxing unit appointment/levy election is required for Place 4 and Place 5. The two newly appointed members will serve a 4-year term, 2026-2029.** Looking forward, the next taxing unit appointment election will take place in 2027 to appoint the three members whose terms expire on December 31, 2027.

The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled (two). There are 2,000 total votes to be allocated based on each taxing unit's tax levy as compared to the total levy for all taxing units. Each taxing unit eligible to vote and participate in the appointment process may nominate up to two candidates for the Dallas CAD Board of Directors.

### **PROCESS**

**This letter is the first step** in this process whereby the Chief Appraiser is to calculate the voting entitlement of each taxing unit that is entitled to vote and notify the county judge and each county commissioner, the presiding officer of each city/town, city manager or city secretary, the presiding officer of each school district and the school district superintendent, the presiding officer of the college district, the college president, chancellor or other chief executive officer of the college district. **In addition to your taxing unit's votes being provided in the Subject line of this memo, I have included an attachment showing the number of votes that each county, city, school district and college district are entitled.**

The **next step** is the nomination of the candidates. A taxing unit is not required to submit nominations, but if it chooses to do so, **the nomination may be made only by a resolution** adopted by the governing body and submitted to the Chief Appraiser **before October 15, 2025**. For your convenience, a sample resolution for nomination is included with this notification. Please include the full name and address of each candidate nominated in the resolution.

It is advisable to provide each individual being considered for nomination with a copy of the attached Nominee Information Questionnaire for them to complete. The Questionnaire will provide information to the taxing unit and help ensure the nominee meets the eligibility requirements for a Board of Director position. The nominated candidate should submit a biography or resume for reference by all vote entitled taxing units in determining and casting their votes on the ballot.

The Chief Appraiser will, before October 30, prepare and submit a ballot of the timely submitted nominees to each taxing unit that is eligible to vote. The governing body of each taxing unit entitled to vote shall submit a resolution casting its votes to the Chief Appraiser **before December 15** (the day before December 15 is a Friday, December 12<sup>th</sup> so the resolution is due on or before December 12, 2025). The governing body of the taxing unit entitled to vote may cast all of its votes for one candidate or distribute them among the candidates for any number of the director positions. The Chief Appraiser will then count the votes and declare the two candidates who received the largest cumulative votes as elected and submit the results before December 31, 2025 to each of the taxing unit and to the candidates.

### **CALENDAR/DEADLINES**

Below is the calendar for the appointment process as prescribed by Texas Property Tax Code Section 6.03.

**Before October 1:** In accordance with Texas Property Tax Code Section 6.03(d) and (e), the chief appraiser shall calculate the number of votes to which each taxing unit other than a conservation and reclamation district [i.e. special district] is entitled and shall deliver written notice to each of those units of its voting entitlement before October 1, 2024 (normally of each odd-number year).

**Before October 15:** In accordance with the Texas Property Tax Code Section 6.03 (g) each taxing unit entitled to vote shall submit a resolution for the nominees for the board positions.

**Before October 30:** In accordance with Texas Property Tax Code Section 6.03 (j) the Chief Appraiser shall prepare a ballot listing the nominated candidates and deliver the ballot to the taxing units eligible to vote.

**Before December 15** (the day before December 15 is a Friday, December 12<sup>th</sup> so the resolution is due on or before December 12, 2025): In accordance with Texas Property Tax Code Section 6.03 (k) each taxing unit that is entitled to vote shall determine its vote by resolution and submit the same to the Chief Appraiser.

**Before December 31:** In accordance with Texas Property Tax Code Section 6.03 (k) the Chief Appraiser will count the votes, declare the two candidates who received the largest cumulative vote totals elected, and submit the results to each taxing unit in the District and to the candidates.

The two (2) candidates who receive the largest cumulative vote totals are elected and the candidate who receives the largest cumulative votes is elected to Place 4 and the candidate who receives the second largest cumulative votes is elected to Place 5. The chief appraiser will resolve any tie votes by a method of chance.

### **QUALIFICATIONS**

In order to qualify, an appointed member must be a resident of Dallas County and shall have resided in Dallas County for at least two years prior to the date such person takes office (January 1, 2026) and must satisfy the following:

Section 6.035 of the Tax Code provides that an individual is ineligible to serve on an appraisal district board of directors and is disqualified from employment as chief appraiser if the individual is related within the second degree by consanguinity (blood) or affinity (marriage), as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under this title or of representing property owners for compensation in proceedings under this title in the appraisal district.

