



City Council Meeting Agenda

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Monday, July 6, 2026

6:00 PM

Municipal Building – 4000 Main

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

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

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

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

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

1. Call to Order

2. 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.

3. Work Session

3.A. Establish the Rowlett 75th Anniversary Celebration Task Force.

3.B. Receive a presentation regarding an update of the Traffic Signal Controls Project.

3.C. Receive a presentation and discuss the City's organizational staffing, current vacancies, and future action plan to address open positions.

3.D. Receive a presentation regarding proposed amendments to the Rowlett Development Code (RDC) and Form Based Code (FBC) regarding requirements for a Special Use Permit for Data Centers.

4. Executive Session

4.A. The City Council will convene into Closed, Executive Session pursuant to Texas Government Code, §551.087 (Deliberations Regarding Economic Development Negotiations) and §551.071 (Consultation with Attorney) and to discuss or deliberate regarding a proposed Development Agreement for the Trails at Cottonwood Creek development.

4.B. The City Council will convene into Closed, Executive Session pursuant to Texas Government Code,

§551.072 (Deliberations Regarding Real Property) and §551.071 (Consultation with Attorney) to discuss or deliberate regarding Right-of-Way Acquisition of six properties pertaining to Chiesa Road.

- 4.C. The City Council shall convene into Closed, Executive Session pursuant to Texas Government Code, §551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Interim City Manager.
5. **Reconvene Into Open Session and Take Any Necessary or Appropriate Action on Closed/Executive Session Matters**
6. **Discuss Consent Agenda Items for July 7, 2026, City Council Meeting**
7. **Adjournment**

Deborah Sorensen

Deborah Sorensen, TRMC, MMC, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the [City's website](#) on June 29, 2026 by 5:30 p.m.

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, contact the City Secretary at 972-412-6109 or write 4000 Main St., Rowlett, Texas, 75088, at least 48 hours in advance of meeting.

City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ www.rowlett.com

Meeting Date: 7/6/2026

Agenda Item: 3.A.

Title

Establish the Rowlett 75th Anniversary Celebration Task Force.

Staff Representative

John Bowers III, Councilmember Place 6

Executive Summary

As part of the City's commitment to fostering civic engagement, preserving community heritage, and celebrating Rowlett's proud history, staff recommends the establishment of the Rowlett 75th Anniversary Task Force (the "Task Force"). The purpose of the Task Force will be to plan, coordinate, and support the City's year-long 75th Anniversary Celebration culminating on September 4, 2027, marking seventy-five years since Rowlett's incorporation.

Given the significance of this milestone and the extensive planning required for community events, sponsorship development, historical programming, and stakeholder engagement, staff recommends that the Task Force be appointed by City Council no later than September 2026 to provide a full year of preparation before the anniversary celebration.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 ENHANCE QUALITY OF LIFE	4.4 Create spaces, activities, and events for the arts, cultural enrichment, and community celebrations.

Background Information

The City of Rowlett was officially incorporated on September 4, 1952. The year 2027 will mark the City's 75th Anniversary, representing an important opportunity to celebrate Rowlett's history, recognize the contributions of residents past and present, and engage the broader community in commemorative activities.

Municipal milestone anniversaries often include signature events, historical exhibits, educational initiatives, public art projects, business partnerships, volunteer opportunities, and community-wide celebrations. Due to the scope of planning required, communities frequently establish citizen-led advisory groups or task forces to assist with event planning and implementation.

A volunteer task force model will allow the City to leverage community expertise, encourage broad public participation, distribute planning responsibilities, and create greater ownership of the celebration among residents, businesses, schools, civic organizations, and community stakeholders.

To ensure adequate time for sponsorship solicitation, fundraising, venue reservations, marketing, programming, and event coordination, staff recommends the Task Force be seated and operational by September 2026.

Discussion

Task Force Purpose:

The Rowlett 75th Anniversary Task Force will serve as a Council-appointed volunteer advisory body responsible for assisting the City in planning, coordination, and promoting activities associated with Rowlett's 75th Anniversary Celebration.

The Task Force will work collaboratively with City staff, community organizations, educational institutions, local businesses, and residents to develop a comprehensive anniversary program that reflects Rowlett's history, diversity, and community spirit.

Task Force Composition:

Staff recommends a membership structure consisting of twelve (12) to fifteen (15) members appointed by City Council. Recommended membership includes:

- One (1) Council Liaison serving in a non-voting ex-officio capacity
- One (1) Task Force Chair elected by members from the membership
- Ten (10) to thirteen (13) at-large citizen members representing residents, business leaders, community organizations, educational institutions, historians, and long-time community stakeholders
- One (1) Staff Liaison serving in a non-voting capacity

Terms of Service: Members would serve from appointment in September 2026 through November 2027, allowing sufficient time for post-event evaluation, reporting, and completion of final deliverables.

Eligibility Requirements — Applicants must:

- Reside within the City of Rowlett or own a business located within the city limits
- Be at least eighteen (18) years of age
- Demonstrate an interest in community engagement and civic participation

Preference may be given to applicants possessing experience in:

- Event Planning
- Marketing & Communications
- Fundraising & Sponsorship Development
- Historical Preservation & Archival Work
- Nonprofit Leadership & Volunteer Management

Subcommittee Structure — To efficiently manage planning activities, staff recommends establishment of the following subcommittees:

- Events & Programming
- History & Heritage
- Sponsorship & Fundraising
- Marketing & Communications
- Logistics & Operations
- Community & Youth Engagement

Application & Appointment Timeline:

July 2026 - Council authorizes formation of the Task Force
 July 2026 - Application materials finalized and recruitment campaign launched
 Mid-July 2026 - Applications open
 Mid-August 2026 - Applications close
 Late August 2026 - Applicant review and interviews (if necessary)
 September 15, 2026 - Council appointments finalized
 Late September/Early October 2026 - First Task Force meeting convened
 October 2026 - Summer 2026 - Planning & Implementation Phase
 September 2027 - 75th Anniversary Celebration
 November 2027 - Final report presented and Task Force sunset

Recruitment Strategy:

Staff proposes utilizing multiple outreach methods to maximize applicant participation, including:

- City website application portal
- Dedicated 75th Anniversary webpage
- City social media channels
- Community events and facilities
- Chamber of Commerce outreach
- Homeowners Associations
- Civic & Non-Profit Organizations

Applications will request basic contact information, residency or business ownership history, relevant experience, availability, and a brief statement describing the applicant's

interest in serving.

Staff Support Requirements:

Successful implementation of the Task Force will require coordination among multiple City departments.

City Secretary's Office responsibilities include:

- Application administration
- Board appointment process management
- Public meeting compliance support

Communications Department responsibilities include:

- Recruitment and promotional efforts
- Public engagement campaigns
- Branding and messaging support

Assigned Staff Liaison responsibilities include:

- Meeting coordination
- Departmental communication
- Budget and procurement guidance

Legal Department responsibilities include:

- Open Meetings Act compliance review
- Public Information Act guidance
- Governances and procedural support

Financial/Budget Implications

The creation of the Task Force itself has minimal fiscal impact. Future anniversary programming, marketing, sponsorship activities, and commemorative events may require budget allocations that will be evaluated and presented to Council through the annual budget process and future agenda items.

Recommended Action

Authorize preparation of resolution creating Rowlett 75th Anniversary Task Force as a Council-appointed citizen volunteer body and direct staff, after creation of the Task Force, to initiate the application, recruitment, and appointment process with the goal of seating the Task Force no later than September 15, 2026.

Attachments

None

Meeting Date: 7/6/2026

Agenda Item: 3.B.

Title

Receive a presentation regarding an update of the Traffic Signal Controls Project.

Staff Representative

Gary Enna, Interim Director of PW/City Engineering

Executive Summary

Receive a presentation on the Traffic Signal Cabinet Upgrade Project and the functionality of the system.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Invest in Transportation & Infrastructure	6.4 Improve traffic flow across all transportation modes. 6.6 Apply long-term transportation planning approaches.

Background Information

In March 2025, Council received a presentation on the Traffic Signal Cabinet Controls Upgrade project. The presentation highlighted that the existing traffic signal control system was not fully integrated and had exceeded its useful service life. Staff also presented a proposed solution that included real-time alerts, automatic system recovery capabilities, ADA-compliant components, and pan-tilt-zoom (PTZ) cameras at 2 intersections. Following the presentation, Council authorized staff to secure a contractor and proceed with project implementation.

Discussion

Receive a presentation on the Traffic Signal Cabinet Upgrade Project and the functionality of the system. The project is funded by the 2024 GO Bond. The City is working with Consolidated Traffic Controls to replace 25 traffic control cabinets that monitor and manage the traffic signal system. The new system will provide an efficient central traffic management system, analytics, streaming video, and traffic signal timing plan optimization.

By updating our equipment, we will achieve several objectives:

- Enhanced Safety: Modern traffic control systems incorporate advanced

technologies, such as real-time monitoring, adaptive signal control, and enhanced pedestrian crossings. These improvements significantly reduce the risk of accidents and improve safety for drivers, cyclists, and pedestrians alike.

- **Improved Efficiency:** Upgraded traffic systems enable better traffic flow by optimizing signal timings and reducing bottlenecks. This translates to shorter travel times, reduced fuel consumption, and lower emissions, benefiting both commuters and the environment.
- **Adaptability to Growth:** With increasing urbanization and population growth, traffic demands are constantly evolving. Newer systems are designed to adapt to changing conditions, such as increased vehicle volumes or the integration of autonomous and electric vehicles.
- **Cost Savings in the Long Term:** While the initial investment in updated equipment may seem significant, modern systems require less maintenance, are more energy-efficient, and can prevent costly traffic delays or incidents. Over time, these savings far outweigh the upfront costs.
- **Compliance with Regulations:** Many outdated traffic systems do not meet current safety or environmental standards. Updating equipment ensures compliance with local, state, and federal regulations, avoiding potential penalties and improving public trust.
- **Support for Smart City Initiatives:** Modern traffic control equipment plays a key role in smart city development, enabling the integration of data-driven insights, real-time traffic updates, and connected infrastructure. This not only enhances mobility but also aligns with broader technological advancements and urban planning goals.

Staff selected Consolidated Traffic Controls through a cooperative purchasing agreement and they are on schedule to complete the project in July 2026, weather permitting.

Financial/Budget Implications

No Budget Implications in this update. The total project cost is \$4,025,329.00 Funding-2024 GO Bond

Recommended Action

No Action Required

Attachments

None

Meeting Date: 7/6/2026

Agenda Item: 3.C.

Title

Receive a presentation and discuss the City's organizational staffing, current vacancies, and future action plan to address open positions.

Staff Representative

Rick DeOrdio, HR Director

Executive Summary

Receive a presentation and discuss the City's organizational staffing, open positions and next steps.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Promote Operational Excellence	7.1 Provide responsive, reliable, and cost-efficient public services. 7.2 Become an employer of choice. 7.3 Support investments in upgraded, consolidated City facilities. 7.4 Improve organizational capacity and effectiveness. 7.5 Maintain the integrity and continuity of the City's network and applications systems. 7.6 Streamline internal business processes. 7.7 Maintain a sound system of internal control.

Background Information

At the request of City Council, the intent of this item is to provide an update on the status of current staffing. The city staffing has encountered a large increase in open positions over the past year and departments are unable to keep up with the recruitment efforts. There are several reasons for the increase in open positions and recruitment efforts needed to be altered to assist department hiring managers in filling their individual open positions.

Discussion

The current city staffing, department staffing levels, vacancies and efforts to fill these vacancies will be discussed in the presentation associated with this item at the work session. There are 11 individual departments within the organization and several have had staffing issues over the past several years. Professional and labor positions are

currently being recruited for as well as 4 department heads and the City Manager. A temporary recruiter position has been authorized within Human Resources to focus on staffing the vacancies as this is more labor-intensive than many department hiring managers are able to do on a daily basis.

Financial/Budget Implications

This discussion has no financial impact

Recommended Action

No recommended action is requested for this discussion.

