



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, December 16, 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. 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): December 1, 2025, City Council Work Session, December 2, 2025, City Council Meeting, and December 4, 2025, City Council Special Work Session.

4.B. Consider action amending the Fiscal Year 2025 Adopted Budget.

Consider action to adopt an ordinance amending the Fiscal Year 2025 Adopted Budget.

4.C. Consider action approving appointments to boards and commissions.

Consider action to ratify appointments of members to the City's various boards and commissions.

4.D. Consider action amending the Master Fee Schedule.

Consider action to adopt a resolution amending the Master Fee Schedule for Community Development and Parks and Recreation Departments fees

5. Individual Consideration

- 5.A.** Consider action to adopt an ordinance approving an Alternative Landscaping Plan under Section 77-504.I of the Rowlett Development Code to modify the secondary entryway landscaping requirements for the property located at and addressed as 4401 Big A Road and is described as consisting of approximately 17.053 Acres of land out of the J.M. Thomas Survey, Abstract No. 1478, in the City of Rowlett, Dallas County, Texas.
- 5.B.** Conduct a public hearing on a request for the approval of major warrants to 1) increase the height of the side yard fence along Eldon Mews and Cathy Court, from four (4) feet to six (6) feet and 2) to replace the wrought iron railing with wood for the side yard fences along Eldon Mews and Cathy Court on an approximately 0.128 acre parcel zoned Form-Based New Neighborhood (FB-NN) District and being located in the Merritt Village Subdivision, being commonly known as 8613 Royal Star Road and more particularly described as Lot 46, Block C of Merritt Village, in the City of Rowlett, Dallas County, Texas.
- 5.C.** Consider action to adopt an ordinance approving major warrants to 1) increase the height of the side yard fences along Eldon Mews and Cathy Court from four (4) feet to six (6) feet and 2) to replace the wrought iron railing with wood for the side yard fences along Eldon Mews and Cathy Court on an approximately 0.128 acre parcel zoned Form-Based New Neighborhood (FB-NN) District and located in the Merritt Village Subdivision, being commonly known as 8613 Royal Star Road also more particularly described as Lot 46, Block C of Merritt Village, in the City of Rowlett, Dallas County, Texas.

6. Executive Session

- 6.A.** The City Council will convene into Closed, Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney) to receive legal advice regarding Sapphire Bay Development Agreements with Sapphire Bay Land Holdings I, LLC.

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

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

December 10, 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