Similarly, an individual is ineligible to serve on an appraisal district board of directors and is disqualified from employment as chief appraiser if the individual owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless: (A) the delinquent taxes and any penalties and interest are being paid under an installment payment agreement under Section 33.02 of the Tax Code; or (B) a suit to collect the delinquent taxes is deferred or abated under Sections 33.06 or 33.065 of the Tax Code.

Per Section 6.035 of the Tax Code, an individual is also ineligible to serve on the board of directors of an appraisal district if the individual:

- (1) has served as a member of the board of directors for all or part of five terms, unless:
  - (A) the individual was the county assessor-collector at the time the individual served as a board member; or
  - (B) the appraisal district is established in a county with a population of less than 120,000;
- (2) has engaged in the business of appraising property for compensation for use in proceedings under this title at any time during the preceding three years;
- (3) has engaged in the business of representing property owners for compensation in proceedings under this title in the appraisal district at any time during the preceding three years; or
- (4) has been an employee of the appraisal district at any time during the preceding three years.

An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district. (Section 6.0301, Tax Code).

An individual is not eligible to be a candidate for, to be appointed to, or to serve on the board of directors of an appraisal district if the individual or a business entity in which the individual has a substantial interest is a party to a contract with 1) the appraisal district; or 2) a taxing unit that participates in the appraisal district, if the contract relates to the performance of an activity governed by Title 1 of the Tax Code. (Section 6.036(a), Tax Code, effective July 1, 2024.)

### **NEW REQUIREMENT**

Also, due to new legislation passed in the 89<sup>th</sup> Texas Legislature, House Bill 148, Texas Tax Code Section 6.0302 provides that an individual may not be appointed to or be a candidate for appointment to an appointive position on the Board of Director of the Appraisal District unless the individual has signed the acknowledgement prescribed by Texas Property Tax Code Section 6.0302 (c) and has submitted the signed acknowledgement to the chief appraiser. Therefore, any individuals that are to be nominated must sign the attached Acknowledgement of Director's Duties and submit the same to the Dallas Central Appraisal District, Shane Docherty, Chief Appraiser/Executive Director, 2949 N. Stemmons Freeway, Dallas, Texas 75247-6195, before such individual's name may be placed on the Ballot. Therefore, this signed Acknowledgement **MUST BE SUBMITTED/DELIVERED** to the chief appraiser **before October 15, 2025**.

If you have any questions about this process, please contact Deputy Chief Appraiser, Cheryl Jordan, at [DCADelections@dcad.org](mailto:DCADelections@dcad.org) or by phone 214-819-2312, her direct line, or 214-631-0520, DCAD's main number.

**Enclosure/Attachment:** Acknowledgment of Director Duties; Sample Nomination Resolution; Nominee Questionnaire; Voting Entitlement List

**"ACKNOWLEDGMENT OF DUTIES OF MEMBER OF APPRAISAL DISTRICT BOARD OF DIRECTORS**

"I hereby acknowledge that I have read and understand the duties of a member of the board of directors of an appraisal district. I understand that the statutory responsibilities include:

"(1) establishing the appraisal district office;

"(2) hiring a chief appraiser;

"(3) adopting the appraisal district's annual operating budget after filing notice and holding a public hearing;

"(4) adopting a new budget if voting taxing units disapprove of the initial budget;

"(5) determining whether to remove members of the appraisal review board if the board of directors of the appraisal district is the appointing authority and potential grounds for removal arise;

"(6) notifying voting taxing units of any vacancy in an appointive position on the board and electing a replacement from submitted nominees;

"(7) appointing a person to fill a vacancy in an elective position on the board;

"(8) electing a chairman and a secretary of the board at the first meeting each year;

"(9) holding board meetings at least quarterly;

"(10) developing and implementing policies regarding reasonable access to the board;

"(11) preparing information describing the board's functions and complaint procedures and making that information available to the public and to participating taxing units;

"(12) notifying parties to a complaint filed with the board of the status of the complaint, unless otherwise provided;

"(13) in populous counties, appointing a taxpayer liaison officer and deputy taxpayer liaison officers;

"(14) annually evaluating the performance of the taxpayer liaison officer and any deputy taxpayer liaison officers, including reviewing the timeliness of complaint resolution;