Attachments

1. Personnel Summary - Position Control
2. Rowlett Leadership Team Org Chart
3. City Secretary Office Org Chart
4. Communications and Community Engagement Org Chart
5. Community Development Org Chart
6. Economic Development Org Chart
7. Finance Org Chart
8. Fire Org Chart
9. HR Org Chart
10. IT Org Chart
11. Library Org Chart
12. Parks Recreation Org Chart
13. Police Org Chart

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
GENERAL FUND					
CITY COUNCIL					
City Council					
Councilmember	3.00	3.00	3.00	3.00	-
Mayor	0.50	0.50	0.50	0.50	-
	3.50	3.50	3.50	3.50	-
Internal Audit					
Internal Auditor	1.00	1.00	1.00	1.00	-
	1.00	1.00	1.00	1.00	-
CITY MANAGER					
City Manager					
City Manager	1.00	1.00	1.00	1.00	-
Deputy City Manager	1.00	1.00	1.00	1.00	-
Assistant City Manager	1.00	1.00	1.00	1.00	-
Assistant to the City Manager	-	-	1.00	1.00	-
Executive Assistant	-	-	1.00	1.00	-
Executive Assistant / CDBG Administrator	1.00	1.00	-	-	-
	4.00	4.00	5.00	5.00	-
Grant Writing Office					
Grant Coordinator	1.00	1.00	-	-	-
	1.00	1.00	-	-	-
CITY SECRETARY					
City Secretary					
City Secretary	1.00	1.00	1.00	1.00	-
Deputy City Secretary	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-
Citizen Action Center					
Action Center Representative	1.00	1.00	1.00	1.00	-
Senior Action Center Representative	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-
COMMUNITY DEVELOPMENT					
Planning and Urban Design					
Administrative Services Manager	1.00	1.00	1.00	1.00	-
Director of Community Development	1.00	1.00	1.00	1.00	-
Neighborhood Planning Supervisor	1.00	1.00	-	-	-
Planning Manager	1.00	1.00	1.00	1.00	-
Planner II	1.00	1.00	2.00	2.00	-
Senior Planner	1.00	1.00	1.00	1.00	-
	6.00	6.00	6.00	6.00	-
Building Inspections					
Assistant Director of Community Development / Chief Building Official	1.00	1.00	1.00	1.00	-
Building Inspector I	-	-	-	-	-
Building Inspector II	2.00	2.00	1.00	1.00	-
Chief Building Official	-	-	-	-	-
Development Assistance Center Lead	1.00	1.00	1.00	1.00	-
Development Services Technician	2.00	2.00	2.00	2.00	-
Plans Examiner	1.00	1.00	2.00	2.00	-
Senior Building Inspector	1.00	1.00	2.00	2.00	-
	8.00	8.00	9.00	9.00	-

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
Animal Services					
Animal Services Manager	1.00	1.00	1.00	1.00	-
Animal Services Officer	5.00	5.00	5.00	5.00	-
Senior Animal Services Officer	1.00	1.00	1.00	1.00	-
	7.00	7.00	7.00	7.00	-
Environmental Services / Code Enforcement					
Environmental Health Inspector	1.00	1.00	1.00	1.00	-
Code Enforcement Officer	6.00	6.00	6.00	6.00	-
Community Services Specialist	1.00	1.00	-	-	-
Neighborhood Services Manager	1.00	1.00	1.00	1.00	-
Senior Environmental Health Specialist	1.00	1.00	1.00	1.00	-
Water Quality and Grease Interceptor Inspector	1.00	1.00	1.00	1.00	-
	11.00	11.00	10.00	10.00	-
COMMUNITY ENGAGEMENT					
Community Engagement					
Communications and Media Specialist	1.00	1.00	1.00	1.00	-
Community Engagement Coordinator	3.00	3.00	2.00	2.00	-
Community Engagement Director	-	-	-	-	-
Community Engagement Manager	1.00	1.00	-	-	-
Creative Services Producer	-	-	-	-	-
Director of Communications and Community Engagement	-	-	1.00	1.00	-
Digital Marketing Specialist	-	-	1.00	1.00	-
Marketing and Engagement Administrator (To be reclassified)	1.00	1.00	1.00	1.00	-
Senior Community Engagement Coordinator	1.00	1.00	1.00	1.00	-
	7.00	7.00	7.00	7.00	-
ECONOMIC DEVELOPMENT					
Assistant Director of Economic Development	1.00	1.00	1.00	1.00	-
Director of Economic Development	-	-	1.00	1.00	-
Downtown Manager	-	-	-	-	-
Economic Development Specialist	1.00	1.00	1.00	1.00	-
	2.00	2.00	3.00	3.00	-
FINANCE					
Finance Administration					
Director of Financial Services	1.00	1.00	1.00	1.00	-
	1.00	1.00	1.00	1.00	-
Budget					
Budget Analyst	1.00	1.00	1.00	1.00	-
Budget Manager	-	-	1.00	1.00	-
Budget Officer	1.00	1.00	-	-	-
	2.00	2.00	2.00	2.00	-
Accounting					
Accountant	1.00	1.00	1.00	1.00	-
Accountant II	1.00	1.00	1.00	1.00	-
Accounting Specialist	1.00	1.00	1.00	1.00	-
Assistant Director of Finance	1.00	1.00	1.00	1.00	-
Senior Accountant	3.00	3.00	3.00	3.00	-
	7.00	7.00	7.00	7.00	-
Purchasing					
Purchasing Agent	1.00	2.00	2.00	2.00	-
Purchasing Manager	1.00	1.00	1.00	1.00	-
	2.00	3.00	3.00	3.00	-
Treasury and Debt Management					
Treasury and Debt Manager	1.00	1.00	1.00	1.00	-
	1.00	1.00	1.00	1.00	-

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
FIRE RESCUE					
Fire Administration					
Administrative Services Manager	1.00	1.00	1.00	1.00	-
Assistant Fire Chief	2.00	2.00	2.00	2.00	-
Fire Chief	1.00	1.00	1.00	1.00	-
	4.00	4.00	4.00	4.00	-
Fire Operations					
Battalion Chief	4.00	4.00	4.00	4.00	-
Captain	16.00	16.00	16.00	16.00	-
Driver/Engineer	18.00	18.00	18.00	18.00	-
Firefighter	63.00	63.00	63.00	63.00	-
Inspector/Investigator	1.00	1.00	1.00	1.00	-
	102.00	102.00	102.00	102.00	-
Fire EMS					
Battalion Chief	1.00	1.00	1.00	1.00	-
	1.00	1.00	1.00	1.00	-
Fire Prevention					
Fire Marshal	1.00	1.00	1.00	1.00	-
Deputy Fire Marshal	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-
Emergency Management					
Assistant Emergency Management Coordinator	1.00	1.00	1.00	1.00	-
Emergency Management Coordinator	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-
HUMAN RESOURCES					
Assistant Director of Human Resources/Risk Administrator	1.00	1.00	1.00	1.00	-
Director of Human Resources	1.00	1.00	1.00	1.00	-
Human Resources Administrator	-	-	-	-	-
Human Resources Generalist	3.00	3.00	3.00	3.00	-
Senior Human Resources Generalist	-	-	-	-	-
	5.00	5.00	5.00	5.00	-
INFORMATION TECHNOLOGY					
Information Technology					
IT Applications Analyst	1.00	1.00	1.00	1.00	-
IT Applications Manager	1.00	1.00	1.00	1.00	-
IT Desktop Administrator	2.00	2.00	3.00	3.00	-
IT Director	1.00	1.00	1.00	1.00	-
IT Infrastructure Manager	1.00	1.00	1.00	1.00	-
IT Network Administrator	1.00	1.00	-	-	-
IT Network & Security Manager	-	-	1.00	1.00	-
IT Public Safety Systems Administrator	1.00	1.00	1.00	1.00	-
IT Systems Administrator	1.00	1.00	-	-	-
Senior Administrative Assistant	1.00	1.00	1.00	1.00	-
	10.00	10.00	10.00	10.00	-
GIS					
GIS Analyst	1.00	1.00	1.00	1.00	-
GIS Manager	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
JUDICIAL SERVICES					
Associate Judge	1.50	1.50	1.50	1.50	-
Chief Court Clerk	1.00	1.00	1.00	1.00	-
Chief Judge	1.00	1.00	1.00	1.00	-
Deputy Court Clerk	4.50	4.50	3.50	3.50	-
Senior Court Clerk	-	-	1.00	1.00	-
Municipal Court Administrator	1.00	1.00	1.00	1.00	-
	9.00	9.00	9.00	9.00	-
LIBRARY					
Adult Education Coordinator	0.50	0.50	0.50	0.50	-
Circulation Services Supervisor	1.00	1.00	1.00	1.00	-
Librarian	3.00	3.00	3.00	3.00	-
Library Assistant	5.25	5.25	5.25	5.25	-
Library Director	1.00	1.00	1.00	1.00	-
Library Page	0.75	0.75	0.75	0.75	-
Library Services Manager	1.00	1.00	1.00	1.00	-
Public Services Supervisor	1.00	1.00	1.00	1.00	-
Senior Administrative Assistant	1.00	1.00	1.00	1.00	-
	14.50	14.50	14.50	14.50	-
PARKS AND RECREATION					
Parks Administration					
Administrative Services Coordinator	1.00	1.00	1.00	1.00	-
Assistant Director of Parks and Recreation	-	-	-	-	-
Director of Parks and Recreation	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-
Parks Maintenance					
Maintenance Crew Leader	6.00	6.00	6.00	6.00	-
Maintenance Specialist	16.00	16.00	16.00	16.00	-
Parks and Facilities Superintendent	-	-	-	-	-
Parks Facilities Manager	1.00	1.00	1.00	1.00	-
Parks Contract Coordinator	-	-	-	-	-
Parks Supervisor	1.00	1.00	1.00	1.00	-
	24.00	24.00	24.00	24.00	-
Recreation					
Aquatics and Athletics Supervisor	0.30	0.30	0.30	0.30	-
Employee Pool	1.50	1.50	1.50	1.50	-
Parks and Recreation Programmer	3.00	3.00	3.00	3.00	-
Recreation Leader	3.00	3.00	3.00	3.00	-
Recreation Specialist	3.50	3.50	3.50	3.50	-
Recreation Supervisor	1.00	1.00	1.00	1.00	-
	12.30	12.30	12.30	12.30	-
Wet Zone					
Aquatics and Athletics Supervisor	0.70	0.70	0.70	0.70	-
Employee Pool	21.00	21.00	21.00	21.00	-
Recreation Specialist	0.50	0.50	0.50	0.50	-
	22.20	22.20	22.20	22.20	-

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
POLICE					
Police					
Administrative Services Manager	1.00	1.00	1.00	1.00	-
Assistant Police Chief	2.00	2.00	2.00	2.00	-
Background Investigator	1.50	1.50	1.50	1.50	-
CID Clerk	1.00	1.00	1.00	1.00	-
Communications Manager	1.00	1.00	1.00	1.00	-
Communications Officer	16.00	16.00	16.00	16.00	-
Communications Shift Supervisor	2.00	2.00	2.00	2.00	-
Community Services Specialist	1.00	1.00	1.00	1.00	-
Crime Analyst	1.00	1.00	1.00	1.00	-
Crisis Assistance Coordinator	1.00	1.00	1.00	1.00	-
Detective	9.00	9.00	9.00	9.00	-
Detention Officer	9.00	9.00	9.00	9.00	-
Detention Services Assistant Supervisor	2.00	3.00	3.00	3.00	-
Detention Services Supervisor	1.00	1.00	1.00	1.00	-
Lieutenant	7.00	7.00	7.00	7.00	-
Police Chief	1.00	1.00	1.00	1.00	-
Police Officer	71.65	73.65	73.65	73.65	-
Police Officer Traffic	3.00	3.00	3.00	3.00	-
Police Records Clerk	3.00	3.00	3.00	3.00	-
Police Records Supervisor	1.00	1.00	1.00	1.00	-
Police Services Officer	1.00	1.00	1.00	1.00	-
Property/Evidence Technician	2.00	2.00	2.00	2.00	-
Quartermaster	0.50	0.50	0.50	0.50	-
Sergeant	13.00	13.00	13.00	13.00	-
	151.65	154.65	154.65	154.65	-
PUBLIC WORKS					
Streets					
Maintenance Crew Leader	2.00	2.00	2.00	2.00	-
Maintenance Specialist	7.00	7.00	7.00	7.00	-
Manager of Traffic and Transportation	1.00	1.00	1.00	1.00	-
Public Works Manager	1.00	1.00	1.00	1.00	-
Senior Traffic Signal Technician	1.00	1.00	1.00	1.00	-
Street Operations Supervisor	-	-	-	-	-
Traffic Operations Technician	2.00	3.00	3.00	3.00	-
	14.00	15.00	15.00	15.00	-
Vehicle Services					
Fleet Maintenance Supervisor	1.00	1.00	1.00	1.00	-
Fleet Maintenance Technician	2.00	3.00	3.00	3.00	-
	3.00	4.00	4.00	4.00	-
Public Works Administration					
Administrative Services Coordinator	0.50	0.50	0.50	0.50	-
Assistant Director of Public Works	1.00	1.00	1.00	1.00	-
Construction Inspector	1.00	1.00	-	-	-
Engineering Assistant	-	-	-	-	-
Manager of Assets and Fleet	1.00	1.00	1.00	1.00	-
Senior Administrative Assistant	-	-	-	-	-
	3.50	3.50	2.50	2.50	-
Facilities					
Building Maintenance Technician	2.00	2.00	3.00	3.00	-
Custodian	6.50	6.50	5.50	5.50	-
Facility Maintenance Supervisor	1.00	1.00	1.00	1.00	-
	9.50	9.50	9.50	9.50	-

