



City Council Meeting Agenda Amended

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

Tuesday, September 2, 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. Executive Session

- 2.A.** City Council shall convene into Executive Session pursuant to Texas Government Code §551.087 (Economic Development) to discuss commercial or financial information that the City has received from business prospects that the Council seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations, regarding Project RED.

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 certificate to United States Marine Corps. Major Bruce Thompson-Bowers.
- 4.B.** Presentation of Proclamation recognizing the month of September 2025, as Library Sign-Up Month.
- 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): August 18, 2025, City Council Work Session and August 19, 2025, City Council Meeting.

6.B. Consider appointments to the Golf Advisory Board.

Consider two appointments to the Golf Advisory Board.

7. Individual Consideration

- 7.A.** Consider action to adopt a resolution amending the Master Fee Schedule for rate and fee changes to the following sections: Miscellaneous, Solid Waste, and Utilities.
- 7.B.** Conduct a public hearing on a request by Roberto Nuñez, on behalf of property owner 1800 Dalrock LLC, regarding a Special Use Permit to allow for a vapor store on a property classified as Planned Development with a General Commercial/Retail (C-2) base zoning. The subject property is situated at 1800 Dalrock Road, Suite #400, in the City of Rowlett, Rockwall County, Texas.
- 7.C.** Consider action to adopt an ordinance regarding a request by Roberto Nuñez, on behalf of property owner 1800 Dalrock LLC, regarding a Special Use Permit to allow for a vapor store on a property classified as Planned Development with a General Commercial/Retail (C-2) base zoning. The subject property is situated at 1800 Dalrock Road, Suite #400, in the City of Rowlett, Rockwall County, Texas.
- 7.D.** Conduct a public hearing regarding amending the Comprehensive Plan, Comprehensive Zoning Ordinance, and Zoning Map of the City of Rowlett for an approximately 16.607 acre tract situated in the Henry H. Hall Survey, Abstract No. 663 in the City of Rowlett, Dallas County, Texas, being generally located north of Carroll Lane and east of President George Bush Highway from Single-Family Residential - 9/18 (SF-9) to Planned Development District with a base zoning of Single-Family Residential - 9/18 (PD - SF-9) ; approving development regulations; approving a concept site plan for 53 single-family residential lots; approving a landscape plan; approving a building elevation plan; and approving a tree preservation/planting plan.
- 7.E.** Consider action to adopt an ordinance amending the Comprehensive Plan, Comprehensive Zoning Ordinance, and Zoning Map of the City of Rowlett for an approximately 16.607 acre tract situated in the Henry H. Hall Survey, Abstract No. 663 in the City of Rowlett, Dallas County, Texas, being generally located north of Carroll Lane and east of President George Bush Highway from Single-Family Residential - 9/18 (SF-9) to Planned Development District with a base zoning of Single-Family Residential - 9/18 (PD - SF-9) ; approving development regulations; approving a concept site plan for 53 single-family residential lots; approving a landscape plan; approving a building elevation plan; and approving a tree preservation/planting plan.
- 7.F.** Conduct a public hearing to consider adopting the 2025 Water Conservation Plan and Water Resource and Emergency Management Plan for the City of Rowlett and directing staff to submit the adopted plans to the Texas Commission on Environmental Quality (TCEQ), the Texas Water Development Board (TWDB), and the North Texas Municipal Water District (NTMWD).
- 7.G.** Consider action to adopt an ordinance adopting the 2025 Water Conservation Plan and Water Resource and Emergency Management Plan for the City of Rowlett and directing staff to submit the adopted plans

to the Texas Commission on Environmental Quality (TCEQ), the Texas Water Development Board (TWDB), and the North Texas Municipal Water District (NTMWD).

- 7.H.** Consider action to adopt a resolution approving and ratifying change orders to the construction contract with Circle H Contractors, LP, for the Liberty Grove Sewer Line Replacement (Emergency Purchase), in the amount of \$361,599.01, and approving a contract with Vortex for additional work on that project in the amount not to exceed \$643,510; authorizing the City Manager to negotiate and the Mayor to execute the agreement for said services; and providing an effective date.
- 7.I.** Consider action to adopt a resolution for approval of costs not to exceed \$500,000 for the Rockwall County Appraisal District to renovate and complete the second floor of the current appraisal office located at 841 Justin Road, Rockwall, Texas, as required by Sec. 6.051 of the Texas Property Tax Code.

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, 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 August 29, 2025, by 5:45 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