"(15) referring matters investigated by a taxpayer liaison officer relating to the appraisal review board's conduct to the local administrative district judge with a recommendation;

"(16) developing a biennial written plan for the periodic reappraisal of all property in the appraisal district, filing notice and holding a public hearing on the plan, approving the plan, and distributing copies of the plan to participating taxing units and the comptroller;

"(17) making agreements with newly formed taxing units on an estimated budget allocation for that taxing unit;

"(18) having an annual financial audit prepared by an independent certified public accountant, delivering a copy of the audit to each voting taxing unit, and making the audit available for inspection at the appraisal district office;

"(19) designating the appraisal district depository biennially;

"(20) receiving resolutions from voting taxing units disapproving of board actions;

"(21) adhering to Local Government Code requirements for purchasing and entering into contracts;

"(22) providing advice and consent to the chief appraiser concerning the appointment of an agricultural appraisal advisory board and determining the number of members of that advisory board;

"(23) adhering to laws concerning the preservation, microfilming, destruction, or other disposition of records; and

"(24) adopting and implementing a policy for the temporary replacement of a member of an appraisal review board who violates ex parte communication requirements.

"Furthermore, I recognize that the board does not appraise property or review the value of individual properties. I acknowledge that tax rates and tax burdens are determined by applicable taxing jurisdictions, not the appraisal district board of directors."

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature**

**Name:** \_\_\_\_\_  
(please print)

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE {insert governing body e.g., city council, school board, commissioners} OF THE {insert name of jurisdiction} NOMINATING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS OF DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Chief Appraiser of the Dallas Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Dallas Central Appraisal District, according to the Property Tax Code of Texas; and

**WHEREAS**, Texas Property Tax Code Sections 6.03(e) and 6.03(g) provides that each taxing unit entitled to vote may nominate by resolution up to two (2) candidates to become a member of the Board of Directors to be submitted to the Chief Appraiser before October 15, 2025;

**NOW, THEREFORE, BE IT RESOLVED BY THE {insert governing body e.g., city council, school board, commissioner} OF THE {insert name of jurisdiction}:**

**SECTION 1.** That the {insert governing body e.g., city council, school board, commissioner} of {inset name of the jurisdiction}, does hereby nominates the following persons as a candidate for election to the Board of Directors of the Dallas Central Appraisal District:

- 1.
- 2.

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the {insert the name of the governing body} of the {insert the name of the jurisdiction}, on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

NAME OF JURISDICTION

\_\_\_\_\_  
MAYOR/PRESIDENT/COUNTY JUDGE

ATTEST:

\_\_\_\_\_

## Nominee Information Questionnaire Dallas Central Appraisal District Board of Directors

Your name has been submitted by a Dallas Central Appraisal District Taxing Unit as a candidate for the Dallas CAD Board of Directors. Please provide the following information and feel free to attach any additional information. **The form must be returned by October 15, 2025.**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Home Address/City/Zip

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
E-mail

- |    |   |               |
|----|---|---------------|
| 1. | Are you a resident of Dallas County?<br>a. If yes, have you resided in Dallas County for at least two years immediately preceding the beginning of this term (January 1, 2026)?   | <b>Yes/No</b> |
| 2. | Are you an elected official or member of a governing body of a taxing unit in Dallas County?<br>a. If yes, which taxing unit? _____   | <b>Yes/No</b> |
| 3. | Are you, or have you ever been, an employee of a taxing unit (County, City, School, Special District) in Dallas County?<br>a. If yes, which taxing unit? _____<br>b. When? _____  | <b>Yes/No</b> |
| 4. | Are you related to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code?<br>a. If yes, please list the degree of relation. _____ | <b>Yes/No</b> |
| 5. | Do you currently own property on which delinquent taxes have been owed to a taxing unit for more than 60 days or are part of a suit to collect the delinquent taxes that have been deferred or abated?                    | <b>Yes/No</b> |
| 6. | Are you currently, or have you ever served as a voting member of the Dallas CAD Board of Directors?<br>If yes, what years have you served? _____  | <b>Yes/No</b> |
| 7. | Have you engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code during the last three years?  | <b>Yes/No</b> |
| 8. | Have you ever been engaged in the business of   | <b>Yes/No</b> |

representing property owners for compensation in the proceedings under the Property Tax Code in Dallas County in the last three years?