PERSONNEL SUMMARY

	2025	2026	2026	2027	
	Actual	Adopted	Revised	Proposed	Change
Engineering					
Assistant Director of Public Works - Engineering	1.00	1.00	1.00	1.00	-
Civil Engineer	1.00	1.00	1.00	1.00	-
Construction Inspector	5.00	5.00	5.00	5.00	-
Engineering Assistant	-	-	-	-	-
Graduate Engineer	2.00	2.00	2.00	2.00	-
	9.00	9.00	9.00	9.00	-
GENERAL FUND TOTAL	470.15	476.15	476.15	476.15	-

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
UTILITY FUND					
Water / Wastewater Administration					
Administrative Services Coordinator	0.50	0.50	0.50	0.50	-
Director of Public Works	1.00	1.00	1.00	1.00	-
Public Works Manager	-	-	-	-	-
Senior Administrative Assistant	-	-	-	-	-
Utility Operations Manager	1.00	1.00	1.00	1.00	-
Utility Operations Supervisor	1.00	1.00	1.00	1.00	-
	3.50	3.50	3.50	3.50	-
Water / Wastewater Engineering					
Construction Inspector	1.00	1.00	1.00	1.00	-
Engineering Assistant	-	-	-	-	-
	1.00	1.00	1.00	1.00	-
Water Operations					
Maintenance Crew Leader	3.00	3.00	3.00	3.00	-
Maintenance Specialist	12.00	12.00	12.00	12.00	-
Water Quality Technician	2.00	2.00	2.00	2.00	-
	17.00	17.00	17.00	17.00	-
Wastewater Operations					
Senior Pump Station Technician	1.00	1.00	1.00	1.00	-
Maintenance Crew Leader	1.00	1.00	1.00	1.00	-
Maintenance Specialist	8.00	8.00	8.00	8.00	-
	10.00	10.00	10.00	10.00	-
Revenue Office					
Accountant	1.00	1.00	1.00	1.00	-
Customer Service Representative	3.50	4.50	5.50	5.50	-
Revenue Manager	1.00	1.00	1.00	1.00	-
Revenue Specialist	1.00	1.00	1.00	1.00	-
Utility Billing Analyst	1.00	1.00	1.00	1.00	-
Utility Billing Cashier	2.00	2.00	1.00	1.00	-
Utility Billing Supervisor	1.00	1.00	1.00	1.00	-
	10.50	11.50	11.50	11.50	-
Meter Services					
Maintenance Crew Leader	1.00	1.00	1.00	1.00	-
Maintenance Specialist	3.00	3.00	3.00	3.00	-
	4.00	4.00	4.00	4.00	-
UTILITY FUND TOTAL	46.00	47.00	47.00	47.00	-
GENERAL CIP FUND					
CIP Manager	1.00	1.00	-	-	-
Concrete Crew Leader	2.00	2.00	3.00	3.00	-
Concrete Finisher	24.00	24.00	23.00	23.00	-
Concrete Paving Supervisor	1.00	1.00	1.00	1.00	-
Construction Project Manager	2.00	2.00	3.00	3.00	-
Equipment Operator	4.00	4.00	4.00	4.00	-
Equipment Operator / Technician	1.00	1.00	1.00	1.00	-
Senior CIP Manager	1.00	1.00	1.00	1.00	-
Senior Administrative Assistant	1.00	1.00	1.00	1.00	-
Streets Supervisor	-	-	1.00	1.00	-
	37.00	37.00	38.00	38.00	-
DRAINAGE FUND					
Maintenance Crew Leader	1.00	1.00	1.00	1.00	-
Maintenance Specialist	1.00	1.00	1.00	1.00	-
	2.00	2.00	2.00	2.00	-

PERSONNEL SUMMARY

	2025 Actual	2026 Adopted	2026 Revised	2027 Proposed	Change
REFUSE FUND					
Customer Service Representative	0.50	0.50	0.50	0.50	-
Maintenance Specialist	0.50	0.50	0.50	0.50	-
	1.00	1.00	1.00	1.00	-
UTILITY CIP FUND					
Engineering Assistant	-	-	-	-	-
Maintenance Specialist	3.00	3.00	3.00	3.00	-
	3.00	3.00	3.00	3.00	-
JUVENILE DIVERSION FUND					
Juvenile Case Manager	0.50	0.50	0.50	0.50	-
	0.50	0.50	0.50	0.50	-
COURT SECURITY FUND					
City Marshal	1.00	-	-	-	-
Deputy Marshal	0.58	-	-	-	-
	1.58	-	-	-	-
COURT SECURITY & TECHNOLOGY FUND					
City Marshal	-	1.00	1.00	1.00	-
Deputy Marshal	-	0.58	0.58	0.58	-
	-	1.58	1.58	1.58	-
CHILD SAFETY FEE FUND					
School Crossing Guard	3.25	3.25	3.25	3.25	-
	3.25	3.25	3.25	3.25	-
COMMERCIAL VEHICLE ENFORCEMENT FUND					
Police Officer	1.35	1.35	1.35	1.35	-
	1.35	1.35	1.35	1.35	-
EMPLOYEE BENEFITS FUND					
Wellness Coordinator	1.00	1.00	1.00	1.00	-
	1.00	1.00	1.00	1.00	-
CITY-WIDE TOTAL	566.83	573.83	574.83	574.83	-

