



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.

Tuesday, November 18, 2025

7:00 PM

Municipal Building – 4000 Main

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

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

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

For in-person comments, request to speak forms/instructions are available inside the door of the City Council Chambers.

Invocation

Pledges of Allegiance

1. Call to Order

2. Presentations

2.A. Presentation by the Senior Advisory Board of the 2025 Senior Friendly Business Award.

2.B. 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): October 28, 2025, City Council Special Meeting, November 3, 2025, City Council Work Session, and November 4, 2025, City Council Meeting.

4.B. Consider action approving an Interlocal Cooperation Agreement with Rockwall County for jail services.

Consider action to adopt a resolution authorizing the City of Rowlett to enter into an Interlocal Cooperation Agreement for jail services with Rockwall County and providing for an effective date.

4.C. Consider action authorizing the City's participation in the Discover Card Merchant Class Action Settlement.

Consider action to adopt a resolution authorizing the City's participation in the Discover Card Merchant Class Action Settlement and submission of the court-approved claim form to receive payment under the Settlement.

4.D. Consider action approving a resolution approving the first amendment to the 2018 Rowlett Parks, Recreation and Trails Master Plan.

Consider action to approve a resolution approving the first amendment to the 2018 Rowlett Parks, Recreation and Trails Master Plan.

4.E. Consider action approving the purchase of solar lights.

Consider a resolution authorizing the purchase of solar lights from Fonroche Lighting America.

5. Individual Consideration

5.A. Conduct a public hearing on an ordinance amending the Comprehensive Plan of the City of Rowlett by amending the Future Land Use Plan for an approximately 23.673 acre tract out of the James M. Hamilton Survey, Abstract No. 0544 in the City of Rowlett, Dallas County, Texas, commonly known as 8500 Merritt Road, from Employment Center to Medium Density Residential, approving a Regulating Plan to construct a 185-Townhome II development based on Form-Based Code Commercial Center Zoning District (FB-CC) thereon, and approving a minor access warrant in accordance with Section 2.10.3 of the Form Base Code (FBC) to connect to Merritt Road.

5.B. Consider action to adopt an ordinance amending the Comprehensive Plan of the City of Rowlett by amending the Future Land Use Plan for an approximately 23.673 acre tract out of the James M. Hamilton Survey, Abstract No. 0544 in the City of Rowlett, Dallas County, Texas, commonly known as 8500 Merritt Road, from Employment Center to Medium Density Residential, approving a Regulating Plan to construct a 185-Townhome II development based on Form-Based Code Commercial Center Zoning District (FB-CC) thereon, and approving a minor access warrant in accordance with Section 2.10.3 of the Form Base Code (FBC) to connect to Merritt Road.

5.C. Conduct a public hearing regarding a zoning change request for an approximately 21.412 acre tract located generally north of Miller Road and west of Chiesa Road and being further described as a portion of the James Hobbs Survey, Abstract No. 571, Page 721, Tract 19 in the City of Rowlett, Dallas County, Texas (the "Property"), to amend the Comprehensive Plan for the Property by amending the Future Land Use Plan from Low-Density Residential, Medium-Density Residential and Retail/Commercial/Office to Multi-Family, to amend the Comprehensive Zoning Ordinance and Map for the Property from Single Family Residential- 40/24 (SF-40) District to Planned Development District with a base zoning of Multi-Family Attached Residential Duplex (PD-MF-2F), and to approve a Concept Plan to construct 170 single-family homes on the Property.
"THIS ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT."

5.D. Consider action to adopt a resolution approving and authorizing the City Manager to execute job creation incentive agreement with SAF-Holland pursuant to Chapter 380 of the Texas Local Government Code (Economic Development Agreement).

6. Executive Session

- 6.A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney) to seek legal advice from the City Attorney regarding an ethics complaint filed on October 28, 2025, against Mayor Pro Tem Michael Schupp.
- 7. Reconvene Into Open Session and Take Any Necessary or Appropriate Action on Closed/Executive Session Matters**

- 7.A.** Deliberate and take action on the October 28, 2025, ethics complaint against Mayor Pro Tem Michael Schupp.

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.

- 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 November 12, 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