9. Are you, or have you ever been an employee of Dallas CAD? **Yes/No**  
a. If yes, year(s) you were employed? \_\_\_\_\_

10. Do you directly or through a business entity have substantial interest in a contract with Dallas CAD or a taxing unit that participates in the District? **Yes/No**  
a. If yes, please list: \_\_\_\_\_

11. Please give a brief statement on why you would be interested in serving on the Dallas Central Appraisal District Board of Directors.

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12. Please list any additional information you believe would be beneficial for the Dallas County Taxing Units to know about you.

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Return to: Your Nominating Taxing Unit or  
Cheryl Jordan - Dallas Central Appraisal District  
2949 N. Stemmons Freeway  
Dallas, TX 75247  
[DcadElections@dcad.org](mailto:DcadElections@dcad.org)

Dallas Central Appraisal District 2025 Calculation of Taxing Unit Votes for Board of Directors Per Texas Property Tax Code Section 6.03(d)

SUPPLEMENTAL #09-2024 EVR DATED 09/4/2024 FOR TAX YEAR 2024 FOR ALL ENTITIES

ENTITY	2024 Taxable Value As of 09-2024 Supplemental	2024 Tax Rate	2024 Estimated Taxes Imposed	Taxing Unit Percentage of Total Taxes Imposed	1,000 Multiplier	Round	Multiply by Number of Directors (2)	2025 Taxing Unit Voting Entitlement	Taxing Unit Percentage of Total Votes (Yellow Highlight ≥ 5%) TPTC 6.03(k-1)
<b>COUNTYWIDE ENTITIES</b>									
Dallas County	\$416,443,435,417	0.215500	\$897,435,603	10.86226%	108.62262	109	218	218	11%
Dallas College	426,915,850,533	0.105595	\$450,801,792	5.45635%	54.56355	55	110	110	5%
<b>GRAND TOTAL OF COUNTYWIDE</b>	<b>\$843,359,285,950</b>		<b>\$1,348,237,396</b>	<b>16.31862%</b>	<b>163.18616</b>	<b>163</b>	<b>328</b>	<b>328</b>	
<b>CITIES</b>									
Addison	\$6,473,963,723	0.609822	\$39,479,655	0.47785%	4.77849	5	10	10	0%
Balch Springs	2,058,989,412	0.794629	\$16,361,327	0.19803%	1.98032	2	4	4	0%
Carrollton	10,309,498,743	0.538750	\$55,542,424	0.67227%	6.72267	7	14	14	1%
Cedar Hill	6,537,656,328	0.636455	\$41,609,241	0.50362%	5.03624	5	10	10	0%
Cockrell Hill	233,643,105	0.695086	\$1,624,021	0.01966%	0.19657	0	0	0	0%
Combine	27,826,346	0.350000	\$97,392	0.00118%	0.01179	0	0	0	0%
Coppell	11,461,852,683	0.458632	\$52,567,724	0.63626%	6.36262	6	12	12	1%
Dallas	204,668,252,776	0.704700	\$1,442,297,177	17.45708%	174.57085	175	350	350	17%
DeSoto	7,870,705,758	0.684934	\$53,909,140	0.65250%	6.52498	7	14	14	1%
Duncanville	3,942,984,246	0.614834	\$24,242,808	0.29343%	2.93427	3	6	6	0%
Farmers Branch	9,979,772,798	0.543500	\$54,240,065	0.65650%	6.56504	7	14	14	1%
Ferris	31,223,641	0.534800	\$166,984	0.00202%	0.02021	0	0	0	0%
Garland	26,599,868,293	0.689746	\$183,471,528	2.22068%	22.20678	22	44	44	2%
Glenn Heights	986,790,869	0.565015	\$5,575,516	0.06748%	0.67484	1	2	2	0%
Grand Prairie	14,268,823,626	0.660000	\$94,174,236	1.13985%	11.39854	11	22	22	1%
Grapevine	503,956,111	0.241165	\$1,215,366	0.01471%	0.14710	0	0	0	0%