City of Rowlett Citizens

Mayor and Council

**LEADERSHIP
TEAM**



Jeff Winget
Mayor



Byron Fassett



Mike Britton



Carter Holston



Chris Kizziar



John Bowers III



Marvin Gibbs



Victoria Thomas
City Attorney



Deborah Sorensen
City Secretary



Kristoff Bauer
Interim City Manager



Munal Mauladad
Interim Asst. City Manager



Chris Kilgore
City Judge

Department Directors



Rick DeOrdio
Human Resources



Wendy Badgett
Finance



Mitchell Randles
Fire



Mike Denning
Police



David Leibowitz
IT



Vacant
Community Development



Laura Tschoerner
Library



Ryan Mullins
Parks & Recreation



Malcolm Hornsby
Communications and Community Engagement



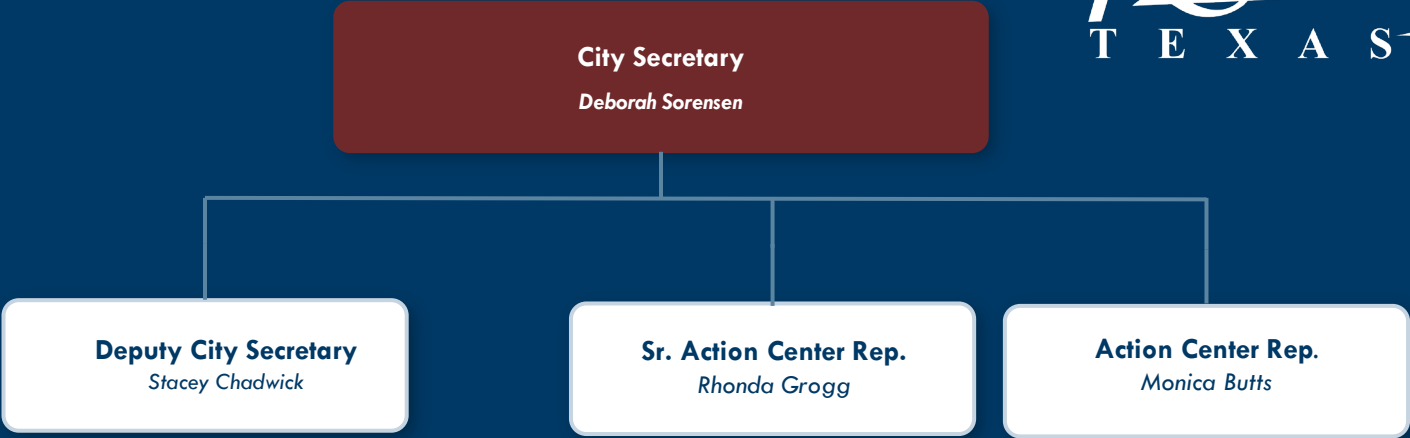
Vacant
Economic Development



Vacant
