



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, January 6, 2026

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. Executive Session**
- 3. Reconvene Into Open Session and Take Any Necessary or Appropriate Action on Closed/Executive Session Matters**
- 4. Presentations**
 - 4.A.** Presentation of Rowlett Veterans Recognition Program certificates to Master Sergeant Robert David Wonders and Airman Second Class Nancy Sue Wonders.
 - 4.B.** Present the Comprehensive Monthly Financial Report (CMFR) for the period ending September 30, 2025.
 - 4.C.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.
- 5. 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.

6. 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.

6.A. Consider action approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): December 15, 2025, City Council Work Session, December 16, 2025, City Council Meeting, and December 18, 2025, City Council Special Work Session.

6.B. Consider action approving a non-exclusive franchise agreement to Oncor Electric Delivery Company, LLC.

Consider action to approve an Ordinance granting to Oncor Electric Delivery Company LLC, its successors and assigns, a non-exclusive franchise to use public Right-of-Way of the City of Rowlett, Texas, for the purposes of constructing and operating an electric distribution and transmission system.

6.C. Consider action approving an award of contract for Bid No. 2026-14-B to Garret Shields Infrastructure, LLC.

Consider action to approve a resolution authorizing the award of a contract for Bid No. 2026-14-B Right Turn Lanes - Miller Rd and President George Bush Turnpike (PGBT) to Garret Shields Infrastructure, LLC for a price not to exceed \$1,839,281.84 (\$1,672,074.40 and a 10% contingency of \$167,207.44).

7. Individual Consideration

- 7.A.** Consider action to adopt a resolution authorizing an interlocal agreement with Dallas County to provide emergency response services to the unincorporated portions of Dallas County adjacent to the city limits of Rowlett.
- 7.B.** Consider action to adopt a resolution amending the Master Fee Schedule for Community Development and Parks and Recreation Departments fees.
- 7.C.** Consider action to adopt an ordinance to vacate and abandon a variable width sanitary sewer easement at 9849 Merritt Road in favor of BM Real Estate Holding Company, LLC.
- 7.D.** Conduct a Public Hearing to consider adoption of an ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Single Family Residential - 40/24 (SF-40) to Single Family Residential - 40/24 with a Special Use Permit (SF-40-SUP) for a 920 square feet enclosed, detached accessory structure not to exceed 14.5 feet in height for an approximately 1.617 acre lot described as Block 1, Lot 3, of Toler Ridge No 1 Addition, in the City of Rowlett, Dallas County, Texas and being more commonly known as 2906 Weems Way.
- 7.E.** Consider action to adopt an ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Single Family Residential - 40/24 (SF-40) to Single Family Residential - 40/24 with a Special Use Permit (SF-40-SUP) for a 920 square feet enclosed, detached accessory structure not to exceed 14.5 feet in height for an approximately 1.617 acre lot described as Block 1, Lot 3, of Toler Ridge No 1 Addition, in the City of Rowlett, Dallas County, Texas and being more commonly known as 2906 Weems Way.
- 7.F.** Conduct a Public Hearing to consider adoption of an ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Planned Development with a base zoning of General Commercial/Retail (PD-C2) to Planned Development with a base zoning of General Commercial/Retail with a Special Use Permit to allow a massage establishment (PD-C2-SUP) for Suite 104 of an approximately 6,600 square foot commercial building situated on property being all of that certain approximately 0.6979 acre tract out of the Thomas Lumley Survey, Abstract No.789, Dallas County, Texas and being more commonly known as Suite 104 of 5321 Lakeview Parkway.

- 7.G.** Consider action to adopt an ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Planned Development with a base zoning of General Commercial/Retail (PD-C2) to Planned Development with a base zoning of General Commercial/Retail with a Special Use Permit to allow a massage establishment (PD-C2-SUP) for Suite 104 of an approximately 6,600 square foot commercial building situated on property being all of that certain approximately 0.6979 acre tract out of the Thomas Lumley Survey, Abstract No.789, Dallas County, Texas and being more commonly known as Suite 104 of 5321 Lakeview Parkway,
- 7.H.** Conduct a Public Hearing to consider adoption of an ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Single Family Residential - 9/18 (SF-9) to Single Family Residential - 9/18 with a Special Use Permit for a 1,064 square feet enclosed accessory structure with a height not to exceed 14 feet (SF-9-SUP) for an approximately 0.50-acre lot being described as Block A, Lot 2, of Altman No.1 Addition, in the City of Rowlett, Dallas County, Texas and being more commonly known as 7405 Pennridge Circle.
- 7.I.** Consider action to adopt an ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Single Family Residential - 9/18 (SF-9) to Single Family Residential - 9/18 with a Special Use Permit for a 1,064 square feet enclosed accessory structure with a height not to exceed 14 feet (SF-9-SUP) for an approximately 0.50-acre lot being described as Block A, Lot 2, of Altman No.1 Addition, in the City of Rowlett, Dallas County, Texas and being more commonly known as 7405 Pennridge Circle.

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 30, 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