Highland Park	9,400,619,935	0.208550	\$19,604,993	0.23729%	2.37292	2	4	4	0%
Hutchins	1,556,141,852	0.630082	\$9,804,970	0.11868%	1.18676	1	2	2	0%
Irving	42,014,585,664	0.589100	\$247,507,924	2.99575%	29.95753	30	60	60	3%
Lancaster	6,631,932,334	0.604606	\$40,097,061	0.48532%	4.85321	5	10	10	0%
Lewisville	135,776,953	0.422435	\$573,569	0.00694%	0.06942	0	0	0	0%
Mesquite	15,186,970,290	0.690000	\$104,790,095	1.26834%	12.68344	13	26	26	1%
Ovilla	49,955,648	0.626213	\$312,829	0.00379%	0.03786	0	0	0	0%
Richardson	15,112,495,539	0.542180	\$81,936,928	0.99174%	9.91737	10	20	20	1%
Rowlett	7,985,870,053	0.769691	\$61,466,523	0.74397%	7.43970	7	14	14	1%
Sachse	2,933,206,549	0.650416	\$19,078,045	0.23091%	2.30914	2	4	4	0%
Seagoville	1,454,324,423	0.710932	\$10,339,258	0.12514%	1.25143	1	2	2	0%
Sunnyvale	2,119,907,156	0.453000	\$9,603,179	0.11623%	1.16234	1	2	2	0%
University Park	11,695,176,346	0.229964	\$26,894,695	0.32552%	3.25524	3	6	6	0%
Wilmer	2,373,302,778	0.432143	\$10,256,062	0.12414%	1.24136	1	2	2	0%
Wylie	264,974,797	0.534301	\$1,415,763	0.01714%	0.17136	0	0	0	0%
<b>GRAND TOTAL OF CITIES</b>	<b>\$424,871,048,775</b>		<b>\$2,710,256,498</b>	<b>32.80404%</b>	<b>328.04042</b>	<b>328</b>	<b>654</b>	<b>654</b>	
<b>SCHOOL DISTRICTS</b>									
Carrollton-FB ISD	\$27,289,093,397	0.983600	\$268,415,523	3.24881%	32.48812	32	64	64	3%
Cedar Hill ISD	6,069,916,206	1.127900	\$68,462,585	0.82865%	8.28648	8	16	16	1%
Coppell ISD	18,652,862,790	1.002600	\$187,013,602	2.26355%	22.63550	23	46	46	2%
Dallas ISD	195,327,449,741	0.997235	\$1,947,873,693	23.57641%	235.76415	236	472	472	24%
DeSoto ISD	5,291,507,331	1.065200	\$56,365,136	0.68222%	6.82225	7	14	14	1%
Duncanville ISD	7,197,014,578	1.105700	\$79,577,390	0.96318%	9.63178	10	20	20	1%
Ferris ISD	64,238,971	1.140800	\$732,838	0.00887%	0.08870	0	0	0	0%
Garland ISD	33,132,872,622	1.050900	\$348,193,358	4.21442%	42.14416	42	84	84	4%
Grand Prairie ISD	13,875,271,518	1.057700	\$146,758,747	1.77632%	17.76319	18	36	36	2%
Grapevine-Colleyville ISD	511,644,897	0.923300	\$4,724,017	0.05718%	0.57178	1	2	2	0%
Highland Park ISD	23,378,147,635	0.866900	\$202,665,162	2.45299%	24.52992	25	50	50	2%
Irving ISD	22,750,859,055	1.015900	\$231,125,977	2.79747%	27.97472	28	56	56	3%
Lancaster ISD	6,109,744,509	1.224400	\$74,807,712	0.90545%	9.05448	9	18	18	1%
Mesquite ISD	15,036,507,363	1.096900	\$164,935,449	1.99632%	19.96324	20	40	40	2%
Richardson ISD	35,774,202,646	1.105200	\$395,376,488	4.78551%	47.85505	48	96	96	5%
Sunnyvale ISD	2,227,430,907	1.186900	\$26,437,377	0.31999%	3.19989	3	6	6	0%
<b>GRAND TOTAL OF ISD'S</b>	<b>\$412,688,764,166</b>		<b>\$4,203,465,055</b>	<b>50.87734%</b>	<b>508.77341</b>	<b>509</b>	<b>1,020</b>	<b>1,020</b>	
<b>GRAND TOTAL</b>			<b>\$8,261,958,949</b>	<b>100.00000%</b>	<b>1,000.00000</b>		<b>2,002</b>	<b>2,002</b>	<b>100%</b>

Per TPTC 6.03 (k-1) TU with 5% or greater: 6.03(k-1) This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.