Public Works

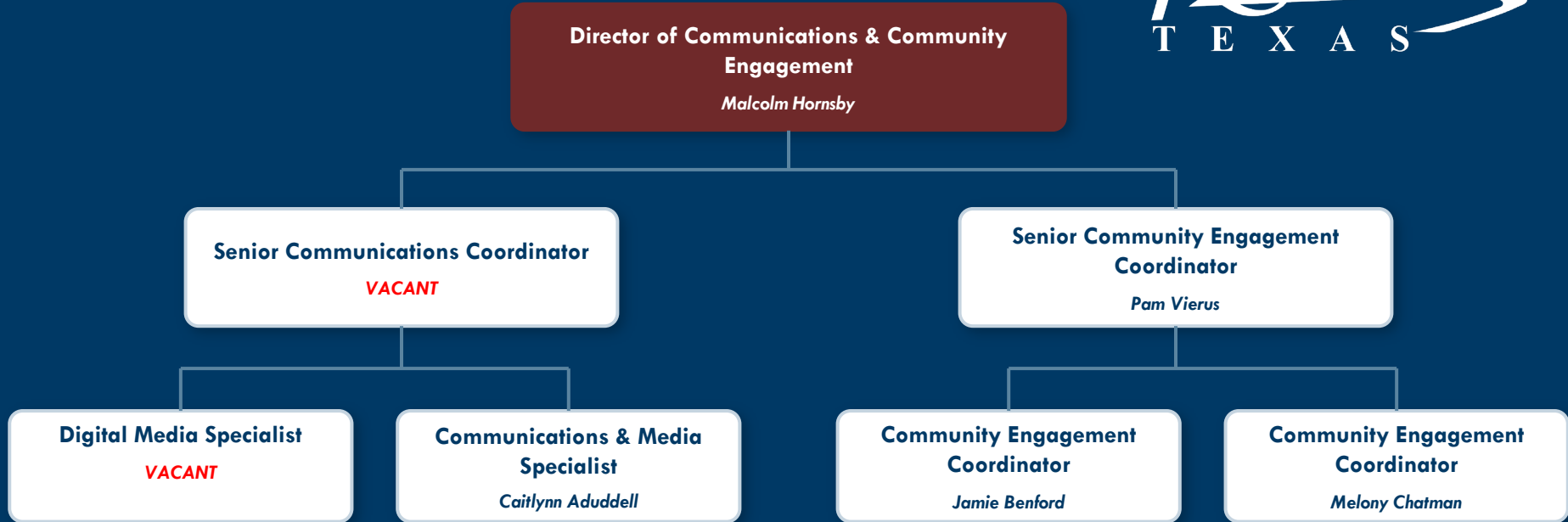
CITY SECRETARY

Organizational Structure

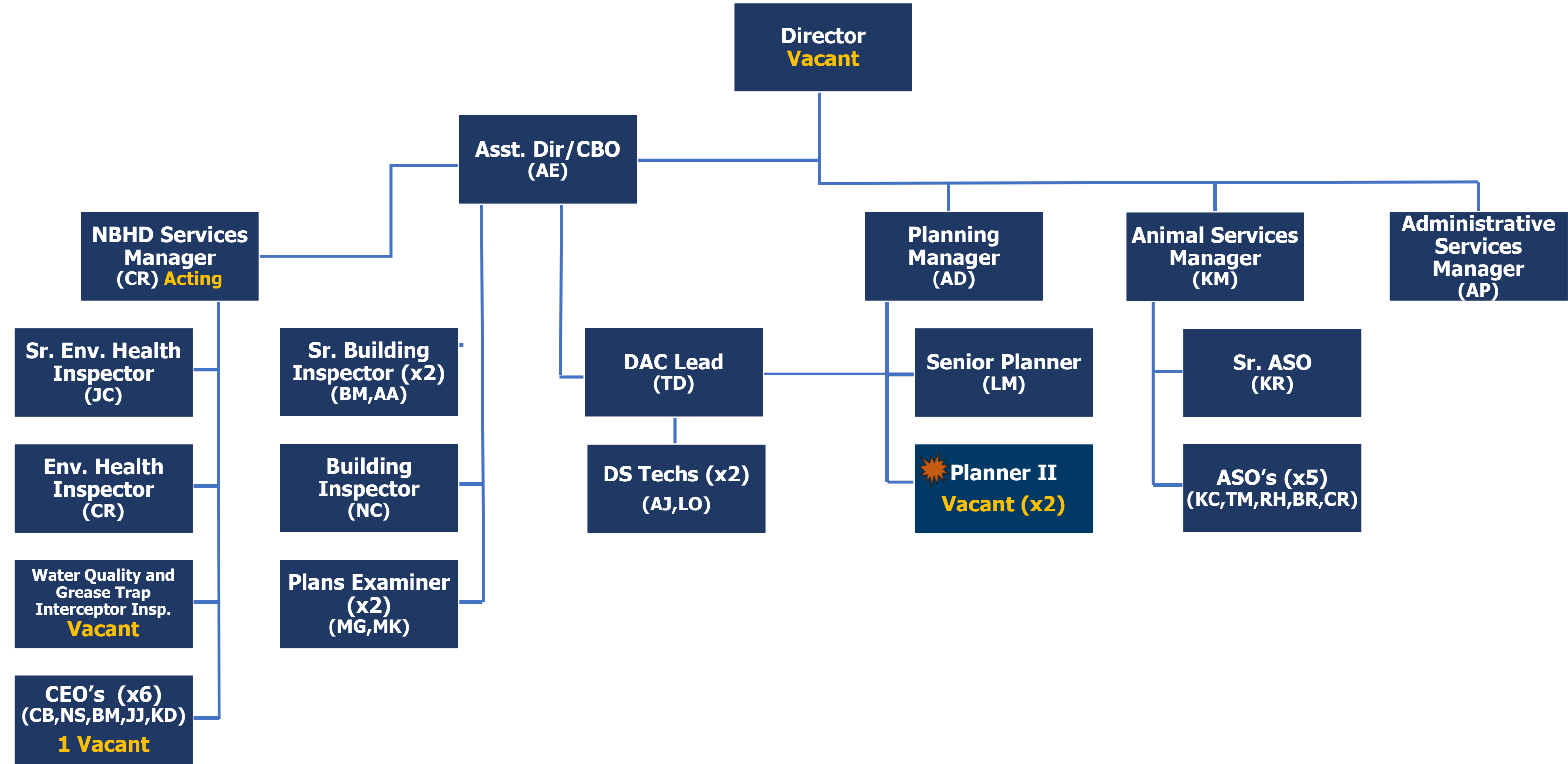


COMMUNICATIONS & COMMUNITY ENGAGEMENT

Organizational Structure

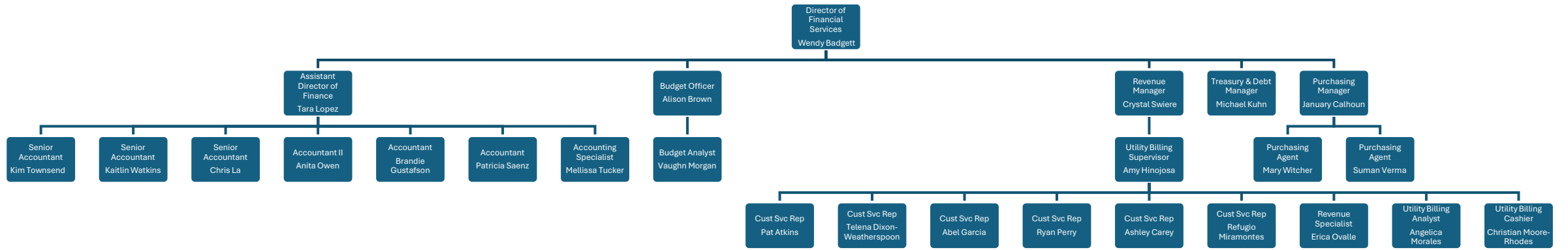


Current Community Development Structure

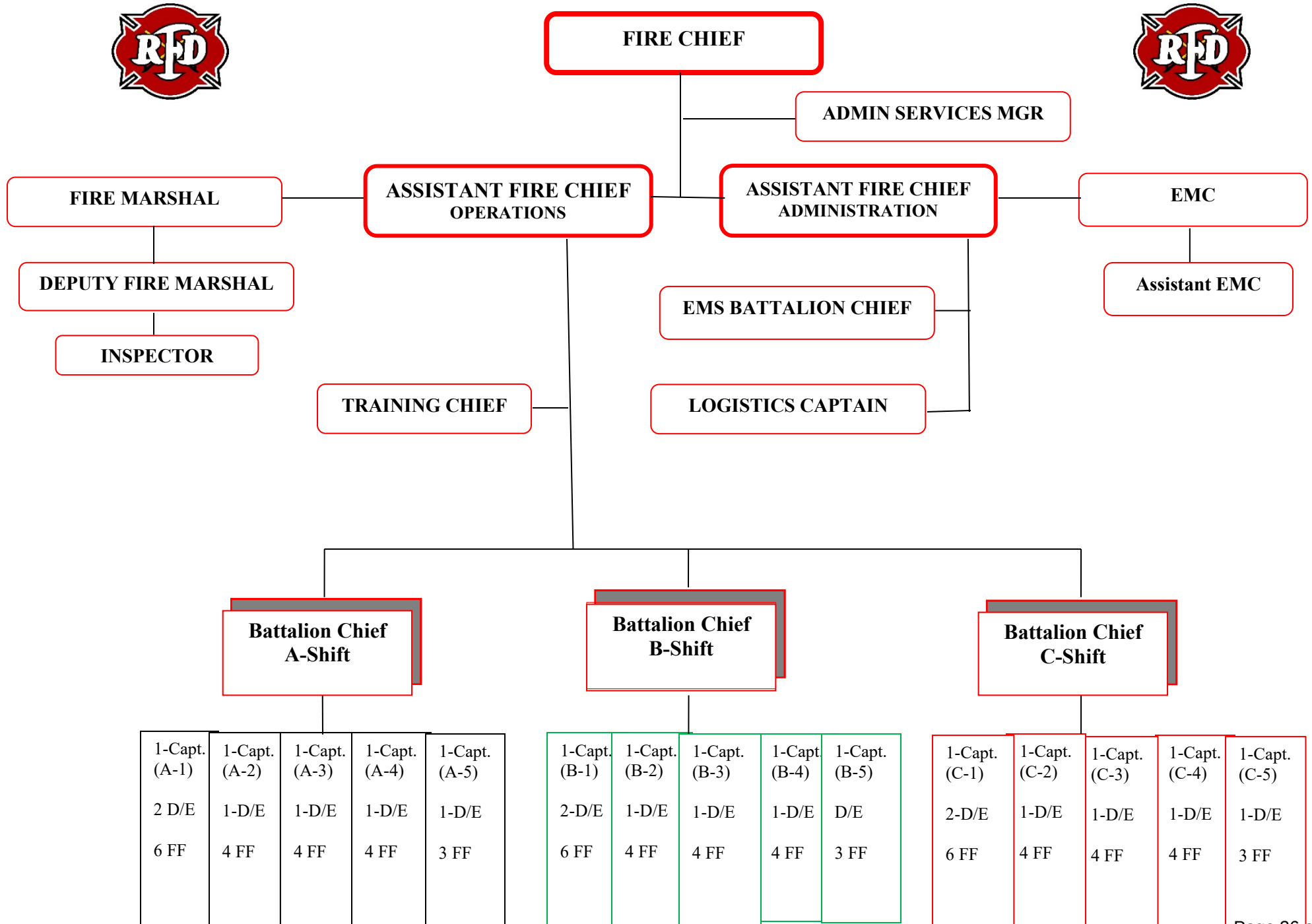


Economic Development Department Organizational Chart

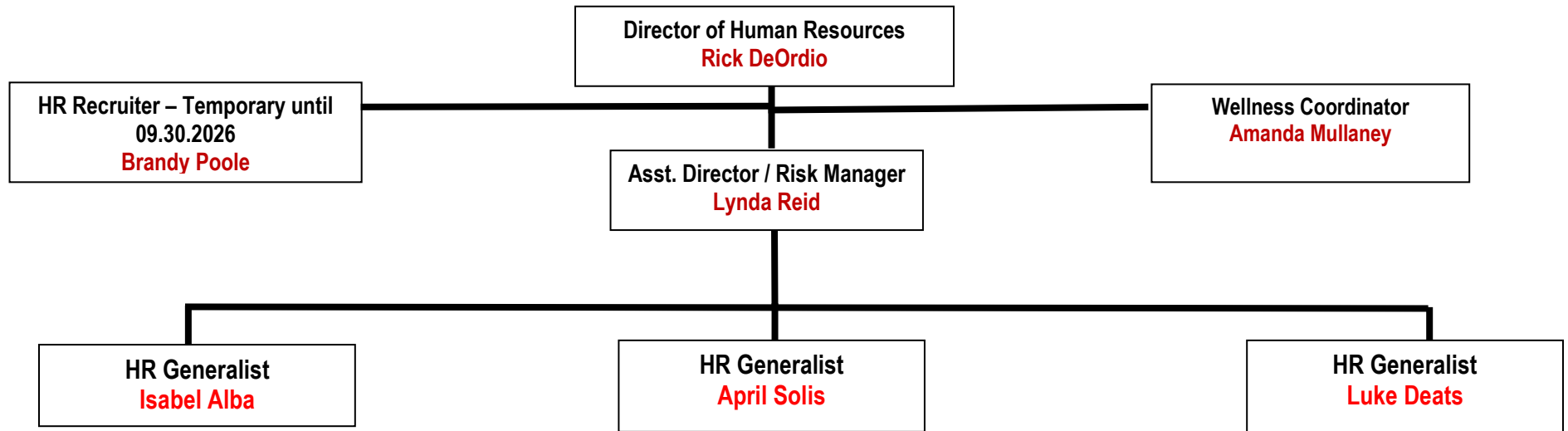


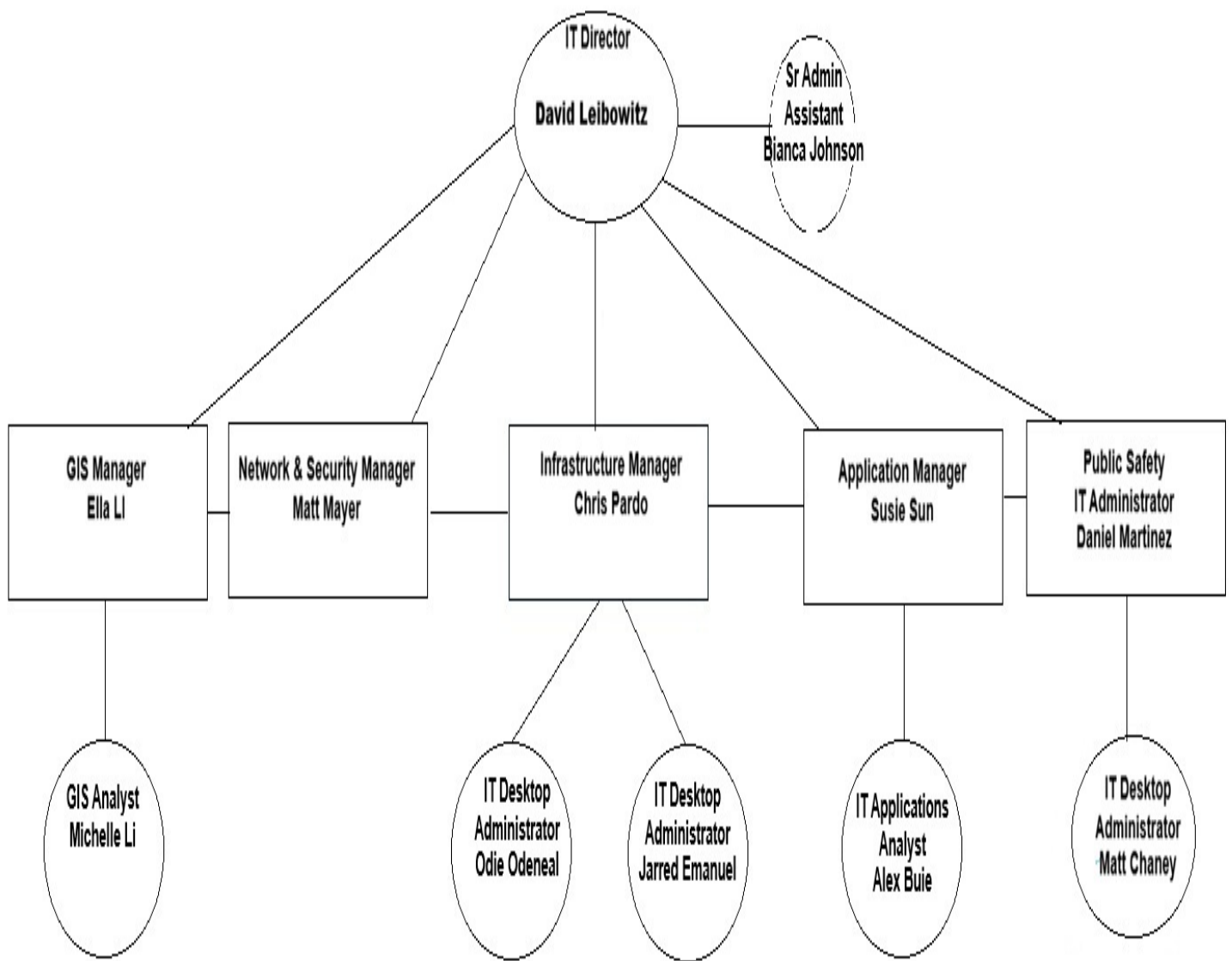


ROWLETT FIRE DEPARTMENT

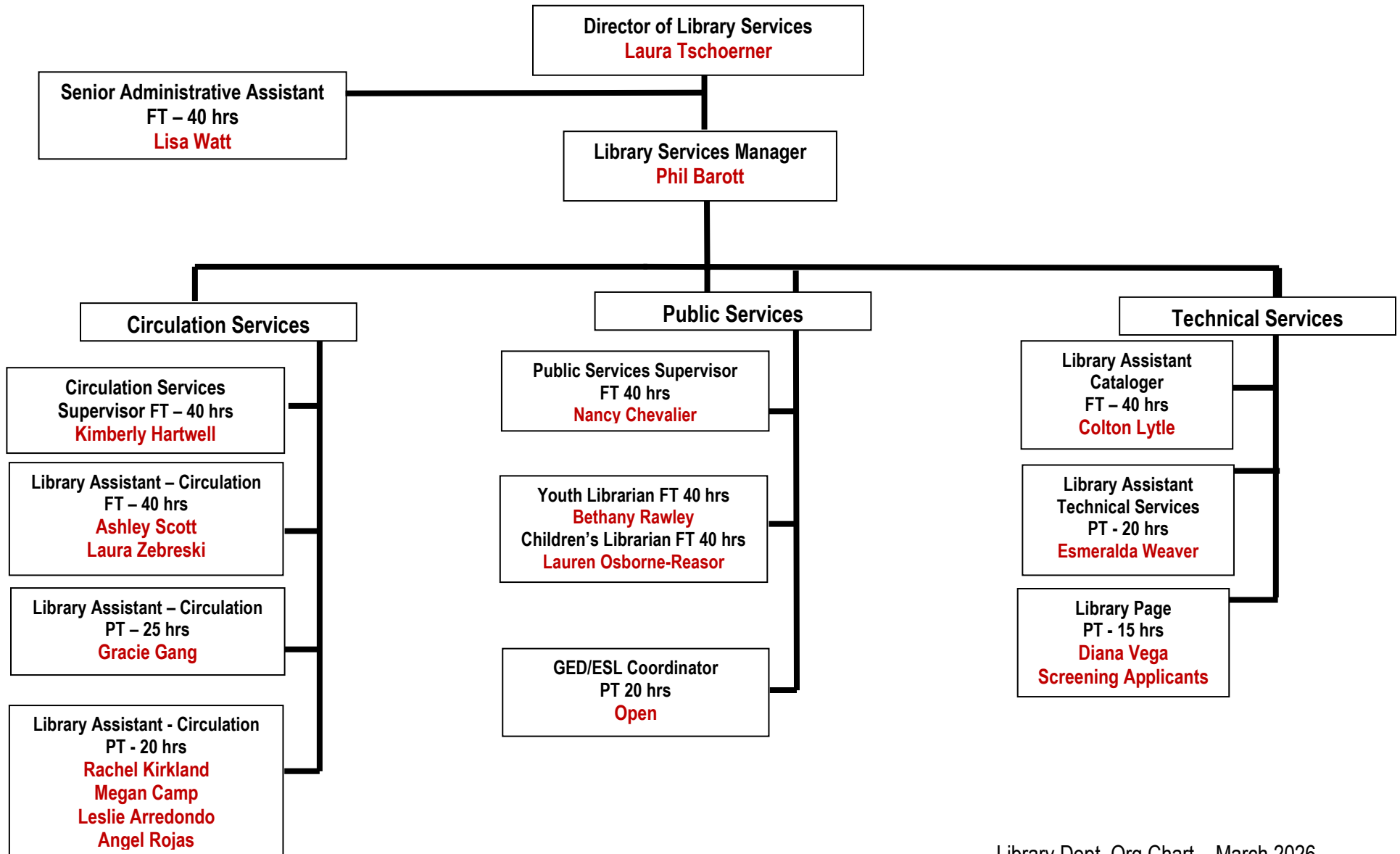


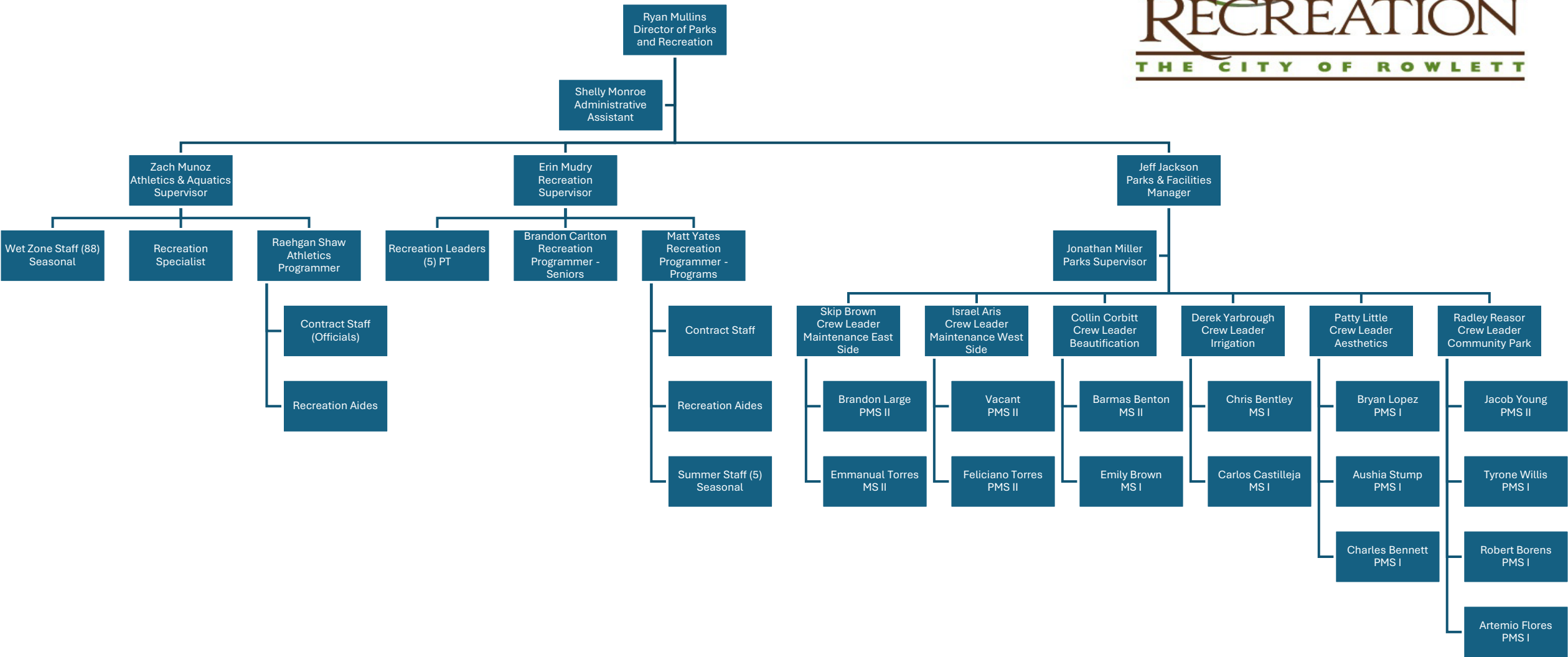
HUMAN RESOURCES – ORGANIZATIONAL CHART

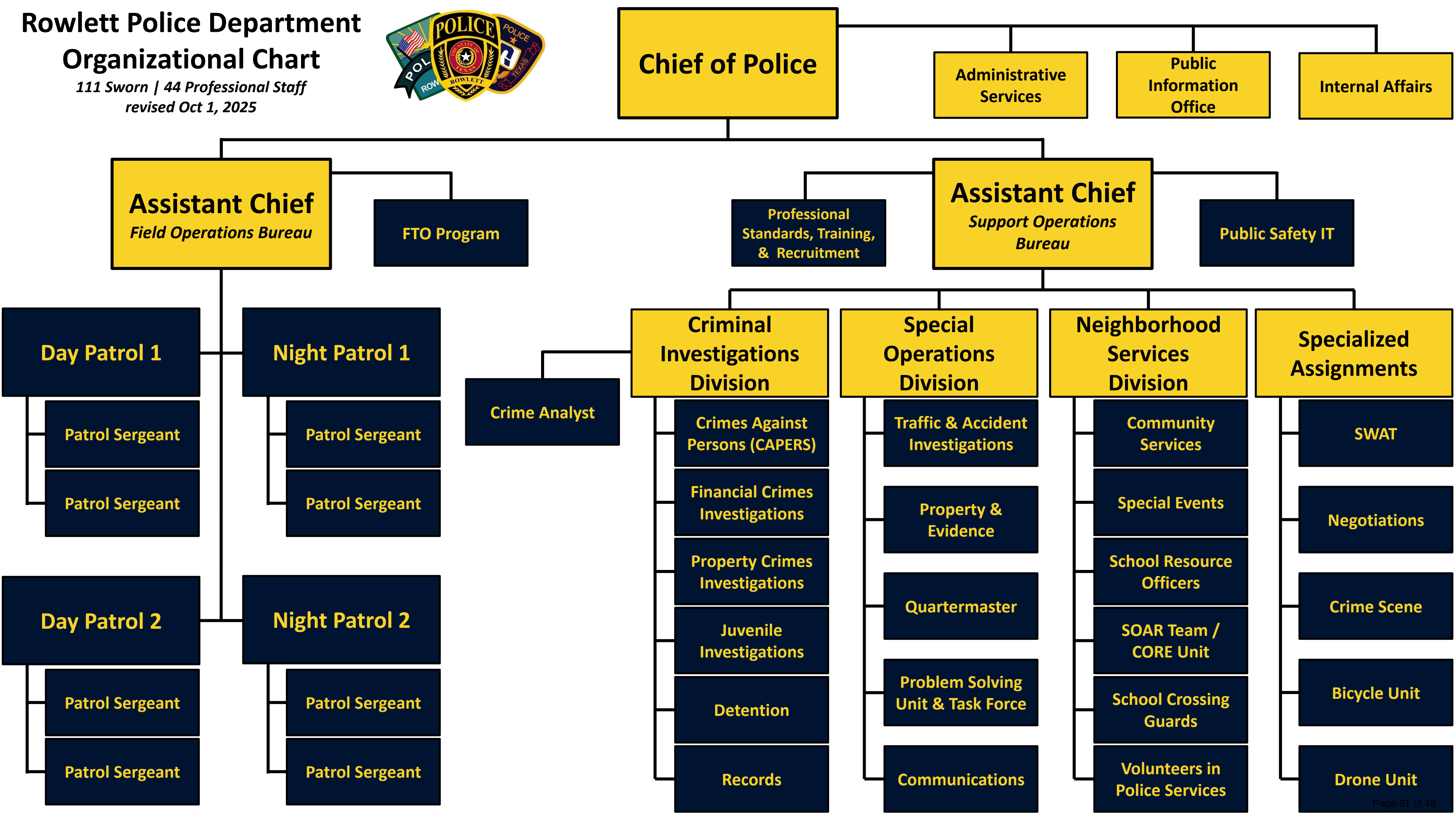




ROWLETT PUBLIC LIBRARY – ORGANIZATIONAL CHART







Meeting Date: 7/6/2026

Agenda Item: 3.D.