**City of Rowlett  
City Council Agenda Item**

**Meeting Date:** 10/14/2025

**Agenda Item:** 5.E.

**Title**

Consider action to cast a ballot for the Texas Municipal League (TML) Region 13 Director of the TML Board of Directors.


**Staff Representative**

Jeff Winget, Mayor  
Deborah Sorensen, City Secretary

**Executive Summary**

The Texas Municipal League is seeking the City of Rowlett’s vote for Region 13 Director of the TML Board of Directors.

**Strategic Priority and Goal(s)**

Strategic Priority	Strategic Goal
 <p><b>Govern Transparently &amp; Inclusivity</b></p>	<p>1.7 Support City Council and staff service in regional and national organizations.</p>

**Background Information**

On September 9, 2025, Mayor Winget received a copy of the ballot for TML Region 13 director for the TML Board of Directors. The ballot was subsequently amended due to an applicant being left off the ballot. The City of Rowlett’s vote must be received by October 23 to be counted for the TML election.

**Discussion**

Previously, elections for regional directors were held at regional meetings. After changes to the TML Constitution were approved last year, these elections are now administered by TML centrally.

TML has 15 regions, and each has a seat on the Board. During even-numbered years, the even-numbered regions are up for election. Terms are two years, and new terms will begin on October 31, 2025, upon adjournment of the TML Annual Conference and end on October 15, 2027, upon adjournment of the TML Annual Conference.

**Financial/Budget Implications**

None

**Recommended Action**

Select a candidate and vote to cast our ballot for a director.

**Attachments**

1. TML Region 13 Director Election Ballot



# OFFICIAL BALLOT (Corrected 9/9/2025)

## Texas Municipal League (TML) Region 13 Director Election

This is the official ballot for the election of the Region 13 director of the TML Board of Directors. You received this ballot because you are the city’s primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city’s governing body. Please record your city’s choice by placing an “X” in the square beside the candidate’s name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a two-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

### Region 13 Director (select one)

- Crystal Chism, Mayor Pro Tem, DeSoto
- Stanley Jaglowski, Councilmember, Lancaster (Incumbent)
- John Lopez, Councilmember, Grand Prairie
- Wes Mays, Mayor, Coppell

### Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name of Authorized Official

\_\_\_\_\_  
Printed Name of City

## Region 13 Director Candidate Biographies Page 1 of 2



### **Crystal Chism, Mayor Pro Tem, DeSoto**

Crystal Chism proudly serves the City of DeSoto as mayor pro tem and councilmember for Place 6, currently in her second term. A native of Dallas, Texas, she is a graduate of Dallas ISD’s Skyline High School, class of 2001. Following graduation, she dedicated the next ten years to military service, both active duty and reserve, and is a proud combat veteran. She went on to earn an Associate of Arts degree from Mountain View Community College and a Bachelor of Business Administration in Management from the University of Texas at Arlington. On the DeSoto City Council, Chism serves as liaison to the Citizens Police Advisory Committee, Veterans Affairs Committee, DeSoto Rotary, and the North Texas Council of Governments Emergency Preparedness Planning Council. Her leadership extends beyond

DeSoto through service on statewide and national boards and committees, including: Texas Municipal League Budget and Audit Committee member, Texas Association of Black City Council Members treasurer, Texas Municipal League Legislative Policy Summit delegate (2022, 2024), National League of Cities Federal Advocacy Community and Economic Development Committee member, National League of Cities REAL (Race, Equity, and Leadership) Council member, and Leadership Southwest Board of Directors member. Chism’s dedication has been recognized with numerous honors, including the 2023 Community Service Award from TLOD, Inc. Trinity West Chapter, the 2024 Woman of the Year Award from Zeta Phi Beta Sorority, Inc., and the prestigious Texas Municipal League Certified Municipal Official (CMO) designation.