Title

Receive a presentation regarding proposed amendments to the Rowlett Development Code (RDC) and Form Based Code (FBC) regarding requirements for a Special Use Permit for Data Centers.

Staff Representative

Munal Mauldadad, Interim Asst City Manager

Executive Summary

The purpose of this item is to receive a presentation and discuss the process for requiring a Special Use Permit (SUP) for Data Centers in specific zoning districts contained within the Form Based Code (FBC) and the Rowlett Development Code (RDC).

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Strengthen Neighborhood Livability	3.1 Value existing neighborhoods. 3.2 Sustain a community that is appealing to people at all stages of life. 3.3 Invest in enjoyable places of lasting value and distinctive character. 3.4 Support efficient development patterns and communicate clear policy guidance. 3.5 Ensure that the Comprehensive Plan is observed and followed.

Background Information

Currently the RDC nor the FBC specifically define a Data Center. With a notable rise in this land use, it is recommended that Data Centers be codified in the development codes and the proposed use would only be permitted with the approval of a Special Use Permit (SUP). The table below provides cursory information as to how this land use is addressed in surrounding communities.

City	Land Use Requirements	Definition
Garland	SUP required in Community Office and Urban Business District allowed by right in Heavy Commercial and Industrial Initially, the SUP requirement was triggered solely by the inclusion of an electrical substation as part	<i>"A facility whose primary service is data processing, used to house computer systems and associated components, such as telecommunications and storage systems, including redundant or backup power supplies and</i>

	of the development. However, the City of Garland is currently drafting an ordinance that would eliminate the SUP requirement by classifying substations as an ancillary use. Under the proposed ordinance, substations would instead be subject to enhanced screening standards rather than requiring a Special Use Permit.	<i>redundant data communications connections."</i>
Irving	SUP required as a principal use in: Commercial Warehouse (C-W), Light Industrial and Commercial Park (C-P) Permitted by right as accessory use in: Professional Office (P-O), Commercial Office (C-O), Commercial Neighborhood (C-N), Commercial Community (C-C), and Freeway (FWY) Properties with pre-existing SP-1/SP-2 site plan specifically approving a data center are grandfathered and don't need a new CUP Data Center" as a principal use allowed only by CUP, with accessory data centers required to be fully screened on all sides by a solid enclosure.	<i>"A facility used primarily for the storage, management, processing, and distribution of digital data, which houses high-density computer servers, network infrastructure, and supporting mechanical cooling and backup generator systems."</i>
Plano	Data centers are approved via SUP but those SUPs were specifically tied to the electrical substation component, not the data center building itself, which suggests the base building may be permitted by right in the employment/industrial zoning while the substation triggers SUP review.	<i>"An establishment primarily engaged in providing infrastructure for hosting or data processing services, characterized by a centralized repository for the storage, management, and dissemination of data and information organized around a particular body of knowledge or business."</i>
Lewisville	Permitted with a SUP: Light industrial, Warehouse, Heavy industrial districts Prohibited in: all residential districts	<i>"A building or facility primarily dedicated to housing computer servers, data storage systems, and associated network components."</i>
Denton	SUP not required for larger hyperscale data centers are considered allowed and follow the normal development process being permitted by right in industrial and employment districts. SUP required in some situations such as Modular Data Center	<i>"Industrial facilities dedicated to information technology infrastructure housing arrays of computer processors used for processing digital data or executing distributed ledger computations."</i>

Discussion

At the City Council's request, the purpose of this agenda item is to discuss the process of requiring a Special Use Permit (SUP) for Data Centers. This process is articulated in the Discussion.

A Special Use Permit (SUP) is a formal zoning action encouraging public engagement and comment on the use and site development features. This additional analysis is intended to ensure proposed uses will not present significant adverse impacts on the surrounding land

uses, infrastructure, transportation corridors, or on the larger community. The purpose of a SUP is not to relieve particular hardships, not to confer special privileges or rights for a particular project.

The SUP review and approval procedure provides a discretionary approval process for development and uses having unique or widely varying characteristics or unusual site development features. Additionally, a SUP is not to be used to legitimize nonconforming structures or uses, nor is it used when a variance, deviation, waiver or minor modification could be used to achieve the same result.

There are multiple sections in both the RDC and FBC zoning codes that would have to be amended in order to create the provision for a SUP for Liquor Stores. The proposed amendments are identified below.

Definitions: The following sections of the RDC and FBC would have to be amended to include the definition of a Data Center:

- Section 77-1103 of the RDC, “Definitions of general use categories and specific use types,” at its subsection D.2. to add a new subsection (h) thereto, with section 77-1103 D.2.(h) to read in its entirety as follows:
- Article 6 Definitions Form Based Code and amendment to Section 77-11-3.c.11 to add a new section defining a data center. The proposed definition is italicized below.

“Data center. A facility, building, campus, portion of a building, or group of buildings used primarily to house, operate, manage, process, store, transmit, mine, support, or maintain computer servers, digital data systems, cloud computing systems, artificial intelligence computing systems, telecommunications equipment, blockchain systems, cryptocurrency mining systems, colocation systems, or similar digital infrastructure.”

Table of Permitted Land Uses

Amendment to the schedule of permitted uses allowing a Data Center Liquor in the following districts is articulated below. The use would only be permitted in the following zoning districts with the approval of a Specific Use Permit. The specific sections and Articles that would require amendments are identified in the attached draft Ordinances.

Data Centers would only be permitted with a SUP in the Light Manufacturing (M-1) and General Manufacturing (M-2) Districts of the Rowlett Development Code and Commercial Center (CC) District of the Form Based Code.

Development Standards: Data Centers shall be subject to the following standards in addition to all other applicable codes and ordinances as well as neighborhood protection standards where applicable.

Data center uses shall incorporate the best available technology and best available control

technology to mitigate noise, environmental impact, energy consumption, emissions, water consumption, and negative economic impacts.

Third Party Inspections: Owners and operators of data centers shall annually cause third-party inspections of all noise, visual, and resource-use requirements to be conducted and shall provide a report of such inspections to the City Community Development Director. The report of the third-party inspector shall verify compliance with these use-specific standards.

Noise and Vibration: Shall not create noise, continuous sound, tonal noise, low frequency noise, vibration, or operational impacts that materially interfere with sleep, residential tranquility, peaceful use and enjoyment of property, agricultural operations, livestock uses, church, school, park, trail, or public facility use, or public health, safety, welfare, comfort or repose.

Sound-absorptive barriers and acoustic material for construction shall be employed: All data centers shall have installed continuous, sound-absorptive noise barriers (around HVAC units, chillers, generators, and other mechanical or power equipment. Barriers shall be designed and constructed to absorb, not reflect, sound, especially where facilities are proximate to residential or outdoor recreational areas.

Height Limitations: Structures shall not exceed the maximum height established for the applicable zoning district. However, the City Council may authorize structures exceeding the maximum height as part of the SUP process.

Note: The M-1 and M-2 Districts maximum building height is 36 feet.

The Commercial Center District maximum height is 5 stories; up to 3 additional stories via minor warrant if amenitized (parking garage, open space and preservation).

Visual Buffers: Visual buffers in the form landscaping, hardscape and solid screening walls will be required to substantially conceal the facility structures from adjacent public rights-of-way and adjacent properties will be required.

Design: The structures shall utilize neutral non-reflective exterior finishes on all visible structures that blend with the surrounding landscape, sky, and environmental features to the maximum extent practicable.

These design elements, landscape and hardscape shall be reviewed with the development site plan review process.

Data centers will use best-of practices, closed-loop systems, and water-capture and reuse systems such as rainwater harvesting, stormwater detention, and non-potable water use/reuse.

Data centers incorporating battery energy storage systems (BESS) or on-site fuel storage must comply with NFPA 855, UL 9540/9540A, and SPCC standards as well as all other applicable laws. Annual emergency response coordination with the Rowlett Fire Department is mandatory.

All data centers shall submit a Construction management Plan including, but not limited to, routes, dust control measures, restricted work hours, and emergency access protocols.

Data centers must reduce construction-related traffic impacts by ensuring the use of alternative freight modes, including rail, particularly for bulk materials and large components.

Lighting, Screening, and Visual Impacts: Data centers shall not create lighting, glare, visual clutter, industrial appearance, mechanical equipment exposure, security lighting, building massing, or screening deficiencies that materially interfere with residential tranquility, peaceful enjoyment of property, agricultural operations, livestock uses, scenic views, nighttime sky conditions, public safety, roadway safety, or compatibility with surrounding land uses. Additionally, all outdoor lighting for any data center use shall comply with the City's exterior lighting requirements and:

1. Exterior lighting shall be designed and installed to direct light downward and only where needed for safety, security, and operational purposes. Fixtures shall utilize full-cutoff or fully shielded designed to prevent glare, upward or lateral light emission, or spillover onto adjacent properties.
2. Lighting levels shall be the minimum necessary to achieve the intended function, consistent with applicable safety standards and best management practices for responsible exterior lighting.
3. Lighting shall be controlled through timers, motion sensors, dimming systems, or other appropriate means to reduce or extinguish illumination during periods of low activity.
5. During periods of migratory bird activity, the applicant shall implement reasonable measures to further reduce non-essential exterior lighting, consistent with the voluntary guidelines such as those promoted by "Lights Out Texas!" or similar programs.

Setbacks and Distance Requirements:

1. Data centers or accessory infrastructure shall not be located within three thousand (3,000) feet of any existing residential structure.
2. Data centers or accessory infrastructure shall not be located within one (1) mile of any residential zoning district, agricultural zoning district, residential future land use area, or property designated by the City's Comprehensive Plan for residential or agricultural use.
3. Data centers or accessory infrastructure shall not be located within one (1) mile of any school, church, daycare, park, trail, hospital, assisted living facility, public gathering place, agricultural or livestock operation or use, public facility, or any use determined by the City to require enhanced protection from noise, vibration, lighting, traffic, utility, or operational impacts.
4. Data centers or accessory infrastructure shall not be located within one (1) mile of any active agricultural operation, livestock use, equestrian use, barn, stable, animal enclosure, or property used for the keeping of livestock.
5. Setbacks and Distance Requirements shall be measured in a straight line from the

nearest property line of the proposed data center or accessory infrastructure to the nearest property line of the protected use.

6. The City Council may require greater setbacks and/or distance requirements where necessary to protect public health, safety, welfare, residential tranquility, rural character, agricultural compatibility, livestock uses, or other uses, occupants, structures, or properties, based on site specific conditions, topography, prevailing sound propagation, project scale, equipment type, cumulative impacts, or the recommendations of technical studies or independent peer review.

Material or Operational Changes: The owner or operator of a data center shall not make a material operational change without prior City review and approval, including but not limited to changes to electrical demand, cooling demand, servers or computing load, generators, chillers, fans, pumps, transformers, battery systems, mechanical yards, equipment locations, generator testing, water demand, wastewater discharge, fuel storage, or any change that may alter sound, vibration, lighting, fire risk, or infrastructure impact. Any replacement equipment shall be equal to or quieter than the equipment approved by the City.

Routine Equipment Operations and Testing: Routine generator testing shall be limited to the days, hours, duration, and conditions approved by the City Council. Unless more restrictive conditions are imposed, routine testing shall be prohibited all day Sundays, all day on legal holidays and the weekends associated therewith, and before 8:00 a.m. and after 6:00 p.m. on any other day. Simultaneous testing of multiple generators is prohibited.

Emergency generator operation during an actual loss of primary power or bona fide emergency condition shall be allowed to the extent reasonably necessary to protect life, safety, critical equipment, and lawful operations, but the owner or operator of the data center shall take reasonable steps to reduce offsite impacts.

The owner or operator of a data center shall maintain generator logs, operational logs, complaint records, maintenance records, and a current 24-hour contact on file with the City's Director of Community Development, Chief of Police and Fire Chief.

Upon receipt of a complaint, the owner or operator of a Data Center shall provide a copy to the City's Director of Community Development within 24 hours, cooperate with the City, provide requested information, and implement testing, temporary mitigation, permanent corrective action, and operational modifications as required by the City.

The City Council may establish limits on electrical demand, generator capacity, number of generators, cooling equipment, testing, water use, wastewater discharge, truck trips, lighting, outdoor equipment, battery capacity, and substation or transformer expansion.

Fuel storage, fuel handling, and battery energy storage systems shall comply with all applicable fire, environmental, building, emergency response, and safety requirements and any additional conditions imposed by the City.

Violations: If the owner or operator is found to be violation of the SUP, the City may issue a stop work order for construction, installation, grading, equipment placement, utility work, generator installation, mechanical equipment installation, or other activity occurring in

violation of this section, approved plans, permits, or conditions of approval.

Additionally, the City may suspend any permit, certificate, approval, operational authorization, inspection release, or special use permit authorized if the data center (including any associated equipment or infrastructure) is out of compliance with this section or otherwise poses a threat to public health, safety, or welfare. The City may revoke such permit, certificate, approval, operational authorization, inspection release or special use permit after notice and hearing.

In summation, the proposed ordinance amendments have been expressed in the attached draft ordinances, one as it relates to the RDC and the second regarding the FBC. Should there be City Council consensus to proceed with requiring a SUP for Data Centers, both zoning codes would have to be amended. A zoning text change requires a Public Hearing at the Planning and Zoning Commission for a recommendation to the City Council, at which point the Council would conduct a public hearing and take action on the proposed ordinances.

Financial/Budget Implications

NA

Recommended Action

Is there City Council consensus to proceed with the discussed ordinance amendments?

Attachments

1. Proposed Ordinance Amending FBC SUP for Data Center Use and only in Commercial Center Districts
2. Proposed Ordinance regarding Data Centers

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE FORM-BASED CODE OF THE CITY OF ROWLETT AS FOLLOWS: (1) AT ARTICLE 1 ("GENERAL PROVISIONS"), BY AMENDING SUBSECTION 1.4.10 "SPECIAL USE PERMIT;" (2) AT ARTICLE 2 ("FORM BASED DISTRICT STANDARDS"), BY AMENDING SUBSECTION 2.7.2; (3) AT ARTICLE 6 ("DEFINITIONS") BY ADDING A DEFINITION FOR "DATA CENTER;" (4) AT APPENDIX 1.1 ("TABLE OF ALLOWED USES") TO ADD "DATA CENTER" USE ALLOWED BY SPECIAL USE PERMIT (SUP) IN COMMERCIAL CENTER DISTRICTS; AND (5) BY AMENDING THE NORTH SHORE FRAMEWORK PLANS, TO REQUIRE SPECIAL USE PERMITS FOR ALL BUILDING TYPES CONTAINING DATA CENTER USE; 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) 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 the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing and where the governing body in the exercise of its legislative discretion has concluded that the Form-Based Code of the Zoning Ordinance of the City of Rowlett and the North Shore Framework Plans should be amended.

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

SECTION 1: The Form-Based Code of the City of Rowlett, Texas, adopted on November 6, 2012 and as amended, be and is hereby amended to require a special use permit for all structures containing data center use by amending Article 1.4 ("Administration") of Article 1 ("General Provisions"), by amending subsection 2.7.2 of Article 2 ("Form Based District Standards"), and by amending Article 6 ("Definitions") to read in relevant part as follows:

"ARTICLE 1. GENERAL PROVISIONS

...

Article 1.4 Administration

...

- a. A Special Use Permit (SUP) is a formal zoning action encouraging public engagement and comment of the use and site development features. An SUP is required for multi-family dwellings in all subdistricts where multi-family residential dwellings are allowed. An SUP is required in all districts and subdistricts for any structure containing a liquor store use. An SUP is

required for data center use in all districts and subdistricts where data center use is allowed. In every instance, this additional analysis is intended to ensure proposed uses will not present significant adverse impacts on the surrounding land uses, infrastructure, transportation corridors, or on the larger community. The purpose of an SUP is not to relieve particular hardships, nor to confer special privileges or rights for a particular project. The SUP review and approval procedure provides a discretionary approval process for development and uses having unique or widely varying characteristics or unusual site development features. Additionally, a Special Use Permit is not used to legitimize nonconforming structures or uses, nor is it used when a variance, deviation, waiver or minor modification could be used to achieve the same result.

- b. . . .
- c. . . .
- d. The use-specific standards for data center use set forth in Section 77.302, subsection D.4 of the Rowlett Development Code, as amended, shall apply to all data center use governed by this Form Based Code and an SUP for data center use shall not be granted absent compliance with those use-specific standards.

. . . .

ARTICLE 2 FORM BASED DISTRICT STANDARDS

. . .

Article 2.7 Commercial Center (CC) Standards

. . .

2.7.2 General

. . .

c. Building Types

1. The range of Building Types permitted in the Commercial Center FB District is established in *Appendix 2.1 Building Types*, subject to the following: Any Building Type containing Data Center use will require a Special Use Permit and compliance with the use-specific standards set forth in the Rowlett Development Code, as amended, at section 77.302, subsection D.4..

. . . .

ARTICLE 6 DEFINITIONS

As used in this Chapter, the following terms have the meanings ascribed to them, unless the context clearly indicates otherwise.

...

Data Center: a facility, building, campus, portion of a building, or group of buildings used primarily to house, operate, manage, process, store, transmit, mine, support or maintain computer servers, digital data systems, cloud computing systems, artificial intelligence computing systems, telecommunications equipment, blockchain systems, cryptocurrency mining systems, colocation systems, or similar digital infrastructure.

....”

SECTION 2. The Form-Based Code of the City of Rowlett, Texas, adopted on November 6, 2012, as previously amended, is hereby further amended by amending Appendix 1.1 ("Table of Allowed Uses") to add Data Center as a use under "Industrial Uses" and to allow said use with a Special Use Permit (SUP) in Commercial Center Districts.

SECTION 3: The North Shore Framework Plans (The North Shore Center for Commerce and Industry Framework Plan, the North Shore North Framework Plan, and the North Shore South Framework Plan) adopted on or about April 15, 2014, are hereby amended to require a special use permit for any building type containing data center use.

SECTION 4: That all ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and the same are hereby repealed and all other 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 Code of Ordinances 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: That 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.

4926-6652-6648, v. 1

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS AMENDING COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROWLETT, AS PREVIOUSLY AMENDED, BY AMENDING CHAPTER 77 “DEVELOPMENT CODE” (1) AT CHAPTER 77-1100 “DEFINITIONS” BY AMENDING SECTION 77-1102 “INTERPRETATIONS” TO ADD A DEFINITION FOR “DATA CENTER; (2) AT CHAPTER 77-300 “USE REGULATIONS” BY AMENDING SECTION 77-301 “TABLE OF ALLOWED USES” TO INCLUDE INFORMATION FOR DATA CENTER USE; AND (3) AT CHAPTER 77-300 “USE REGULATIONS” BY AMENDING SECTION 77-302 “USE-SPECIFIC STANDARDS” TO ADD USE-SPECIFIC STANDARDS FOR DATA CENTER USES;” PROVIDING A PENALTY OF FINE NOT TO EXCEED \$2,000.00; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the City Council of the City of Rowlett, in compliance with the laws of the State of Texas with reference to amendments to the zoning ordinances of the City, including the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in any affected area and in the vicinity thereof, and the City Council of the City of Rowlett is of the opinion and finds that amendments should be made to the Comprehensive Zoning Ordinance as set forth hereinbelow.

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

SECTION 1. The Comprehensive Zoning Ordinance for the City of Rowlett, as heretofore amended, is hereby amended by amending the Code of Ordinances at section 77-1103, “Definitions of general use categories and specific use types,” at its subsection D.2. to add a new subsection (h) thereto, with section 77-1103 D.2.(h) to read in its entirety as follows:

“Data center. A facility, building, campus, portion of a building, or group of buildings used primarily to house, operate, manage, process, store, transmit, mine, support, or maintain computer servers, digital data systems, cloud computing systems, artificial intelligence computing systems, telecommunications equipment, blockchain systems, cryptocurrency mining systems, colocation systems, or similar digital infrastructure.”

SECTION 2. The Comprehensive Zoning Ordinance for the City of Rowlett, as heretofore amended, is hereby amended by amending the Code of Ordinances at section 77-301, “Table of Allowed Uses,” by amending subsection E and Table 3.1-1 “Table of allowed uses” thereof to add “Data Center” as a use under the category “Industrial Uses,” and the subcategory “Manufacturing and Production,” and showing the Data Center use to be allowed with a Special Use Permit in Light Manufacturing (M-1) zoning districts and with a Special Use Permit in General Manufacturing (M-2) zoning districts, in each case, subject to the use-specific regulations set forth in Subchapter 77.302D.4.

SECTION 3. The Comprehensive Zoning Ordinance for the City of Rowlett, as heretofore amended, is hereby amended by amending the Code of Ordinances at section 77.302, “Use-specific standards,” by adding a new subsection D.4 thereto, to read in its entirety as follows:

“D. *Industrial uses.*

...

4. *Data centers.* Data center uses are subject to the following standards, in addition to all applicable provisions within the Code of Ordinances of the City of Rowlett. If any provisions of these use-specific standards conflicts with another portion of the zoning ordinance or City code, the provisions of these use-specific standards shall control. Data center uses shall incorporate the best available technology and best available control technology to mitigate noise, environmental impact, energy consumption, emissions, water consumption, and negative economic impacts. Owners and operators of data centers shall annually cause third-party inspections of all noise, visual, and resource-use requirements to be conducted and shall provide a report of such inspections to the City Community Development Director. The report of the third-party inspector shall verify compliance with these use-specific standards.

(A) Noise and Vibration – General Prohibition. No data center or related equipment or infrastructure shall be constructed, operated, expanded, modified, or maintained in a manner that creates noise, continuous sound, tonal noise, low frequency noise, vibration, or operational impacts that materially interfere with sleep, residential tranquility, peaceful use and enjoyment of property, agricultural operations, livestock uses, church, school, park, trail, or public facility use, or public health, safety, welfare, comfort or repose.

(B) Sound-absorptive barriers: All data centers shall have installed continuous, sound-absorptive noise barriers (e.g., *SonaGuard* or equivalent systems) around HVAC units, chillers, generators, and other mechanical or power equipment. Barriers shall be designed and constructed to absorb, not reflect, sound, especially where facilities are proximate to residential or outdoor recreational areas.

(C) Acoustic Materials and Construction. All data centers shall utilize soundproofing materials within building envelopes and mechanical yards, including but not limited to:

- (1) Acoustic panels and louvers
- (2) Vibration isolation mounts and floating floors under heavy machinery
- (3) Insulated ductwork and mechanical enclosures
- (4) Rough or textured interior surfaces treated with sound-absorbing coatings to reduce echo and reverberation; and
- (5) Acoustic-rated doors and penetrations.

(D) Noise-Optimized Site Planning: All data centers shall orient loudest operational components (e.g., cooling fans, generators) away from property boundaries shared with property zones for residential or public outdoor spaces and shall design building massing and landscape buffers to serve as additional acoustic shielding.