### **Stanley Jaglowski, Councilmember, Lancaster (Incumbent)**

Councilmember Stanley Jaglowski has been proudly serving his community on the Lancaster City Council since 2011. His focus and committed involvement has led to many recognized and notable successes for himself and the City. Jaglowski continues to work on his Certified Municipal Officer (CMO) designation from TML since 2015. This designation, held by less than one hundred other Texas elected officials, is awarded to officials who commit time on enhancing their knowledge of governance roles and city government through a variety of educational opportunities. In both 2019 and 2025, Jaglowski earned the Texas Municipal League’s prestigious “Award of Excellence” for maintaining five consecutive years of Certified Municipal Official (CMO) status—an achievement that brought statewide recognition to the City. He has served in various capacities across several boards and committees over the years, including Lancaster’s Tax Increment Financing

Reinvestment Zone (TIRZ) Board of Directors, the Nominating Committee for the Texas Association of Mayors, Councilmembers and Commissioners, the TML Resolutions Committee, the TML Municipal Policy Summit, the Lancaster Comprehensive Planning Committee, the Institutional Animal Care and Use Committee for Dallas College, the ERCOT Advisory Board, and the TML Broadband Advisory Committee. He was elected secretary of TML Region 13 in September 2019 and rose to vice president in February 2021. Today, he proudly serves as president and TML board director of TML Region 13, continuing his commitment to regional leadership and municipal excellence. Jaglowski is a dedicated public servant committed to a healthy, safe, and engaged community.

## Region 13 Director Candidate Biographies Page 2 of 2



### **John Lopez, Councilmember, Grand Prairie**

John Lopez represents Grand Prairie's Council District 4. He was first elected in June 2019 and was appointed to serve as mayor pro tem for 2023-2024. He currently serves as chair of the City Council Development Committee where they hear items from city staff on current, future and proposed construction, economic development, planning and zoning items and new business. Previously, he served as chair of the Council Public Safety, Health and Environment Committee. Lopez has served the public for many years prior to his election including on various City of Grand Prairie boards and commissions: Planning and Zoning Commission vice-chair and secretary, Zoning Board and Adjustments, Community Rating System Program Public Information Committee, Public Safety, Health and Environment Committee, City Council Development Committee, and Grand Prairie 2020 Census Committee. On the national level, Lopez was appointed to the National

League of Cities Transportation and Infrastructure Services Committee in 2001 and was reappointed in 2023 and 2025. Additionally, he has served on the following community boards and commissions: Grand Prairie Independent School District Education Improvement Council, Grand Prairie ISD Bond Committee and Dream Weaver Foundation, Inc., Grand Prairie Cinco de Mayo Committee, League of United Latin American Citizens Council 22262, and the Hispanic Association for Culture and Education, Inc. He currently serves on Every Good Work of North Texas Advisory Board, National Association of Latino Elected and Appointed Officials (NALEO), the Association of Hispanic Municipal Officials (AHMO), and the National League of Cities Hispanic Elected Local Officials constituency group (HELO). Lopez has called Grand Prairie home for decades. He and his wife Michele have two amazing children and one grandchild. They attend Saint Michael the Archangel Catholic Church.



### **Wes Mays, Mayor, Coppell**

Mayor Wes Mays was first elected to the Coppell City Council in 2012, was elected mayor in 2021, and is the 2025-2026 president of the Metroplex Mayors Association. His regional leadership extends to the executive board of the Circle 10 Council of Scouting America and the board of the DFW Airport. He served as president of both the Arbor Manors and Westbury Manor Homeowners Associations, is a graduate of Leadership North Texas, and participated in Coppell's Citizen Summit. Throughout his tenure, he has provided vital liaison services connecting the City to key partners, including Coppell ISD, North Central Council of Governments, Carrollton/Farmers Branch ISD, Lewisville ISD, and Metrocrest Community Clinic. Mays brings extensive technical and leadership expertise to his role. He holds a Bachelor of Science in Electrical Engineering from Texas A&M University and serves

as an executive engineering manager specializing in advanced electronic design and strategic development. As a registered Professional Engineer, he holds multiple patents spanning Radio-Frequency Identification (RFID), radio frequency design, and communication systems. Mayor Mays is an Eagle Scout who has earned the prestigious Silver Beaver Award and District Award of Merit. As an Extra Class amateur radio operator (N5HK), he maintains active involvement in emergency communications. He shares his musical talents as a saxophonist with both the First United Methodist Church wind ensemble and the Coppell Community Orchestra. He is also a member of the General Society of Mayflower Descendants. Mayor Mays and his wife, Linda, have been married since 1984 and are proud parents of two Coppell High School graduates. Their son, Chris, works as a project engineer in Irving, while their daughter, Allison, works as a commercial real estate appraiser residing in Coppell. They also have one granddaughter. The Mays family are active members of First United Methodist Church in Coppell.