(E) Height Limitations. Except as otherwise provided in this Ordinance, no structure shall exceed the maximum height established for the applicable zoning district. Notwithstanding the height limitations contained herein, the City Council may authorize structures exceeding the maximum height on a case-by-case basis when such approval is granted as part of any other development approval authorized by the City. In granting such approval for additional height, the City Council shall determine that the proposed height is necessary to accommodate the operational, engineering,

or design requirements of the proposed development, that it incorporates appropriate mitigation measures to minimize potential impacts, that it advances the public interests, including economic development, infrastructure investment, and other community benefits, and that it will not create unreasonable impacts related to noise, lighting or environmental conditions.

(1) The City Council may impose reasonable conditions to mitigate potential impacts associated with increased building height, including but not limited to increased setbacks, architectural or design standards, landscaping or screening, noise mitigation measures, lighting controls, and other site design requirements deemed necessary to protect nearby properties or the occupants thereof.

(2) Approval of additional height(s) under this section shall be at the discretion of the City Council following consideration at a public meeting in accordance with applicable laws. The Council's determination regarding the appropriateness of the requested height shall be final.

(F) Visual Buffers.

(1) Any data center use shall provide a substantial visual buffer along the property perimeter to minimize visual impacts on adjacent properties, public rights-of-way, and the rural character of the surrounding area. The visual buffer shall be designed to substantially screen the facility from view while integrating with the natural landscape.

(2) At a minimum, the visual buffer shall include:

(a) A 100-foot wide vegetative landscape buffer along the property line perimeter, planted with a mix of native, drought-tolerant evergreen canopy trees, understory shrubs, and groundcover to achieve effective visual screening. Trees shall be a minimum of 3-inch caliper (measured at 3 feet above the root ball) at the time of planting. The landscaping shall be designed to achieve at least 90% opacity within three (3) years of planting.

(b) Within or immediately behind the vegetative buffer, a combination of earthen berms and/or solid screening walls sufficient to substantially conceal the facility structures from view from adjacent public rights-of-way and neighboring properties. Screening walls, if used, shall be constructed of durable materials such as masonry, with appropriate sound attenuation features where noise mitigation is also desired. Berms shall be planted with native vegetation for stabilization and visual softening.

(c) Neutral, non-reflective exterior finishes on all visible structures that blend with the surrounding landscape, sky, and environmental features to the maximum extent practicable.

(d) The specific design, plant materials, spacing, and configuration of the buffer shall be subject to approval through the site plan review process. The applicant shall submit a detailed landscape and screening plan prepared by a qualified professional. The City may require adjustments to ensure compatibility with surrounding uses while allowing reasonable flexibility for site conditions, engineering needs, and maintenance feasibility.

(e) The buffer shall be maintained in good condition. Dead or diseased vegetation shall be replaced within six (6) months. The buffer area shall be protected from encroachment by structures, parking, or storage.

(G) Data centers will use best-of practices, closed-loop systems, and

water-capture and reuse systems such as rainwater harvesting, stormwater detention, and non-potable water use/reuse.

(H) Data centers incorporating battery energy storage systems (BESS) or on-site fuel storage must comply with NFPA 855, UL 9540/9540A, and SPCC standards as well as all other applicable laws. Annual emergency response coordination with the Rowlett Fire Department is mandatory.

(I) All data centers shall submit a Construction management Plan including, but not limited to, routes, dust control measures, restricted work hours, and emergency access protocols.

(J) Data centers must reduce construction-related traffic impacts by ensuring the use of alternative freight modes, including rail, particularly for bulk materials and large components.

(K) Lighting, Screening, and Visual Impacts: No data center shall create lighting, glare, visual clutter, industrial appearance, mechanical equipment exposure, security lighting, building massing, or screening deficiencies that materially interfere with residential tranquility, peaceful enjoyment of property, agricultural operations, livestock uses, scenic views, nighttime sky conditions, public safety, roadway safety, or compatibility with surrounding land uses. Additionally, all outdoor lighting for any data center use shall comply with the City's exterior lighting requirements and:

(1) Exterior lighting shall be designed and installed to direct light downward and only where needed for safety, security, and operational purposes. Fixtures shall utilize full-cutoff or fully shielded designed to prevent glare, upward or lateral light emission, or spillover onto adjacent properties. .

(2) Lighting levels shall be the minimum necessary to achieve the intended function, consistent with applicable safety standards and best management practices for responsible exterior lighting.

(3) Lighting shall be controlled through timers, motion sensors, dimming systems, or other appropriate means to reduce or extinguish illumination during periods of low activity.

(4) A professional lighting plan, prepared by a qualified lighting design or engineering professional, shall be submitted with the site plan. The plan shall include photometric information demonstrating that the proposed lighting minimizes light trespass beyond the property line and undue contribution to sky glow, while meeting operational and safety needs. The City may require adjustments to the plan as a condition of approval of the site plan.

(5) During periods of migratory bird activity, the applicant shall implement reasonable measures to further reduce non-essential exterior lighting, consistent with the voluntary guidelines such as those promoted by "Lights Out Texas!" or similar programs.

(6) Savings Clause for Federal Safety Standards: Nothing in this section shall prevent compliance with applicable federal safety standards, including OSHA illumination requirements for worker safety. In the even of a direct conflict regarding lighting for a specific work area, the minimum levels required for occupational safety shall control, provided light trespass and sky glow are still minimized to the maximum extent practicable.

(L) Set Backs and Distance Requirements.

(1) No data center use or accessory infrastructure shall be located

within three thousand (3,000") feet of any existing residential structure.

(2) No data center or accessory infrastructure shall be located within one (1) mile of any residential zoning district, agricultural zoning district, residential future land use area, or property designated by the City's Comprehensive Plan for residential or agricultural use.

(3) No data center or accessory infrastructure shall be located within one (1) mile of any school, church, daycare, park, trail, hospital, assisted living facility, public gathering place, agricultural or livestock operation or use, public facility, or any use determined by the City to require enhanced protection from noise, vibration, lighting, traffic, utility, or operational impacts.

(4) No data center or accessory infrastructure shall be located within one (1) mile of any active agricultural operation, livestock use, equestrian use, barn, stable, animal enclosure, or property used for the keeping of livestock.

(5) Setbacks and Distance Requirements shall be measured in a straight line from the nearest property line of the proposed data center or accessory infrastructure to the nearest property line of the protected use.

(6) The City Council may require greater setbacks and/or distance requirements where necessary to protect public health, safety, welfare, residential tranquility, rural character, agricultural compatibility, livestock uses, or other uses, occupants, structures, or properties, based on site specific conditions, topography, prevailing sound propagation, project scale, equipment type, cumulative impacts, or the recommendations of technical studies or independent peer review.

(7) No variance, waiver, reduction, exception, or modification of a required setback or distance requirement shall be granted unless the City Council makes an affirmative finding, based on competent technical evidence, that the reduced setback or reduced distance requirement will not adversely affect surrounding properties, structures, uses, or occupants, the residential tranquility, or the public welfare.

(8) Compliance with minimum setbacks and minimum distance requirements does not limit the City's authority to deny a special use permit or to impose additional conditions."

(M) Compliance with this section shall not prevent the City from determining that a data center or its related equipment or infrastructure constitutes a public nuisance under the City's Code of Ordinances or any other applicable law.

(N) No owner or operator of a data center shall make a material operational change without prior City review and approval, including but not limited to changes to electrical demand, cooling demand, servers or computing load, generators, chillers, fans, pumps, transformers, battery systems, mechanical yards, equipment locations, generator testing, water demand, wastewater discharge, fuel storage, or any change that may alter sound, vibration, lighting, fire risk, or infrastructure impact. Any replacement equipment shall be equal to or quieter than the equipment approved by the City.

(O) All acoustic walls, berms, enclosures, silencers, shielding, vibration isolators, attenuators, rooftop screening, landscaping, and other mitigation shall be maintained in good working order at all times.

(P) Routine generator testing shall be limited to the days, hours, duration, and conditions approved by the City Council. Unless more restrictive

conditions are imposed, routine testing shall be prohibited all day Sundays, all day on legal holidays and the weekends associated therewith, and before 8:00 a.m. and after 6:00 p.m. on any other day.

(Q) Simultaneous testing of multiple generators is prohibited.

(R) Emergency generator operation during an actual loss of primary power or bona fide emergency condition shall be allowed to the extent reasonably necessary to protect life, safety, critical equipment, and lawful operations, but the owner or operator of the data center shall take reasonable steps to reduce offsite impacts.

(S) The owner or operator of a data center shall maintain generator logs, operational logs, complaint records, maintenance records, and a current 24-hour contact on file with the City's Director of Community Development and the City's Chief of Police and Fire Chief.

(T) Upon receipt of a complaint, the owner or operator of a Data Center shall provide a copy to the City's Director of Community Development within 24 hours, cooperate with the City, provide requested information, and implement testing, temporary mitigation, permanent corrective action, and operational modifications as required by the City.

(U) The City Council may establish limits on electrical demand, generator capacity, number of generators, cooling equipment, testing, water use, wastewater discharge, truck trips, lighting, outdoor equipment, batter capacity, and substation or transformer expansion.

(V) Fuel storage, fuel handling, and battery energy storage systems shall comply with all applicable fire, environmental, building, emergency response, and safety requirements and any additional conditions imposed by the City.

(W) Violation Unlawful; Public Nuisance Declaration; Separate Offenses and Penalties.

(1) It shall be unlawful for any person, owner, operator, applicant, contractor, tenant, lessee, agent, affiliate, lessor, or responsible party to construct, operate, expand, modify, maintain, or permit a data center or associated equipment or infrastructure in violation of this section, an approved special use permit, conditions of approval, approved plans, any approved corrective action plan, or any City order, notice, permit, or requirement.

(2) Any violation of this section is declared to be a public nuisance. A data center and/or its associated equipment or infrastructure may also be declared a public nuisance if it creates, permits, or maintains conditions that materially interfere with public health, safety, welfare, residential tranquility, peaceful use and enjoyment of property, agricultural operations, livestock uses, public safety access, fire protection, emergency response, or uses protected under this section.

(3) Each day that a violation exists and continues shall constitute a separate offense. Any person violating this section shall, upon conviction, be subject to a penalty of fine not to exceed \$2,000.00 per separate offense.

(4) The City may issue a stop work order for construction, installation, grading, equipment placement, utility work, generator installation, mechanical equipment installation, or other activity occurring in violation of this section, approved plans, permits, or conditions of approval.

(5) The City may suspend any permit, certificate, approval,

operational authorization, inspection release, or special use permit authorized if the data center (including any associated equipment or infrastructure) is out of compliance with this section or otherwise poses a threat to public health, safety, or welfare. The City may revoke such permit, certificate, approval, operational authorization, inspection release or special use permit after notice and hearing.

(6) It shall be a violation to obstruct, impair, delay, or fail to maintain approved access for the City Fire Department, designated law enforcement providers, designated EMS and ambulance providers, or any designated public safety provider.

(7) The City may bring a civil action to enforce this Ordinance, restrain violations, abate nuisances, compel compliance, recover costs and damages, or obtain injunctive relief. Remedies are cumulative.

(8) To the extent authorized by law, permit condition, approval condition, agreement, or other lawful mechanism, the City may recover consultant, inspection, engineering, and testing fees, legal costs, administrative costs, emergency response costs, abatement costs, notice costs, court costs, and other reasonable costs.”

SECTION 4. If any section, subsection, clause, phrase, word, requirement, standard, conditions, application, or portion of this Ordinance is held invalid, unconstitutional, preempted, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

SECTION 5. All ordinances, parts of ordinances, resolutions, policies, standards, or prior approvals in conflict with this Ordinance are hereby repealed to the extent of such conflict only. Where this Ordinance imposes a greater restriction, higher standard, greater setback, more protective requirement, or stricter standard than another City ordinance, regulation, or standards, this Ordinance shall control unless otherwise stated by state or federal law. Where another provision imposes a greater restriction or more protective requirement, the more restrictive provision shall control.

SECTION 6. The remedies, penalties, enforcement powers, review authority, and conditions provided in this Ordinance are cumulative of all other remedies, penalties, enforcement powers, review authority, and conditions imposed by or available to the City.

SECTION 7. This ordinance shall become effective from and after its passage and publication as may be required by law.